



PLANNING BOARD RECOMMENDATION

PROJECT #: P24-66-ZTA

MEETING DATES: September 12 & November 14, 2024

PETITION REQUEST: Alignment of Urban Village and Urban Residential with Gen H Comprehensive Plan

APPLICANT/PETITIONER: City of Hendersonville

PLANNING BOARD ACTION SUMMARY:

Staff gave a 10-minute presentation on the proposed text amendment at the September 12 Planning Board meeting. Staff reviewed the proposal in light of guidance from the Gen H Comprehensive Plan and the criteria for considering a rezoning. The public hearing, deliberation and decision were deferred to the November 14th Planning Board meeting due to noticing issues. At the November 14th meeting, staff gave an abbreviated recap presentation. In total, the Planning Board considered this item for 13 minutes.

PUBLIC COMMENT:

- Lynne Williams, Chadwick Ave – expressed concerns in regards to Urban Residential creeping into existing neighborhoods. She also expressed concerns about Urban Village and its impact on historic preservation based on information she had read related to zoning in other areas.

DELIBERATION:

- The Planning Board asked about how Urban Residential zoning would be applied. Staff explained that it was a CZD-only zoning district and that no areas of the city have a base zoning of Urban Residential.

MOTION:

- Kyle Gilgis moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. Urban Residential and Urban Village Zoning Districts were outdated
2. The Zoning Text Amendment updates the language in the Zoning Code to align with the newly adopted Gen H Comprehensive plan.
3. The Subdivision Text Amendment updates outdated language referencing the 2030 Comprehensive Plan.

BOARD ACTION

- **Motion/Second:** Gilgis / Hanley
- **Yeas:** J. Robertson (Chair), B. Johnson, L. Flores, Peacock (Vice Chair), Hanley, Waters, Gilgis
- **Nays:** N/A
- **Absent:** B. Robertson, Whiting,
- **Recused:** N/A