



PLANNING BOARD RECOMMENDATION

Project #: P24-048-STA

Meeting Date: September 12th, 2024

PETITION REQUEST: Subdivision Text Amendment – Changes to Double Frontage Requirements

APPLICANT/PETITIONER: Zachary Grogan

PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request, the feedback from the Legislative Committee, and reviewed the guidance from the 2045 Comprehensive Plan, 2018 Bicycle Plan, and the 2023 Walk Hendo Pedestrian Plan, as well as the criteria for considering a text amendment.

The applicant, Zachary Grogan, spoke in favor of the proposal. He questioned the need for a non-access buffer zone. Staff addressed the reasoning for including this in the ordinance, which is to ensure that limited driveways or accessways enter onto existing streets.

One member of the public expressed their thoughts on the amendment.

- I. Lynne Williams, 309 Chadwick Ave – Concerned about how this ordinance will play out over time.

The Planning Board discussed the following topics during their deliberations on this item.

- The process for doing traffic counts on streets.
- The difference between a right-of-way and a non-access buffer zone.

MOTION:

Mr. Hanley made a motion to approve the petition, it was seconded by Ms. Waters. The motion passed 5-0 with the following language:

COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS STATEMENT:

The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan, 2018 Bicycle Plan, and 2023 Walk Hendo Pedestrian Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with the City's adopted plan's policy guidance to promote vibrant neighborhoods, create compact development, establish connectivity and improve walkability/bikeability throughout the community.

REASONABLENESS STATEMENT

We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

[Rationale for Approval]

1. *The proposed text amendment creates flexibility for property owners while still limiting potential impacts to the greater community which include congestion management through driveway consolidation and reduction of conflict point for pedestrians, cyclists, and vehicles.*
2. *The proposed text amendment expands the number of streets that will allow double frontage lots, while also imposing more requirements to ensure that these lots do not negatively impact the community.*
3. *The proposed text amendment will assist in redeveloping smaller lots in areas targeted for infill.*

BOARD ACTION

- **Motion/Second:** Hanley/ Waters
- **Yeas:** Hanley, Peacock, Waters, Whiting, Gilgis
- **Nays:** None
- **Absent:** Robertson (Beth), Robertson (Jim), Flores, Johnson
- **Recused:** N/A