



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION

**SUBMITTER:** Matthew Manley      **MEETING DATE:** December 5, 2024

**AGENDA SECTION:** Public Hearing      **DEPARTMENT:** Community Development

**TITLE OF ITEM:** Zoning Text Amendment: Alignment of Urban Village and Urban Residential with Gen H Comprehensive Plan (P24-66-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

#### **SUGGESTED MOTION(S):**

##### **For Recommending Approval:**

I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-24. ‘Urban Village Conditional Zoning District Classification (UV)’ and Section 5-25. ‘Urban Residential Conditional Zoning District Classification (UR)’, and City of Hendersonville Subdivision Ordinance, Section 1.07 - ‘Relationship to other laws and policies’ as presented by staff and based on the following:

**1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:**

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

**2. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:**

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 Urban Residential and Urban Village Zoning Districts were outdated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 The Subdivision Text Amendment updates outdated language referencing the 2030 Comprehensive Plan

**[DISCUSS & VOTE]**

##### **For Recommending Denial:**

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-24. ‘Urban Village Conditional Zoning District Classification (UV)’ and Section 5-25. ‘Urban Residential Conditional Zoning District Classification (UR)’, and City of Hendersonville Subdivision Ordinance, Section 1.07 - ‘Relationship to other laws and policies’ based on the following:

**1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:**

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

**2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:**

1. Urban Residential and Urban Village zoning districts are incompatible with the list of permitted Character Areas

**[DISCUSS & VOTE]**

**SUMMARY:** *The City of Hendersonville is initiating an amendment to the City's Zoning Ordinance and Subdivision Ordinance to make updates which align with the City's newly adopted Gen H 2045 Comprehensive Plan.*

*The proposed changes would update the Future Land Use designations referenced in two zoning districts - Section 5-24 (Urban Village) and Section 5-25 (Urban Residential). Currently, these two zoning districts make reference to Future Land Use designations outlined in the 2030 Comprehensive Plan. The proposed amendment would update the Future Land Use designations to align with the Gen H 2045 Comprehensive Plan. The Future Land Use designations are used as a tool within these two zoning districts to guide the appropriate locations for this type of zoning. Three other changes are also proposed for the Urban Residential CZD: add single-family residential as a limited use, expand MGL distance from commercial from 100' to 350', and make single-family/two-family uses exempt from the limitation of two driveways per block.*

*Additionally, the 2030 Comprehensive Plan is specifically referenced in the City's Subdivision Ordinance. This update will make the Subdivision reference the currently adopted Comprehensive Plan, generally, rather than reference a specific plan by year or title.*

*The Planning Board voted unanimously to recommend approval of the proposed text amendment.*

<b>PROJECT/PETITIONER NUMBER:</b>	P24-66-ZTA
<b>PETITIONER NAME:</b>	City of Hendersonville
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Planning Board Summary</li><li>3. Comprehensive Plan Consistency &amp; Criteria Evaluation</li><li>4. Draft Ordinance</li></ol>