



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

**SUBMITTER:** Matthew Manley, Planning Manager

**MEETING DATE:** February 14, 2021

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning: Conditional Zoning District – Greenville Highway Multi-Family (P21-78-CZD) – *Matthew Manley, AICP – Planning Manager*

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

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

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-92-1924) from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use – Conditional Zoning District) based on the site plan submitted by the applicant, [dated \_\_\_\_\_], and presented at this meeting and subject to the following:

**1. The development shall be consistent with the site plan, including the following list of permitted uses and applicable conditions:**

Permitted Uses:

1. Residential Dwellings, Multi-Family

Conditions that shall be satisfied prior to final site plan approval include:

1. The City's Traffic Consultant recommends that the driveway location be shifted as far from the intersection of Chadwick Ave and Greenville Highway as possible and;
2. The Tree Board recommends that the developer protect the trees along the edge of the parking lots and the stream according to Article XV, Section 15-4(C) of the Zoning Ordinance; and
3. The City's Stormwater Administrator recommends the developer use open greenspace around parking areas for green infrastructure: bioswale, bioretention, rain garden; and

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

I move Planning Board recommend City Council **deny** the petition to amend the official zoning map of the City of Hendersonville for the subject property (PIN: 9568-92-1924) from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use – Conditional Zoning District) based on the following:

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

- *The scale of the proposed project is not compatible with surrounding development.*
- *The petition will result in the removal of some mature trees.*
- *The petition does not offer to provide affordable housing.*
- *The petition is not proposing the use of Low Impact Stormwater Management practices.*

**[DISCUSS & VOTE]**

4. The City's Stormwater Administrator recommends the developer preserve or improve the existing natural drainage way along the eastern boundary of the parcel; and
5. The City's Planning Staff recommends the developer provide additional architectural detail at corner of building located at Greenville Hwy and Chadwick Ave per Section 18-6-4.5 "On corner lots, the applicant is encouraged to provide a building entry, additional building mass, and distinctive architectural elements at corner of buildings."

The petition is found to be **consistent** with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:

*The High Intensity Neighborhood designation calls for Multi-Family Residential as a primary land use and the proposed site plan aligns with all applicable development guidelines listed under LU 7.4.*

Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

- *The petition is located in a Priority Infill Area which recommends redevelopment of underutilized lots.*
- *The petition promotes compatible infill development.*
- *The petition is located on a Major Thoroughfare.*
- *The petition provides walkable design in close proximity to goods and services.*
- *The petition proposes to place buildings and drives where existing land disturbing activities have previously occurred.*
- *The petition proposes to provide street trees along sidewalks.*
- *The petition is proposing to provide bicycle parking facilities.*

**[DISCUSS & VOTE]**

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**SUMMARY:** The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Joey Burnett of The Tamara Peacock Company, Brett Barry, applicant and Hunting Creek Associates, LLC, property owners. The applicants are requesting to rezone the subject property (PIN 9568-92-1924) located at 904 Greenville Highway (at

*the corner of Chadwick Ave), from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use - Conditional Zoning District) for the redevelopment of a 2.25-acre site consisting of 80 vertical apartment units (56 – 2bd/2ba & 24 – 1 bd/1ba) with a density of 35.6 units/acre. The Greenville Highway Mixed Use district does not have a density cap. There are 3 – 4-story buildings proposed with a total of 117,600 Sq Ft GFA.*

*The site is currently vacant and features clusters of mature trees. The site had previously been occupied by a mobile home park with 13 units.*

*This project required a conditional rezoning due to the scale of the proposed development exceeding 50,000 Sq Ft.*

<b>PROJECT/PETITIONER NUMBER:</b>	P21-78-CZD
<b>PETITIONER NAME:</b>	Joey Burnett / Brett Barry / Hunting Creek Associates
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Draft Ordinance</li><li>3. Neighborhood Compatibility Summary</li><li>4. Tree Board Summary</li><li>5. TIA Review</li><li>6. Proposed Site Plan / Elevations</li><li>7. Application / Owner Signature Addendum</li></ol>