



PLANNING BOARD RECOMMENDATION

PROJECT#: 25-11-CZD

MEETING DATE: May 8, 2025

PETITION REQUEST: Pace Hendersonville (C-3/CHMU to Urban Residential)

APPLICANT/PETITIONER: Jacob Glover, Pace Living, LLC / Hendersonville Hospitality, LLC
(applicant / owners)

PLANNING BOARD ACTION SUMMARY:

Staff gave a 21-minute presentation on the requested development - reviewing guidance from the Gen H Comprehensive Plan and the criteria for considering a rezoning. The Planning Board asked questions pertaining to walkability/pedestrian connections, permitted uses in CHMU vs UR and the targeted population for the units.

In total Planning Board considered this item for 55 minutes.

APPLICANT PRESENTATION:

The applicant gave a 9-minute presentation giving an overview of the product that they are proposing.

PUBLIC COMMENT:

Limited to 3 minutes per person.

- Ken Fitch, 1046 Patton St – asked questions regarding what the units would look like and if there would be occupancy limits.
- Mr. Patel, 150 Sugarloaf Rd – asked how you ensure that the development does not become government subsidized low-income housing.

DELIBERATION:

The Planning Board deliberated very little. They agreed to waive the TIA until after the rezoning and added the possible utilization of CHMU as an alternative to Urban Residential zoning.

MOTION:

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

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed zoning of Urban Residential Conditional Zoning Districts aligns with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use - Employment'.

REASONABLENESS STATEMENT:

[Rationale for Approval]

- 1) The proposed redevelopment would reuse and restore an underutilized property located in close proximity to a major commercial corridor.
- 2) The proposed conversion of the subject property would provide needed housing units
- 3) The proposed renovation of the subject property would result in improved landscaping

BOARD ACTION

- **Motion/Second:** Gilgis / McKinley
- **Yeas:** Johnson, Flores, Peacock (chair), Waters, Gilgis, McKinley, Rippey
- **Nays:**
- **Absent:** Hanley, J. Robertson
- **Recused:** Russell