



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley, Long-Range Planning Manager

MEETING DATE: June 5, 2025

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Pace Hendersonville (25-11-CZD) – Matthew Manley, AICP – Long-Range Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning -designation of the subject property (PINs: 9579-56-1085) from C-3 (Highway Business Zoning District) & CHMU (Commercial Highway Mixed Use) to UR-CZD (Urban Residential - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated April 29, 2025] and presented at this meeting and subject to the following:

1. The development shall be consistent with the following permitted uses:
 - a. Residential Dwellings, Multi-Family
 - i. 120 Units
2. The development shall be consistent with the site plan, including the list of applicable conditions contained therein.

[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language.]

3. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

Proposed City-Initiated Conditions:

- 1) TIA to be deferred until after the rezoning but before the final site plan approval.

For Recommending Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning -designation of the subject property (PINs: 9579-56-1085) from C-3 (Highway Business Zoning District) & CHMU (Commercial Highway Mixed Use) to UR-CZD (Urban Residential - Conditional Zoning District) 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 requested rezoning to Urban Residential Conditional Zoning District and the associated proposed redevelopment align with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use Employment'.

2. We 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:

1. The proposed redevelopment is would have a negative impact on the transportation network
2. The proposed development is incompatible with the surrounding land uses

[DISCUSS & VOTE]

4. 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 because:

The requested rezoning to Urban Residential Conditional Zoning District and the associated proposed redevelopment align with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use Employment'.

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

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

[DISCUSS & VOTE]

***SUMMARY:** The City of Hendersonville is in receipt of a Conditional Zoning District application from Jacob Glover of Pace Living, LLC for 201 Sugarloaf Rd (PIN 9579-56-1085) totaling 6.72 Acres located along an access road (SR 1734) at the bend in Sugarloaf Rd. The site also borders Interstate 26. The property is currently split zoned with C-3, Highway Business, and CHMU, Commercial Highway Mixed Use. The subject property is the current site of The Cascades (hotel). The petitioner is requesting that the parcel be rezoned to Urban Residential CZD and the use converted to allow for 120 apartment units. 'Residential, Multi-family' is not a permitted use in the C-3 zoning district. While it is permitted under CHMU, that zoning district has a maximum density of 12 units / acre. The proposed 120 units would result in a density of 18 units per acre and Urban Residential Conditional Zoning District has no density cap.*

The development proposes to convert the two existing buildings on the site to 100 Studio units, 10 one-bedroom units, and 10 two-bedroom units. The existing parking on the site is also proposed to be maintained for the new use. Due to the site having existing buildings and parking lots, the developer is proposing a number of conditions granting relief from the design standards found in the Urban Residential Zoning District.

If approved, the project would be limited to the stated uses, design and conditions stated on the site plan.

The Planning Board voted unanimously to recommend approval of the Conditional Zoning at their meeting on May 8, 2025.

PROJECT/PETITIONER NUMBER:	25-11-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Jacob Glover, Pace Living, LLC. (Applicant)• Hendersonville Hospitality, LLC. (Owner)
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Planning Board Summary3. Gen H Consistency & Evaluation Worksheets4. Proposed Site Plan & Building Elevations5. Neighborhood Compatibility Summary6. Application7. Owner Signoff Letter8. Owner Sec of State LLC Record9. Application Addendum10. Developer Exhibit11. Draft Ordinance12. Proposed Zoning Map