



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** June 5, 2025

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

TITLE OF ITEM: Zoning Text Amendment: Reforms for Missing Middle Housing – PRD (25-01-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 IV. Establishment of Districts & Article V. – Zoning District Classifications and to mend the City of Hendersonville Subdivision Ordinance, Section 4.03. Streets, as presented by staff, 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. The proposed amendment creates an opportunity to address the need for additional gentle density missing middle housing.
2. The proposed amendment establishes standards to encourage walkable neighborhoods.
3. The proposed amendment compliments existing provisions to incentive the construction of smaller, more affordable dwellings (“starter homes”).

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV. Establishment of Districts & Article V. – Zoning District Classifications and to amend the City of Hendersonville Subdivision Ordinance, Section 4.03. Streets, as presented by staff, 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. The proposed amendment is incompatible with existing residential districts
2. The proposed amendment will create traffic congestion
3. The proposed amendment will result in substantial loss of privacy

[DISCUSS & VOTE]

SUMMARY: *The City of Hendersonville has initiated an amendment to the City's Zoning Ordinance to make changes that would allow for the greater utilization of land for missing middle housing and walkable, interconnected neighborhoods.*

These proposed changes are part of a series of zoning reforms that aim to address a range of issues that will relax density/dimensional standards to increase housing while increasing site design and transportation standards in order to ensure quality outcomes. These proposed changes include: reductions in dimensional standards, improving clarity with new and revised definitions, and incorporation of new permitted uses.

Revisions specifically overhauling the Planned Residential Development Conditional Zoning District (PRD) and Minor PRD are designed to tailor the district to new mixed housing type neighborhoods and infill development, allowing duplexes, triplexes and quadplexes in addition to single-family detached homes and townhomes. This type of development is in contrast to large apartment developments that have previously utilized PRD. These changes also translate to greater flexibility for minor PRDs. The use of Minor PRD for infill in existing neighborhoods will be complimented by the recently adopted provision to allow units that are under 1,200 Sq FT to count as .5 units in density calculations - creating naturally-affordable housing options by removing disincentivizes that restrict the construction of smaller sized units.

The proposed text amendment was unanimously recommended for approval by the Planning Board at their May 8, 2025 meeting.

PROJECT/PETITIONER NUMBER:	25-01-ZTA – Reforms for Missing Middle Housing - PRD
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Planning Board Summary3. Comprehensive Plan Consistency & Criteria Evaluation4. Draft Ordinance