



PLANNING BOARD RECOMMENDATION

PROJECT#: 25-01-ZTA

MEETING DATE: May 8, 2025

PETITION REQUEST: Zoning Reforms for Missing Middle Housing (PRD)

APPLICANT/PETITIONER: City of Hendersonville

PLANNING BOARD ACTION SUMMARY:

Staff gave a 15-minute presentation on the requested development – reviewing the details of the proposed revisions, tying the proposals to 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 24 minutes.

PUBLIC COMMENT:

Limited to 3 minutes per person.

- Ken Fitch, 1046 Patton St – stated that we may create more units but also create more incompatibility and that developers may not follow what they have proposed.

DELIBERATION:

- The Planning Board voiced strong support for the staff proposals.

MOTION:

- B. Johnson moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

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

REASONABLENESS STATEMENT **[Rationale for Approval]**:

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”).

BOARD ACTION

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