

STANDARD REZONING: 116 STEWART ST (P23-96-RZO)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 116 Stewart Rezoning
 - P23-96-RZO
- Applicant & Property Owner:
 - Roger Grant [Applicant/Owner]
- Property Address:
 - 116 Stewart St
- Parcel Identification (PIN):
 - 9577-19-7262
- Project Acreage:
 - .44 Acres (19,166 Sq Ft)
- Current Parcel Zoning:
 - R-15 Medium Density Residential
- Requested Zoning:
 - GHMU Greenville Highway Mixed Use
- Future Land Use Designation:
 - High Intensity Neighborhood

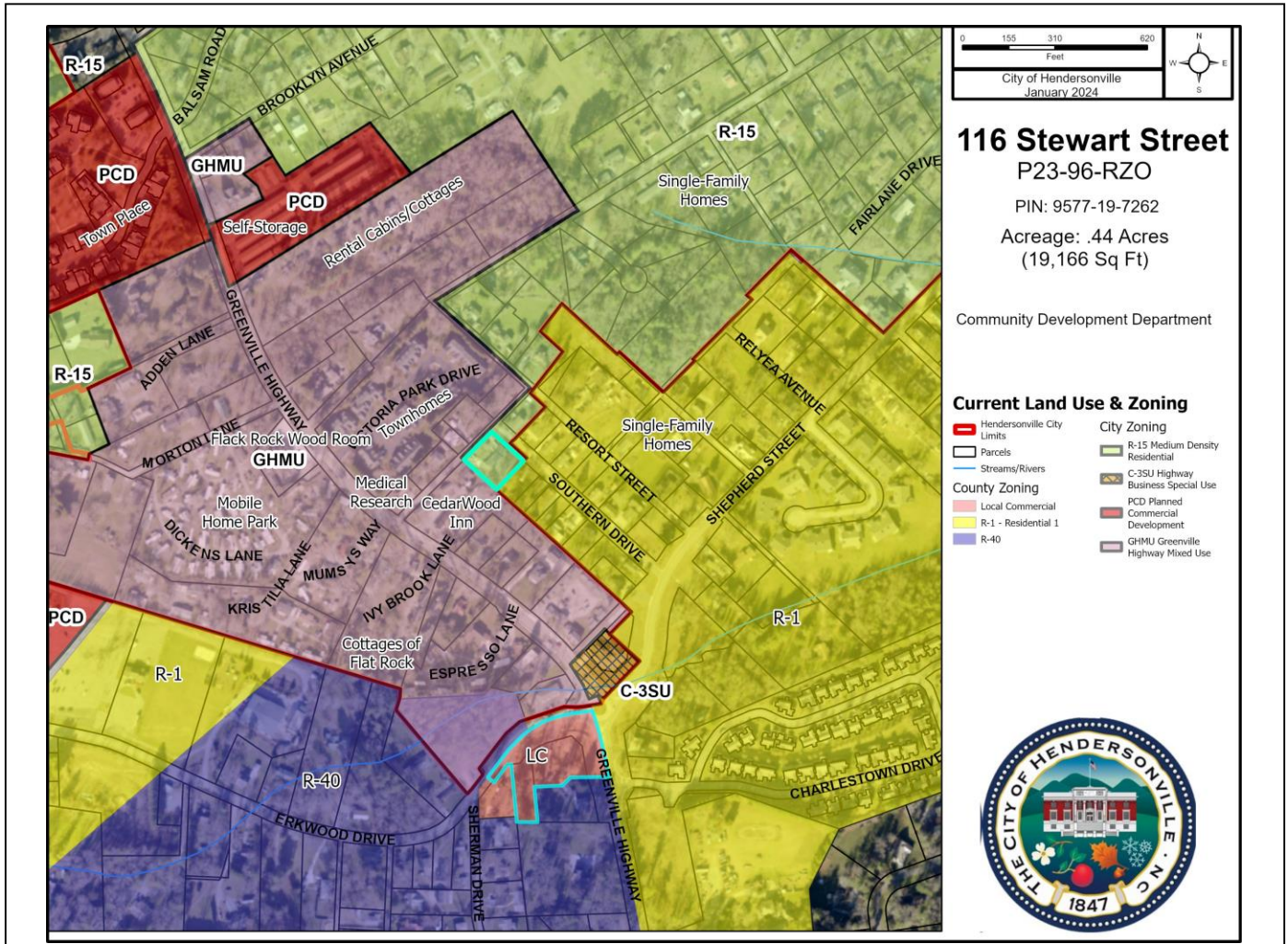


SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Standard Rezoning (Zoning Map Amendment) from Roger Grant, applicant / property owner. The applicant is requesting to rezone the subject property at 116 Stewart St (PIN: 9577-19-7262) totaling .44 acres (19,166.4 Sq Ft), from R-15, Medium Density Residential to GHMU, Greenville Highway Mixed Use.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the GHMU district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is located in a transition area. The parcels in proximity to the subject property are zoned GHMU with the exception of parcels zoned R-15 to the northeast of Southern Dr and parcels to the southeast which are zoned Henderson County Residential One (R1). The entire northwest side of Stewart St is zoned GHMU (from Greenville Highway to Resort St). Only two of the nine parcels on Stewart St are zoned R-15 - the subject property and 122 Southern Drive.

The property directly adjacent to the south of the subject parcel is CedarWood Inn (a motel/cottage court accessed from Greenville Highway). Other properties in the vicinity are residential in use ranging from condos and townhomes to single-family homes and accessory dwelling units to manufactured home parks.

SITE IMAGES



New Addition at Subject Property



Neighboring Motel/Cottage Court to south

SITE IMAGES



View along Stewart St from Southern Dr towards Greenville Hwy



View along Southern Dr from Stewart St.

SITE IMAGES

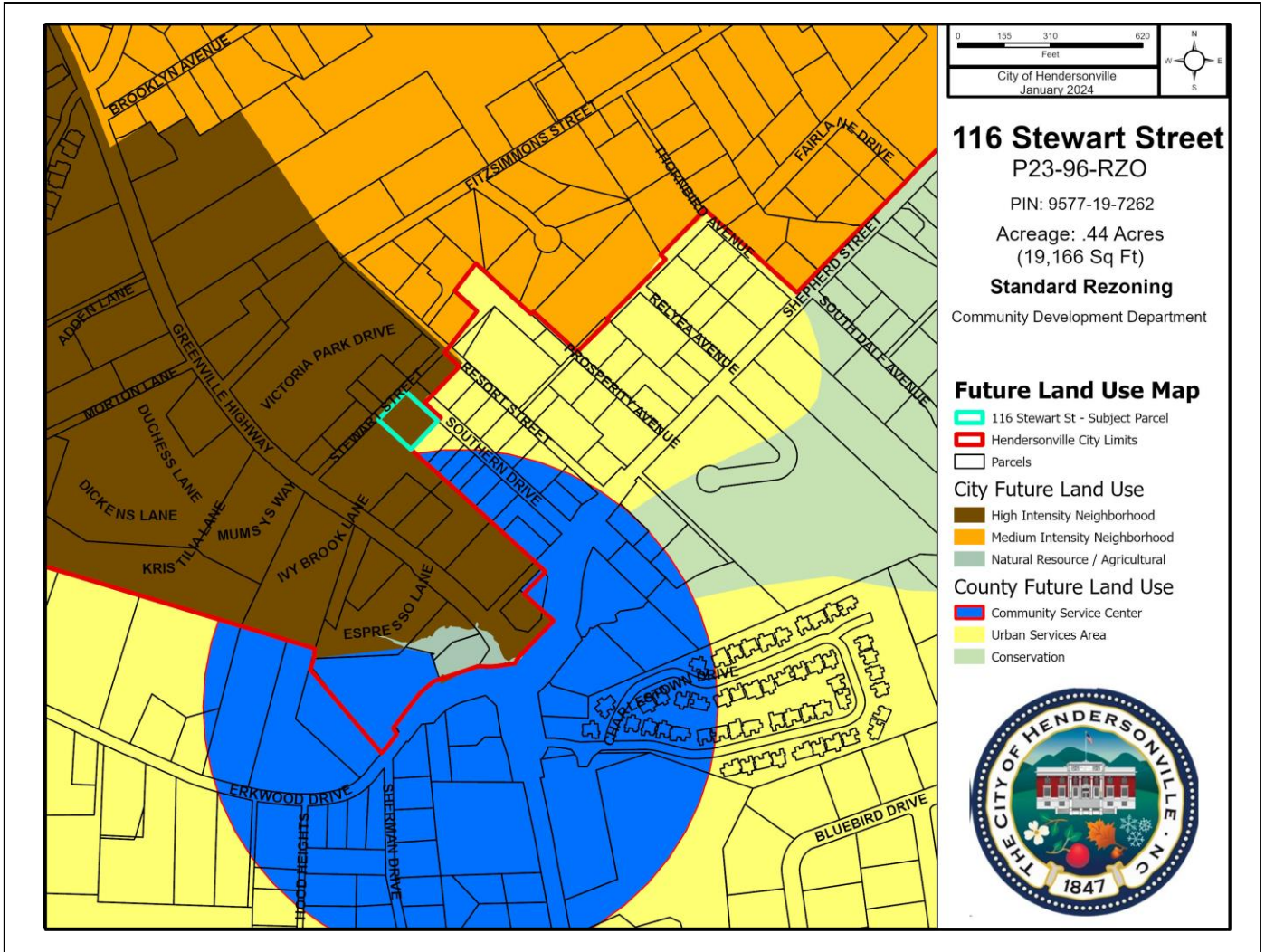


View along Stewart St towards Southern Dr



View of nearby property on Stewart St

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The 2030 Comprehensive Plan’s Future Land Use Map designates the subject property as High Intensity Neighborhood. This designation is also representative of the parcels fronting either side of Greenville Highway from Chadwick Ave to Shepherd St. The subject property and its surroundings are also classified as a Priority Infill Area.

A district designated as Medium Intensity Neighborhood is located one block northeast of the subject property.

Properties adjacent to southeast of the subject property are located in the unincorporated county and have no City future land use designation. The County’s 2020 Future Land Use Map designates this area as a Community Service Center / Urban Service Area where “a mix of commercial uses will be contained and residential densities are to be maximized where utilities are present”.

Stewart St is classified as a Local Road.

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>Goal LU-7 - High Intensity Neighborhood: Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods</p>
	<p>Strategy LU-7.1. Locations:</p> <ul style="list-style-type: none"> • Priority infill development areas where high-density development is desirable and/or expected, including: <ul style="list-style-type: none"> o Boulevard and Major Thoroughfare corridors near Neighborhood Activity Centers [CONSISTENT]
	<p>Strategy LU-7.2. Primary recommended land uses:</p> <ul style="list-style-type: none"> • Single-family attached [CONSISTENT] and multi-family residential [CONSISTENT] • Planned Residential Developments [CONSISTENT] • Open space [CONSISTENT]
	<p>Strategy LU-7.3. Secondary recommended land uses:</p> <ul style="list-style-type: none"> • Public and institutional uses [CONSISTENT] • Offices and retail along thoroughfares [INCONSISTENT] • Recreational amenities [CONSISTENT]
	<p>Strategy LU-7.4. Development guidelines:</p> <ul style="list-style-type: none"> • Eight or more units per gross acre [CONSISTENT ~ GHMU - No density limits] • Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [PARTIALLY CONSISTENT - close but not adjacent to Major Thoroughfare. GHMU does not require frontage on Thoroughfare for high intensity uses] • At least 60% open space in new residential developments greater than three acres [INCONSISTENT - GHMU requires 40%] • Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [CONSISTENT] • Encouragement of walkable neighborhood design [CONSISTENT]
Land Use & Development	<p>Growth Management (Map 8.3a): Designated as a “Priority Infill Area” - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties</p>
	<p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.</p>
	<p>Strategy LU-1.1 Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a.</p>
	<p>Strategy LU-3.5 Minimize negative impacts from growth and land use changes on existing land uses</p>

Population & Housing	<i>Strategy PH-1.1 – Promote Compatible infill development...</i>
	<i>PH-1.4. Allow redevelopment and/or reuse of single-family homes that directly front on arterials into office or high-density residential uses in coordination with the Future Land Use Map.</i>
	<i>Goal PH-2 – Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods. Strategy 2.3- Allow housing arrangements in existing and new neighborhoods that provide affordable and/or multigenerational housing alternatives in single-family neighborhoods</i>
	<i>Goal PH-3 – Promote safe and walkable neighborhoods. Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</i>
Natural & Environmental Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Cultural & Historic Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Community Facilities	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Water Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Transportation & Circulation	<i>TC-1.1. Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</i>

GENERAL REZONING STANDARDS	
Compatibility	The subject property is located in a transition area. It is adjacent to a commercial lodging business and single-family residential uses. The parcels in proximity to the subject property are zoned GHMU with the exception of parcels zoned R-15 to the northeast of Southern Dr and parcels to the southeast which are zoned Henderson County Residential One (RI). The entire northwest side of Stewart St is zoned GHMU (from Greenville Highway to Resort St). Only two of the nine parcels on Stewart St are zoned R-15 - the subject property and 122 Southern Drive.
Changed Conditions	A roundabout was installed at the nearby intersection of Shepherd St and Greenville Highway in 2022. The Greenville Highway corridor has seen multiple development request of varying scales within the last two years. The city’s housing shortage continues to persist.
Public Interest	The rezoning will allow for both residential and commercial development. GHUM has no density cap. However, the parcel sits at .44 acres which would constrain high intensity uses from locating there.
Public Facilities	The subject property is currently served by City of Hendersonville Water / Sewer. The site is served by a City maintained street, which is classified as a “local street” in the comprehensive plan.
Effect on Natural Environment	The subject property is currently developed with 1 single-family home and an additional garage apartment is under construction. No specific future development is being considered as part of the standard rezoning, therefore there are no known environmental impacts at this time.

For Approval:

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

The Development Guidelines and Primary Recommended Land Uses of the High Intensity Neighborhood designation align with the design standards and permitted uses outlined in the Greenville Highway Mixed Use Zoning District.

DRAFT [Rationale for Approval]

- *The proposed rezoning would align the zoning of the subject parcel with other parcels on Stewart St.*
- *The proposed rezoning would allow an increase in residential density.*
- *The size of the lot would constrain potential high intensity uses from entering the surrounding residential neighborhood.*

For Denial:

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

The Secondary Recommended Land Uses of the High Intensity Neighborhood designation do not align with the permitted uses outlined in the Greenville Highway Mixed Use Zoning District.

DRAFT [Rational for Denial]

- *The proposed rezoning would not align with residential uses in the surrounding neighborhood.*
- *The proposed rezoning would permit a range of commercial uses*