CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER:	Matthew Manley	**MEETING DATE:**	September 11, 2025
AGENDA SECTION:	New Business	**DEPARTMENT:**	Community Development

TITLE OF ITEM: Zoning Text Amendment: CMU Lot Size + On-Street Parking (25-55-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Approval:	For Denial:
I move Planning Board recommend City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance Article V. – Zoning District Classifications, Article VI. General Provisions, & Article VII. Development Review to eliminate minimum lot size requirements and to allow qualifying on-street parking to count towards minimum parking requirements in the CMU Zoning District based on the following:	I move Planning Board recommend City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Article VI. General Provisions, & Article VII. Development Review to eliminate minimum lot size requirements and to allow qualifying on-street parking to count towards minimum parking requirements in the CMU Zoning District based on the following:
1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:	**1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:**
The proposed amendments aligns with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.	The proposed amendments aligns with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.
2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:	**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 creates an opportunity to accommodate infill development 2. The proposed amendment allows for greater utilization of existing infrastructure 3. The proposed amendment increases opportunities for additional housing in city core	1. The proposed amendment would place too great a burden on existing public parking 2. The proposed amendment would accommodate incompatible housing types
[DISCUSS & VOTE]	[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville has received an application from Sarah Schafer with Watermark Landscape Architecture to amend the City's Zoning Ordinances for the Central Mixed Use Zoning District (CMU) to reduce minimum lot size requirements and allow for on-street parking to count towards minimum parking requirements.

The proposed changes would allow for housing types such as townhomes (single-family attached) which involve subdivisions of land into small individual lots equivalent to the footprints of the individual attached units. The existing 8,000 Sq Ft min. lot size makes townhome projects infeasible.

Additionally, the proposed changes would better utilize land in the urban core by not requiring as much land be dedicated to surface parking. The proposed changes acknowledge that on-street parking is prevalent in the urban core. There exist an interconnected street network making up many small blocks. This configuration accommodates on-street parking where spaces are occupied and freed up in frequent intervals with peak times during normal business hours. Residential units would utilize on-street primarily during non-peak hours.

The proposed changes are consistent with the Gen H Plan.

PROJECT/PETITIONER NUMBER:	25-55-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	1. Staff Report 2. Draft Ordinance Changes