



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION

**SUBMITTER:** Tyler Morrow

**MEETING DATE:** September 5<sup>th</sup>, 2024

**AGENDA SECTION:** Unfinished Business

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning: Conditional Zoning District – Felicia Reeves Home (P24-24-CZD) – Tyler Morrow– Current Planning Manager

#### **SUGGESTED MOTION(S):**

##### **For 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 (PIN: 9569-44-7296) from R-10, Medium Density Residential to R-10-CZD, Medium Density Residential Conditional Zoning District, for the adaptive reuse of an existing structure for the use of a residential care facility based on the master site plan and list of conditions submitted by and agreed to by the applicant, [revision dated 6-3-24] and presented at this meeting and subject to the following:

**1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses**

Permitted Uses:

1. Adaptive Reuse
  - Residential Care Facility

**[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. Disregard #2 if not needed]**

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

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

The petition supports the City's 2030 Comprehensive Plan goals by adhering to

##### **For 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 (PIN: 9569-44-7296) from R-10, Medium Density Residential to R-10-CZD, Medium Density Residential Conditional Zoning District based on the following:

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

The petition supports the City's 2030 Comprehensive Plan goals by adhering to the Preservation/Enhancement Area designation for the subject property. The proposal enhances and renovates a long-vacant and decaying structure without expanding it, promoting compatibility with the surrounding area.

- 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 reuse requires relief from a variety of applicable supplementary standards that could negatively impact the surrounding residential uses.
2. The proposed use of the site is inharmonious with the surrounding residential neighborhoods and incompatible with adjacent land uses.

<p>the Preservation/Enhancement Area designation for the subject property. The proposal enhances and renovates a long-vacant and decaying structure without expanding it, promoting compatibility with the surrounding area.</p> <p><b>4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</b></p> <ol style="list-style-type: none"> <li>1. The petition addresses a critical need for housing and services for local female veterans.</li> <li>2. The petition proposes to renovate and repurpose an existing structure that has contributed to urban blight for the past decade.</li> <li>3. The petition proposes to reduce the residential intensity of the previous use on the site (rest home).</li> <li>4. Given the building's size and scale in the R-10 zoning district, there is no reasonable likelihood that the property will revert to a use permitted in the R-10 zoning district.</li> </ol> <p><b>[DISCUSS &amp; VOTE]</b></p>	<ol style="list-style-type: none"> <li>3. The proposed development is inconsistent with the recommended density of Medium Intensity Neighborhood which is 2 to 8 units per acre as outlined in the 2030 comprehensive plan.</li> </ol> <p><b>[DISCUSS &amp; VOTE]</b></p>
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### **SUMMARY:**

*The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Alyce Knafllich (Founding Director and Board Chair) of Aura Home Women Vets. The applicant is requesting to rezone the subject property, PIN 9569-44-7296 and located at 1744 Meadowbrook Terrace, from R-10 Medium Density Residential to R-10 CZD, Medium Density residential Conditional Zoning District for the adaptive reuse of an existing building for a residential care facility on approximately 0.69 acres.*

*The proposal includes the renovation of the existing structure. There are no proposed additions to the building. The structure is approximately 8,020 square feet and will be renovated in two phases.*

*The subject property is entirely within the 100-year floodplain and will be required to obtain any floodplain related approvals needed if the property is rezoned. The rezoning does not remove any required permitting.*

*The public hearing for this project was opened and continued at the July 10<sup>th</sup>, and August 1<sup>st</sup>, 2024, meetings. City Council continued the public hearing to the September 5<sup>th</sup>, 2024, meeting.*

<b>PROJECT/PETITIONER NUMBER:</b>	P24-24-CZD
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"> <li>Alyce Knafllich (Founding Director and Board Chair)</li> <li>Aura Home Women Vets [Applicant &amp; Owner]</li> </ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>Staff Report</li> <li>Proposed Site Plan Packet</li> <li>Neighborhood Compatibility Summary</li> <li>Planning Board Meeting Summary</li> <li>Proposed Zoning Map</li> <li>Draft Ordinance</li> <li>Application / Owner Signature Addendum</li> </ol>