



**CITY OF HENDERSONVILLE  
AGENDA ITEM SUMMARY  
PLANNING DIVISION**

**SUBMITTER:** City of Hendersonville      **MEETING DATE:** February 12<sup>th</sup>, 2025

**AGENDA SECTION:** New Business      **DEPARTMENT:** Community Development

**TITLE OF ITEM:** Zoning Text Amendment: RV Temporary Use Permit (P24-083-ZTA) –*Sam Hayes, Planner II*

**SUGGESTED MOTION(S):**

<u>For Recommending Approval:</u>	<u>For Recommending Denial:</u>
<p>I move City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 8-3 Temporary use permits for manufactured/mobile homes, and Section 12-2. Definitions of commonly used terms and words. AND an amendment to the City Code of Ordinances, Section 34-4. Parking and Storage of Recreational Vehicles.</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p style="padding-left: 40px;">The petition aligns with the City’s adopted plan’s policy guidance to establish more resilient communities through recovery from adverse events such as extreme weather or natural hazards.</p> <p><b>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:</b></p> <ol style="list-style-type: none"> <li>1. Hurricane Helene has shown that there is a pressing need for the City to create flexibility in its zoning code to support post-disaster recovery.</li> <li>2. The use of recreational vehicles will be temporarily permitted in all zoning districts to provide adequate housing for individuals following disasters.</li> </ol>	<p>I move City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 6-2-2 Nonconforming structures, Section 8-3 Temporary use permits for manufactured/mobile homes, and Section 12-2. Definitions of commonly used terms and words. AND an amendment to the City Code of Ordinances, Section 34-4. Parking and Storage of Recreational Vehicles.</p> <p><b>1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p style="padding-left: 40px;">The petition aligns with the City’s adopted plan’s policy guidance to establish more resilient communities through recovery from adverse events such as extreme weather or natural hazards.</p> <p><b>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:</b></p> <ol style="list-style-type: none"> <li>1. Recreational vehicles will cause an undue burden on the neighbors and is not compatible with City zoning districts.</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>

<b>[DISCUSS &amp; VOTE]</b>	

***SUMMARY:***

City staff is proposing revisions to the City’s zoning ordinance to support post-disaster recovery. The key changes focus on permitting the temporary use of recreational vehicles (RVs) for shelter.

Staff believes these changes will not only assist individuals still recovering from the aftermath of Hurricane Helene but will also provide support in the future if and when new storms impact the City.

The planning board recommended the ZTA for approval.

<b>PROJECT/PETITIONER NUMBER:</b>	P24-083-ZTA
<b>PETITIONER NAME:</b>	City of Hendersonville
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Draft Ordinance</li> <li>3. Comprehensive Plan Consistency Workbook</li> </ol>