



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

**SUBMITTER:** Tyler Morrow

**MEETING DATE:** February 12<sup>th</sup> 2025

**AGENDA SECTION:** Public Hearing

**DEPARTMENT:** Community  
Development

**TITLE OF ITEM:** Rezoning: Conditional Zoning District – Half Moon Heights Phase II (P24-41-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 (PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724) from Henderson County Residential Two Rural to PRD-CZD, Planned Residential Development Conditional Zoning District, for the construction of 59 detached single-family units based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 1-29-25] 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. Residential Dwellings, Single-Family

**[for amendments to uses or conditions discussed and agreed upon in the Council 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 Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:**

**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 (PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724) from Henderson County Residential Two Rural to PRD-CZD, Planned Residential Development Conditional Zoning District based on the following:

- 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:**

The petition is consistent with the Future Land Use and Conservation Map Designations of Multi-Generational Living and is located in a focused intensity node within chapter 4 of the Gen H Comprehensive Plan.

- 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 development does not sufficiently mitigate its impacts on the delineated wetlands present on the site.
2. The proposed development does not adequately address its anticipated traffic impacts on the surrounding area by guaranteeing the installation of a left-turn lane from Howard Gap Road onto Old Sunset Hill Road.

<p>The petition is consistent with the Future Land Use and Conservation Map Designations of Multi-Generational Living and is located in a focused intensity node within chapter 4 of the Gen H Comprehensive Plan.</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 proposes to provide additional housing to offset local demand.</li> <li>2. The proposed development establishes a valuable new roadway connection between US 64 and Old Sunset Hill Road/Howard Gap Road. This type of street interconnectivity aligns with the goals outlined in the Gen H Comprehensive Plan.</li> <li>3. The proposed density is consistent with other nearby developments.</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<p style="text-align: center;"><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 Tricia Chassen of Forestar USA Real Estate Group, INC., applicant and Gregory Albea, Julianne Albea, Josphe Taylor, and Laura Taylor property owners. The applicant is requesting to rezone the subject property, PINs 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724 and located off Old Sunset Hill Road, from Henderson County Residential Two Rural to PRD-CZD, Planned Residential Development Conditional Zoning District for the construction of 59 single-family units on approximately 20.66 acres. This equates to a density of 2.86 units per acre.

The proposed lots within the development range from 0.13 acres to 0.40 acres. The development is proposing to have an access off of Old Sunset Hill Road and a connection to a street stub provided by Phase I of the Half Moon Heights development to the north. All proposed streets will be built to public street standards

<b>PROJECT/PETITIONER NUMBER:</b>	P24-41-CZD
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"> <li>• Tricia Chassen of Forestar USA Real Estate Group, INC [Applicant]</li> <li>• Gregory Albea, Julianne Albea, Josphe Taylor, and Laura Taylor [Owner]</li> </ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Comprehensive Plan Review</li> </ol>

	<ol style="list-style-type: none"><li>3. Neighborhood Compatibility Meeting Summary</li><li>4. Planning Board Meeting Summary</li><li>5. Proposed Site Plan / Elevations</li><li>6. Kimley Horn Turn Lane Warrant Analysis Memo</li><li>7. Proposed Zoning Map</li><li>8. Draft Ordinance</li><li>9. Application / Owner Signature Addendum</li></ol>
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