



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley

MEETING DATE: June 12, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Rezoning: Standard Rezoning – Old Sunset Hill Rd Rezoning | Albea & Taylor (25-38-RZO) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend 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 R-15, Medium Density Residential Zoning District based on the following:

1. The petition is found to be Consistent with the City of Hendersonville Gen H 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 as illustrated in Chapter 4 of the Gen H Comprehensive Plan.

2. 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:

1. The proposed zoning allows for the provision of additional housing to offset local demand.
2. The proposed zoning district's minimum lot size is consistent with nearby developments.
3. The proposed zoning district's permitted uses are consistent with nearby developments

[DISCUSS & VOTE]

For Recommending Denial:

I move Planning Board recommend 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 R-15, Medium Density Residential 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 as illustrated in 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 zoning is incompatible with the surrounding land uses
2. The proposed zoning would result in increased traffic congestion to the surrounding area
3. The proposed zoning would result in environmental degradation

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville is initiating zoning for 4 properties totaling 21.32 acres that were recently annexed into the City Limits. The properties are owned by Gregory Albea, Julianne Albea, Joseph Taylor, and Laura Taylor. The City is requesting to assign zoning to the subject properties, PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724, located off Old Sunset Hill Road. The properties were zoned under Henderson County as 'Residential Two Rural'. Planning staff is recommending that they be given a City zoning of R-15, Medium Density Residential. This zoning would allow for a variety of residential development arrangements. Sixty-one standard R-15 lots could be created out of the 21.32 Acres. Single-family or two-family homes could be placed on those lots - though a unit count exceeding 51 units would require a rezoning to a Conditional Zoning District.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the R-15 district would be allowed on the site.

PROJECT/PETITIONER NUMBER:	25-38-RZO
PETITIONER NAME:	<ul style="list-style-type: none">• City of Hendersonville [Applicant]• Gregory Albea, Julianne Albea, Joseph Taylor, and Laura Taylor [Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Proposed Zoning Map3. Draft Ordinance