



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

**SUBMITTER:** City of Hendersonville      **MEETING DATE:** April 3<sup>rd</sup>, 2025  
**AGENDA SECTION:** New Business      **DEPARTMENT:** Community Development  
**TITLE OF ITEM:** Zoning Text Amendment: BOA Quorum Adjustment (P24-088-ZTA) –*Sam Hayes, Planner II*

**SUGGESTED MOTION(S):**

<b><u>For Recommending Approval:</u></b>	<b><u>For Recommending Denial:</u></b>
<p>I move City Council <b><u>adopt</u></b> an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 10-1. Establishment of board of adjustment and qualifications of members., Section 10-6. Quorum and voting., Section 10-8-2 Preliminary site plan., and Section 10-8-3 Evidentiary hearings on applications for special use permits. based on the following:</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 provide efficient government services.</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> <p style="padding-left: 20px;">1. Changing the number of members on the Board of Adjustment will assist with ensuring applications will be heard in a timely manner.</p> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<p>I move City Council <b><u>deny</u></b> an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 10-1. Establishment of board of adjustment and qualifications of members., Section 10-6. Quorum and voting., Section 10-8-2 Preliminary site plan., and Section 10-8-3 Evidentiary hearings on applications for special use permits. based on the following:</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 provide efficient government services.</p> <p><b>2. We [<u>do not find</u>] 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> <p style="padding-left: 20px;">1. Decreasing the number of board members will adversely impact the Board of Adjustment and the City operations.</p> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>

**SUMMARY:**

City staff is proposing changes to the Board of Adjustment's membership structure, reducing the number of regular members from ten to five and establishing five alternate members. These changes would simultaneously limit the number of members required for quorum while maintaining the pool of members that would be eligible to participate. Additionally, staff recommends that the approval threshold for variance requests be set at four-fifths of the board, in alignment with state legislation.

<b>PROJECT/PETITIONER NUMBER:</b>	P24-088-STA
<b>PETITIONER NAME:</b>	City of Hendersonville
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Comprehensive Plan Consistency Worksheet</li><li>3. Draft Ordinance</li></ol>