



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION

**SUBMITTER:** Matthew Manley      **MEETING DATE:** May 8, 2025

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

**TITLE OF ITEM:** Rezoning: Standard Rezoning – 135 Sugarloaf Rd | P24-43-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 (PIN: 9579-57-4046) from C-3 CZD, Highway Business Conditional Zoning District to CHMU, Commercial Highway Mixed Use, 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 because:**

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed-Use – Employment'.

**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. CHMU Zoning would allow for expanded economic use of the subject property
2. CHMU Zoning would allow for a range of by-right commercial and residential development / redevelopment opportunities.
3. CHMU Zoning would ensure a higher quality development compared to minimum requirements of alternative zoning districts

**[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 property (PIN: 9579-57-4046) from C-3 CZD, Highway Business Conditional Zoning District to CHMU, Commercial Highway Mixed Use, 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 because:**

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed-Use – Employment'.

**2. Furthermore, 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. CHMU Zoning is too permissive of a zoning district
2. CHMU Zoning and multi-family residential uses are incompatible at this location

**[DISCUSS & VOTE]**

**SUMMARY:** The City of Hendersonville is in receipt of a Zoning Map Amendment application from Daniel Renckens of WOC SE Storage, LLC (owners) for 135 Sugarloaf Rd (PIN: 9579-57-4046) totaling 1.96 Acres located near Chimney Rock Rd (US64) and I-26. The property is currently zoned C-3 CZD, Highway Business Conditional Zoning District. The petitioner is requesting that the property be rezoned to base zoning of CHMU, Commercial Highway Mixed Use.

Use of the subject property is limited to the site plan that was approved when the current C-3 CZD zoning was adopted in November 2021. The CZD allowed for the conversion of the World of Clothing building into SafeNest storage. However, the CZD did not call for any development or specific use of the portion of the property that is the subject of the current rezoning petition. At the time of the CZD, the current subject parcel was part of a single tract which included the World of Clothing building. As such, it was included in the rezoning. Now as an outparcel, the property owners are looking to rezone it back to a base 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 CHMU district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

|                                   |  |
|-----------------------------------|--|
| <b>PROJECT/PETITIONER NUMBER:</b> | P24-43-RZO   |
| <b>PETITIONER NAME:</b>           | o Daniel Renckens of WOC SE Storage, LLC<br>[Applicant/Owner]  |
| <b>ATTACHMENTS:</b>               | 1. Staff Report<br>2. Comprehensive Plan Consistency & Criteria Evaluation Worksheet<br>3. Draft Ordinance<br>4. Proposed Zoning Map<br>5. Application |