



## PLANNING BOARD RECOMMENDATION

PROJECT #: P24-36-RZO

MEETING DATE: JULY 11<sup>TH</sup>, 2024

PETITION REQUEST: Upward Road (Hill)- Standard Rezoning (Henderson County Community Commercial to City CHMU (Commercial Highway Mixed Use)

APPLICANT/PETITIONER: City of Hendersonville [Applicant]  
Lynn and Lyndon Hill [Property Owner]

### PLANNING BOARD ACTION SUMMARY:

Staff gave an 8-minute presentation on the request - reviewing the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. In total Planning Board considered this item for 16 minutes.

### PUBLIC COMMENT:

The following members of the public spoke:

Lynne Williams, Chadwick Avenue stated it is very hard for anyone to come to these meetings at 4:00 pm. She stated she was here before for what will be the Spinx property and she stated then this will create a domino effect. She was concerned about the properties being given the CHMU zoning and not an agricultural zoning. She discussed the Comp Plan and not preserving agricultural areas. She discussed the history of Upward Road and Bo Thomas not wanting Upward Road widened. She was also concerned about the blue line stream on the property. She was concerned about preserving our agricultural heritage.

### DELIBERATION:

Chair asked staff if any of the properties along Upward Road that have previously been annexed by the city, had been zoned anything other than CHMU. Mr. Morrow stated yes, they have. Mr. Morrow pointed out sections on the map that are zoned CHMU and one property that was a conditional zoning district. He stated CHMU is the dominant zoning in this area. He stated as you get up towards the interchange there is a mix of CHMU and C-3 zoning. The C-3 zoning is some of the older development and was likely there before the CHMU zoning was created for this corridor. He stated it is either CHMU, a conditional zoning district which is site plan specific or the older C-3 zoning. Chair stated C-3 does not have the design standards or the connectivity between properties. Mr. Morrow stated correct.

## MOTION:

Tamara Peacock moved that the Planning Board recommend approval providing the following:

## COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

*The Goals & Strategies of LU-7 “High-Intensity Neighborhood” calls for primary and secondary recommended land uses, locations, and development guidelines which align with the proposed CHMU zoning.*

## REASONABLENESS STATEMENT:

### [Rationale for Approval]

1. Commercial Highway Mixed Use is the zoning district established for the Upward Rd Planning Area
2. The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area
3. The property is located in an area designated as a “Priority Infill Area” according to the City’s Comprehensive Plan

## BOARD ACTION

- **Motion/Second:** Peacock / Hanley
- **Yeas:** Robertson (Chair), Hanley, Robertson, Flores, Waters, Peacock, Whiting
- **Nays:** N/A
- **Absent:** Cromar
- **Recused:** N/A