

3.(2.) The petition is found to be Inconsistent 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 for C-2 CZD zoning is inconsistent with the Future Land Use and Conservation Map Designation of 'Multi-Generational Living'.

4.(3.) 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 is compatible with surrounding residential and non-residential uses.
2. The proposed zoning allows for secondary-business uses including this proposed laundry service limited to storage use.

5.(4.) Furthermore, we propose to amend the Character Area of the subject property on the Gen H Comprehensive Plan Future Land Use & Conservation Map to that of 'Innovation'.

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville is in receipt of a Conditional Zoning District application from Alan Sower of AlSCO, Inc. [applicant] to rezone a 2.46 acre property at 109 Florence St (PINs: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614) from C-2 CZD, Secondary Business Conditional Zoning District to C-2 CZD, Secondary Business Conditional Zoning District (Major Modification).

The property is located on Florence St, which is a dead-end road off Brooklyn Ave. The property is addressed to the paved portion of Florence St that is City-maintained but some access will be on the portion that is unpaved and privately maintained.

The Future Land Use Character Area designation of the property is Multi-Generational Living, however it is located in close proximity to parcels designated as Mixed Use Employment and Neighborhood Center.

If approved, the project would be limited to the stated uses, design and conditions stated on the site plan.

PROJECT/PETITIONER NUMBER:	26-13-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Alan Sower, AlSCO, Inc. (Applicant)• Grace Blue Ridge Church PCA Incorporated (Owner)
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Gen H Consistency & Evaluation3. NCM Summary4. Planning Board Summary5. Proposed Site Plan6. Proposed Zoning Map7. Application8. Draft Ordinance