



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager

MEETING DATE: August 4, 2022

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning – 1027 Fleming St-Riddle (P22-57-RZO) – Matthew Manley, AICP – Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINS: 9569-60-2887) from MIC-SU (Medical, Institutional & Cultural – Special Use) zoning district to MIC (Medical, Institutional & Cultural) zoning district based on the following:

1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:

The Goals & Strategies of LU-12 – ‘Urban Institutional’ calls for primary recommended land uses which align with the proposed MIC zoning.

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. MIC is the zoning district established for the area surrounding Pardee Hospital
2. The property is located in an area designated as a “Priority Infill Area” according to the City’s Comprehensive Plan
3. The subject property contains an existing office building and is well-suited to house a range of uses permitted in the MIC.

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINS: 9569-60-2887) from MIC-SU (Medical, Institutional & Cultural – Special Use) zoning district to MIC (Medical, Institutional & Cultural) zoning district based on the following:

1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:

The Goals & Strategies of LU-12 – ‘Urban Institutional’ calls for primary recommended land uses which align with the proposed MIC zoning.

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 rezoning would permit a greater number of uses than those approved as part of the Special Use Permit

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville is in receipt of a Zoning Map Amendment petition from Andrew Riddle of Riddle Development, LLC for the subject property (PIN: 9569-60-2887) located at 1027 Fleming St to rezone the property from MIC-SU to the base MIC zoning district.

The subject property was a part of a 3.33 acre development which received Special Use zoning (zoning for large-scale projects which predated what is now known as Conditional Zoning) and was approved in 2006 and modified in 2008 for the construction of professional office and retail uses. The existing building at this site was already constructed and zoned C-3 prior to the approval of the Special Use zoning. The remainder of the proposed development was never constructed. The 2008 Site Plan approved for this development is now voided.

The .98 acre subject property, that was part of the larger 3.33 acre parcel, was part of a minor subdivision approved in late 2021. The effect of the proposed standard rezoning would be to place only the .98 acre parcel back into a base zoning which would allow for all by-right uses and development permitted in the MIC. The remaining 2.35 acres would still be subject to the process for modifying a Special Use / Conditional Zoning District should development be desired on this remaining land.

Planning Board voted unanimously to recommend approval of this item.

PROJECT/PETITIONER NUMBER:	P22-57-RZO
PETITIONER NAME:	Andrew Riddle [applicant] Riddle Development, LLC. [Owner]
ATTACHMENTS:	1. Staff Report 2. Planning Board Summary 3. Draft Ordinance 4. Proposed Zoning Map