



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	August 4, 2022
AGENDA SECTION:	Public Hearing	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Animal Hospitals & Clinics in MIC (P22-58-ZTA) – <i>Matthew Manley, AICP – Planning Manager</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-10-1. and Section 5-12-1. ‘Permitted Uses’; And Article XII. – ‘Definition Of Terms’, Section 12.2 – ‘Definition of Commonly Used Terms And Words’, 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 the public hearing, and because:

The 2030 Comprehensive Plan Land Use and Development Chapter calls for the City to consider short- and long-term impacts on compatibility with existing development and further recommends the consideration be given to determine if an application demonstrates a clear public purpose.

2. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The petition addresses additional opportunities for the provision of services for pets and other animals within the City of Hendersonville’s zoning jurisdiction.
2. The proposed use aligns with the intent of the MIC Zoning District to serve as a medical district.

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-10-1. and Section 5-12-1. ‘Permitted Uses’; And Article XII. – ‘Definition Of Terms’, Section 12.2 – ‘Definition of Commonly Used Terms And Words’, 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 the public hearing, and because:

The 2030 Comprehensive Plan Land Use and Development Chapter calls for the City to consider short- and long-term impacts on compatibility with existing development and further recommends the consideration be given to determine if an application demonstrates a clear public purpose.

2. We [do not find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The text amendment would permit an incompatible use in closer proximity to residential uses / residential zoning districts.

[DISCUSS & VOTE]

SUMMARY: *The City of Hendersonville is in receipt of an application for a Zoning Text Amendment from Andrew Riddle for an amendment to the list of Permitted Uses in the MIC (Medical, Institutional, & Cultural) Zoning District (Sec. 5-10-1) to include the use of Animal Hospital & Clinic.*

Currently Animal Hospitals & Clinics are not permitted in the MIC Zoning District.

Staff is also proposing to make clarifications and corrections related to Animal Hospitals & Clinics and Animal Boarding Facilities elsewhere in the zoning code.

Planning Board voted unanimously to recommend approval of this item.

PROJECT/PETITIONER NUMBER:	P22-58-ZTA
PETITIONER NAME:	Andrew Riddle
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Planning Board Summary3. Draft Ordinance4. Application / Amended Application