



PLANNING BOARD RECOMMENDATION

Project #: P22-58-ZTA

Meeting Date: July 11, 2022

PETITION REQUEST: Zoning Text Amendment – Animal Hospitals in MIC

APPLICANT/PETITIONER: Andrew Riddle

PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request and reviewed the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. Planning Board considered this item for 15 minutes.

One member of the public spoke and asked questions related to the development:

1. Ken Fitch, 1046 Patton St – expressed concerns about buffering this use when adjacent to residential districts

The Planning Board also had questions about outdoor use areas associated with Animal Hospitals & Clinics.

MOTION:

Mr. Hanley made a motion to approve the petition. The motion passed unanimously with the following language.

COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS STATEMENT:

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

REASONABLENESS STATEMENT

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:

[Rationale for Approval]

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.

BOARD ACTION

- **Motion/Second:** Hanley / Brown
- **Yeas:** Nace, Hanley, Robertson, Peacock, Glassman, Brown
- **Nays:** N/A
- **Absent:** Cromar, Blatt
- **Recused:** N/A