



## PLANNING BOARD RECOMMENDATION

Project #: P22-57-RZO

Meeting Date: July 11, 2022

PETITION REQUEST: Standard Rezoning – 1027 Fleming St (Riddle)

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 18 minutes.

One board member, Tamara Peacock, was formally recused from the meeting for this item due to a potential conflict of interest.

The Applicant had a representative, Matthew Rogers, speak on behalf of the petition.

No members of the public spoke and asked questions related to the development:

The Planning Board had questions related to clarifying that only the 1 acre parcel was being considered for rezoning and not the remainder of the Special Use district.

### 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 Goals and Strategies of LU-12 – Urban Institutional calls for primary recommended land uses which align with the proposed MIC zoning.*

### 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. 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 district

#### BOARD ACTION

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