



PLANNING BOARD RECOMMENDATION

Project #: P22-47-RZO

Meeting Date: July 11, 2022

PETITION REQUEST: Standard Rezoning – Crest Rd (Army Corp)

APPLICANT/PETITIONER: City of Hendersonville

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 20 minutes.

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

1. Ken Fitch, 1046 Patton St – expressed concerned about development by-right and review of proposed development and landscaping requirements.

The Planning Board also had questions related to by-right development of the parcel under I-I Zoning and the review procedure for a future development on the site.

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 proposed Industrial zoning presents an opportunity to improve the land use balance as called for in Chapter 8 of the City's 2030 Comprehensive Plan

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 proposed zoning is compatible with surrounding land uses and the proposed zoning presents an opportunity for additional employment.

FUTURE LAND USE DESIGNATION

Furthermore, we recommend designating the Future Land Use of the parcel as Regional Activity Center.

BOARD ACTION

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