



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 – Crest Rd – US Army (P22-47-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: 9587-68-8771) from Henderson County Industrial Zoning District to City of Hendersonville I-1 (Industrial) 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 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.

2. Additionally, 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. The proposed zoning is compatible with surrounding land uses
2. The proposed zoning presents an opportunity for additional employment

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

[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: 9587-68-8771) from Henderson County Industrial Zoning District to City of Hendersonville I-1 (Industrial) 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 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.

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 proposed zoning would be incompatible with future residential development in the area

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville received an Annexation application from the United States Army Corp of Engineers (owner) for a 19.96 Acre tract along Crest Rd adjacent to Upward Elementary School off of Upward Road. The applicant has not requested zoning, therefore the City is initiating zoning for this parcel from County - Industrial to City of Hendersonville I-I, Industrial.

I-I permits a wide range of high intensity commercial and industrial uses along with residential uses. This zoning district is considered to be the City's most intense zoning district classification and does not include design standards. The I-I zoning district provides exceptions to the size limitations which trigger CZDs. However, Government Facilities are not one of the uses that are exempted from the 50,000 Sq Ft trigger.

In absence of a Future Land Use Designation, the County's Future Land Use Designation of Urban Service Area states the following (excerpt):

The Urban Services Area is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.

Planning Board voted unanimously to support this item.

PROJECT/PETITIONER NUMBER:	P22-47-RZO
PETITIONER NAME:	City of Hendersonville [applicant] United States of America - Army Corps of Engineers – Savannah District [owner]
ATTACHMENTS:	1. Staff Report 2. Planning Board Summary 3. Draft Ordinance 4. Proposed Zoning Map