



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

www.hendersonvillenc.gov

**Zoning Ordinance Map Amendment
Section 11-1 of the City Zoning Ordinance**

The following are the **required** submittals for a complete application for a Zoning Map Amendment. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- ☒ 1. Completed Application Form
- ☒ 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☒ 3. Application Fee

A. Property Information

Date: 01/05/2023

PIN(s): 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; 9579-06-8117

Address(es) / Location of Property: Frontage on Lafayette Street, Amazing Grace Lane, and Signal Hill Road

Current Zoning: R-20

Proposed Zoning: R-15

B. Adjacent Parcel Numbers and Uses

See attached document for all
PIN: adjacent PINs and uses Use: _____

PIN: _____ Use: _____

PIN: _____ Use: _____

PIN: _____ Use: _____

PIN: _____ Use: _____

Office Use:

Date Received: _____ By: _____ Fee Received? Y/N

C. Applicant Contact Information

Travis Fowler *by James Koffman (authorized)*

* Printed Applicant Name

First Victory, Inc.

Printed Company Name (if applicable)

☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

James Koffman 1-6-2023 for Travis Fowler
Applicant Signature

Director of Purchasing & Estimating
Applicant Title (if applicable)

542 S. Caldwell Street

Address of Applicant

Brevard, NC 28712

City, State, and Zip Code

(828) 577-4201

Telephone

travis@firstvictory.com

Email

* Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

D. Property Owner Contact Information (If different from Applicant)

Barbara L. White; Barbara L. White Trustee; Barbara L. White Living Trust

* Printed Property Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Property Owner Signature

Property Owner Title (if applicable)

3215 Colonial Drive

Address of Property Owner

Aiken, SC 29801

City, State, and Zip Code

Telephone

Email

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

D. Section 11-1 Standards

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

- a) Comprehensive Plan Consistency** – Consistency with the Comprehensive Plan and amendments thereto.

The comprehensive plan notes the parcels as high-intensity neighborhood, the proposed amendment maintains medium density residential. However, the amendment is consistent with high-intensity neighborhood as they both call for residential and R-15 medium density still provides a transition that high-intensity neighborhood intends.

- b) Compatibility with surrounding uses** – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. (Also, see NCGS 160-601 (d) Down-Zoning)

The property is currently zoned R-20 and requesting to be rezoned R-15. The proposed rezoning maintains medium density residential zoning, thus compatible with the surrounding low density residential zoned properties and is a great transition zoning.

- c) Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

The proposed amendment is requesting to maintain a reasonable density residential area and move from R-20 to R-15.

- d) Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning)

The proposed amendment will maintain medium density residential development thus being compatible and beneficial to the surrounding neighborhood without compromising public interest, public health, safety, or general welfare.

- e) Public Facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

The subject parcels have access to public services, including public water and sewer. The parcels are also served by fire and police protection as part of the Mountain Home Fire District per county GIS.

- f) Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

The proposed amendment is to rezone the subject parcels and maintain medium density residential, therefore any proposed development would have minimal impact on the natural environment. The proposed amendment is in keeping with the City of Hendersonville's Comprehensive Plan that identifies this area as a high intensity neighborhood, but as previously mentioned, such a development would pose a greater threat to the natural environment and additional impacts on surrounding community.

B. Adjacent Parcel Numbers and Uses

Pin: <u>9579-06-4126</u>	Use: <u>Commercial</u>
Pin: <u>9579-06-3217</u>	Use: <u>Vacant</u>
Pin: <u>9579-06-3404</u>	Use: <u>Vacant</u>
Pin: <u>9579-06-1562</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-06-1764</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-06-1936</u>	Use: <u>Vacant</u>
Pin: <u>9579-07-1337</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-07-6740</u>	Use: <u>Vacant</u>
Pin: <u>9579-07-7529</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-07-8653</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-18-3554</u>	Use: <u>Multi-Family Residential</u>
Pin: <u>9579-16-5868</u>	Use: <u>Multi-Family Residential</u>
Pin: <u>9579-16-0862</u>	Use: <u>Vacant</u>
Pin: <u>9579-16-1378</u>	Use: <u>Multi-Family Residential</u>
Pin: <u>9579-06-6502</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-06-5467</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-06-6457</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-06-6412</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-06-6315</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-06-6383</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-06-6107</u>	Use: <u>Single-Family Residential</u>
Pin: <u>9579-06-6187</u>	Use: <u>Single-Family Residential</u>