



PLANNING BOARD RECOMMENDATION

Project #: P22-48-CZD

Meeting Date: June 13, 2022

PETITION REQUEST: Standard Rezoning – Erkwood (Kilpatrick)

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 19 minutes.

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

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

1. Rick Huhn, 116 Erkwood Dr – expressed concerned about high density development potentially going on the subject property.

The Planning Board had two questions related to the approval of the annexation by clarifying that Annexation decisions are made by City Council and clarifying that any proposed development would go through normal project review procedures.

MOTION:

Mr. Nace 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 zoning presents an opportunity for compatible infill development and a mix of land uses as called for in Chapters 2, 8 and 9 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. Greenville Highway is the predominant zoning in this area
2. The petition aligns with the Henderson County's Future Land Use designation

FUTURE LAND USE DESIGNATION:

Furthermore, we recommend designating the Future Land Use of the parcel as High Intensity Neighborhood and Natural / Agricultural Resources for the portion of the subject property located in the 100-year Floodplain.

BOARD ACTION

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