



PLANNING BOARD RECOMMENDATION

Project #: P22-52-RZO

Meeting Date: June 13, 2022

PETITION REQUEST: Standard Rezoning – Edwards Park

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 13 minutes. The Planning Board did not have questions or comments related to the proposal.

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

1. Ken Fitch, 1046 Patton Street – asked questions about the impact of the rezoning as it relates to parking and setbacks.

MOTION:

Ms. Cromar made a motion to approve the petition. The motion passed unanimously.

COMPREHENSIVE PLAN CONSISTENCY 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 Future Land Use designation of Natural Resource / Agricultural Area recommends primary uses which are compatible with publicly-owned properties zoned R-6, High Density Residential.

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. R-6 zoning would be an expansion of the primary zoning classification of the subject property
2. R-6 zoning permits uses which are compatible with surrounding land uses
3. R-6 zoning contains dimensional standards which are compatible with the surrounding built environment

BOARD ACTION

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