



PLANNING BOARD RECOMMENDATION

Project #: P22-49-CZD

Meeting Date: June 13, 2022

PETITION REQUEST: Standard Rezoning – Upward Rd (Justus/Erwin)

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 12 minutes.

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

No one from the public spoke during the public comment period.

There were no questions or comments by the Planning Board.

MOTION:

Ms. Cromar 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 provides design standards which align with most of the design guidelines outlined under Strategy LU-9.4 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. Commercial Highway Mixed Use is the zoning district established for the Upward Rd Planning Area
2. The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area
3. The property is located in an area designated as a "Priority Growth Area" according to the City's Comprehensive Plan

BOARD ACTION

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