



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager

MEETING DATE: July 7, 2022

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning – Erkwood Dr - Kilpatrick (P22-48-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: 9577-18-7316) from Henderson County R-40, Estate Residential zoning district to City of Hendersonville GHMU (Greenville Highway Mixed Use) 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 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.

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. Greenville Highway is the predominant zoning in this area
2. The petition aligns with the Henderson County's Future Land Use designation

3. 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.

[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: 9577-18-7316) from Henderson County R-40, Estate Residential zoning district to City of Hendersonville GHMU (Greenville Highway Mixed Use) 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 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.

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 permit development that does not align with the County's current R-40 zoning

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville received an Annexation application from Cameron & Kina Kilpatrick (owner) for a 1.89 Acre tract along Erkwood Dr near the intersection of Greenville Highway and Shepperd St adjacent to city limits on the southern edge of Hendersonville. The applicant has not requested zoning, therefore the City is initiating zoning for this parcel from County R-40, Estate Residential District to GHMU, Greenville Highway Mixed Use.

GHMU permits a range of lower intensity commercial uses along with single-family, two-family and multi-family residential. This zoning district includes design standards for all uses other than single-family and two-family (per State Statute). CZD is triggered in this zoning district by projects with a cumulative square footage over 50,000 Sq Ft as well as by buildings which have a footprint exceeding 12,000 Sq Ft.

In absence of a Future Land Use Designation, the County's Future Land Use Designation of Community Service Center states the following:

Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas.

PROJECT/PETITIONER NUMBER:	P22-48-RZO
PETITIONER NAME:	City of Hendersonville [applicant] Cameron & Kina Kilpatrick [owner]
ATTACHMENTS:	1. Staff Report 2. Planning Board Summary 3. Draft Ordinance 4. Proposed Zoning Map