



## PLANNING BOARD RECOMMENDATION

P21-84-RZO

February 14<sup>th</sup>, 2022

PETITION REQUEST: Rezoning from R-15 to R-10

APPLICANT/PETITIONER: Charles and Sheryl Osteen of AMJESS LLC

### PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 7-0 to recommend **APPROVAL** of this petition and adopted the following statement of comprehensive plan consistency:

### 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 Medium Intensity Neighborhood designation calls for Single Family Residential as a primary land use and the proposed map amendment aligns with the locations listed under LU 6.1.*

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:

- *The petition would be an extension of the adjacent R-10 zoning district.*
- *The petition allows for both parcels to become conforming lots meeting the minimum lot size for the R-10 district.*
- *The petition creates the opportunity for compatible infill development [Strategy PH-1.]*

## PLANNING BOARD DISCUSSION

### Overview of discussion from minutes.

- Chair asked about the two parcels being a viable consideration for the Board.
  - Mr. Morrow stated yes, the buildability of the smaller lot is in question without the rezoning. He is not sure how buildable it is with the stream.
- Mr. Blatt stated he knows they cannot say what they plan to do on the property, but would he consider only rezoning the smaller lot to R-10.
  - Ed Osteen, 2367 Brannon Road stated his preference is to rezone both properties to R-10. Mr. Blatt asked if he was aware of the streambank requirements before he clear cut the lot. Mr. Osteen stated yes, he was. He removed the large pile of bamboo, one side still remained natural.
- Chair asked about the ditch and if they were planning to do away with it.
  - Mr. Osteen stated they are working with NCDOT, and they plan to put in a catch basin and put in a pipe that will be covered and not look as ugly as the ditch does.

### BOARD ACTION

Motion: Barbra Cromar

Second: Tamara Peacock

Yeas: Jim Robertson, Chair, Neil Brown, Tamara Peacock, Barbara Cromar, Jon Blatt (Vice-Chair), Stuart Glassman, Frederick Nace

Nays: None

Absent: Peter Hanley, Hunter Jones

Recused: None