



**CITY OF HENDERSONVILLE  
AGENDA ITEM SUMMARY  
PLANNING DIVISION**

**SUBMITTER:** Tyler Morrow

**MEETING DATE:** March 3<sup>rd</sup>, 2022

**AGENDA SECTION: PUBLIC HEARING**

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning/Map Amendment: Standard Rezoning– N. Harper Drive (P21-84-RZO) – *Tyler Morrow, Planner II*

**SUGGESTED MOTION(S):**

**For 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 9569-26-2653 & 9569-26-3517) from R-15 Medium Density Residential to R-10 Medium Density Residential.

**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:**

- a. 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.

**2. 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:**

- a. The petition would be an extension of the adjacent R-10 zoning district.
- b. The petition allows for both parcels to become conforming lots meeting the minimum lot size for the R-10 district.
- c. The petition creates the opportunity for compatible infill development.

**[DISCUSS & VOTE]**

**For Denial:**

I move City Council deny the rezoning application for the subject property (PINs 9569-26-2653 & 9569-26-3517) changing the zoning designation from R-15 Medium Density Residential to R-10 Medium Density Residential for the following reasons:

**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:**

- a. 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.

**2. We do not 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:**

*[please state reasons describing why this rezoning is unreasonable and not in the public interest]*

**[DISCUSS & VOTE]**

**SUMMARY:**

The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from Charles and Sheryl Osteen of AMJESS LLC (applicant & property owner). The applicant is requesting to rezone the subject property from R-15 Medium Density Residential to R-10 Medium Density Residential. The subject parcels (PINs: 9569-26-2653 & 9569-26-3517) are located on N. Harper Drive. The subject property is approximately 0.68 acres.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. If rezoned, all permitted uses within the R-10 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

<b>PROJECT/PETITIONER NUMBER:</b>	P21-84-RZO
<b>PETITIONER NAME:</b>	1. Charles and Sheryl Osteen of AMJESS LLC (applicant & property owner).
<b>ATTACHMENTS:</b>	1. Staff Report 2. Planning Board Action Report 3. List of Permitted Uses In R-15 and R-10 4. Ordinance 5. Proposed Zoning Map 6. Application and Supporting Documents