



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

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<b>SUBMITTER:</b>	Matthew Manley	<b>MEETING DATE:</b>	February 9, 2023
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Rezoning: Standard Rezoning – Signal Hill Rezoning (P23-06-RZO) – <i>Matthew Manley, AICP / Planning Manager</i>		

### **SUGGESTED MOTION(S):**

#### **For Recommending Approval:**

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject properties (PINs: 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; & 9579-06-8117) from R-20 (Low Density Residential) to R-15 (Medium Density Residential) 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 the public hearing, and because:**

1. The High Intensity Neighborhood & Medium Intensity Neighborhood designations call for Single Family Residential as a primary land use and the proposed zoning district permits single-family & two-family residential uses.

**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:**

1. The proposed zoning district is compatible with the surrounding area because it permits the same land uses as the existing zoning district.
2. The petition provides for a marginal increase in density in close proximity to a wide range of commercial uses.
3. The petition would potentially provide additional housing that would utilize existing infrastructure.

#### **For Recommending Denial:**

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-41-9518) from R-15 (Medium Density Residential) to C-3 (Highway Business) 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 the public hearing, and because:**

1. The High Intensity Neighborhood & Medium Intensity Neighborhood designations call for Single Family Residential as a primary land use and the proposed zoning district permits single-family & two-family residential uses.

**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:**

1. The proposed zoning district is incompatible with the surrounding area because it would have a smaller minimum lot size.
2. The petition to increase residential density is out of character with the surrounding land uses.

**[DISCUSS & VOTE]**

<p>4. The petition creates the opportunity for compatible infill development.</p> <p><b>[DISCUSS &amp; VOTE]</b></p>	
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**SUMMARY:** *The City of Hendersonville is in receipt of an application for a Standard Rezoning from James Koffman and Travis Fowler of First Victory, Inc, applicant. The applicant is requesting to rezone the subject property (PINs: 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; and 9579-06-8117) totaling 13.01 acres located at Signal Hill Rd and Lafolette St/Amazing Grace Ln, from R-20, Low Density Residential to R-15, Medium Density Residential.*

*If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the R-15 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>	P23-06-RZO
<b>PETITIONER NAME:</b>	<ol style="list-style-type: none"> <li>1. James Koffman/Travis Fowler, First Victory, Inc [Applicant]</li> <li>2. Barbara L. White/Living Trust [Owner]</li> </ol>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Zoning District Comparison</li> <li>3. Draft Ordinance</li> <li>4. Proposed Zoning Map</li> <li>5. Application</li> </ol>