



PLANNING BOARD RECOMMENDATION

Project #: P22-15-CZD

May 9, 2022

PETITION REQUEST: Conditional Rezoning – Upward Road Restaurant

APPLICANT/PETITIONER: NC Hendersonville Upward Road, LLC. [Owner]
Dennis Terry [Applicant]

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 19 minutes. The main topics discussed by the Planning Board members related to clarification of the landscaping requirements and the associated condition related to tree plantings.

Dan Soder, Civil Designer with V3 Companies represented the development team. Mr. Soder presented details of the site plan and included that the use was for a nationwide coffee house chain.

No members of the public spoke in regards to the development.

Mr. Hanley made a motion for approval with Mr. Nace seconding. The Planning Board voted 7-0 to recommend **APPROVAL** of this petition and adopted the following statements:

CONDITIONS:

The Conditions as shown on the site plan and agreed to by the developer were included in the motion.

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 Future Land Use designation of Regional Activity Center recommends restaurant as a primary land use and the location and site design of the project align with the goals and strategies of LU-9. 3.

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. The Upward Road corridor is classified as a Boulevard and is appropriate for drive-in restaurants.
2. The development will provide additional food options for residents and visitors.
3. The subject property is consistent with the interstate interchange-oriented development occurring in this area.
4. The subject property is located in a Priority Growth Area.

BOARD ACTION

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