



## PLANNING BOARD RECOMMENDATION

Project #: P22-29-CZD

May 9, 2022

PETITION REQUEST: Zoning Text Amendment – Supplementary Standards for Day Centers

APPLICANT/PETITIONER: Tamara Peacock Architects [Applicant]

### PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request and the review by the Legislative Committee as well as an overview of the guidance from the Comprehensive Plan as well as the criteria for considering a text amendment. Planning Board considered this item for 19 minutes. The main topics discussed by the Planning Board members related to location of current day centers, impetus for the application, potential for allowing Day Centers by-right in the I-I zoning district.

A representative of the applicant, Dennis Bro, spoke in favor of the proposal.

No members of the general public spoke in regards to the proposal.

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

### 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 2030 Comprehensive Plan Land Use and Development Chapter calls for the City to consider short- and long-term impacts on compatibility with existing development and further recommends the consideration be given to determine if an application demonstrates a clear public purpose.*

### 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 petition addresses the provisions of services for the needy, homeless and transient population within the City of Hendersonville's zoning jurisdiction.
2. The text amendment addresses separation of day centers from residential uses through the provision of buffers that exceed standard commercial / residential buffers.

### BOARD ACTION

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