



CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT

100 N. King St. ~ Hendersonville, NC ~ 28792  
Phone (828) 697-3010 ~ Fax (828) 697-6185  
www.cityofhendersonville.org

**ZONING ORDINANCE TEXT AMENDMENT**  
**Sections 4-1 and 11-1 of the City Zoning Ordinance**

**Amended  
application from  
4/1/2022**

The following are required to constitute a complete application for a zoning text amendment:

~ This form.

~ Appropriate fee.

Applications for zoning text amendments are due at least 30 days prior to any Planning Board Meeting.

Date 04/01/2022

Section of Ordinance proposed to be changed 16-4-12 (B and C)

**Proposed change**

Proposing to change the following language to

"A day center may be adjacent to a residential district and/or residential use in the case in which a buffer is implemented. A Buffer must consist of twenty- five feet (25 ft) of landscaped separation or fifteen feet (15 ft) of separation with a vertical barrier of at least six feet (6 ft) in height.

**Reason for change**

To permit day centers in additional areas and to provide more opportunities for day centers in the City of Hendersonville.

Applicant Name The Tamara Peacock Company Architect

Address 104 First Ave East, Suite A Hendersonville, North Carolina 28792

Phone 828-696-4000

Fax

E-mail Moe@peacockarchitect.com

Signature

*Morgan Marks*

Official Use:

DATE RECEIVED: \_\_\_\_\_ BY \_\_\_\_\_ FEE RECEIVED \$ \_\_\_\_\_

**Section 11-4 Standards** The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) **Comprehensive Plan Consistency.** Consistency with the Comprehensive Plan and amendments thereto.

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b) **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

Proposed amendment which explains the purpose for the amendment: A day center may be adjacent to residential use in the case which a buffer is implemented. A Buffer must consist of twenty- five feet (25 ft) of landscaped separation or fifteen feet (15 ft) of separation with a vertical barrier of at least six feet (6 ft) in height.

c) **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

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d) **Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.

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e) **Public facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.

N/A

f) **Effect on natural environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, stormwater management, streams, vegetation, wetlands and wildlife.

N/A