



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	June 2, 2022
AGENDA SECTION:	Public Hearing	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Supplementary Standards for Day Centers (P22-29-ZTA) – <i>Matthew Manley, AICP – Planning Manager</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article XVI. - Supplementary Standards for Certain Uses, Section 16-4-12 Day Center, 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:

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.

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 petition addresses the provision 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

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article XVI. - Supplementary Standards for Certain Uses, Section 16-4-12 Day Center, 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:

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.

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 text amendment would permit an incompatible use in closer proximity to residential districts and residential uses than what is currently allowed.

[DISCUSS & VOTE]

SUMMARY: *The City of Hendersonville is in receipt of an application for a Zoning Text Amendment from Tamara Peacock Company Architects and Morgan Marks for the revision of the Supplementary Standards for Day Centers (Sec. 16-4-12)*

The applicant is proposing the following revisions to the text:

A Day Center may be adjacent to a residential use and/or residential district 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.

Currently Day Centers are not permitted adjacent to a residential use nor within 200' of a residential district in any zoning district.

The Planning Board voted 6-0 to recommend APPROVAL of the proposed text revisions.

PROJECT/PETITIONER NUMBER:	P22-29-ZTA
PETITIONER NAME:	The Tamara Peacock Company Architects / Morgan Marks
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Planning Board Summary3. Draft Ordinance4. Application / Amended Application