



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

---

**SUBMITTER:** Tyler Morrow **MEETING DATE:** 2-4-21

**AGENDA SECTION:** Choose one, delete others: **DEPARTMENT:** Community  
Council Action Development  
Department

**TITLE OF ITEM,**  
**Presenter Name, Title:** Conditional Rezoning: Fleming Street Medical Office Building, P20-41-  
CZD – *Tyler Morrow, Planner*

**SUGGESTED MOTION(S):** SUGGESTED MOTIONS

**For Recommending Approval:**

I move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from MIC Medical, Institutional, Cultural and MIC-SU Medical, Institutional, Cultural, Special Use to MIC-CZD Medical, Institutional, Cultural Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the Published List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons: **[please state your reasons]**

**Suggested Categories For Reasons**

1. Comprehensive Plan consistency.
2. Compatibility with surrounding uses.
3. Changed conditions.
4. Public interest.
5. Public facilities.
6. Effect on natural environment.

**For Recommending Denial:**

I move City Council not adopt an ordinance rezoning the subject property for the following reasons: **[please state your reasons]**

---

---

**SUMMARY:** The City is in receipt of a Conditional Rezoning application from Carleton Collins of Carleton Collins Architecture and CCP Fleming LLC for the development of a 3 story 13,536 square foot medical office on approximately 0.86 acres. The subject property is identified as parcel numbers 9569-60-1341 and 9569-60-1454 is currently vacant. The applicant is requesting to rezone the subject property from MIC Medical, Institutional, Cultural and MIC-SU Medical, Institutional, Cultural, Special Use to MIC-CZD Medical, Institutional, Cultural Conditional Zoning District. The Planning Board has recommended 5 conditions for this conditional rezoning application.

**BUDGET IMPACT:** N/A

**Is this expenditure approved in the current fiscal year budget?** N/A

**If no, describe how it will be funded.**

EnterTextHere

**PROJECT NUMBER:** N/A

**PETITION NUMBER:** P20-41-CZD

**ADDITIONAL PETITION NUMBER:** N/A

**PETITIONER NAME:** Carleton Collins (applicant) CCP Fleming LLC (property owner)

**ATTACHMENTS:** Staff report, which includes various appendices