



**CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

[www.hendersonvillenc.gov](http://www.hendersonvillenc.gov)

**Zoning Ordinance Map Amendment  
Section 11-1 of the City Zoning Ordinance**

The following are the **required** submittals for a complete application for a Zoning Map Amendment. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- ☐ 1. Completed Application Form
- ☐ 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☐ 3. Application Fee

**A. Property Information**

Date: 05Jan23

PIN(s): 9568-51-8549

Address(es) / Location of Property: 1208 Stanwood Lane

Current Zoning: R15

Proposed Zoning: R10

**B. Adjacent Parcel Numbers and Uses**

PIN: 9568516641	Use: Mobile Home Park
PIN: 9568523362	Use: Town Homes
PIN: 9568519776	Use: Single Family Residence
PIN: 9568519578	Use: Single Family Residence
PIN: 9568610312	Use: Auto Repair Shop

Office Use:

Date Received: \_\_\_\_\_ By: WJ Fee Received? Y/N

CHK # 218



**C. Applicant Contact Information**

**Michael Murphy**

\* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership

☒ Other: Land Owner

**Mike Murphy**

Digitally signed by Mike Murphy  
Date: 2023.01.05 14:56:11 -05'00'

Applicant Signature

Applicant Title (if applicable)

1124 Old US 25 Hwy

Address of Applicant

Zirconia, NC 28790

City, State, and Zip Code

828-329-6332

Telephone

mytsip@gmail.com

Email

\* Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.



**D. Property Owner Contact Information (If different from Applicant)**

same

\* Printed Property Owner Name

Printed Company Name (if applicable)

☐ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership

☐ Other: \_\_\_\_\_

Property Owner Signature

Property Owner Title (if applicable)

Address of Property Owner

City, State, and Zip Code

Telephone

Email

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.



#### **D. Section 11-1 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.

**R10 will be similar to the future zoning of Medium Intensity Neighborhood allowing 2 to 8 per acre**

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. (Also, see NCGS 160-601 (d) Down-Zoning)

**Neighboring properties are densely populated, one is a mobile home park and across Stanwood is a townhome community**

c) **Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

**single family home availability is limited  
cost of development  
land to develop is scarce  
affordable homes are almost nonexistent**

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. (Also, see NCGS 160D-601 (d) Down-Zoning)

**more affordable housing is needed in Hendersonville and changing this density will allow more homes to be developed on less land which helps with the cost to develop smaller plots of land.**

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. (Also, see NCGS 160D-601 (d) Down-Zoning)

**water and sewer are available to this property  
main streets meet this property  
main thoroughfares are within 1/8 mile from this property**

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, storm water management, streams, vegetation, wetlands and wildlife.

**Adding a few more single family homes in this area will not adversely effect the natural environment**

