



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Alexandra Hunt	MEETING DATE:	April 13, 2023
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Rezoning: Standard Rezoning – 2511 Asheville Hwy & 106 Halsbury Ave (P23-024-RZO) – <i>Alexandra Hunt, Planner I</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject properties (PINs: 9569-39-8890, and 9569-49-0448) from R-15 (Medium Density Residential) and C-3 (Highway Business) to C-3 (Highway Business) 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:

1. The High Intensity Neighborhood designation calls for single-family attached as a primary land use; and public uses, offices and retail along thoroughfares as a secondary land use and the proposed zoning district permits single-family residential uses as well as offices, business, professional and public and retail uses.

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 proposed zoning district is compatible with the surrounding area because it permits the same land uses as the existing zoning district.
2. The petition provides for a marginal increase in density in close proximity to a wide range of commercial uses.
3. The petition creates the opportunity for compatible infill development.

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject properties (PINs: 9569-39-8890, and 9569-49-0448) from R-15 (Medium Density Residential) and C-3 (Highway Business) to C-3 (Highway Business) based on the following:

1. The petition is found to be inconsistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

1. The High Intensity Neighborhood designation calls for Single Family Residential and Multi-Family Residential as a primary land use and the proposed zoning district permits single-family & two-family residential uses.

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 proposed zoning district is incompatible with the surrounding area because it would have a smaller minimum lot size.
2. The petition to increase residential density is out of character with the surrounding land uses.

[DISCUSS & VOTE]

[DISCUSS & VOTE]	
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SUMMARY: *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Shane Laughter [Applicant] and Ronnie Gray [Owner]. The applicant is requesting to rezone the subject property (PINs:9569-39-8890 and 9569-49-0448) totaling 5.66 acres located at 2511 Asheville Highway and 106 Halsbury Avenue, from C-3Highway Business and R-15 Medium Density Residential, to C-3 Highway Business.*

The parcel located at 2511 Asheville Highway is accessed from Asheville Hwy and is at a lower elevation than 106 Halsbury Ave.

The parcel located at 106 Halsbury Avenue is only accessible from Halsbury Ave and features a significant change in topography that causes this parcel to sit at a higher elevation above both Asheville Hwy and remainder of the subject property. This prevents access between the two parcels.

The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

If rezoned, there will not be a binding site plan, list of uses nor any conditions placed on the site. All permitted uses within the C-3 district would be allowed on the site.

PROJECT/PETITIONER NUMBER:	P23-024-RZO
PETITIONER NAME:	<ol style="list-style-type: none"> 1. Shane Laughter [Applicant] 2. Ronnie Gray [Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Draft Ordinance 3. Proposed Zoning Map 4. Application