



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	April 12, 2023
AGENDA SECTION:	Public Hearing	DEPARTMENT:	Community Development
TITLE OF ITEM:	Rezoning: Standard Rezoning – Upward Crossing Rezoning (P23-07-RZO) – <i>Matthew Manley, AICP / Planning Manager</i>		

SUGGESTED MOTION(S):

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 (PIN: 9588-21-9113) from PCD (Planned Commercial Development Conditional Zoning District) to CHMU (Commercial Highway Mixed Use) 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 Future Land Use designation of Regional Activity Center recommends restaurants & Community/Regional Services as primary land uses and the location of the subject property aligns with the goals and strategies of LU-9.
- 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 CHMU Zoning District features Design Standards
 2. The CHMU Zoning District permits a mix of uses including those that are consistent with the interstate-oriented development occurring in this area.
 3. The subject property is located in a “Priority Growth Area”

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9588-21-9113) from PCD (Planned Commercial Development Conditional Zoning District) to CHMU (Commercial Highway Mixed Use) 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 Future Land Use designation of Regional Activity Center recommends restaurants & Community/Regional Services as primary land uses and the location of the subject property aligns with the goals and strategies of LU-9.

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.

[DISCUSS & VOTE]

SUMMARY: *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Chris Cormier of Carolina Specialties Construction [Applicant] and Satis Patel of Upward Road Hospitality [Owner]. The applicant is requesting to rezone the 1.5 acre subject property (PIN: 9588-21-9113) located at Upward Crossing Rd, from Planned Commercial Development Conditional Zoning District (PCD) to Commercial Highway Mixed Use (CHMU).*

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the CHMU district would be allowed on the site. 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.

At their meeting on March 9th, the Planning Board voted 7-0 to recommend approval of the petition.

PROJECT/PETITIONER NUMBER:	P23-07-RZO
PETITIONER NAME:	<ol style="list-style-type: none">1. Chris Cormier of Carolina Specialties Construction [Applicant]2. Satis Patel of Upward Road Hospitality [Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Planning Board Summary3. CHMU Zoning District Standards4. Draft Ordinance5. Proposed Zoning Map6. Application7. Notice of Public Hearing