



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

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<b>SUBMITTER:</b>	Matthew Manley	<b>MEETING DATE:</b>	April 12, 2023
<b>AGENDA SECTION:</b>	Public Hearing	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Rezoning: Standard Rezoning –Hillview Blvd Rezoning (P23-18-RZO) – Matthew Manley, AICP / Planning Manager		

### **SUGGESTED MOTION(S):**

#### **For Recommending Approval of C-2:**

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject properties (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792 from R-15 (Medium Density Residential) to C-2 (Secondary 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:**

*The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.*

**2. We recommend amending the Future Land Use designation of the subject parcel and other parcels fronting Hillview Blvd from *High Intensity Neighborhood* to *Neighborhood Activity Center*.**

**3. 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 commercial zoning district is compatible with the surrounding area because

#### **For Recommending Denial of C-2:**

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 (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792 from R-15 (Medium Density Residential) to C-2 (Secondary 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:**

*The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.*

**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 commercial zoning district is incompatible due to the residential character established along Hillview Blvd.
2. The petition to increase intensity is incompatible given the property frontage on a Local street.

**[DISCUSS & VOTE]**

<p>it permits the same land uses as the adjacent parcels.</p> <p>2. The petition provides for an increase in intensity in close proximity to a major thoroughfare</p> <p><b>[DISCUSS &amp; VOTE]</b></p>	
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**SUMMARY:** *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Brentley Orr, applicant/property owner, and Kenneth M. Gordon of Bickering Brothers, LLC, property owner. The applicant is requesting to rezone the subject property at 210, 212, & 214 Hillview Blvd (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792) totaling .78 acres, from R-15, Medium Density Residential to C-2 Secondary Business.*

*If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-2 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 denial of the petition.*

<b>PROJECT/PETITIONER NUMBER:</b>	P23-18-RZO
<b>PETITIONER NAME:</b>	<ol style="list-style-type: none"> <li>1. Brentley Orr [Applicant/Owner]</li> <li>2. Kenneth M. Gordon of Bickering Brothers, LLC, [Owner]</li> </ol>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Planning Board Summary</li> <li>3. Zoning District Comparison</li> <li>4. Draft Ordinance</li> <li>5. Proposed Zoning Map</li> <li>6. Application</li> <li>7. Notice of Public Hearing</li> </ol>