

**Entry #:** 10 - 11/22/2023 **Status:** Submitted **Submitted:** 11/22/2023 1:01 PM

**Date:**  
11/22/2023

**Address/Location of Property:**  
116 Stewart St

**Current Zoning:**  
R-15

**Proposed Zoning:**  
GHMU

List the adjacent property parcel numbers and uses.

**PIN or PID #**  
9577196044

**Adjacent Property Use:**  
Motel (GHMU)

**PIN or PID #**  
9577198346

**Adjacent Property Use:**  
RES-SINGLE FAMILY (R-15)

**PIN or PID #**  
9577196364

**Adjacent Property Use:**  
RES-SINGLE FAMILY (GHMU)

**PIN or PID #**  
9577196218

**Adjacent Property Use:**  
RES-SINGLE FAMILY (GHMU)

**Applicant Name:**  
Roger Grant

**Address**  
116 Stewart St, Hendersonville, North Carolina 28792

**Phone**  
(407) 748-5282

**Email**  
2rogergrant@gmail.com

**Property Owner Name:**  
Roger Grant

**Address**  
116 Stewart St, Hendersonville, North Carolina 28792

**PIN or PID #**  
9577197262

**Signature**



**Printed Name:**

Roger Grant

**Official Use Only:**

**Date Recieved:**

**Received By:**

**Fee Received:**

**Section 11-4 Standards:** The advisability of amending the text of the 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.**

Consistent with the plan to develop mixed use areas and to support additional residence.

**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.**

This is consistent with the current mixed use zoning of properties adjacent to and across the street from the owner's property.

**c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.**

Homeowner wishes to add a rental apartment above the garage

**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.**

Provides additional housing within city limits.

**e) Public facilities. Whether and to the extent 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.**

No impact

**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, stormwater management, streams, vegetation, wetlands and wildlife.**

No impact