

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
137 & 139 E. Central St. File # P21-72-CZD
Tuesday, November 23, 2021 2:00 p.m.

Tyler Morrow, Planner II, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Building, 305 Williams Street. The applicant and three City staff were in attendance and one staff member attended via Zoom. The following attended:

Name	Address	Name	Address
Matt Manley	Staff (Zoom)		
Tyler Morrow	staff		
Terri Swann	staff		
Alexandra Hunt	staff		
Billy Pace, App	619 S. Grove Street		

Mr. Morrow opened the meeting explaining this is the Neighborhood Compatibility meeting for the 137/139 E. Central Street project. The property is located at 137 & 139 E. Central Street.

Pre-submitted public comments for today's meeting were accepted via the City of Hendersonville website and via email and will be addressed during this meeting.

No one is online and no one was in attendance.

Regarding the project:

The subject property is currently zoned C-2 CZD, Secondary Business Conditional Zoning District. The applicant is requesting to add Automotive paint and body work and all permitted uses in C-2 to the approved list of uses for the Conditional Zoning District at the subject property. The site plan shows two buildings on approximately 3.06 acres.

The list of permitted uses includes: Business services; Construction trades facilities; Personal services; Public and semi-public buildings; Recreational facilities, indoor; Religious institutions; Repair services, miscellaneous; Residential dwellings, single-family; Residential dwellings, two-family; Wholesale businesses and Light manufacturing.

There were two pre-submitted comments. Those were read into the record.

Janice Parker

508 Glover Street, Hendersonville, North Carolina 28792

This is a reasonable request and he will be providing services that will benefit the public. The man should be able to market these improvements to his property.

William McClure

613 Substation St, Hendersonville, North Carolina 28792

I have two concerns. 1. Proposed business would turn in to a salvage vehicle lot with numerous vehicles waiting to be repaired. Location is in a direct line from my back deck. 2. Very concerned that a request to open the remainder of E. Central Street would cause us to lose a large portion of what has been usable land for many years. Plus it would destroy all parking and access to our neighbor's home in addition to a constant flow of vehicles in and out day and night. A privacy fence might prevent traffic from entering our property, but would not preserve the neighbor's entrance and parking space or hide the vehicles from view of our deck. Sincerely, William & Carole McClure

Mr. Pace stated the work being done next to Mr. McClure is residential and there will not be any vehicles back there. Vehicles accessing this property will come in off of Spartanburg Highway. Any vehicles on this property will be out of sight. The building and the grading in the rear is for a residential home and not a commercial business. The access for the home will be off of Substation Street and a new driveway will be made for it. He has no plans to open up E. Central Street. It is too costly to do that.

Mr. Morrow clarified that no additional access will be made, and Mr. Pace will not be extending E. Central Street. Mr. Pace stated that is correct all access will be from Spartanburg Highway and no vehicles will be behind the building.

With no further comments or questions, Mr. Morrow closed the meeting at 2:06 pm.