

**Minutes of the Planning Board  
Regular Meeting - Electronic  
December 13, 2021**

**Members Present:** Jim Robertson, Chair, Neil Brown, Bob Johnson, Barbara Cromar, Hunter Jones, Jon Blatt (Vice-Chair)

**Members Absent:** Peter Hanley, Tamara Peacock, Stuart Glassman

**Staff Present:** Matthew Manley, Planning Manager, Alexandra Hunt, Planner I and Terri Swann, Administrative Assistant III; Staff attending via Zoom: Tyler Morrow, Planner II, Lew Holloway, Community Development Director,

**V(C) Zoning Text Amendment – Industrial Conditional Zoning District (P21-76-ZTA).** Mr. Morrow gave the following background:

Community Development staff initiated a conversation about allowing certain I-1 uses which exceed 50,000 square feet to proceed without requiring rezoning to I-1 CZD following a series of discussions with economic development stakeholders in Hendersonville and previous project experiences.

The proposed text amendment is to exempt certain industrial uses from triggering a Conditional Zoning District when exceeding 50,000 square feet in floor area.

Reasons to allow were: to allow the City to be more competitive for large scale economic development projects, to better foster job creation and to adapt to new trends in economic development.

Changes to Article IV were shown in the presentation as well as changes to Article V. Changes to Section 5-12-4 were shown.

Example of Uses Exempt from 50,000 Square Foot Trigger are Bottling Plants, Food processing; bakery products, Textile Mill Products, Printing, publishing & allied industries, Apparel and other textile products and Furniture and fixtures.

Example of Uses Not Exempt from 50,000 Square Foot Trigger are Concrete plants, Automobile paint & body work, Civic centers, Freight terminals, Recycling centers, Exterminators and Fairgrounds.

The zoning map was shown with the existing I-1 zoning. Kimberly Clark was pointed out on the map.

Future Land Use Map Classifications include Business Center, Downtown Core, Downtown Support, Neighborhood Activity Center, High Intensity Neighborhood, Medium Intensity Neighborhood and Natural Resource/ Agricultural.

Comprehensive Plan Consistency: Action LU-13.5.3: Work with the Henderson County Partnership for Economic Development and other economic development organizations in packaging incentives and overcoming development obstacles for economic development projects that meet the City's Comprehensive Plan goals: Action LU-13.5.1: Work with the Henderson County Partnership for Economic Development and other economic development organizations to market Hendersonville as a business destination.

The Planning Board Legislative Committee met November 16<sup>th</sup>, 2021 and discussed the proposed text amendment. Discussions centered around the uses involved and if a higher square footage trigger would be a better option. No motions were made, only discussion.

Chair asked if there were any questions for staff.

Mr. Blatt asked about the marked off section in 5-12-1 (B) and asked if that was being removed. Mr. Morrow stated yes. Mr. Blatt stated it is not clear how the choices were made. Mr. Holloway explained how they were competing with other communities and how these industrial type businesses are built on the needs of local conditions and requires a competitive edge to selling products all over the world. He discussed the project on Upward Road and lessons were learned from that. He discussed the advantages to this text amendment. He stated this was based on aligning with the county.

Ms. Cromar asked about the apartments in the area. Mr. Morrow stated you don't find I-1 abutting residential. In that one case they are closer, but you don't normally see residential and industrial side by side.

Mr. Manley stated Berkeley Road is not suitable for biking or walking but you could get on the greenway and walk to other areas.

Discussion was made about wages and economic strategies. The median wage for the area was discussed. Mr. Holloway stated there is a study related to this and he would share it with the Board.

Chair stated this text amendment was to entice someone to bring jobs here and a stumbling block is having to go through the CZD process on some of the industrial uses. Mr. Jones stated this would make it more enticing.

It was stated that anything 20,000 sq. ft. would only go through site plan review but would go before the Planning Board.

Mr. Brown stated the City staff did a great job. He wasn't a fan of this, but it is a good balance and now he is in favor of the text amendment.

Chair opened the public comment. No one spoke.

Chair closed the public comment.

***Mr. Jones moved the Planning Board recommend City Council approve an ordinance amending the official zoning ordinance of the City of Hendersonville, Article V – Zoning Districts Classification, Section 5-12-4 I-1CZD Industrial Conditional Zoning District as presented. Finding that the zoning text amendment is consistent with the Comprehensive Plan Chapter 8, Strategy LU-13.5, Action LU-13.5.3 and that the zoning text amendment is reasonable and in the public interest for the following reasons: It encourages reinvestment in commercial real estate within the City of Hendersonville, supporting a sustainable tax base, It positions the City to support the Henderson County Partnership for Economic Development in overcoming development obstacles associated with industrial/manufacturing recruitment, It reflects adaptation by the City to changing market trends in industrial recruitment, it aligns development review steps across local government entities to promote predictable and comparable development processes, optimally positioning the city for success in recruitment of industry to existing Industrial sites. Mr. Brown seconded the motion. The vote was 5 in favor and 1 opposed. Motion passed.***