



**CITY OF HENDERSONVILLE  
DEVELOPMENT ASSISTANCE DEPARTMENT**

100 N. King St. ~ Hendersonville, NC ~ 28792  
Phone (828) 697-3010 ~ Fax (828) 697-6185  
www.cityofhendersonville.org

**ZONING ORDINANCE MAP AMENDMENT**  
**Sections 4-1 and 11-1 of the City Zoning Ordinance**

**The following are required to constitute a complete application for a zoning map amendment:**

- ~ This form and the property owner(s) signature(s), if applicable.
- ~ Appropriate fee.
- ~ A survey and/or metes and bounds description of the property.

**Applications for zoning map amendments are due at least 30 days prior to any Planning Board Meeting.**

<b>Date</b>	10/7/21	<b>Address / Location of Property</b>	0 South Allen Road
<b>Current Zoning</b>	Henderson County OI	<b>Proposed Zoning</b>	C-3

**List the adjacent property parcel numbers & uses.**

<b>PIN or PID #</b>	9588219113	<b>Adjacent Property Use</b>	Vacant / Commercial
<b>PIN or PID #</b>	9588118740	<b>Adjacent Property Use</b>	Vacant / Multi-Family
<b>PIN or PID #</b>	9588124337	<b>Adjacent Property Use</b>	Vacant / Congregate Care
<b>PIN or PID #</b>	9588133046	<b>Adjacent Property Use</b>	Residential

<b>Applicant Name</b>	ROBERT O. CAMENZIND, ET AL.
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<b>Address</b>	5133 BOYLSTON HIGHWAY, MILLS RIVER, NC 28759
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<b>Phone</b>	828-329-2956	<b>Fax</b>		<b>E-mail</b>	HCAMENZIND@RAMSEY-PRATT.COM
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<b>Property Owner: Name</b>	ROBERT O. CAMENZIND, ET AL.
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<b>Address</b>	5133 BOYLSTON HIGHWAY, MILLS RIVER, NC 28759
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<b>PIN or PID #</b>	9588221126	<b>Signature</b> _____ SEE ATTACHED
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**Printed Name** \_\_\_\_\_

**Official Use:**

**DATE RECEIVED:** \_\_\_\_\_ **BY** \_\_\_\_\_ **FEE RECEIVED \$** \_\_\_\_\_

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

Land is in a priority growth area proposed as a regional activity center that touches a main highway.  
Consistent with a commercial rezone.

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.

Surrounding uses are PRD CZD, PCD, Single Family/Agriculture, and a Highway Interstate. With synergy of two surrounding PRDs the future use of land will serve the nearby residents and interstate travelers.

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

Land was recently satellite annexed into the City of Hendersonville as required by the state of North Carolina.

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.

The remaining land will offer a great opportunity for commercial highway users to support the underserved communities on the south side of Henderson County.

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

Land owner proposes to privately extend city utilities and build a city standard road to service the remaining land between Upward Crossing Drive and South Allen Road. The facilities in this immediate area can support the future of commercial development on this site.

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.

Future development will need to be consistent with the water and light management of PRD projects

EXHIBIT "A"

APPLICANTS & PROPERTY OWNERS

10/8/2021  
DATE

Robert O. Camenzind  
ROBERT O. CAMENZIND

Peggy C. Cabe, by and through her A-I-F, Robert Otto Camenzind  
PEGGY C. CABE, by and through her attorney-in-fact, Robert Otto Camenzind

Lynda Hill Camenzind, by and through her A-I-F, Robert Otto Camenzind  
LYNDA HILL CAMENZIND, by and through her attorney-in-fact, Robert Otto Camenzind

Enno F. Camenzind, by and through his A-I-F, Robert Otto Camenzind  
ENNO F. CAMENZIND, by and through his attorney-in-fact, Robert Otto Camenzind

Brenda Merrill Camenzind, by and through her A-I-F, Robert Otto Camenzind  
BRENDA MERRILL CAMENZIND, by and through her attorney-in-fact, Robert Otto Camenzind

Paula C. Carter, by and through her A-I-F, Robert Otto Camenzind  
PAULA C. CARTER, by and through her attorney-in-fact, Robert Otto Camenzind

Charles Norman Carter, by and through his A-I-F, Robert Otto Camenzind  
CHARLES NORMAN CARTER, by and through his attorney-in-fact, Robert Otto Camenzind

Joan C. Fleming, by and through her A-I-F, Robert Otto Camenzind  
JOAN C. FLEMING, by and through her attorney-in-fact, Robert Otto Camenzind

John Thomas Fleming, by and through his A-I-F, Robert Otto Camenzind  
JOHN THOMAS FLEMING, by and through his attorney-in-fact, Robert Otto Camenzind