

**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, Jamie Carpenter, Downtown Manager, Alexandra Hunt, Planner I and Terri Swann, Administrative Assistant III; Staff attending via Zoom: Tyler Morrow, Planner II, Lew Holloway, Community Development Director,

**I Call to Order. *The Chair called the meeting to order at 4:00 pm. A quorum was established.***

**II Approval of Agenda. *Mr. Brown moved for the agenda to be approved. The motion was seconded by Mr. Blatt and passed unanimously.***

**III Approval of Minutes for the meeting of November 8, 2021. *Mr. Brown moved to approve the Planning Board minutes of the meeting of November 8, 2021. The motion was seconded by Ms. Cromar and passed unanimously.***

**IV Old Business - None**

**V New Business**

**V(E) Conditional Zoning District – 137 & 139 E. Central Street – (P21-72-CZD).** Ms. Hunt gave the following background:

City Council previously approved a conditional rezoning request and site plan for the subject property on April 2, 2020. No changes to the approved site plan are proposed. Rather, the applicant is requesting to add Automotive Paint and Body Work – which is a Special Use in C-2 - and additional permitted uses in the C-2 zoning district to the approved list of uses for the Conditional Zoning District at the subject property.

The vicinity map was shown along with the site plan and existing conditions.

As stated earlier, the existing zoning is not changing – it will remain C-2 CZD. Predominate uses in the area are R-15 Medium Density Residential however, parcels to the South are zoned C-3 Highway Business and include commercial uses such as the Henderson County Board of Elections. The subject property is in close proximity to Spartanburg Hwy and Old Spartanburg Road.

The Comprehensive Plan designates the subject property and surrounding parcels as High Intensity Neighborhood. The goal of this designation is to encourage low-maintenance high density housing that supports Neighborhood and Regional Activity Centers and Downtown and provides a transition between commercial and single-family development. Secondary Uses recommended Land Uses include – public and institutional uses, office and retail along thoroughfares and recreational amenities. The additional uses that the applicant is requesting (which I have listed on the following slides) but include Automotive Paint &

Body Work as a special use in C-2 aligns with the Comprehensive Plan's Land Use & Development.

Chair asked if there were any questions for staff.

Discussion was made about the full list of the C-2 uses. Ms. Hunt stated anything incompatible was left off the list. The permitted uses will be for just this property and not for any other C-2 zoned property.

Billy Pace, applicant stated this is just for this specific property. He wants to put a business in his existing building. This is an established business that is downsizing. They sold their current business to a franchise. Mr. pace stated he is back because the uses need to be better defined.

There were no questions for Mr. Pace.

No one had any public comment via Zoom or in the room.

Chair closed the public comment.

Mr. Holloway discussed the CZD process and the site-specific conditions that go along with it. He discussed staff working on a wider list of uses.

***Mr. Brown moved the Planning Board recommend City Council approve the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-24-9710) from C-2 CZD (Secondary Business Conditional Zoning District) to C-2 CZD (Secondary Commercial Zoning District) based on the application submitted by the applicant. Finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map designation of High Intensity Neighborhood and that the rezoning is reasonable and in the public interest for the following reasons: That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 8 – Land Use & Development. That the rezoning is compatible with the surrounding land uses. That it is reasonable and in the public's interest to approve the application because it will advance goals related to the Comprehensive Plan. Mr. Johnson seconded the motion which passed unanimously.***

**VII Adjournment – The meeting was adjourned at 7:57 pm.**

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Jim Robertson, Chair