



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** January 6th, 2022

AGENDA SECTION: Public Hearing **DEPARTMENT:** Community Development

TITLE OF ITEM: Rezoning: Conditional Rezoning: Hendersonville Home 2 (P21-73-CZD) –
Alexandra Hunt, Planner I

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the 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: 9579-56-7956) from PCD (Planned Commercial Development) Zoning to PCD CZD (Planned Commercial Development, Conditional Zoning District) based on the site plan submitted by the applicant and subject to the following:

Permitted Uses shall include:

- 1) Hotels & Motels

Conditions that shall be satisfied prior to final site plan approval include:

City initiated:

- 1) Recommendation that the developer review the lighting ordinance and work with City staff to comply with the draft lighting ordinance [PB]
- 2) Provide a pedestrian walkway between the Day in the Country parking lot and the proposed hotel parking lot [PB]
- 3) Provide elevations of the proposed hotel prior to City Council [PB]
- 4) Provide a 25 ft wide Type C Buffer as prescribed in Section 15-6 but without any fencing or walls on the entire east, northeast and southern borders of the project site [TB]

2. For Recommending Denial:

I move the City Council DENY the adoption of an ordinance amending the official zoning map of the City of Hendersonville rezoning the subject property (PIN: 9579-56-7956) from PCD (Planned Commercial Development) Zoning to PCD CZD (Planned Commercial Development, Conditional Zoning District) for the following reasons:

[Please state reasons describing why this rezoning should not be approved]

- 1) The development is not consistent with the Comprehensive Plan *[if applicable]*.
- 2) The development is not compatible with the surrounding uses. *[if applicable]*.
- 3) The development is not in the public interest because *[state why if applicable]*.
- 4) There are not adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation available to support the proposed amendment. *[if applicable]*.
- 5) The development will have a detrimental impact on the natural environment *[if applicable]*.

<p>5) If a reinforced soil slope is used, to provide that appropriate native sedges, grasses, herbaceous and wood ground covers, and low shrubs be used on the slope. No turf grasses are to be used. [TB]</p> <p>Finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map designation of <i>Regional Activity Center</i> and that the rezoning is reasonable and in the public interest for the following reasons:</p> <p>[Please state reasons describing why this rezoning is good for the community. Example suggestions below or include your own]</p> <ol style="list-style-type: none"> 1) That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 8 – Land Use & Development. 2) That the rezoning is compatible with the surrounding land uses. 3) That it is reasonable and in the public's interest to approve the application because it will advance goals related to the Comprehensive Plan. 	
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SUMMARY:

The City is in receipt of a Conditional Rezoning application from Sugarloaf Hospitality LLC to rezone property along Sugarloaf Road (PIN: 9579-56-7956) from PCD Planned Commercial Development to PCD CZD Planned Commercial Development, Conditional Zoning District.

For additional detail, please see the attached staff report prepared for the City Council.

PROJECT/PETITIONER NUMBER:	P21-73-CZD
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Site Plan 3. Draft Ordinance 4. Proposed Zoning Map 5. NCM Minutes 6. Planning Board Minutes 7. Application

