



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Tyler Morrow, Planner II **MEETING DATE:** January 6th, 2021

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

TITLE OF ITEM: Rezoning: Standard Rezoning - 0 South Allen Road PIN 9588-22-1126 (P21-60-RZO) – *Tyler Morrow, Planner II*

SUGGESTED MOTION(S):

Approval of C-3:

I move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property PIN 9588-22-1126 from Henderson County Office Institutional to C-3 Highway Business finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map designation of Regional Activity Center and that the rezoning is reasonable and in the public interest for the following reasons:

[Please state reasons describing why this development is good for the community. Example suggestions below or include your own]

- 1) That the zoning 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.

[DISCUSS & VOTE]

For Denial of C-3 and Approval of CHMU:

I move City Council deny the rezoning of the subject property (PIN 9588-22-1126) from Henderson County Office Institutional to C-3 Highway Business for the following reasons:

[Please state reasons describing why this development is not good for the community. Example suggestions below or include your own]

- 1) The rezoning is not consistent with the Comprehensive Plan *[if applicable]*.
- 2) The rezoning is not compatible with the surrounding uses. *[if applicable]*.
- 3) The rezoning 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 rezoning will have a detrimental impact on the natural environment *[if applicable]*.

I further move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property PIN 9588-22-1126 from Henderson County Office Institutional to CHMU Commercial Highway Mixed Use finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map designation of Regional Activity Center and that the rezoning is reasonable and in the public interest for the following reasons:

	<p>[Please state reasons describing why this development is not good for the community. Example suggestions below or include your own]</p> <ol style="list-style-type: none"> 1) The zoning map amendment is consistent with the 2030 Comprehensive Plan, Chapter 8 – Land Use & Development. 2) The rezoning is compatible with the surrounding land uses. 3) It is reasonable and in the public’s interest to approve the application because it will advance goals related to the Comprehensive Plan. <p>[DISCUSS & VOTE]</p>
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SUMMARY: The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application. The applicants are requesting initial zoning from the City of Hendersonville for C-3, Highway Business District. The subject property, PIN 9588-22-1126 is located on S. Allen Road. The subject property is approximately 17.13 acres. This property was annexed into the City of Hendersonville on September 2nd, 2021. NCGS 160D-202(g) provides that upon annexation, the County’s zoning will stay in place until the City zones the property or 60 days from the effective date of the annexation, whichever is sooner. If the 60 days elapses without the City zoning the property, it becomes “un-zoned” until the City zones it.

PROJECT/PETITIONER NUMBER:	P21-60-RZO
PETITIONER NAME:	Peggy C. Cabe / Enno F. Camenzind / Paula Camenzind Carter/ Robert O. Camenzind/ Joan C. Fleming

ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Survey3. Ordinance for C-34. Ordinance for CHMU5. Application6. Comparison between C-3 and CHMU Uses7. Applicant Proposed Zoning Map8. Planning Board Proposed Zoning Map9. CHMU Directing Staff 10-12-02 City Council Minutes10. Creating CHMU 11-03-03 City Council Minutes11. Upward Road Planning District Map12. November 2021 Planning Board Minutes13. Certificate of Mailing.14. Letter Requesting Postponement of City Council's Decision
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