



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: 137 & 139 E. Central St. (P21-72-CZD) –
Lew Holloway, Director & Alexandra Hunt, Planner I

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the City Council adopt 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) Zoning to C-2 CZD (Secondary Business, Conditional 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:

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

- 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.

2. For Recommending Denial:

I move the City Council deny the rezoning of the subject property (PIN: 9578-24-9710) from C-2 CZD (Secondary Business, Conditional Zoning District) Zoning to C-2 CZD (Secondary Business, 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]*.

SUMMARY:

The City is in receipt of a Conditional Rezoning application from William A. Pace Jr. to add Automotive Paint & Body and the permitted uses from the C-2 Secondary Business Zoning District listed below, to the property located at 137 & 139 E. Central St. (PIN: 9578-24-9710) to the existing C-2 CZD Zoning District. C-2 Permitted Uses to be added:

Accessory uses & structures

Animal hospitals & clinics so long as the use contains no outdoor kennels

Automobile car washes

Automobile sales & service establishments

Banks and other financial institutions

Bed & breakfast facilities

Cultural arts buildings

Dance and fitness facilities

Dry cleaning and laundry establishments containing less than 6,000 ft2 square feet of floor area

Farm equipment sales & service

Funeral homes

Laundries, coin-operated

Microbreweries, subject to special requirements Supplementary Standards contained in Section 16-4,

Mobile food vendors, subject to special requirements Supplementary Standards contained in Section 16-4, below

Music and art studios

Neighborhood community centers

Newspaper offices and printing establishments

Offices, business, professional and public

Parking lots and parking garages

Parks

Progressive care facilities subject to special requirements Supplementary Standards contained in Section 16-4, below

Restaurants

Retail stores

Schools, post-secondary, business, technical and vocational

Schools, primary & secondary

Signs, subject to the provisions of Article XIII

Theaters, indoor

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

PROJECT/PETITIONER NUMBER:	P21-72-CZD
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Site Plan3. Proposed Zoning Map4. Draft Ordinance5. NCM Minutes6. Planning Board Minutes7. Application