



**CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION**

SUBMITTER: Matthew Manley **MEETING DATE:** May 1, 2025

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

TITLE OF ITEM: Rezoning: Standard Rezoning – 23 Brevard Knoll Dr (Cowan) | 25-07-RZO –
Matthew Manley, Long-Range Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:

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: 9579-06-3217) from R-20, Low Density Residential to CHMU, Commercial Highway Mixed Use Zoning District, based on the following:

1. The petition is found to be Consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Innovation’.

2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. CHMU Zoning would allow for greater economic use of the subject property given the wide range of permitted uses
2. CHMU Zoning along this corridor could lead to additional opportunities for needed housing in close proximity to Commercial uses.
3. CHMU Zoning ensure some level of compatibility through application of Design Standards.

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-06-3217) from R-20, Low Density Residential to CHMU, Commercial Highway Mixed Use Zoning District, based on the following:

1. The petition is found to be Consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Innovation’.

2. Furthermore, we do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. CHMU Zoning is found to be incompatible with the surrounding land uses
2. CHMU Zoning would increase commercial activity along Signal Hill Rd and potentially lead to detrimental impacts on traffic flow and residential uses.

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville is in receipt of a revised Zoning Map Amendment application from Lamott Cowan (owner) for 23 Brevard Knoll Dr (PIN: 9579-06-3217) totaling 0.43 Acres located at the corner of Signal Hill Road and Brevard Knoll Dr. The property is currently zoned R-20, Low Density Residential. The petitioner is requesting that the property be rezoned to CHMU, Commercial Highway Mixed Use.

Development/redevelopment under the CHMU zoning is much more permissive than under R-20 in terms of the intensity of commercial uses permitted and the dimensional requirements. CHMU allows for a wide range additional uses compared to R-20. Dimensional standards under CHMU are also significantly relaxed relative to those required under R-20. However, CHMU does provide site design and architectural standards.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the CHMU district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site. The Planning Board voted 5 to 2 in favor of recommending approval of the rezoning.

PROJECT/PETITIONER NUMBER:	25-07-RZO
PETITIONER NAME:	o Lamott & Meghan Cowan [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Planning Board Summary 3. Zoning District Comparison 4. Comprehensive Plan Consistency & Criteria Evaluation Worksheet 5. Draft Ordinance 6. Proposed Zoning Map 7. Application