



PLANNING BOARD RECOMMENDATION

Project #: P22-66-ZTA

Meeting Date: September 12, 2022

PETITION REQUEST: Conditional Rezoning: Hendersonville Connections

APPLICANT/PETITIONER: Moe Marks, Tamara Peacock Architects

PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request and reviewed the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. Planning Board considered this item for 1 hour and 5 minutes.

The development team was represented by Rachel Ingram with Hendersonville Connections and Kristen Martin with Thrive as well as representatives from Tamara Peacock Architects, each of whom spoke on behalf of the petition.

No members of the public spoke during the public hearing.

The Planning Board asked questions and discussed the proposed planting as well as the utilization of existing fence.

MOTION:

Mr. Hanley made a motion to approve the petition. The motion passed with the following language.

COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS STATEMENT:

The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The High Intensity Neighborhood Future Land Use designation recommends public and institutional uses as a secondary recommended land use. Compatibility is achieved through the implementation of landscape buffers per Strategy PH 1.1.

REASONABLENESS STATEMENT

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

[Rationale for Approval]

1. The proposed use will provide a need to the underserved in the community.
2. The proposed use will be made compatible through the implementation of landscaped buffers.

CONDITIONS:

Three conditions were recommended by the Planning Board, in addition to those provided on the site plan. The applicant has agreed to these conditions and they are included on the Site Plan dated 9/13/22. The Planning Board recommended conditions are as follows:

- 1) Utilization of existing fence shall be conditioned to be repaired or replaced by the property owner if removed, damaged or deteriorated.
- 2) New fencing shall meet the standards for Day Centers per Zoning Code
- 3) 4' Existing fence along southern property boundary shall be replaced and meet standards for Day Centers per Zoning Code.

BOARD ACTION:

- **Motion/Second:** Hanley / Nace
- **Yeas:** Nace, Hanley, Robertson, Flores, Martin
- **Nays:** Brown
- **Absent:** Cromar, Blatt, Glassman
- **Recused:** Peacock