



CITY OF HENDERSONVILLE
DEVELOPMENT ASSISTANCE DEPARTMENT

100 N. King St. ~ Hendersonville, NC ~ 28792
Phone (828) 697-3010 ~ Fax (828) 697-6185
www.cityofhendersonville.org

ZONING ORDINANCE TEXT AMENDMENT
Sections 4-1 and 11-1 of the City Zoning Ordinance

The following are required to constitute a complete application for a zoning text amendment:

~ This form.

~ Appropriate fee.

Applications for zoning text amendments are due at least 30 days prior to any Planning Board Meeting.

Date 8/1/22

Section of Ordinance proposed to be changed 16-4-24

Proposed change

- a) The property must be within the Seventh Avenue Municipal Service District.
- b) There shall be no maximum density other than the minimum dwelling size is 400 square feet.
- c) Multi-family dwellings must be occupied by three or more families living independently of each other.

Reason for change

- a) Keep the use consistent with the 7th Ave Historic District.
- b) Balance out the housing affordability index by mixing in market rate housing with the existing affordable housing.
- c) Promote continued development along the 7th Ave corridor.
- d) Increase the safety of its residents and neighborhood.
- e) Restore neighborhood blight to creatively designed architectural buildings consistent with the neighborhood and surrounding areas.
- f) Create a more walkable, usable and friendly environment.

Applicant Name Dan Mock

Address 638 Spartanburg Hwy, Ste 70-338, Hendersonville, NC 28792

Phone 310-750-7117

Fax

E-mail dan@rockwooddevelopment.com

Signature

Official Use:

DATE RECEIVED: _____ BY _____ FEE RECEIVED \$ _____

Section 11-4 Standards The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) **Comprehensive Plan Consistency.** Consistency with the Comprehensive Plan and amendments thereto.

The proposal to include multifamily in the 7th Ave. Municipal Service District is supported by the future land use map designation for this area.

b) **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

The proposed amendment is compatible with existing multifamily uses surrounding the subject property.

c) **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

Significant redevelopment has occurred and continues to occur along the 7th Ave corridor and the City has plans for improved street scaping along the entire corridor.

d) **Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.

The proposed amendment would greatly benefit the surrounding neighborhood as new market rate units would likely balance out the affordable units while promoting new commercial and retail development and increasing the safety of the residents and neighborhood.

e) **Public facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.

The proposed amendment will have little to no impact to public facilities and services as the majority of the infrastructure would be unchanged due to the fact that it is an existing building.

f) **Effect on natural environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, stormwater management, streams, vegetation, wetlands and wildlife.

The proposed amendment should have little to no impact on the natural environment since it is an existing building.