



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

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**SUBMITTER:** Matthew Manley, Planning Manager

**MEETING DATE:** June 13, 2021

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning: Standard Rezoning – Edwards Park (P22-52-RZO) – *Matthew Manley, AICP – Planning Manager*

**SUGGESTED MOTION(S):**

**For Recommending Approval:**

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINS: 9569-70-5860) from C-3, Highway Business & R-6, High Density Residential to R-6, High Density Residential based on the following:

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

The Future Land Use designation of Natural Resource / Agricultural Area recommends primary uses which are compatible with publicly-owned properties zoned R-6, High Density Residential.

**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. R-6 zoning would be an expansion of the primary zoning classification of the subject property
2. R-6 zoning permits uses which are compatible with surrounding land uses
3. R-6 zoning contains dimensional standards which are compatible with the surrounding built environment

**[DISCUSS & VOTE]**

**For Recommending Denial:**

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINS: 9569-70-5860) from C-3, Highway Business & R-6, High Density Residential to R-6, High Density Residential based on the following

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

The Future Land Use designation of Natural Resource / Agricultural Area recommends primary uses which are compatible with publicly-owned properties zoned R-6, High Density Residential.

**2. 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. R-6 zoning would reduce the number of permitted uses on a portion of the subject property

**[DISCUSS & VOTE]**

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**SUMMARY:** The City of Hendersonville is initiating a rezoning for a remnant of property zoned C-3 on a parcel (PIN: 9569-70-5860) owned by the Hendersonville Board of Education. The parcel is split zoned R-6 & C-3. The total parcel is 1.47 acres. The portion currently zoned R-6 makes up approximately 93% of property. The remaining 1/10<sup>th</sup> of an acre is zoned C-3. An exempt subdivision occurred involving the subject property on September 3, 2021 which reduced the size of the parcel and reduced the portion zoned C-3. The proposed rezoning would eliminate the split zoning making the entire parcel R-6, High Density Residential. This would be considered a downzoning and would change the dimensional requirements as follows:

<u>C-3 (non-residential)</u>	<u>C-3 (residential)</u>
Front: 35'	20'
Side: 15'	8'
Rear: 20	10'

R-6

Front: 20'  
Side: 8'  
Rear: 10'

<b>PROJECT/PETITIONER NUMBER:</b>	P22-52-RZO
<b>PETITIONER NAME:</b>	City of Hendersonville [applicant] Hendersonville Board of Education [owner]
<b>ATTACHMENTS:</b>	1. Staff Report 2. Draft Ordinance 3. Proposed Zoning Map