PETITION REQUEST: Zoning Map Amendment - Brooklyn Avenue (PIN 9578-42-2392)

APPLICANT/PETITIONER: Mark B. Pace

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 25 minutes. The main topics discussed by the Planning Board members related to access and the appropriateness of commercial zoning in the area.

The Planning Board voted 5-1 to recommend **APPROVAL** of this petition and adopted the following statement of comprehensive plan consistency:

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 Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at locations which align with those listed under LU 8.1. 2.*

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]

- The petition would be an extension of the existing C-3 zoning district and eliminate the split-zoning of the subject parcel.
- The petition allows for increased intensity of uses at the intersection of two minor thoroughfares.
- The petition would align with the parcels proximate to the subject property which are zoned C-3 and located between Old Spartanburg Rd and Spartanburg Hwy.
- The petition creates the opportunity for infill development at a greater density / intensity

BOARD ACTION

- **Motion/Second**: Peter Hanley / Tamara Peacock
- **Yeas**: Hanley, Peacock, Brown, Robertson, Nace
- **Nays**: Cromar
- **Absent**: Hunter Jones, Stuart Glassman, Jon Blatt
- **Recused**: N/A