



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Tyler Morrow	MEETING DATE:	April 7 th , 2022
AGENDA SECTION:	PUBLIC HEARING	DEPARTMENT:	Community Development
TITLE OF ITEM:	Rezoning: Conditional Zoning District – Schroeder Honda Expansion (P21-70-CZD) –Tyler Morrow – Planner II		

SUGGESTED MOTION(S):

For Approval:

I move City Council adopt of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property [PIN 9579-45-0902] from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant, [dated 3-8-2022,] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan.

[for amendments to uses or conditions discussed and agreed upon in the Council meeting and not yet represented on site plan submitted by the applicant please use the following language, disregard if not needed]

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

[list any additional permitted uses or conditions]

3. 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:

1. The Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3.

4. 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:

For 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 9579-45-0902] from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant

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:

1. The Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3.

We do not 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:

- 1.

[DISCUSS & VOTE]

<ol style="list-style-type: none"> 1. The development is an expansion of an existing use/business in this area. 2. The subject property is classified as a priority infill area on Map 8.3a 3. A portion of the property is identified as a development opportunity on Map 8.2b <p>[DISCUSS & VOTE]</p>	
--	--

SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Casey Schroader of Schroader's Honda. The applicant is requesting to rezone the subject property, PIN 9579-45-0902, located at 220 Mitchell Drive. The subject property was previously 2 separate parcels PINs 9579-35-8920 and 9579-45-0833. Since receiving the rezoning application, the property owners have combined the 2 parcels into 1 parcel to create PIN 9579-45-0902.*

The site plan shows a two story 32,985 square foot expansion on the current Schroader Honda site. This expansion would include space for sales and office area.

The one story 10, 400 square foot building that Schroader Honda currently uses would remain as a warehouse and service area, as well as an existing one story 9,689 square foot metal warehouse building on the rear of the property.

In total the proposed development would be approximately 53,074. Due to the project involving more than 50,000 square feet of development and redevelopment, this project was required to undergo a conditional rezoning.

PROJECT/PETITIONER NUMBER:	P21-70-CZD
PETITIONER NAME:	<ul style="list-style-type: none"> • Casey Schroader [Applicant] • Leonard and Catherine Schroader [Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Draft Ordinance 3. Proposed Zoning Map 4. Neighborhood Compatibility Meeting Summary 5. Tree Board Summary 6. Planning Board Summary 7. Proposed Site Plan 8. Application