



## PLANNING BOARD RECOMMENDATION

PROJECT #: P22-110-RZO

MEETING DATE: January 12, 2022

PETITION REQUEST: 806 Shepherd St - Standard Rezoning (R-15 to C-3)

APPLICANT/PETITIONER: David Mayo (Merged Holdings, LLC) / Diane & James Ward

### PLANNING BOARD ACTION SUMMARY:

Staff gave a 10-minute 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 20 minutes.

A representative of the applicant spoke in favor of the petition. There were no comments from the public.

- I. Ben Graham, representative/business partner of the applicant – shared thoughts on the lack of residential interest in the subject property as it has been for sale for a significant time without selling. He also described how the traffic patterns and land uses in the area support the rezoning.

The Planning Board had questions about the process by which a standard rezoning is determined.

### MOTION:

Peter Hanley made a motion to approve the petition. The motion passed unanimously 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 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 the location of the subject property..*

### 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 petition allows for increased intensity of uses at the intersection of two minor thoroughfares
- 2) 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.
- 3) The petition creates the opportunity for infill development at a greater density / intensity.

### **BOARD ACTION**

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