



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	March 2, 2023
AGENDA SECTION:	Public Hearing	DEPARTMENT:	Community Development
TITLE OF ITEM:	Rezoning: Standard Rezoning – 806 Shepherd St. (P22-110-RZO) – <i>Matthew Manley, AICP / Planning Manager</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-41-9518) from R-15 (Medium Density Residential) to C-3 (Highway Business) 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 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.

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:

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.
4. The petition promotes walkable neighborhoods by creating mixed land use patterns that place residents within walking distance of services.

For Recommending 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: 9578-41-9518) from R-15 (Medium Density Residential) to C-3 (Highway Business) 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 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

2. 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. The parcel's proximity to R-15 zoning (across Old Spartanburg Rd) necessitates that an increase of intensity/density be accompanied with a site plan or a district which provides design standards.

[DISCUSS & VOTE]

[DISCUSS & VOTE]	
------------------	--

SUMMARY: *The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from David Mayo (applicant) and Diane & James Ward (owners). The applicant is requesting to rezone the subject property from R-15 (Medium Density Residential) to C-3 (Highway Business). The subject parcel (PIN 9578-41-9518) is located at the intersection of Shepherd St. and Old Spartanburg Rd and is approximately 0.56 acres in total. The parcel contains an existing structure originally built as a single-family residence.*

As a standard rezoning, there will not be a binding site plan, list of uses and/or conditions placed on the site if rezoned. All permitted uses within the C-3 district would be allowed on the site.

The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

PROJECT/PETITIONER NUMBER:	P22-110-RZO
PETITIONER NAME:	<ol style="list-style-type: none"> 1. David Mayo (Merged Holdings, LLC) [applicant] 2. Diane & James Ward [owners]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Zoning District Comparison 3. Draft Ordinance 4. Proposed Zoning Map 5. Application