



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

www.hendersonvillenc.gov

**Zoning Ordinance Map Amendment
Section 11-1 of the City Zoning Ordinance**

The following are the **required** submittals for a complete application for a Zoning Map Amendment. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- 1. Completed Application Form
- 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- 3. Application Fee

A. Property Information

Date: 9-23-24

PIN(s): 9579064126

Address(es) / Location of Property: 329 Signal Hill Road

Current Zoning: RCT

Proposed Zoning: C-2

B. Adjacent Parcel Numbers and Uses

PIN: 9579065791 Use: Vacant

PIN: 9579066107 Use: Single Family Home

PIN: 9579064091 Use: Office Space

PIN: 9579058899 Use: Storage Facility

PIN: 9579063217 Use: Vacant

Office Use:

Date Received: 9/24/24

By: Terri Swann Fee Received? Y/N

#215.20

C. Applicant Contact Information

SEAN + HELEN GIVENS

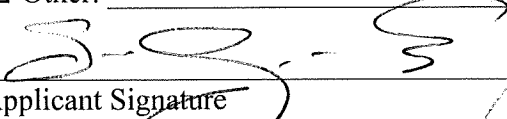
* Printed Applicant Name

N/A

Printed Company Name (if applicable)

Corporation Limited Liability Company Trust Partnership

Other:

 / Helen Givens

Applicant Signature

PROPERTY OWNERS

Applicant Title (if applicable)

3 Tiptop Dr.

Address of Applicant

HENDERSONVILLE, W.C. 28792

City, State, and Zip Code

828-676-7030

Telephone

sgivenssr@bellsouth.net

Email

* Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

D. Property Owner Contact Information (If different from Applicant)

Sarah + Helen Givens

* Printed Property Owner Name

N/A

Printed Company Name (if applicable)

Corporation Limited Liability Company Trust Partnership

Other:

Helen Givens

Property Owner Signature

Property Owners

Property Owner Title (if applicable)

3 Tiptop Drive

Address of Property Owner

Alexandria VA 22304

City, State, and Zip Code

828-676-7030

Telephone

sigivens@bellsouth.net

Email

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

D. Section 11-1 Standards

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

- a) **Comprehensive Plan Consistency** – Consistency with the Comprehensive Plan and amendments thereto.

The property is designated as "Innovation" in the Gen H comprehensive plan. The recommended zoning district for this designation is C-2 Secondary Business. C-2 aligns with the goals of this designation.

A USED CAR LOT

- b) **Compatibility with surrounding uses** – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. (Also, see NCGS 160-601 (d) Down-Zoning)

YES 'SEE ADJACENT PARCELS'

- c) **Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

Have Needs

- d) **Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning)

*Employment, competition is good for
Business giving the public choices.*

- e) **Public Facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

YES

- f) **Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

NO