



CITY OF HENDERSONVILLE
AMENDED AGENDA ITEM
SUMMARY
PLANNING DIVISION

SUBMITTER:	Alexandra Hunt	MEETING DATE:	November 9 th 2023
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Addition of Definitions (P23-080-ZTA) – <i>Alexandra Hunt, Planner I</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 12-2 Definition of Commonly Used Terms and Words; and Section 5-9-1 and Section 5-19-1 Permitted Uses by adding definitions for existing uses and removing unneeded uses, 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 petition aligns with the Comprehensive Plan's goals to Promote conformance and consistency between the City's Zoning Ordinance and Comprehensive Plan (Strategy LU-3.6)

2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed text amendment provides clarification for the uses listed in the zoning ordinance.
2. The proposed text amendment promotes transparency and better customer service for the public.

[DISCUSS & VOTE]

For Recommending Denial:

I move Planning Board **deny** City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 12-2 Definition of Commonly Used Terms and Words; and Section 5-9-1 and Section 5-19-1 Permitted Uses by adding definitions for existing uses and removing unneeded uses, 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 petition aligns with the Comprehensive Plan's goals to Promote conformance and consistency between the City's Zoning Ordinance and Comprehensive Plan (Strategy LU-3.6)

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 proposed text amendment does not provide clarification for the uses listed in the zoning ordinance.
2. The proposed text amendment does not promote transparency and better customer service for the public.

[DISCUSS & VOTE]

SUMMARY:

City staff is proposing to add missing definitions for uses found in the City’s Zoning Ordinance. This proposed amendment is part of a larger, ongoing effort by City staff to audit the existing zoning ordinance and identify inconsistencies between ordinance sections, alongside spelling and grammatical errors. Through this effort, staff identified and developed a list of existing permitted uses that did not have a corresponding definition.

Staff also identified uses that are no longer permitted and that needed to be removed from the Table of Uses found in Section 4-5 of the zoning ordinance. This required making updates to the Use Table which is used as a quick reference guide to determine which uses are permitted or not permitted in each zoning district.

The overall goal of this zoning ordinance audit or “clean up” is to provide property owners, businesses, and the community continued transparency and better customer service via accurate and complete information.

PROJECT/PETITIONER NUMBER:	P23-080-ZTA
PETITIONER NAME:	City Staff
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Table of Uses