



CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT

100 N. King St. ~ Hendersonville, NC ~ 28792  
Phone (828) 697-3010 ~ Fax (828) 697-6185  
www.cityofhendersonville.org

**ZONING ORDINANCE TEXT AMENDMENT**  
**Sections 4-1 and 11-1 of the City Zoning Ordinance**

The following are required to constitute a complete application for a zoning text amendment:

~ This form.

~ Appropriate fee.

Applications for zoning text amendments are due at least 30 days prior to any Planning Board Meeting.

Date

7/25/2022

Section of Ordinance proposed to be changed

5-6-3.1

Proposed change

5-6-3.1. Parking and Loading. For non-residential developments and residential developments ~~containing fewer than five dwelling units, no off-street parking is required. For residential developments containing five or more dwelling units, off-street parking of one and one half spaces per dwelling unit shall be provided.~~

Reason for change

Amount of parking required will better suite the context as amount of parking required is unlike counterpart zones.

Applicant Name

Peacock Architects - Represented by Moe Marks

Address

1512 E Broward Blvd Suite 102 Fort Lauderdale FL 33301

Phone

954-728-8000

Fax

N/A

E-mail

Moe@peacockarchitect.com

Signature

*Moe Marks*

Official Use:

DATE RECEIVED: \_\_\_\_\_ BY \_\_\_\_\_ FEE RECEIVED \$ \_\_\_\_\_

**Section 11-4 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.

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.

As far as practicable, off-street parking, when provided, shall be accessed by means of east-west streets or alley ways and shall be designed so that it is screened, as far as practicable, to minimize motor vehicles and parking areas from view from Main, Church and King Streets. This provision is not intended to require that buildings be screened from view.

c) **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

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.

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.

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, stormwater management, streams, vegetation, wetlands and wildlife.