



**CITY OF HENDERSONVILLE  
AGENDA ITEM SUMMARY  
PLANNING DIVISION**

<b>SUBMITTER:</b>	Lew Holloway	<b>MEETING DATE:</b>	September 12, 2024
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Rezoning: Standard Rezoning – 6 <sup>th</sup> Avenue & Bearcat Loop (P24-65-RZO) – <i>Lew Holloway, Community Development Director</i>		

**SUGGESTED MOTION(S):**

**For Recommending Approval:**

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property, PINs: 9568-39-3793 from Medical, Institutional and Cultural – Conditional Zoning District to Medical, Institutional and Cultural Zoning District based on the following:

**1. The petition is found to be consistent with the City of Hendersonville GenH Comprehensive Plan based on the information from the staff analysis and because:**

The proposed zoning district, Medical, Institutional and Cultural (MIC), aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Institutional’.

**2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:**

1. The zoning standards for this parcel do not change with the removal of the Conditional Zoning District designation.
2. The permitted uses and development standards of the MIC zoning aligns with existing character of the 6<sup>th</sup> Avenue corridor.
3. The rezoning allows for a diminutive vacant parcel to be used in combination with surrounding MIC parcels in a productive fashion.

[DISCUSS & VOTE]

**For Recommending Denial:**

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property, PINs: 9577-89-7580; 9577-89-6187; 9577-89-6236; 9577-89-5289; 9577-89-6416) from Henderson County CC, Community Commercial to City of Hendersonville CHMU (Commercial Highway Mixed Use) and PIN 9577-89-8138 from County R1, Residential 1 to City R-6, High Density Residential 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 because:**

The proposed zoning district, Medical, Institutional and Cultural (MIC), aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Institutional’.

**2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:** (Staff are not recommending any rational for denial at this time.)

[DISCUSS & VOTE]

*SUMMARY: The City of Hendersonville has initiated a standard rezoning to address a parcel created by the construction of Bearcat Loop. The parcel still retains the MIC-CZD designation that was applied to the Grace Lutheran Site when a major site amendment was completed in 2009. Originally a part of this larger site, the CZD designation remains, although it is no longer pertinent to this particular parcel.*

*The property is proposed to be rezoned from the current MIC-CZD Medical, Institutional and Cultural Conditional Zoning to the base MIC Medical, Institutional and Cultural district.*

*Development/redevelopment of the 0.05 acre parcel will likely require its recombination with the adjacent 0.79 acre parcel to the north currently zoned MIC. Development standards will remain the same as the underlying zoning district is not proposed to be changed.*

*If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the MIC district would be allowed on the site subject to compliance with all applicable zoning standards. 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.*

<b>PROJECT/PETITIONER NUMBER:</b>	P24-65-RZO
<b>PETITIONER NAME:</b>	City of Hendersonville [applicant]
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Draft Ordinance</li><li>3. Proposed Zoning Map</li></ol>