



PLANNING BOARD RECOMMENDATION

PROJECT #: P24-07-RZO

MEETING DATE: February 8, 2024

PETITION REQUEST: Upward Rd-Spinx - Standard Rezoning (County CC to CHMU)

APPLICANT/PETITIONER: City of Hendersonville

PLANNING BOARD ACTION SUMMARY:

Staff gave a 12-minute presentation on the request - reviewing the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. At the time of the Planning Board meeting, the rezoning included PIN: 9577-89-8138, which is a residential property fronting Bell Ave. This property is no longer part of the rezoning. It will remain in the County and zoned RI. The Planning Board asked a range of questions related to the particular use / zoning of this property on Bell Ave. These questions / answers are no longer relevant given the removal of this property from the annexation request.

Additional questions revolved around the annexation process and how it relates to the assigning of City zoning to newly annexed properties. They also asked questions related to the potential impacts of commercial uses adjacent to residential uses and how City zoning would address that. In total Planning Board considered this item for 41 minutes.

PUBLIC COMMENT:

Public comments include the following:

Jay Marlowe, adjacent property owner - spoke in opposition to the residential property on Bell Ave being zoned to a commercial zoning district.

Lynne Williams, Chadwick Ave – spoke about the need for open space and the loss of rural character along Upward Rd.

DELIBERATION:

The Planning Board deliberated about the zoning request with primary focus on the residential lot that is no longer included in the annexation request.

MOTION:

Peter Hanley moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The Goals & Strategies of LU-7 “High-Intensity Neighborhood” calls for primary and secondary recommended land uses, locations, and development guidelines which align with the proposed CHMU zoning.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. Commercial Highway Mixed Use is the zoning district established for the Upward Rd Planning Area
2. The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area
3. The property is located in an area designated as a “Priority Infill Area” according to the City’s Comprehensive Plan

BOARD ACTION

- **Motion/Second:** Hanley / Flores
- **Yeas:** J. Robertson (Chair), Hanley, B. Robertson, Flores, Waters, Peacock, Y. Robinson
- **Nays:** N/A
- **Absent:** Cromar
- **Recused:** N/A