



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

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<b>SUBMITTER:</b>	Matthew Manley	<b>MEETING DATE:</b>	March 14 <sup>th</sup> , 2022
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Rezoning: Conventional Rezoning – Brooklyn Ave (P22-14-RZO) – <i>Matthew Manley, AICP – Planning Manager</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 (a portion of PIN: 9578-42-2392) from R-15 (Medium Density Residential) to C-3 (Highway Business) 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 Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at locations which align with those listed under LU 8.1.

**2. We [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 petition would be an extension of the existing C-3 zoning district and eliminate the split-zoning of the subject parcel.
2. The petition allows for increased intensity of uses at the intersection of two minor thoroughfares.
3. The petition would align with the parcels proximate to the subject property which are zoned C-3 and

#### **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 (a portion of PIN: 9578-42-2392) from R-15 (Medium Density Residential) to C-3 (Highway Business) 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 Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at locations which align with those listed under LU 8.1.

**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 parcel's proximity to R-15 zoning (across Old Spartanburg Rd) necessitates that an increase of intensity/density be accompanied with a site plan or a district which provides design standards.

**[DISCUSS & VOTE]**

<p>located between Old Spartanburg Rd and Spartanburg Hwy.</p> <p>4. The petition creates the opportunity for infill development at a greater density / intensity.</p> <p><b>[DISCUSS &amp; VOTE]</b></p>	
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**SUMMARY:** *The City is in receipt of a Zoning Map Amendment (Conventional Rezoning) application from Mark B. Pace (owner). The applicant is requesting to rezone a portion of the subject property (+/- 1.60 acres) from R-15 (Medium Density Residential) to C-3 Highway Business to match the current zoning on the remainder of the property (.66 acres). The subject parcel (PIN 9578-42-2392) is located at the intersection of Brooklyn Ave and Old Spartanburg Rd and is approximately 2.26 acres in total. The site is bordered on the west by Edith Dr.*

*If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-3 district would be allowed on the site. 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>	P22-14-RZO
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"> <li>• Mark B. Pace [Owner]</li> </ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Zoning District Comparison</li> <li>3. Draft Ordinance</li> <li>4. Proposed Zoning Map</li> <li>5. Application / Owner Addendum</li> </ol>