

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL POSSESSING PIN NUMBERS 9588-40-6934; 9588-40-7844; 9588-40-8795 BY CHANGING THE ZONING DESIGNATION FROM HENDERSON COUNTY RC, REGIONAL COMMERCIAL ZONING DISTRICT TO CITY OF HENDERSONVILLE CHMU (COMMERCIAL HIGHWAY MIXED USE)

IN RE: Parcel Numbers: 9588-40-6934; 9588-40-7844; 9588-40-8795
Upward Rd-Justus-Erwin (File # P22-49-RZO)

WHEREAS, the City is in receipt of a Annexation petition from applicants/owners, Jeff Justus and James & Ruth Erwin Jr for a group of three parcels totaling 3.795 Acres along Upward Rd at the intersection of Ballenger Rd., and

WHEREAS, the Planning Board took up this application at its regular meeting on June 13, 2022; voting 0-0 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City's comprehensive plan, and that it is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on July 7th, 2022,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9588-40-6934; 9588-40-7844; 9588-40-8795 from Henderson County RC, Regional Commercial Zoning District to City of Hendersonville CHMU (Commercial Highway Mixed Use)
2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 7th day of June 2022.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney