



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

**SUBMITTER:** Tyler Morrow

**MEETING DATE:** February 14, 2022

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning: Standard Rezoning – N. Harper Drive (P21-84-RZO) – *Tyler Morrow, Planner II*

**SUGGESTED MOTION(S):**

**For Recommending Approval:**

I move Planning Board recommend that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs 9569-26-2653 & 9569-26-3517) from R-15 Medium Density Residential to R-10 Medium Density Residential.

Finding that the petition is found to be **consistent** with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and, and because

*The Medium Intensity Neighborhood designation calls for Single Family Residential as a primary land use and the proposed map amendment aligns with the locations listed under LU 6.1.*

Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public comment, and because

**[Please state reasons describing why this rezoning is good for the community. Example suggestions below or include your own]**

- 1) The petition would be an extension of the adjacent R-10 zoning district.
- 2) The petition allows for both parcels to become conforming lots meeting the minimum lot size for the R-10 district.
- 3) The petition creates the opportunity for compatible infill development [Strategy PH-1.]

[DISCUSS & VOTE]

**For Recommending Denial:**

I move Planning Board recommend that City Council deny the rezoning application for the subject property (PINs 9569-26-2653 & 9569-26-3517) changing the zoning designation from R-15 Medium Density Residential to R-10 Medium Density Residential for the following reasons:

We find this petition is not reasonable nor in the public interest based on the information from the staff analysis, public comment, and because:

**[Please state reasons describing why this rezoning is unreasonable and not in the public interest]**

- 1)

[DISCUSS & VOTE]

**SUMMARY:**

The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from Charles and Sheryl Osteen of AMJESS LLC (applicant & property owner). The applicant is requesting to rezone the subject property from R-15 Medium Density Residential to R-10 Medium Density Residential. The subject parcels (PINs: 9569-26-2653 & 9569-26-3517) are located on N. Harper Drive. The subject property is approximately 0.68 acres.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. If rezoned, all permitted uses within the R-10 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>	P21-84-RZO
<b>PETITIONER NAME:</b>	1. Charles and Sheryl Osteen of AMJESS LLC (applicant & property owner).
<b>ATTACHMENTS:</b>	1. Staff Report 2. List of Permitted Uses In R-15 and R-10 3. Ordinance 4. Proposed Zoning Map 5. Application and Supporting Documents