

Status: **Complete**

Entry #: 6

Date Submitted: 4/7/2021 11:37 AM

Date:
4/7/2021Address/Location of Property:
Corner of Edgewood Ave, S/SE of 628 Edgewood AveCurrent Zoning:
I-1Proposed Zoning:
R-6

List the adjacent property parcel numbers and uses.

PIN or PID #
9569812749Adjacent Property Use:
Residential I-1PIN or PID #
9569810820Adjacent Property Use:
Residential R-6PIN or PID #
9569811649Adjacent Property Use:
Residential R-6PIN or PID #
9569813660Adjacent Property Use:
Residential R-6Applicant Name:
Joey BurnettAddress
104 First Avenue East, Suite A, Hendersonville, North Carolina 28792Phone
(828) 696-4000Email
joey@tamarapeacock.comProperty Owner Name:
Tamara Peacock Company Architects of FloridaAddress
104 First Avenue East, Suite A, Hendersonville, North Carolina 28792PIN or PID #
9569812770

Signature

Printed Name:
Joey Burnett

Official Use Only:

Date Recieved:

Received By:

Fee Received:

Section 11-4 Standards: The advisability of amending the text of the Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency. Consistency with the Comprehensive Plan and amendments thereto.

Rezoning the lot to R-6 is called for by the Comprehensive plan as the site is called to be a Medium-Intensity Neighborhood. Providing affordable housing near the Downtown Core and Downtown Support is the future goal of this lot should it be rezoned R-6, providing well-designed and affordable housing options for local workers.

b) Compatibility with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

All of the surrounding uses are residential, so rezoning to R-6 keeps the fabric of the residential neighborhood intact. Edgewood Ave is a residential street and will also serve this site.

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

The request is to change the zoning from I-1 to R-6 zoning.

d) Public Interest. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.

The property is much better suited for residential use than industrial use. The existing rail use has diminished and the road access to the property is better designed for lighter, residential uses.

e) Public facilities. Whether and to the extent which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.

The site is close to the core of Hendersonville where both a new fire station is proposed and a new police station is nearing completion. Water and sewer are currently available nearby with a proposed expansion to the lot to the south already designed for another project.

f) Effect on natural environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, stormwater management, streams, vegetation, wetlands and wildlife.

The majority of the lot's trees are located along the perimeter of the site, safe in the lot's setbacks. These are proposed to be preserved to keep a visual buffer from the rail. The proximity of the site to the core of Hendersonville encourages sustainable modes of transportation such as walking and biking. This project will have minimal impact on the environment.