



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley, AICP – Planning Manager **MEETING DATE:** May 6th, 2021

AGENDA SECTION: Public Hearing **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Map Amendment, Edgewood Ave Lot (P21-17-RZO) – *Matthew Manley, Planning Division Manager*

SUGGESTED MOTION(S):

<u>For Recommending Approval:</u>	<u>For Recommending Denial:</u>
<p>I move that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from I-1 Industrial to R-6 High Density Residential. Finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map and that the rezoning is reasonable and in the public interest for the following reasons:</p> <ol style="list-style-type: none">1. <u>That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.;</u>2. <u>That the rezoning is compatible with the surrounding land uses.</u>3. <u>That the rezoning will advance goals related to infill development and housing.</u>	<p>I move City Council deny the application to rezone the subject property for the following reasons:</p> <ol style="list-style-type: none">1. <u>That the map amendment is inconsistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development. [if applicable]</u>2. <u>That it is not reasonable and in the public's interest to approve the application [if applicable]</u>3. <u>The development is not compatible with surrounding uses [if applicable]</u>

SUMMARY:

The City is in receipt of a Zoning Map Amendment (standard rezoning) application from Tamara Peacock Architects to rezone the property at Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential. The .03 Acre (13,068 Sq Ft) site is currently a vacant wooded lot that is adjacent to a railroad line. The lot is accessed by a platted right-of-way which extends from the corner of Edgewood Ave. There is an additional vacant lot to the south of the subject property (accessed by the

same platted right-of-way) which has been approved for development as an R-6-CZD. Across the platted right-of-way, the lots are zoned R-6. The residential use to the north of the subject property is zoned I-1 Industrial as is the railroad right-of-way to the east of the subject property.

The proposed rezoning from I-1 to R-6 would be an extension of the R-6 Zoning District that is prevalent in this area. As a standard rezoning, there is no binding site plan or restriction of uses beyond what is permitted within the R-6 district by the Zoning Code.

PROJECT/PETITIONER NUMBER:	P21-17-RZO
PETITIONER NAME:	Joey Burnett, on behalf of Tamara Peacock Co. Architects of Florida.
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Ordinance3. Proposed Zoning Map4. Plan for Adjacent Parcel