



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Tyler Morrow **MEETING DATE:** July 6th 2023

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

TITLE OF ITEM: Rezoning: Standard Rezoning (Initial Zoning)– Blue Ridge Commerce Center (P23-46-RZO) –Tyler Morrow, Planner II

SUGGESTED MOTION(S):

For Approval:

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9588-31-1844, 9588-22-8495, 9588-23-9432, 9588-23-3192, 9588-13-8975) from Henderson County Industrial to City of Hendersonville I-1 (Industrial) Zoning District 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 Regional Activity Center and Business Center designations' Recommended Primary and Secondary Land Uses generally align with uses permitted in the I-1 zoning district and the property is located in an area designated as a priority growth area.

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 proposed I-1 zoning district is compatible with the current Henderson County Zoning and Future Land Use Designations.
2. The proposed I-1 zoning allows for a wide range of uses that align with similar types of developments in this area.

For Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9588-31-1844, 9588-22-8495, 9588-23-9432, 9588-23-3192, 9588-13-8975) from Henderson County Industrial to City of Hendersonville I-1 (Industrial) Zoning District 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 Regional Activity Center and Business Center designations' Recommended Primary and Secondary Land Uses generally align with uses permitted in the I-1 zoning district and the property is located in an area designated as a priority growth area.

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 proposed I-1 zoning is not a suitable zoning district for the subject property for the following reasons....
2. And due to these reasons, the site should be initially zoned ____ zoning district.

[DISCUSS & VOTE]

<p>3. The proposed I-1 zoning provides the City with industrial zoning fronting the I-26 corridor.</p> <p>[DISCUSS & VOTE]</p>	
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SUMMARY: *The City Council annexed the subject property at their June 1st, 2023 meeting. The County zoning can remain in effect on the subject property for 60 days after the annexation. The City Planning Department is proposing that the initial City zoning of this property should be City of Hendersonville I-1. The property is currently zoned Henderson County Industrial.*

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. However, the developer of this property does have previously vested rights through approvals obtained through Henderson County Planning, Building Inspections for two of the parcels.

If rezoned, all permitted uses within the I-1 district would be allowed on the site.

Duke Energy selected the subject property as one of 9 properties included in the 2021 Duke Energy Site Readiness Program. <https://news.duke-energy.com/releases/duke-energy-helps-communities-across-north-carolina-prepare-sites-to-bring-local-investment-jobs>

PROJECT/PETITIONER NUMBER:	P23-46-RZO
PETITIONER NAME:	1. City of Hendersonville
ATTACHMENTS:	<ul style="list-style-type: none"> 1. Staff Report 2. Planning Board Summary 3. Henderson County Industrial and City of Hendersonville I-1 Permitted Use Overview 4. Draft Ordinance 5. Proposed Zoning Map 6. Henderson County 2020 Future Land Use Map