



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

www.hendersonvillenc.gov

**Zoning Ordinance Map Amendment
Section 11-1 of the City Zoning Ordinance**

The following are the **required** submittals for a complete application for a Zoning Map Amendment. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- ☐ 1. Completed Application Form
- ☐ 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☐ 3. Application Fee

A. Property Information

Date: 2/21/2023

PIN(s): 9569398890, 9569490448, 9569491915

Address(es) / Location of Property: 2511 Asheville Hwy & 106 Halsbury Ave

Current Zoning: C-3 & R-15

Proposed Zoning: C-3

B. Adjacent Parcel Numbers and Uses

PIN: 9660306082 Use: Henderson County EMS

PIN: 9569398485 Use: Residential

PIN: Use:

PIN: Use:

PIN: Use:

Office Use:

Date Received: By: Fee Received? Y/N

C. Applicant Contact Information

Shane Laughter

* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____


Applicant Signature

Applicant Title (if applicable)

191 Twin Springs Rd

Address of Applicant

Hendersonville, NC 28792

City, State, and Zip Code

828-606-5035

Telephone

shane@fletchergrading.com

Email

* Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

D. Property Owner Contact Information (If different from Applicant)

Ronnie P Gray

* Printed Property Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

X  _____
Property Owner Signature

Property Owner Title (if applicable)

PO Box 1275

Address of Property Owner

Mountain Home, NC 28758

City, State, and Zip Code

828 606 8002

Telephone

conniepetebl@gmail.com

Email

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

D. Section 11-1 Standards

The advisability of amending the text of this 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.

Property located on Hwy 25 and is a commercial corridor.

- 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. (Also, see NCGS 160-601 (d) Down-Zoning)

Property is adjacent to Henderson County EMS building and across from Hunter Automotive.

- c) **Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

No changed conditions, just logical to be zoned C-3 since it is on Hwy 25

- 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. (Also, see NCGS 160D-601 (d) Down-Zoning)

zoning property to C-3 would not have an adverse effect on surrounding properties.

- e) **Public Facilities.** Whether and the extent to 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. (Also, see NCGS 160D-601 (d) Down-Zoning)

Utilities are nearby and should not be an issue.

- 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, storm water management, streams, vegetation, wetlands and wildlife.

There should be no negative impact to neighbors on any environmental issue.