



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

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<b>SUBMITTER:</b>	Alexandra Hunt	<b>MEETING DATE:</b>	July 6, 2023
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Rezoning: Standard Rezoning – 2511 Asheville Hwy (P23-024-RZO) – <i>Alexandra Hunt, Planner I</i>		

### **SUGGESTED MOTION(S):**

#### **For Recommending Approval:**

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the proposed property boundary as shown in Exhibit A (PINs: 9569-39-8890 and a portion of 9569-49-0448 from R-15 (Medium Density Residential) and C-3 (Highway Business) to C-3 (Highway Business) 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:**

1. The High Intensity Neighborhood designation calls for single-family attached as a primary land use; and public uses, offices and retail along thoroughfares as a secondary land uses and the proposed zoning district permits single-family residential uses as well as offices, business, professional and public and retail uses.
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 zoning district is compatible with the surrounding area because the proposed area to be rezoned permits the same land uses as parcels that front Asheville Hwy.
  2. The petition eliminates an existing legal non-conforming use.
  3. The topography of the site is oriented to a major commercial artery.

#### **For Recommending Denial:**

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the proposed property boundary as shown in Exhibit A (PINs: 9569-39-8890 and a portion of 9569-49-0448) from R-15 (Medium Density Residential) and C-3 (Highway Business) to C-3 (Highway Business) 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:**

1. The High Intensity Neighborhood designation calls for single-family attached as a primary land use; and public uses, offices and retail along thoroughfares as a secondary land uses and the proposed zoning district permits single-family residential uses as well as offices, business, professional and public and retail uses.
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 zoning district is incompatible with the surrounding area because it permits a range of high intensity commercial businesses.
  2. The petition to reduce the minimum lot size for residential uses is out of character with the surrounding land uses.

**[DISCUSS & VOTE]**

4. The petition creates the opportunity for commercial infill development. <b>[DISCUSS &amp; VOTE]</b>	
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**SUMMARY:** *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Shane Laughter [Applicant] and Ronnie Gray [Owner]. The applicant is requesting to rezone the proposed property as shown in Exhibit A (PINs: 9569-39-8890 and a portion of 9569-49-0448) totaling approximately 4.54 acres located at 2511 Asheville Highway, from C-3 Highway Business and R-15 Medium Density Residential, to C-3 Highway Business.*

*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.*

*If rezoned, there will not be a binding site plan, list of uses nor any conditions placed on the site. All permitted uses within the C-3 district would be allowed on the site.*

<b>PROJECT/PETITIONER NUMBER:</b>	P23-024-RZO
<b>PETITIONER NAME:</b>	1. Shane Laughter [Applicant] 2. Ronnie Gray [Owner]
<b>ATTACHMENTS:</b>	1. Staff Report 2. Draft Ordinance 3. Proposed Zoning Map 4. Application 5. Exhibit A – Recorded Plat 6. Planning Board Summary