



PLANNING BOARD RECOMMENDATION

PROJECT #: P23-46-RZO

MEETING DATE: June 8th, 2023

PETITION REQUEST: Blue Ridge Commerce Center- Initial Zoning (HC Industrial to COH I-I Industrial)

APPLICANT/PETITIONER: City of Hendersonville [Applicant]

PLANNING BOARD ACTION SUMMARY:

Staff gave a 12-minute presentation on the request - reviewing the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. The Planning Board asked questions related to the application and the potential implications of eventual development of the subject property. Questions revolved around what is allowed under the current Henderson County zoning, what could be done under City I-I Industrial zoning and if the Planning Board should recommend CHMU zoning for this site since this property is located within the Upward Road Planning District. In total Planning Board considered this item for 43 minutes.

PUBLIC COMMENT:

The following members of the public spoke:

Lynne Williams, 309 Chadwick Avenue had concerns about the buildings not being built yet and that they could switch up the use if allowed in zoning. You can't reference the County's 2045 Comp Plan because it is not completed. It has not had community input. The R2R zoning and RI zoning has historic county farms such as the Lyda Farm. They do not get to comment on this because they are not in the city but the county. That's not fair and that is not transparent. As citizens of the county the only right they had to comment on was the annexation and by that point it was too late. This is going to get shoved down our throats without any input. The site is horrendous. She talked about open space. She stated there was toxic pond on the property. She talked about protecting the streams and the animals and how that is gone now. The property has been destroyed. Buffers to the woods is needed on all sides. She discussed tree requirements and parking. She talked about zoning it to CHMU. This is a huge loss for our residents.

Ken Fitch, 1046 Patton Street stated there is mention of Blueline Streams on the property and going forward it would be important to know their location as it may affect activity on the site and impacts on adjacent properties. It is important to understand the county approvals in place as Mr. Morrow described. He stated concerns about the property located in a voluntary agricultural district and that the property would no longer have this agricultural district once the rezoning is approved. He stated we are just approving something that was already approved.

DELIBERATION:

Discussions centered around the differences between CHMU Zoning and I-I Industrial Zoning including but not limited to open space requirements, uses, landscaping and building design standards. Mr. Hanley stated some industrial had already been approved on the site and that you can't go back and do anything about that if the property gets zoned CHMU. Chair stated only a portion has been permitted for this type of industrial use by the county, and there is still more development that will take place on the 65 acres in the future. He further stated that if the city zones it CHMU, those two parcels that have already been permitted by the county, they have to allow that, but the rest of the development would have to follow CHMU instead of I-I which has different uses and design standards. Chair asked if the city considered CHMU because it was designed for the Upward Road corridor. Mr. Morrow stated city staff looked at the current zoning of the property. Mr. Morrow stated that the Planning Board had made it an emphasis in the past that staff do not recommend something that is out of character with the current county zoning and comprehensive plan. Staff thought I-I reflected what the county had currently zoned that property and also aligned it with their current Comprehensive Plan and future Comprehensive Plan. The Chair stated personally he could go either way, but CHMU is what they set aside for the Upward Road corridor for when we annexed properties.

MOTION:

Peter Hanley moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The Regional Activity Center and Business Center designations' Recommended Primary and Secondary Land Uses generally align with uses permitted in the I-I zoning district and the property is located in an area designated as a priority growth area.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. The proposed I-I zoning district is compatible with the current Henderson County Zoning and Future Land Use Designations.
2. The proposed I-I zoning allows for a wide range of uses that align with similar types of developments in this area.
3. The proposed I-I zoning provides the City with industrial zoning fronting the I-26 corridor.

BOARD ACTION

- **Motion/Second:** Hanley / Cromar
- **Yeas:** Hanley, Cromar, Martin
- **Nays:** Brown, Robertson, Robinson (recommended CHMU)
- **Absent:** Peacock
- **Recused:** N/A