



**CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION**

SUBMITTER: Matthew Manley **MEETING DATE:** January 11, 2024

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning –116 Stewart St (P23-96-RZO) –*Matthew Manley, AICP / Strategic Projects Manager*

SUGGESTED MOTION(S):

<p style="text-align: center;"><u>For Recommending Approval:</u></p> <p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9577-19-7262) from R-15 (Medium Density Residential) to GHMU (Greenville Highway Mixed Use) based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 <u>Comprehensive Plan</u> based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;"><i>The Development Guidelines and Primary Recommended Land Uses of the High Intensity Neighborhood designation align with the design standards and permitted uses outlined in the Greenville Highway Mixed Use Zoning District</i></p> <p>2. We <u>[find]</u> this petition to be <u>reasonable and in the public interest</u> based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. The proposed rezoning would align the zoning of the subject parcel with other parcels on Stewart St. 2. The proposed rezoning would allow an increase in residential density. 3. The size of the lot would constrain potential high intensity uses from entering the surrounding residential neighborhood. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p style="text-align: center;"><u>For Recommending Denial:</u></p> <p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9577-19-7262) from R-15 (Medium Density Residential) to GHMU (Greenville Highway Mixed Use based on the following:</p> <p>1. The petition is found to be <u>inconsistent</u> with the City of Hendersonville 2030 <u>Comprehensive Plan</u> based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;"><i>The Secondary Recommended Land Uses of the High Intensity Neighborhood designation do not align with the permitted uses outlined in the Greenville Highway Mixed Use Zoning District.</i></p> <p>2. We <u>[do not find]</u> this petition to be <u>reasonable and in the public interest</u> based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. The proposed rezoning would not align with residential uses in the surrounding neighborhood. 2. The proposed rezoning would permit a range of commercial uses. <p style="text-align: center;">[DISCUSS & VOTE]</p>
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SUMMARY: *The City of Hendersonville is in receipt of an application for a Standard Rezoning (Zoning Map Amendment) from Roger Grant, applicant / property owner. The applicant is requesting to rezone the subject property at 116 Stewart St (PIN: 9577-19-7262) totaling .44 acres (19,166.4 Sq Ft), from R-15, Medium Density Residential to GHMU, Greenville Highway Mixed Use.*

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the GHMU district would be allowed on the site. 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.

PROJECT/PETITIONER NUMBER:	P23-96-RZO
PETITIONER NAME:	1. Roger Grant [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Zoning District Comparison 3. Draft Ordinance 4. Proposed Zoning Map 5. Application