



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

SUBMITTER: Tyler Morrow **MEETING DATE:** January 11th 2024

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

TITLE OF ITEM: Rezoning: Standard Rezoning–799 S. Grove Street (P23-95-RZO) –Tyler Morrow, Planner II

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 (PIN: 9578-14-0598) from R-15 Medium Density Residential Zoning District to C-2 Secondary Business Zoning District 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><i>The subject property is designated as a “Priority Infill Area” in the comprehensive plan which are areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties. The High Intensity Neighborhood designation also calls for offices and retail along thoroughfares as a secondary recommended land use.</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> <p style="padding-left: 40px;">1. C-2 zoning is present all along the Grove Street corridor north of the property until the zoning transitions to CMU at the intersection of S. Grove Street and E. Caswell Street.</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 (PIN: 9578-14-0598) from R-15 Medium Density Residential Zoning District to C-2 Secondary Business Zoning District 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><i>The subject property is designated as a “Priority Infill Area” in the comprehensive plan which are areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties. The High Intensity Neighborhood designations also calls for offices and retail along thoroughfares as a secondary recommended land use.</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> <p style="padding-left: 40px;">1. The proposed rezoning removes a piece of the remaining R-15 residential pocket along Hillview Blvd that is nestled between C-3 to the south and C-2 to the north.</p>
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<p>2. The proposed rezoning to C-2 could lead to infill commercial development on a long vacant and underutilized property.</p> <p>[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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SUMMARY: *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Roy D. Neil, applicant/property owner. The applicant is requesting to rezone the subject property at 799 S. Grove Street (PIN: 9578-14-0598) totaling 0.52 acres, from R-15, Medium Density Residential to C-2 Secondary Business.*

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-2 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:	P23-95-RZO
PETITIONER NAME:	1. Roy D. Neil
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Permitted Use Comparison 3. Draft Ordinance 4. Proposed Zoning Map