



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

SUBMITTER: Matthew Manley **MEETING DATE:** March 13, 2025

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

TITLE OF ITEM: Rezoning: Standard Rezoning – 23 Brevard Knoll Dr (Cowan) | 25-07-RZO – *Matthew Manley, Long-Range Planning Manager*

SUGGESTED MOTION(S):

<p><u>For Recommending Approval:</u></p> <p>I move Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-06-3217) from R-20, Low Density Residential to C-2, Secondary Business, based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:</p> <p style="padding-left: 40px;">The proposed zoning of C-2 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Innovation’.</p> <p>2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 1. C-2 Zoning would allow for greater economic use of the subject property 2. Introduction of C-2 Zoning along this corridor could lead to further expansion of commercial opportunities in this area <p align="center">[DISCUSS & VOTE]</p>	<p><u>For Recommending Denial:</u></p> <p>I move Planning Board recommend City Council deny an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-06-3217) from R-20, Low Density Residential to C-2, Secondary Business, based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:</p> <p style="padding-left: 40px;">The proposed zoning of C-2 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Innovation’.</p> <p>2. Furthermore, we do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 1. C-2 Zoning is found to be incompatible with the Goals and Guiding Principles of the City’s adopted plans. 2. C-2 Zoning would increase commercial activity along Signal Hill Rd and potentially lead to detrimental impacts on traffic flow and residential uses. <p align="center">[DISCUSS & VOTE]</p>
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SUMMARY: The City of Hendersonville is in receipt of a Zoning Map Amendment application from Lamott Cowan (owner) for 23 Brevard Knoll Dr (PIN: 9579-06-3217) totaling 0.43 Acres located at the corner of Signal Hill Road and Brevard Knoll Dr. The property is currently zoned R-20, Low Density Residential. The petitioner is requesting that the property be rezoned to C-2, Secondary Business.

Development/redevelopment under the C-2 zoning is much more permissive than under R-20 in terms of the intensity of commercial uses permitted and the dimensional requirements. C-2 allows for more than 47 additional uses compared to R-20. Dimensional standards under C-2 are also significantly relaxed relative to those required under R-20.

If rezoned, there will not be a binding site plan, list of uses, nor 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:	25-07-RZO
PETITIONER NAME:	o Lamott & Meghan Cowan [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Zoning District Comparison 3. Comprehensive Plan Consistency & Criteria Evaluation Worksheet 4. Draft Ordinance 5. Proposed Zoning Map 6. Application