

**Entry #:** 15 - 1/9/2025

**Status:** Submitted

**Submitted:** 1/9/2025 6:33 PM

**Date:**

1/9/2025

**Address/Location of Property:**

23 Brevard Knoll Drive

**Current Zoning:**

R20

**Proposed Zoning:**

C2

List the adjacent property parcel numbers and uses.

**PIN or PID #**

9579064126

**Adjacent Property Use:**

RCT

**PIN or PID #**

9579060189

**Adjacent Property Use:**

RCT

**PIN or PID #**

9569969347

**Adjacent Property Use:**

R20

**PIN or PID #**

9579063404

**Adjacent Property Use:**

R20

**Applicant Name:**

LaMott Cowan

**Address**

213 Heathcote Road, Hendersonville, North Carolina 28791

**Phone**

(919) 522-3036

**Email**

account@lsmarine.net

**Property Owner Name:**

LaMott Cowan

**Address**

23 Brevard Knoll Drive, Hendersonville, North Carolina 28792

**PIN or PID #**

9579063217

**Signature**

*LaMott Cowan*

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**Printed Name:**

LaMott Cowan

**Official Use Only:**

**Date Recieved:**

**Received By:**

**Fee Received:**

**Section 11-4 Standards:** The advisability of amending the text of the Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

**a) Comprehensive Plan Consistency. Consistency with the Comprehensive Plan and amendments thereto.**

The proposed rezoning from R20 to C2 is in full alignment with the City's Comprehensive Plan. The designated area is specifically identified as an "innovation" zone, with C2 zoning as the intended zoning category to facilitate industrial and commercial development. This aligns with the plan's vision for this area to serve as a hub for economic growth and job creation.

**b) Compatibility with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.**

The surrounding area already features a mix of industrial and commercial uses, including warehouses, light manufacturing, and retail businesses. The proposed C2 zoning for our property will maintain compatibility with the existing character of the neighborhood. Moreover, the warehouse and equipment parking proposed will minimize any potential negative impacts on surrounding properties.

**c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.**

While the current zoning is R20, the City's Comprehensive Plan has clearly designated this area for C2 zoning, recognizing the changed conditions and the need to accommodate industrial and commercial development. This rezoning would reflect the city's long-term vision for this area and its economic potential.

**d) Public Interest. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.**

While the proposed rezoning may not directly result in job creation through traditional employment, it will still serve the public interest in several ways:

Facilitates Property Owner's Economic Activity:

\*The rezoning allows the property owner to utilize their property for a legitimate business purpose, generating income and contributing to the local economy.

\*Preserves and Protects Assets: The warehouse will be used for the storage and parking of essential equipment, ensuring its protection and availability for future use. This benefits both the property owner and potentially their clients or customers who rely on these assets.

\*Promotes Orderly Development: The proposed use is compatible with the surrounding area and aligns with the city's vision for the designated zone, contributing to a well-planned and organized community.

**e) Public facilities. Whether and to the extent which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.**

The property is located within reach of adequate public facilities such as water supply, wastewater treatment, fire and police protection, and transportation infrastructure. These facilities are capable of supporting the proposed C2 zoning and the associated development.

**f) Effect on natural environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, stormwater management, streams, vegetation, wetlands and wildlife.**

The proposed development will be designed with a strong emphasis on environmental sustainability. We will implement measures to minimize any potential adverse impacts on the natural environment, including:

- \* Stormwater management systems to control runoff and protect water quality.
- \* Landscaping and green space to mitigate noise and air pollution.
- \* Energy-efficient building practices to reduce the environmental footprint.
- \* Un-Occupied Warehouse which will limit noise concerns.