



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

www.hendersonvillenc.gov

**Zoning Ordinance Map Amendment
Section 11-1 of the City Zoning Ordinance**

The following are the **required** submittals for a complete application for a Zoning Map Amendment. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- ☐ 1. Completed Application Form
- ☐ 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☐ 3. Application Fee

A. Property Information

Date: 1-30-2023

PIN(s): 9578044785, 9578045733, 9578045792

Address(es) / Location of Property: 210, 212, 214

Current Zoning: R-15

Proposed Zoning: C-2

B. Adjacent Parcel Numbers and Uses

PIN: 9578046679 Use: Residential

PIN: 9578055238 Use: Cabinetry

PIN: 9578043798 Use: Auto

PIN: _____ Use: _____

PIN: _____ Use: _____

Office Use:

Date Received: _____ By: _____ Fee Received? Y/N

C. Applicant Contact Information

Brentley Drew Orr

* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☒ Other: individual

Brentley Drew Orr

Applicant Signature

Applicant Title (if applicable)

2647 Bobs Creek Rd

Address of Applicant

Zirconia NC 28790

City, State, and Zip Code

828 - 845 - 5405

Telephone

Borr@HvLnc.gov

Email

* Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

D. Section 11-1 Standards

The advisability of amending the text of this 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.

Property Abuts regional activity center

- 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. (Also, see NCGS 160-601 (d) Down-Zoning)

Property is surrounded
Front and back with higher commercial ratings

- c) **Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

Commercial business opened next door within the
past year

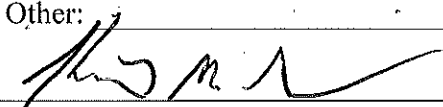
D. Property Owner Contact Information (If different from Applicant)

Kenneth M. Gordon
* Printed Property Owner Name

Bickering Brothers LLC
Printed Company Name (if applicable)

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____


Property Owner Signature

MEMBER MGR.
Property Owner Title (if applicable)

140 Sultana Dr.
Address of Property Owner

Hendersonville NC 28739
City, State, and Zip Code

828-696-5442
Telephone

Kengordon@bellsouth.net
Email

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

- 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. (Also, see NCGS 160D-601 (d) Down-Zoning)

More opportunity for
Commercial business in the future

- e) **Public Facilities.** Whether and the extent to 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. (Also, see NCGS 160D-601 (d) Down-Zoning)

no extension of infrastructure needed

- 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, storm water management, streams, vegetation, wetlands and wildlife.

no impact