



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** March 9, 2023

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

TITLE OF ITEM: Rezoning: Standard Rezoning –Hillview Blvd Rezoning (P23-18-RZO) –
Matthew Manley, AICP / Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval of C-2:

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 properties (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792 by changing the Zoning designation from R-15 (Medium Density Residential) to C-2 (Secondary Business) based on the following:

1. The petition is found to be inconsistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.

2. We recommend amending the Future Land Use designation of the subject parcel and other parcels fronting Hillview Blvd from *High Intensity Neighborhood* to *Neighborhood Activity Center*.

3. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed commercial zoning district is compatible with the surrounding area because

For Recommending Denial of C-2:

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 (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792 by changing the Zoning designation from R-15 (Medium Density Residential) to C-2 (Secondary Business) based on the following:

1. The petition is found to be inconsistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.

2. We [do not find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed commercial zoning district is incompatible due to the residential character established along Hillview Blvd.
2. The petition to increase intensity is incompatible given the property frontage on a Local street.

<p>it permits the same land uses as the adjacent parcels.</p> <p>2. The petition provides for an increase in intensity in close proximity to a major thoroughfare</p> <p>[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
<p><i>If Agreeable to rezoning to RCT but not C-2, start with the Motion “For Recommending Denial of C-2’ (above) and follow it with a Motion “For Recommending Approval of RCT’ (below).</i></p>	
<p><u>For Recommending Approval of RCT:</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 properties (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792 by changing the Zoning designation from R-15 (Medium Density Residential) to RCT (Residential-Commercial Transition) based on the following:</p> <p>1. The petition is found to be <u>inconsistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p><i>The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.</i></p> <p>2. We recommend <u>amending the Future Land Use designation</u> of the subject parcel and other parcels fronting Hillview Blvd from <i>High Intensity Neighborhood</i> to <i>Neighborhood Activity Center</i>.</p> <p>3. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. The proposed commercial zoning district is compatible with the surrounding area because it permits some of the same land uses as the adjacent parcels. 2. The RCT zoning district allows for a transition from residential to commercial by accounting for street improvements 3. The RCT permits neighborhood-oriented commercial uses 	

SUMMARY: *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Brentley Orr, applicant/property owner, and Kenneth M. Gordon of Bickering Brothers, LLC, property owner. The applicant is requesting to rezone the subject property at 210, 212, & 214 Hillview Blvd (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792) totaling .78 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:	P23-18-RZO
PETITIONER NAME:	<ol style="list-style-type: none">1. Brentley Orr [Applicant/Owner]2. Kenneth M. Gordon of Bickering Brothers, LLC, [Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Zoning District Comparison3. Draft Ordinance4. Proposed Zoning Map5. Application