



## PLANNING BOARD RECOMMENDATION

Project #: P22-25-ZTA

May 5, 2022

PETITION REQUEST: Zoning Text Amendment – CZD Rezoning Requirements

APPLICANT/PETITIONER: City of Hendersonville

### PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the city-initiated text amendment and reviewed the guidance from the Comprehensive Plan. Planning Board considered this item for 15 minutes. The main topics discussed by the Planning Board members related to the need for continuity in the zoning code and the specific districts that would be impacted.

The Planning Board voted 8-0 to recommend **APPROVAL** of this petition and adopted the following statements regarding comprehensive plan consistency and reasonableness:

### COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS STATEMENT:

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

*The 2030 Comprehensive Plan Land Use and Development Chapter calls for the City to consider short- and long-term impacts on compatibility with existing development and further recommends the adjustment of review procedures to accomplish this goal as needed.*

**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:**

#### **[Rationale for Approval]**

- The petition addresses an incongruity in our existing zoning ordinance regarding the standard review process required of projects of a particular size.
- The text amendment will permit the community to address potential short-term incompatibilities caused by new development, particularly infill development

### BOARD ACTION

- **Motion/Second:** Hunter Jones / **Tamara Peacock**
- **Yeas:** Hanley, Peacock, Brown, Robertson, Nace, Cromar, Jones, Glassman
- **Nays:** N/A
- **Absent:** Jon Blatt
- **Recused:** N/A