



PLANNING BOARD RECOMMENDATION

PROJECT #: 25-10-RZO

MEETING DATE: March 13th, 2025

PETITION REQUEST: LBH Property Holdings LLC (Lyndon Hill) - Standard Rezoning
(Henderson County Community Commercial to City CHMU
(Commercial Highway Mixed Use)

APPLICANT/PETITIONER: City of Hendersonville [Applicant]
Lynn and Lyndon Hill [Property Owner]

PLANNING BOARD ACTION SUMMARY:

Staff gave an 5-minute presentation on the request – reviewing the property and directing the board members to the staff report for comprehensive plan consistency information. The Planning Board reviewed the item for 5 minutes.

PUBLIC COMMENT:

No one from the public gave public comment.

DELIBERATION:

There was one question for staff regarding why this property was missed when rezoning. Staff clarified that this was previously right-of-way and that it was recently annexed into the city, triggering the initial zoning process.

MOTION:

Donna Waters moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area designations in the areas adjacent to the subject parcel.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. Commercial Highway Mixed Use is the zoning district established for the Upward Road Planning Area.
2. The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area.

BOARD ACTION

- **Motion/Second:** Waters / Johnson
- **Yeas:** Robertson (Chair), Peacock, Gilgis, Waters, Johnson, McKinely, Russell
- **Nays:** N/A
- **Absent:** Flores, Hanley
- **Recused:** N/A