

STANDARD REZONING: LBH Property Holdings LLC (Lyndon Hill) (25-10-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

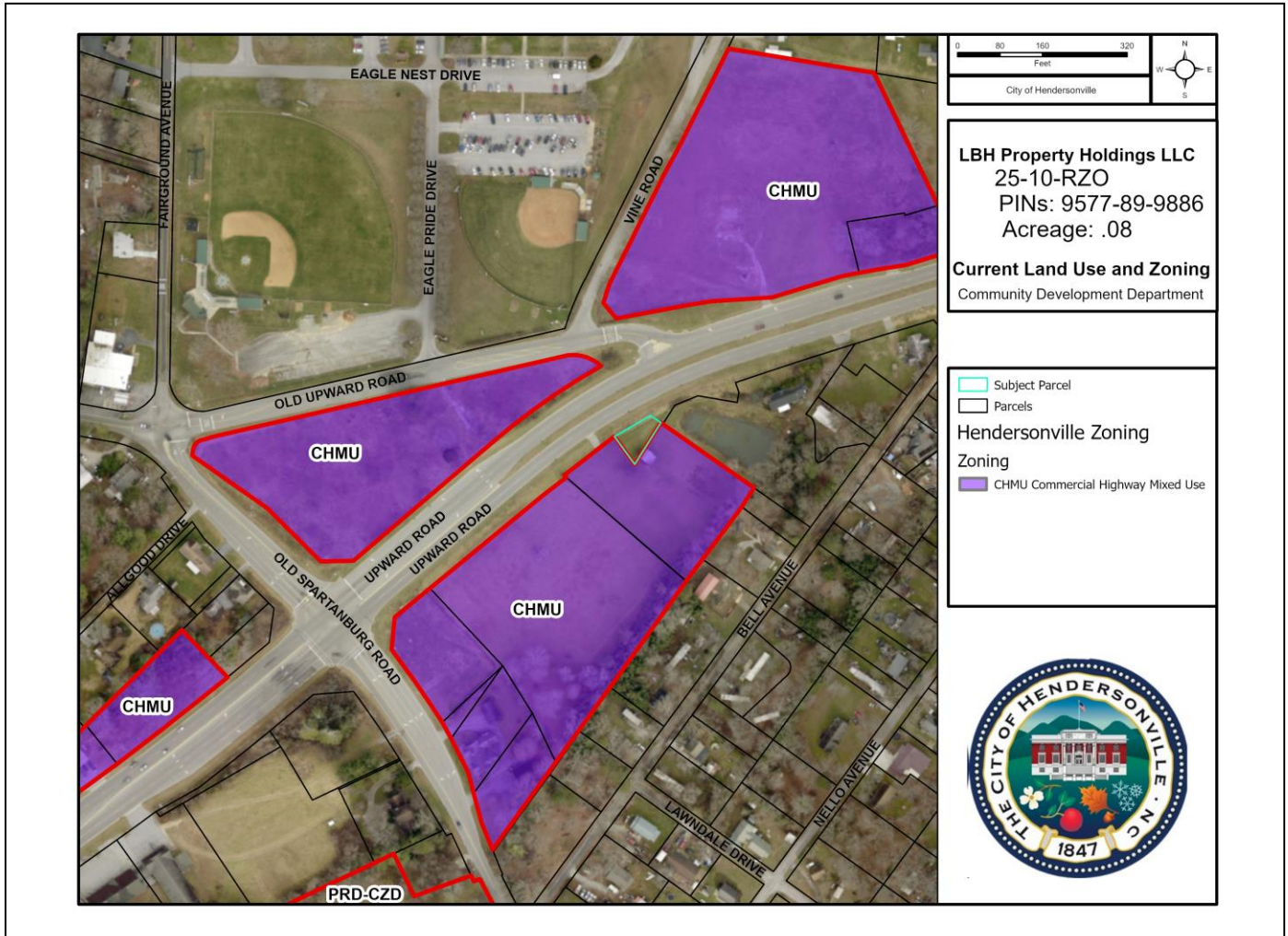
- Project Name & Case #:
 - LBH Property Holdings LLC (Lyndon Hill)
 - 25-10-RZO
- Applicant & Property Owner:
 - City of Hendersonville [Applicant]
 - LBH Property Holdings LLC [Owner]
- Property Address:
 - 0 Upward Road
- Project Acreage:
 - .08 Acres
- Parcel Identification (PINS):
 - 9577-89-9886
- Current Parcel Zoning:
 - Henderson County CC
- Proposed Zoning District:
 - City of Hendersonville Central Highway Mixed Use
- Future Land Use Designation:
 - Mixed Use - Commercial



SITE VICINITY MAP

The City of Hendersonville approved an annexation petition from Lyndon Hill (property owners) for one parcel totaling .08 acres located along Upward Road. The applicant did not request zoning, therefore the City is initiating zoning. The County zoning remains in effect until municipal zoning is applied or a period of 60 days has elapsed after annexation. The City is proposing Central Highway Mixed Use as the proposed zoning district for this property. CHMU permits a range of commercial uses and residential uses (up to 12 units/acre) and includes design standards for all uses other than single-family and two-family (per State Statute). As a standard rezoning, all uses would be permitted if approved. In 2011, City planning staff brought forward a proposal for the creation of the Commercial Highway Mixed Use District. Additionally, City Council created the Upward Road Planning District in line with the City's sewer extension policy. A map of the Upward Road Planning District is attached in your packet.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property was recently annexed into the City. Previously the parcel was zoned Henderson County Community Commercial (CC). The adjacent parcels within city limits are all zoned Commercial Highway Mixed Use (CHMU). The City zoned uses within close proximity include a fast food restaurant, the future site of a religious institution, and the future site of a convenience store with gasoline sales.

The County zoning in this area is predominantly Community Commercial (CC) along this stretch of Upward Road and Residential One (RI) further setback from Upward Rd. The intent of the CC zoning district is to “to allow for commercial development that includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local and community level”. The RI zoning is intended to “allow for medium to high-density residential development”. East Henderson High School is zoned Office and Institutional and is the only parcel with this classification near the subject property.

SITE IMAGES

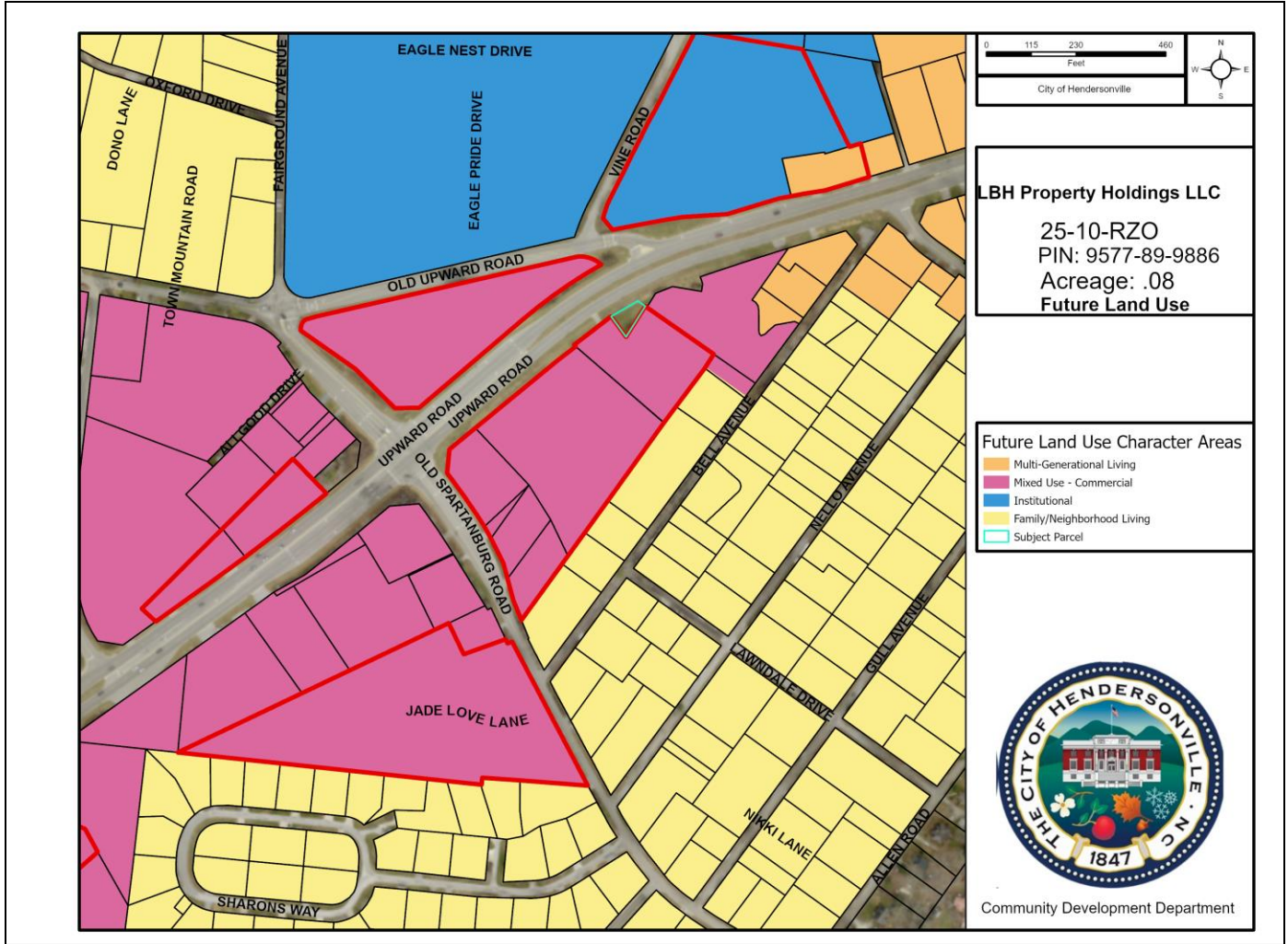


View of property looking toward Upward Road.



View of small pond that sits adjacent to property.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property was excluded from the City’s Gen H Comprehensive Plan Future Land Use Map. The surrounding properties are designated Mix Use – Commercial. Parcels to the south are designed Family/Neighborhood Living. Parcels to the North are designated institutional. Parcels to the east along Upward Road are designated Multi-Generational Living.

The City has proposed language in the motion to designate this property as Mixed Use – Commercial on the Future Land Use Map in line with properties directly adjacent to the subject property.

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
<p>The subject property was excluded from the analysis area for the Future Land Use Map, however, staff analyzed the property as if it were classified as “Mixed Use – Commercial” due to the classification of adjacent properties <i>and</i> because staff is recommending the property be designated as such.</p>	
<p>1) COMPREHENSIVE PLAN CONSISTENCY</p>	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The subject property is <u>not</u> located on a vacant or underutilized property in the Land Supply Map and therefore is not ranked for Suitability for Residential, Commercial and Industrial uses. The subject property is located in an area designated as “High” for Development Intensity. The subject property is not located in one of the the 5 Focus Areas. The subject property is located in a Focused Intensity Node. A Focused Intensity Node is classified as: “Concentration of more intense development are envisioned for key nodes where ‘Mixed-Use Commercial Center (MU-C)’ character areas are delineated on the Future Land Use Map. These nodes are intended to be the largest activity centers outside of downtown and support a broad range of compatible uses.”</p>
	<p><u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Mixed Use - Commercial Character Area Description: Consistent Zoning Crosswalk: Consistent Focus Area Map: NA</p>
<p>2) COMPATIBILITY</p>	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p>
	<p>In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to “compatibility”. The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.</p>
	<p><u>EXISTING CONDITIONS</u> The subject property is a .08 acre parcel, that was acquired by the owners from NCDOT. The parcel is currently vacant.</p>
	<p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: N/A Healthy and Accessible Natural Environment: Consistent Authentic Community Character: N/A Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: N/A Welcoming & Inclusive Community: N/A Accessible & Available Community Uses and Services: Consistent</p>

	<p>Resilient Community: N/A</p> <p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV)</p> <p>Mix of Uses: Consistent</p> <p>Compact Development: Consistent</p> <p>Sense of Place: Consistent</p> <p>Conserved & Integrated Open Spaces: Consistent</p> <p>Desirable & Affordable Housing: Consistent</p> <p>Connectivity: Consistent</p> <p>Efficient & Accessible Infrastructure: Consistent</p> <p>DESIGN GUIDELINES ASSESSMENT – N/A</p>
<p>3) Changed Conditions</p>	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>The adjacent property was annexed into the city in 2024. The current property was annexed into the City in February 2025.</p>
<p>4) Public Interest</p>	<p>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 -</p> <p>Rezoning to this zoning district will enable this corridor to be developed in the same zoning district over time, ensuring cohesive progression of development.</p>
<p>5) Public Facilities</p>	<p>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</p> <p>The current property will have the opportunity to connect to City water and sewer and will be required to establish public sidewalks.</p>
<p>6) Effect on Natural Environment</p>	<p>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 -</p> <p>The subject property and the adjacent property is part of a single project to be developed as a commercial building. The development must comply with all the City of Hendersonville zoning ordinance provisions regarding the protection of the natural environment.</p>

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

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.

We [**find/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:

DRAFT [Rationale for Approval]

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

DRAFT [Rational for Denial]

- *CHMU Zoning is inconsistent with the character of the surrounding area.*