

**Minutes of the Planning Board
Regular Meeting - Electronic
May 11, 2023**

Members Present: Barbara Cromar, Jim Robertson (Chair), Yolanda Robinson, Tamara Peacock (Vice-Chair)

Members Absent: Neil Brown, Peter Hanley, Andrea Martin

Staff Present: Matthew Manley, Planner III/Strategic Projects Manager, Lew Holloway, Community Development Director and Tyler Morrow, Planner II, Alexandra Hunt, Planner

- I** **Call to Order.** *The Chair called the meeting to order at 4:00 pm. A quorum was established.*
- II** **Approval of Agenda.** *Ms. Cromar moved to approve the agenda. The motion was seconded by Ms. Robinson and passed unanimously.*
- III** **Approval of Minutes for the meeting of April 13, 2023.** *Ms. Cromar moved to approve the Planning Board minutes of the meeting of April 13, 2023. The motion was seconded by Ms. Peacock and passed unanimously.*
- IV** **Old Business**
- V** **New Business**
- V(A)** **Standard Rezoning (Zoning Map Amendment) – 2511 Asheville Highway – (P23-024-RZO).** Ms. Hunt gave the following background:

Ms. Hunt stated the City of Hendersonville is in receipt of an application for a standard rezoning from Shane Laughter (Applicant) and Ronnie P. Gray (Owner). This application was continued from the April 13th Planning Board meeting at the request of the applicant to have the two parcels located at 106 Halsbury Avenue and 2511 Asheville Highway surveyed for a lot line adjustment which would remove a portion of the residential parcel located at 106 Halsbury Avenue from the rezoning application as shown in Exhibit A included in the staff report. The applicant is still requesting to rezone the proposed property boundary to C-3, Highway Business District. The existing zoning is R-15, Medium Density Residential and C-3, Highway Business. The existing parcel located at 2511 Asheville Highway is 3.74 acres. The proposed area with the lot line adjustment is 4.54 acres.

Ms. Hunt explained that the Future Land Use Designation is High Intensity Neighborhood. This is included in the Staff Report. The applicant will be required to have the plat recorded prior to going before City Council. Should there be any changes in what is being proposed today and shown as Exhibit A, this application would be required to come back to this Board for review.

The proposed property boundary was discussed and is included in the Staff Report. The proposed area is in the ETJ.

The existing Land Use and zoning were discussed and are included in the Staff Report.

Site photos were shown and explained and are included in the Staff Report.

The Future Land Use Map was discussed and is included in the presentation and the Staff Report.

The Comprehensive Plan Consistency goals and strategies were discussed and are included in the Staff Report.

General Rezoning Standards were discussed and are included in the Staff Report.

Rationale for approval was shown in the presentation, as well as rationale for denial.

Chair asked if there were any questions for staff.

Chair stated the Blue Line Stream is in the northwest corner and asked if it traveled towards Asheville Highway. Ms. Hunt stated it kind of does.

There were no further questions for staff.

Chair asked if the applicant was present and would like to speak. Chair stated for the applicant not to tell the Board what they have planned because the Board must consider all of the uses within the C-3 district.

Shane Laughter stated he was representing Mr. Gray. He stated Mr. Gray had asked him to come to the Board and request the zoning change for the property indicated from R-15 to C-3. He doesn't have any plans at this time to do anything with the property. He just wants to make where it was split zoned, all C-3.

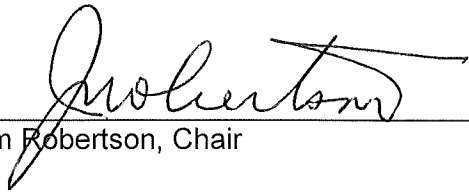
Chair asked if anyone had any questions for the applicant.

Chair asked what type of business is currently on the site. Mr. Laughter stated he just uses it for storage. There were no further questions for the applicant.

Chair opened up the meeting for public comment. Chair closed the public comment when no one spoke.

Ms. Peacock moved the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the proposed property boundary as shown in Exhibit A (PINs 9569-39-8890 and a portion of 9569-49-0448) from R-15, Medium Density Residential and C-3, Highway Business to C-3, Highway Business Zoning District based on the following: 1. 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: 1. The High Intensity Neighborhood designation calls for single-family attached as a primary land use; and public uses, offices and retail along throughfares as a secondary land use and the proposed zoning district permits single-family residential uses as well as offices, business, professional and public and retail uses. 2. 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 zoning district is compatible with the surrounding area because the proposed area to be rezoned permits the same land uses as parcels that front Asheville Highway. 2. The petition eliminates an existing legal non-conforming use. 3. The topography of the site is oriented to a major commercial artery. 4. The petition creates the opportunity for commercial infill development. Ms. Cromar seconded the motion which passed unanimously.

- VI Other Business.** Mr. Manley gave a staff update on Zoning Text Amendment prioritization. The ranking of at least fourteen Zoning Text Amendments were discussed. This included the rankings from staff and also from the Legislative Committee. Mr. Manley stated he will email this out to the Board members. Mr. Manley discussed the text amendments and a Board discussion followed.
- VII Adjournment – *The meeting was adjourned at 5:35 pm.***

 6-8-2023

Jim Robertson, Chair