



## CITY OF HENDERSONVILLE PLANNING BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Thursday, May 11, 2023 – 4:00 PM

---

### AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. Minutes of April 13, 2023

4. **OLD BUSINESS**

5. **NEW BUSINESS**

A. Rezoning: Standard Rezoning – 2511 Asheville Hwy (P23-024-RZO) –*Alexandra Hunt, Planner I*

6. **OTHER BUSINESS**

A. Staff Update: ZTA Prioritization - *Matthew Manley, AICP*

7. **ADJOURNMENT**

*The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.*

**Minutes of the Planning Board  
Regular Meeting - Electronic  
April 13, 2023**

**Members Present:** Neil Brown, Barbara Cromar, Jim Robertson (Chair), Peter Hanley, Andrea Martin, Yolanda Robinson

**Members Absent:** Samantha Jamison, Tamara Peacock

**Staff Present:** Matthew Manley, Planning 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. *Mr. Brown moved to approve the agenda. The motion was seconded by Mr. Hanley and passed unanimously.***
- III Approval of Minutes for the meeting of March 9, 2023. *Chair made one correction to the minutes. Mr. Hanley moved to approve the Planning Board minutes of the meeting of March 9, 2023, with the added correction. The motion was seconded by Ms. Cromar and passed unanimously.***
- IV Old Business**
- V New Business**
- V(A) Standard Rezoning (Zoning Map Amendment) – 1208 Stanwood Lane – (P23-26-RZO).** Mr. Manley gave the following background:
 

Mr. Manley stated the City of Hendersonville is in receipt of an application for a standard rezoning from Michael Murphy. Mr. Murphy is requesting to rezone the subject property (PIN 9568-51-8549) located at 1208 Stanwood Lane from R-15, Medium Density Residential to R-10. Medium Density Residential Zoning District. This property is currently in the ETJ and has been since 1975. The R-15 zoning is the predominant zoning district in this area.

Mr. Manley explained the location and the properties surrounding. He discussed the differences between R-10 zoning and the R-15 zoning districts.

The current zoning and Land Use Map was shown and discussed and is included in the presentation and 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. Mr. Manley stated an analysis for spot zoning was performed by staff and reviewed by the City Attorney. In short, it would technically meet the definition of spot zoning for reasons that were listed in the presentation. It was considered unlikely that this zoning would be considered invalidated by a court due to the criteria listed in the presentation.

Chair asked if there were any questions for staff.

Ms. Cromar asked about sidewalks if it gets developed. Mr. Manley stated they would need to do an analysis on that. Right now, you have to be a ½ mile within a public or government building for sidewalks to be required. They may be exempt from doing sidewalks on any development out there. Multi-family was discussed.

Chair discussed the part to be developed. Mr. Manley pointed out the Floodplain and stated only 10% of the Floodplain could be developed. This being a smaller parcel it would not be feasible but in theory they could develop it.

Discussion was made on Drake Street and if it was a public road. Mr. Manley assumed it was a NCDOT right-of-way. The Board discussed the number of units in the mobile home park. Mr. Manley thought it was roughly 15 to 16 units.

There were no further questions for staff.

Chair asked the applicant was in attendance. Mr. Manley stated no. Chair asked if the applicant was on the zoom call. The applicant was not on the zoom call.

Chair opened up the meeting for public comment.

Joyce Maviglia, 412 N. Lakeside Drive stated she was concerned about the grading with no permit and the effect from the 100-Year Floodplain this development will have on existing properties. She explained her concerns to the Planning Board concerning the drainage from a recent storm and how all of this has affected her and her property. She stated that she had spent countless hours trying to find out how her development was permitted and built. Her home is like living in a swamp. She must now worry every time it rains. She is requesting that the Board reject this rezoning.

Chair had Ms. Maviglia point out her home on the site plan.

Michael Redden, Drake Street stated his biggest concern was the traffic. He had concerns about the floodplain. Traffic from the produce stand is awful. This is not a feasible location for this development and rezoning.

Jennifer Ray, 1033 Saddlebrook Drive stated her concern along with the traffic is why would the person who purchased this want to rezone knowing what it was zoned for originally. He just bought this two years ago. They don't have the room on State Street for the traffic. She was concerned about the thoroughfare for this development. Mr. Holloway stated there is no proposed development. Chair stated this is just a rezoning.

Ken Fitch, 1046 Patton Street (Zoom) had concerns about the two-family use and it having one unit or two units. The issue here is traffic. There are already a number of accidents. It is dangerous. Drake Street is also an issue and who is responsible for that road. He also had concerns about the 100-Year Floodplain.

Mr. Manley clarified that a duplex is two units. He stated today by right the applicant could have six units.

Under the rezoning, if approved, he could have nine or maybe ten units. There is no proposed development and they do not have any answers on the access at this point.

Chair closed the public comment. The applicant is now present.

The applicant did not speak.

The Board had concerns about the traffic and the floodplain. It was stated that 2008 is the most recent FEMA map. The Board had discussion on the application. Chair was concerned about there not being any other R-10 zoning in this area.

**Mr. Hanley 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 subject property (PIN 9568-51-8549) from R-15, Medium Density Residential to R-10, Medium Density Residential 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 the Medium Intensity Neighborhood designation calls for attached and detached single-family residential uses as Primary Land Uses and Development Guidelines recommend densities at a rate of 2 – 8 units per acre. The R-10 Medium Density Residential Zoning District permits single-family and two-family uses at a maximum of 5.5 units per acre.* 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 residential zoning district is compatible with the character of the surrounding neighborhood and the adjacent land uses.* 2. *The petition provides for a modest increase in density without introducing new uses that would be detrimental to or out of character with the surrounding neighborhood.* 3. *The proposed increase in density would provide a public benefit by allowing for additional needed housing stock.* 4. *The proposed increase in density helps to offset limitations to development which are constrained by the presence of a 100-Year Floodplain on the subject parcel.* **Mr. Brown seconded the motion which passed five in favor and one opposed (Chair opposed).**

- V(B) Standard Rezoning (Zoning Map Amendment) – 2511 Asheville Highway & 106 Halsbury Avenue – (P23-024-RZO).** Ms. Hunt stated the applicant has actually requested that this rezoning be continued until the May 11<sup>th</sup> Planning Board meeting due to after reviewing the application, staff had a conversation with the applicant and the applicant would like to make some adjustments and bring this back to be heard. Staff asks that this be continued, to leave it open and have it continued to the next meeting.

**Ms. Cromar moved the Planning Board to continue the application for a Standard Rezoning as identified in file #P23-024-RZO to the May 11<sup>th</sup> Planning Board Regular Meeting. Ms. Robinson seconded the motion which passed unanimously.**

**VI Other Business**

- VI(A) Conditional Rezoning – Bearwallow Lofts – (P23-09-CZD) – Withdrawn.**

**VII Adjournment – The meeting was adjourned at 4:54 pm.**

---

Jim Robertson, Chair



CITY OF HENDERSONVILLE  
AGENDA ITEM SUMMARY  
PLANNING DIVISION

**SUBMITTER:** Alexandra Hunt                      **MEETING DATE:** May 11, 2023

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

**TITLE OF ITEM:** Rezoning: Standard Rezoning – 2511 Asheville Hwy (P23-024-RZO) – Alexandra Hunt, Planner I

**SUGGESTED MOTION(S):**

<p><b><u>For Recommending Approval:</u></b></p> <p>I move Planning Board recommend City Council <b><u>adopt</u></b> 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) based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p>1. The High Intensity Neighborhood designation calls for single-family attached as a primary land use; and public uses, offices and retail along thoroughfares as a secondary land uses and the proposed zoning district permits single-family residential uses as well as offices, business, professional and public and retail uses.</p> <p><b>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:</b></p> <p>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 Hwy.</p> <p>2. The petition eliminates an existing legal non-conforming use.</p> <p>3. The topography of the site is oriented to a major commercial artery.</p>	<p><b><u>For Recommending Denial:</u></b></p> <p>I move Planning Board recommend City Council <b><u>deny</u></b> 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) based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p>1. The High Intensity Neighborhood designation calls for single-family attached as a primary land use; and public uses, offices and retail along thoroughfares as a secondary land uses and the proposed zoning district permits single-family residential uses as well as offices, business, professional and public and retail uses.</p> <p><b>2. We <u>do not find</u> this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <p>1. The proposed zoning district is incompatible with the surrounding area because it permits a range of high intensity commercial businesses.</p> <p>2. The petition to reduce the minimum lot size for residential uses is out of character with the surrounding land uses.</p> <p><b>[DISCUSS &amp; VOTE]</b></p>
---	--

4. The petition creates the opportunity for commercial infill development. [DISCUSS & VOTE]	
--	--

**SUMMARY:** *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Shane Laughter [Applicant] and Ronnie Gray [Owner]. The applicant is requesting to rezone the proposed property as shown in Exhibit A (PINs:9569-39-8890 and a portion of 9569-49-0448) totaling approximately 4.54 acres located at 2511 Asheville Highway, from C-3Highway Business and R-15 Medium Density Residential, to C-3 Highway Business.*

*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. If rezoned, there will not be a binding site plan, list of uses nor any conditions placed on the site. All permitted uses within the C-3 district would be allowed on the site.*

PROJECT/PETITIONER NUMBER:	P23-024-RZO
PETITIONER NAME:	1. Shane Laughter [Applicant] 2. Ronnie Gray [Owner]
ATTACHMENTS:	1. Staff Report 2. Draft Ordinance 3. Proposed Zoning Map 4. Application 5. Exhibit A – Proposed Property Boundary

STANDARD REZONING: 2511 Asheville Hwy (P23-024-RZO)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY ..... 2

EXISTING ZONING & LAND USE ..... 3

SITE IMAGES..... 4

SITE IMAGES ..... 5

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4) ..... 8

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) ..... 10

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT ..... 11



- Project Name & Case #:
  - 2511 Asheville Hwy Rezoning
  - P23-024-RZO
- Applicant & Property Owner:
  - Shane Laughter [Applicant]
  - Ronnie Gray and Larry Holbert [Owners]
- Property Address:
  - 2511 Asheville Hwy and 106 Halsbury Ave
- Parcel Identification (PINs) for Existing Parcel:
  - 9569-39-8890
- Acreage for Existing Parcel:
  - 3.74 Acres
- Acreage for Proposed Property Boundary:
  - ~ 4.54 Acres
- Existing Parcel Zoning:
  - C-3 Highway Business & R-15 Medium Density Residential
- Requested Zoning:
  - C-3 Highway Business
- Future Land Use Designation:
  - High Intensity Neighborhood

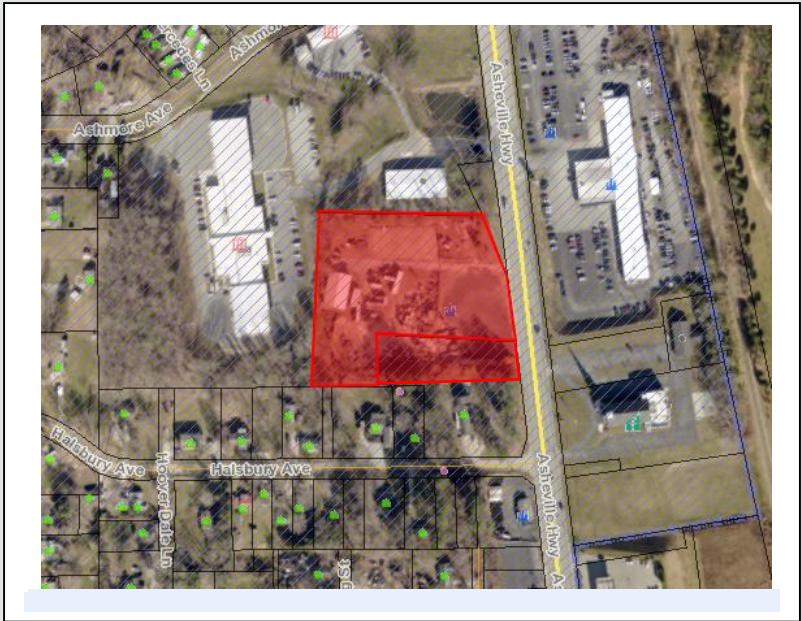


FIGURE A - SITE VICINITY MAP

*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 13<sup>th</sup> Planning Board meeting.*

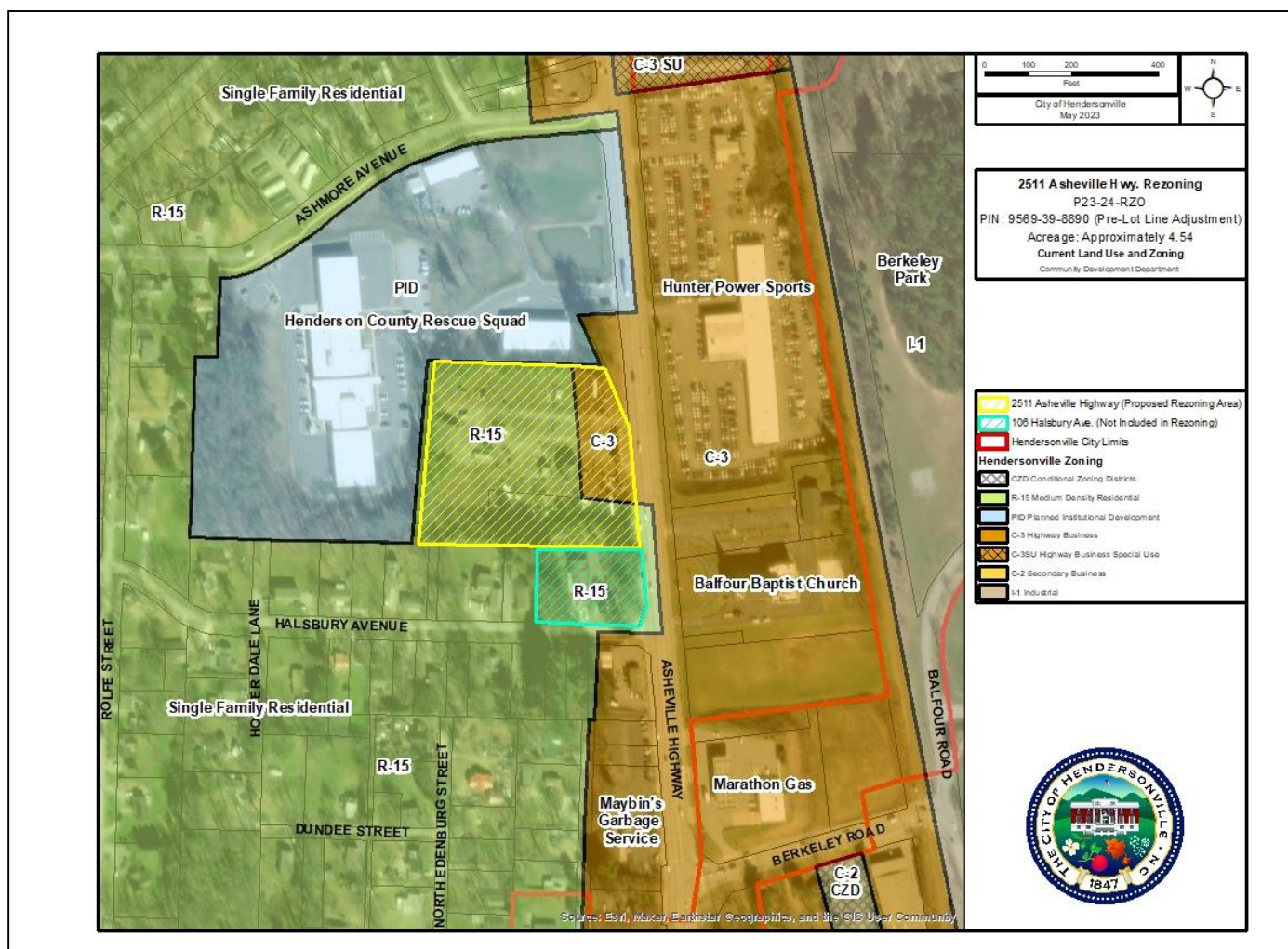
*The applicant requested the continuance to have the existing parcel (PIN:9569-39-8890) totaling 3.74 acres located at 2511 Asheville Highway surveyed for a lot line adjustment. The applicant is still requesting to rezone the proposed property boundary as shown in Figure A (above) and attached as Exhibit A, from C-3 Highway Business and R-15 Medium Density Residential, to C-3 Highway Business.*

*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.*

*If rezoned, there will not be a binding site plan, list of uses nor any conditions placed on the site. All permitted uses within the C-3 district would be allowed on the site.*



# EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The area around the existing parcel contains primarily residential and commercial uses including the Henderson County Rescue Services complex that is zoned planned institution development. The existing parcel is split-zoned both C-3 Highway Business and R-15 Medium Density Residential, with C-3 fronting Asheville Hwy and R-15 in the rear.

The area to the west of the existing parcel and the proposed parcel boundary is zoned R-15 and contains mostly single-family residential uses. The area to the east of the subject property is zoned C-3 and contains mostly commercial uses such as Hunter Power Sports dealership and service center.

SITE IMAGES



*View along Asheville Hwy facing south*



*View along Asheville Hwy facing north*



SITE IMAGES



*View of existing conditions of the existing parcel*



*View of existing conditions of the subject property*



SITE IMAGES

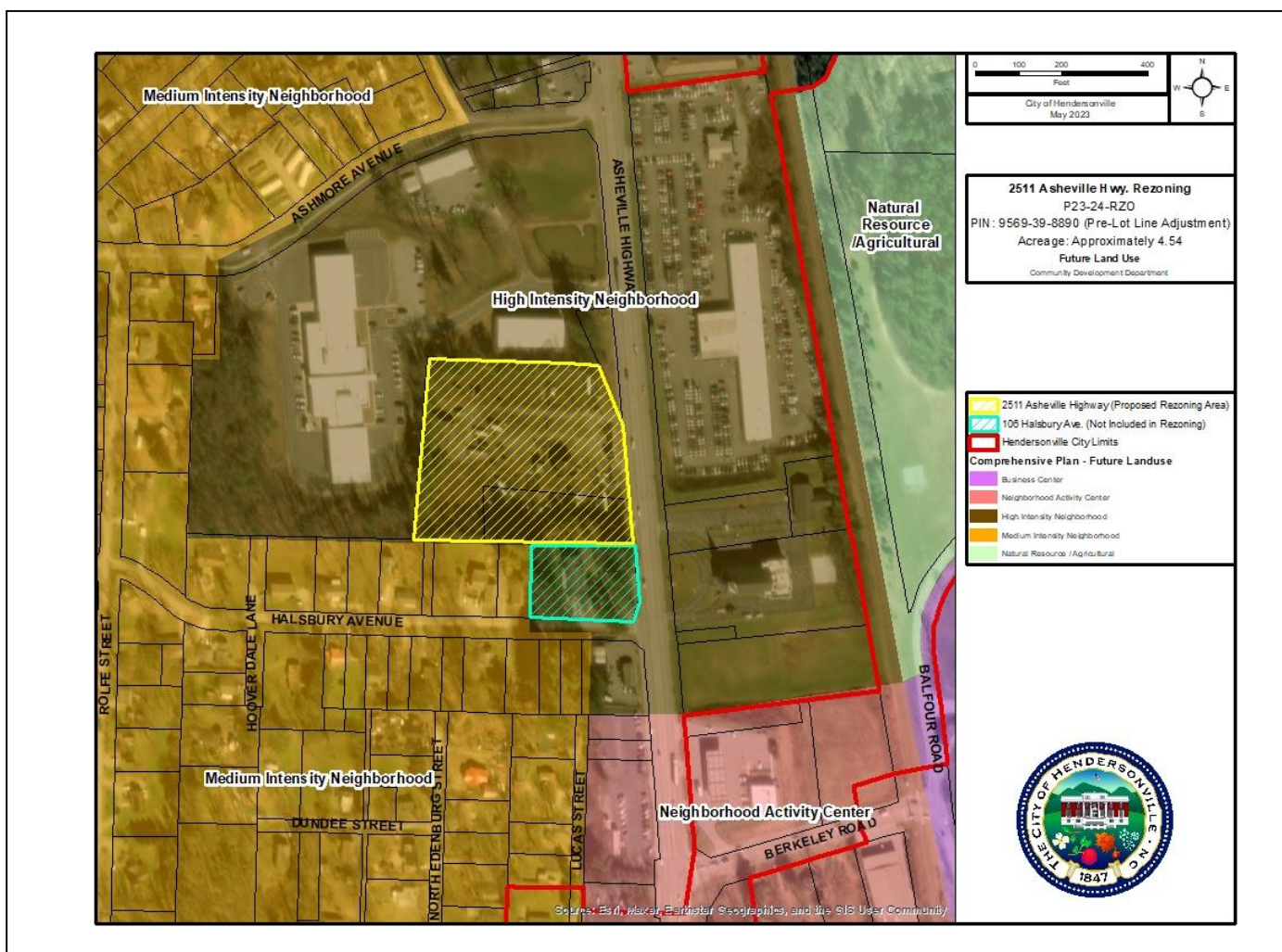


*View of existing conditions of the subject property*



*View of existing conditions of the subject property*

# FUTURE LAND USE



City of Hendersonville Future Land Use Map

The 2030 Comprehensive Plan's Future Land Use Map designates the existing parcel and the proposed parcel boundary as High Intensity Neighborhood. This designation is prevalent for most of the parcels directly across from the subject property that front Asheville Highway.

The parcels to the west of the existing parcel and proposed parcel boundary are designated Medium Intensity Neighborhood. Parcels located south of the existing parcel and the proposed parcel boundary that front Asheville Highway are designated as Neighborhood Activity Center.

Properties further east of the subject property and across Asheville Highway are designated as Natural Resource and Agriculture.



## REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4)

### COMPREHENSIVE PLAN CONSISTENCY

Future Land Use	<p><b>Goal LU-7 - High Intensity Neighborhood:</b> Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods</p>
	<p>Strategy LU-7.1. Locations:</p> <ul style="list-style-type: none"> <li>• Existing or planned high-density housing neighborhoods (greater than eight units per acre)</li> <li>• Priority infill development areas where high-density development is desirable and/or expected, including: <ul style="list-style-type: none"> <li>• Boulevard and Major Thoroughfare corridors near Neighborhood Activity Centers</li> </ul> </li> </ul>
	<p>Strategy LU-7.2. Primary recommended land uses:</p> <ul style="list-style-type: none"> <li>• Single-family attached [CONSISTENT] and Multi-family residential [INCONSISTENT]</li> <li>• Planned Residential Developments [CONSISTENT]</li> </ul> <p>Strategy LU-7.3 Secondary recommended uses:</p> <ul style="list-style-type: none"> <li>• Public and institutional uses [CONSISTENT]</li> <li>• Offices and retail along thoroughfares [CONSISTENT]</li> </ul>
	<p>Strategy LU-7.4. Development guidelines:</p> <ul style="list-style-type: none"> <li>• Eight or more units per gross acre [INCONSISTENT ~ R-15 = 3 units per acre]</li> <li>• Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [CONSISTENT]</li> <li>• At least 60% open space in new residential developments greater than three acres [INCONSISTENT]</li> <li>• Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT]</li> <li>• Encouragement of walkable neighborhood design [INCONSISTENT]</li> </ul>

<b>Land Use &amp; Development</b>	<i>Growth Management (Map 8.3a): Designated as a “Priority Infill Area”</i> <i>Priority Infill Area</i> - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties [CONSISTENT]
	<i>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT]</i>
<b>Population &amp; Housing</b>	<i>Strategy PH-1.1 – Promote Compatible infill development.</i>
	<i>Goal PH-2 – Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.</i> <i>Strategy 2.3- Allow housing arrangements in existing and new neighborhoods that provide affordable and/or multigenerational housing alternatives in single-family neighborhoods</i>
	<i>Goal PH-3 – Promote safe and walkable neighborhoods.</i> <i>Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</i>
<b>Natural &amp; Environmental Resources</b>	<i>Goal NR-1 - Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.</i> <i>Strategy NR 1.2- Protect land adjacent to streams in order to protect water quality, reduce erosion, and protect wildlife habitat</i> <i>Strategy NR 1.3- Encourage restoration of natural habitat and drainage patterns in developed areas.</i>
	<i>Strategy NR-2.1. Encourage clustered development that preserves open space while allowing a return on investment.</i>
<b>Cultural &amp; Historic Resources</b>	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
<b>Community Facilities</b>	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
<b>Water Resources</b>	<i>Strategy 2.2-Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.</i>
<b>Transportation &amp; Circulation</b>	<i>A “Proposed Gateway” is designated on Map 7.3a at the intersection of Halsbury Ave and Asheville Hwy.</i> <i>Goal TC-5 – Enhance key gateways to the community in order to present a positive first impression and increase civic pride.</i>

## REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS	
Compatibility	<b>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</b>
	The area around the existing parcel contains both residential and commercial uses. The subject property (9569-39-8890) is split-zoned both C-3 and R-15 with C-3 zoning fronting Asheville Hwy. The existing parcel abuts PID zoning on the northern and western borders of the parcel and R-15 on the southern border. The topography of the proposed rezoning area is oriented towards Asheville Hwy with access to the proposed rezoning area provided from Asheville Hwy.
Changed Conditions	<b>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</b>
	Parcels that front Asheville Highway are either zoned C-3 Highway Business or PCD Planned Commercial Development.
Public Interest	<b>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 -</b>
	The rezoning would eliminate any non-commercial zoning for parcels that front Asheville Hwy.
Public Facilities	<b>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</b>
	A Water / Sewer Availability Request has not been received for this project. The site will be served by a NCDOT maintained road which is classified as a “major thoroughfare” in the comprehensive plan.
Effect on Natural Environment	<b>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 -</b>
	The existing parcel is a developed parcel that is comprised of mostly impervious surfaces with some trees and vegetation bordering the property boundary lines on the north, west, and south. Additionally, a blue line stream exists at the northwestern corner of the parcel.



DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING 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 High Intensity Neighborhood designation calls for single-family attached as a primary land use, and public uses, offices and retail along thoroughfares 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.*

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:

*DRAFT [Rationale for Approval]*

- *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 Hwy.*
- *The petition eliminates an existing legal non-conforming use.*
- *The topography of the site is oriented to a major commercial artery.*
- *The petition creates the opportunity for commercial infill development.*

*DRAFT [Rational for Denial]*

- *The proposed zoning district does not permit multi-family residential.*
- *The proposed zoning district does not contain architectural guidelines and does not encourage pedestrian access.*
- *The proposed zoning district does not require a minimum 60% open space.*

Ordinance #

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL NUMBERS: 9569-39-8890 AND A PORTION OF 9569-49-0448 BY CHANGING THE ZONING DESIGNATION FROM R-15 (MEDIUM DENSITY RESIDENTIAL) AND C-3 (HIGHWAY BUSINESS) TO C-3 (HIGHWAY BUSINESS)**

IN RE: Parcel Numbers 9569-39-8890 and a portion of 9569-49-0448  
(File # P23-024-RZO)

**WHEREAS**, the City is in receipt of a Zoning Map Amendment application from Shane Laughter [Applicant] and Ronnie Gray [Owner].

**WHEREAS**, the Planning Board took up this application at its regular meeting on May 11<sup>th</sup>, 2023; voting \_\_\_\_\_ to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

**WHEREAS**, City Council took up this application at its regular meeting on \_\_\_\_\_, 2023, and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9569-39-8890 from R-15 Medium Density Residential and C-3 Highway Business to C-3 Highway Business.
2. Any development of the parcels shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

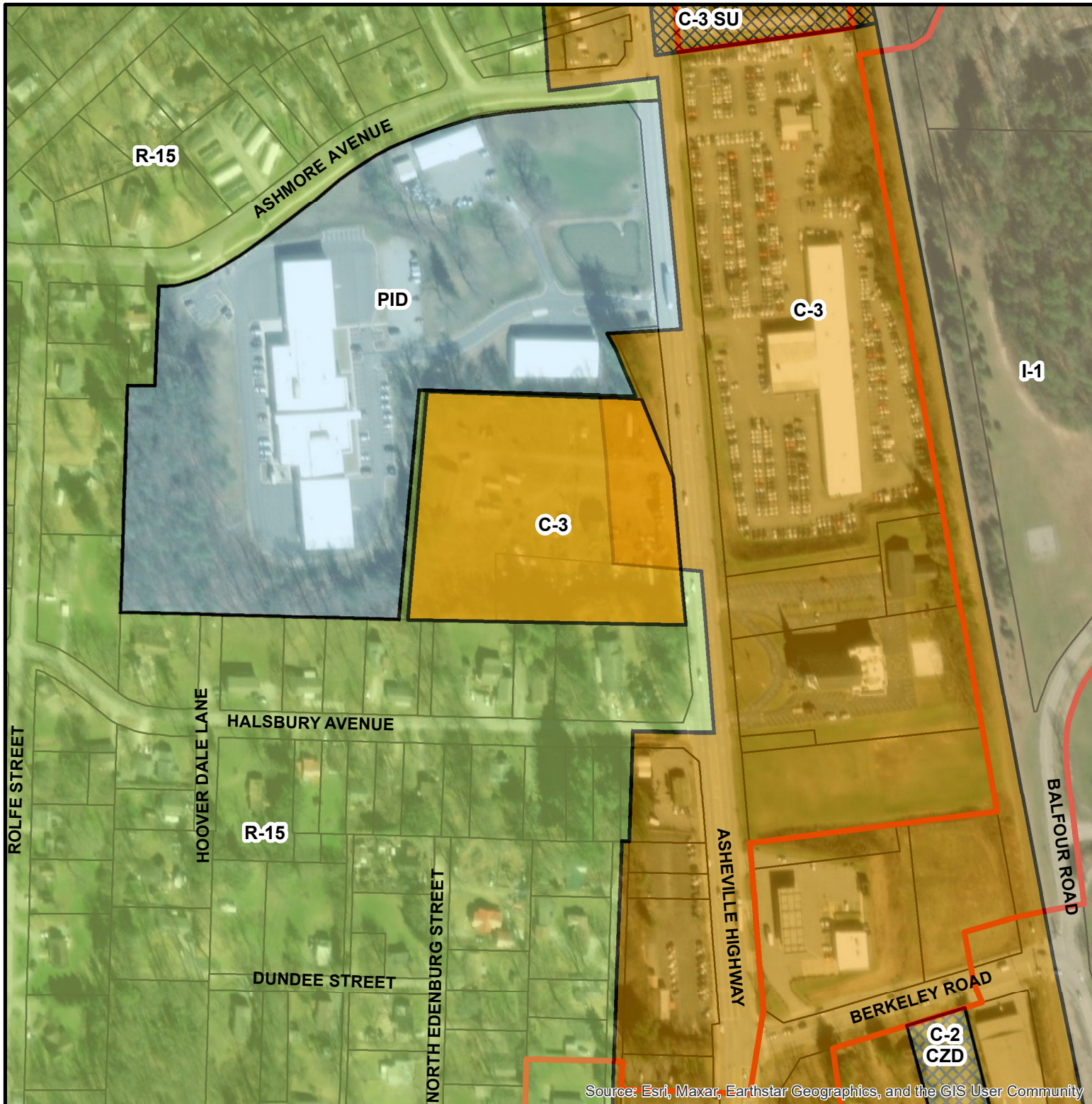
Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Attest: Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**2511 Asheville Hwy. Rezoning**  
P23-24-RZO  
PIN: 9569-39-8890 (Pre-Lot Line Adjustment)  
Acreage: Approximately 4.54  
**Proposed Zoning**  
Community Development Department

- Hendersonville Zoning**
- 2511 Asheville Highway (Proposed Rezoning Area)
  - Hendersonville City Limits
  - CZD Conditional Zoning Districts
  - R-15 Medium Density Residential
  - PID Planned Institutional Development
  - C-3 Highway Business
  - C-3SU Highway Business Special Use
  - C-2 Secondary Business
  - I-1 Industrial



