



**CITY OF HENDERSONVILLE**  
**PLANNING BOARD - REGULAR MEETING**  
City Hall – 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC 28792  
Thursday, May 08, 2025 – 4:00 PM

---

## **AGENDA**

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
  - A. Minutes of April 10, 2025
4. **OLD BUSINESS**
5. **NEW BUSINESS**
  - A. Rezoning: Conditional Zoning District –Ronan at Hendersonville (P24-33-CZD) – *Tyler Morrow– Current Planning Manager*
  - B. Rezoning: Conditional Zoning District – Pace Hendersonville (25-11-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*
  - C. Rezoning: Standard Rezoning – 135 Sugarloaf Rd | P24-43-RZO – *Matthew Manley, AICP / Long-Range Planning Manager*
  - D. Zoning Text Amendment: Reforms for Housing – PRD Changes (25-01-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*
  - E. Zoning Text Amendment: Tree Canopy Preservation & Enhancement Clarifying Edits (25-15-ZTA)
6. **OTHER BUSINESS**
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.*