



**CITY OF HENDERSONVILLE**  
**PLANNING BOARD - REGULAR MEETING**  
City Hall – 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC 28792  
Thursday, February 13, 2025 – 4:00 PM

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## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
  - A. Minutes of January 9, 2025
4. **OLD BUSINESS**
  - A. Zoning Text Amendment: Board of Adjustment Member and Quorum Changes (P24-088-ZTA)  
–*Sam Hayes, Planner II*
5. **NEW BUSINESS**
  - A. Rezoning: Conditional Zoning District – 715 Greenville Highway Multi-Family (P24-39-CZD)  
– *Tyler Morrow– Current Planning Manager*
  - B. Rezoning: Conditional Zoning District – First Ave Villas (P24-86-CZD) – *Sam Hayes – Planner II*
  - C. Zoning/Subdivision Text Amendment: ‘Flag Lots & Small Lots’ (P24-89-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*
  - D. Zoning Text Amendment: Reforms for Housing (25-01-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*
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.*