



CITY OF HENDERSONVILLE
CURRENT PLANNING COMMITTEE
City Operations - Assembly Room (305 Williams St)
Thursday, January 15, 2026 – 3:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Rezoning: Conditional Rezoning – 1207 Kanuga Rd Rezoning | R-15 to C-4 CZD (25-93-CZD)
– *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.

<p>3.(2.) The petition is found to be Inconsistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The petition for C-4 zoning is inconsistent with the Future Land Use and Conservation Map Designation of ‘Family Neighborhood Living’.</p> <p>4.(3.) We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none">1. The proposed zoning is compatible with surrounding residential & non-residential land uses2. The proposed zoning allows for a mix of uses at an intersection which experiences significant vehicular traffic3. The proposed zoning allows for nodal development with non-residential uses confined by floodplains and located along the minor arterial roadway4. Surrounding low density residential uses primarily front and gain access from Local streets. <p>5.(4.) Furthermore, we propose to amend the Character Area of the subject property on the Gen H Comprehensive Plan Future Land Use & Conservation Map to that of ‘Neighborhood Center’.</p> <p>[DISCUSS & VOTE]</p>	
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SUMMARY: The City of Hendersonville in receipt of a Conditional Zoning District petition from Greg Grooms of Blue Pinnacle Homes [applicant / property owner], to rezone a 0.81 Acre parcel at 1207 Kanuga Rd (PIN: 9568-61-2215) from R-15, Medium Density Residential to C-4 CZD, Neighborhood Business Conditional Zoning District.

The property is located at the corner of Drake St and Kanuga Rd near the intersection of Kanuga Rd and State St. The confluence of Shepherd Creek and Mud Creek is in close proximity though the subject property is primarily outside of the 100-yr floodplain.

The Future Land Use Character Area designation of the property is Family Neighborhood Living, however it is located in close proximity to parcels designated as Neighborhood Center.

As a CZD, if approved, the development and use of the property would be limited to the stated list of uses and the proposed developed depicted on the preliminary site plan.

PROJECT/PETITIONER NUMBER:	25-93-CZD
PETITIONER NAME:	<ul style="list-style-type: none"> • Greg Grooms, Blue Pinnacle Homes [Applicant + Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Comp Plan Consistency & Evaluation 3. NCM Summary 4. Proposed Zoning Map 5. Draft Ordinance 6. Application

STANDARD REZONING:
1207 KANUGA RD | R-15 to C-4 CZD
(25-93-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT
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PROJECT SUMMARY

- Project Name & Case #:
 - 25-93-RZO
- Applicant & Property Owner:
 - Greg Grooms, Blue Pinnacle Homes [Applicant & Owner]
- Property Address:
 - 1207 Kanuga Rd
- Project Acreage:
 - 0.81 Acres
- Parcel Identification (PIN):
 - 9568-61-2215
- Current Parcel Zoning:
 - R-15, Medium Density Residential
- Requested Zoning:
 - C-4 CZD Neighborhood Business Conditional Zoning District
- Future Land Use Designation:
 - Family Neighborhood Living



SITE VICINITY MAP

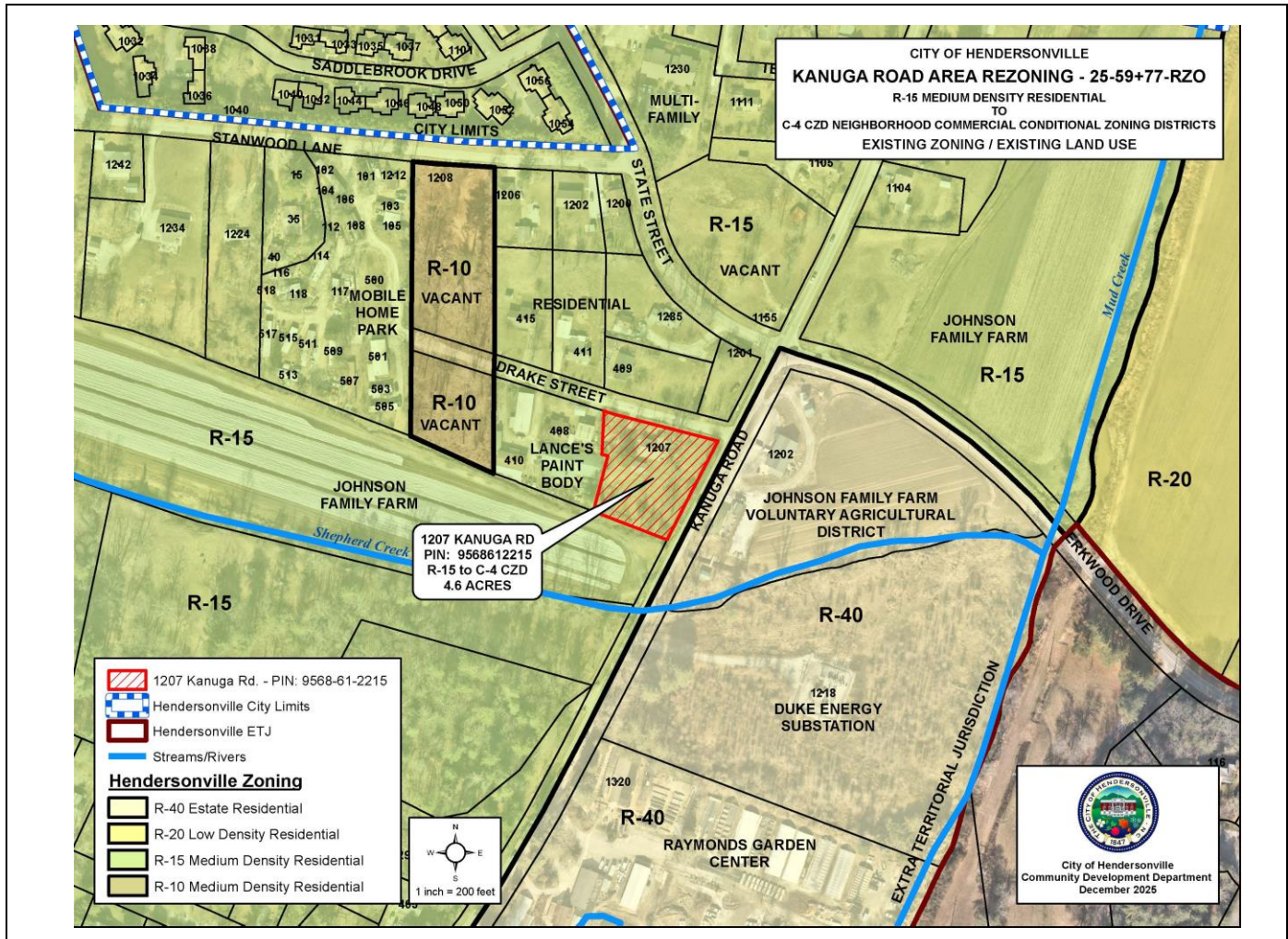
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EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is located in the City of Hendersonville Extra-Territorial Jurisdiction (ETJ) and is located in the R-15, Medium Density Residential zoning district. A majority of properties in the vicinity are also zoned R-15 however a parcel to the west was recently rezoned to R-10, Medium Density Residential. Across Kanuga Rd to the East, the properties are zoned R-40, Low Density Residential. The closest commercial zoning is near Kanuga Rd. at Hebron Rd.

Though this area is primarily residential in character there are agricultural, utility and commercial uses in close proximity to the subject property. Abutting the property to the south and across Kanuga Rd to the east, are parcels associated with the Johnson Family Farm. The Johnson Family Farm has status as a Bonafide farm (Vol. Ag District) and thus is exempt from Zoning. As a result of this, the farm operates agricultural related commercial uses (retail, food trucks, etc.) at corner of Kanuga Rd & State St. Duke Energy operates a substation to the south of the Johnson Family Farm. Adjacent to the Duke Energy parcel and further to the south is Raymond's Garden Center plant nursery. And behind the subject property is a Paint & Body shop. To north along State St is a small apartment complex.

It should also be noted that the Shepherd Creek and Mud Creek floodplains are a defining feature of this area. A very small portion of the subject property is in the 100 Yr Floodplain while all of the surrounding agricultural, commercial and utility uses are in the Floodway + Floodplain.

SITE IMAGES



View of Subject Property facing west. Front of structure faces Kanuga Rd but is substantially screened by a row of hedges.



View from the subject property facing north. Property has approx. 0.34 acres of undeveloped land in south side yard.

SITE IMAGES



View of Johnson Family Farm from Kanuga Rd facing west. This is the Shepherd Creek floodplain south of subject property.



View of Shepherd Creek east of Kanuga Rd.

SITE IMAGES

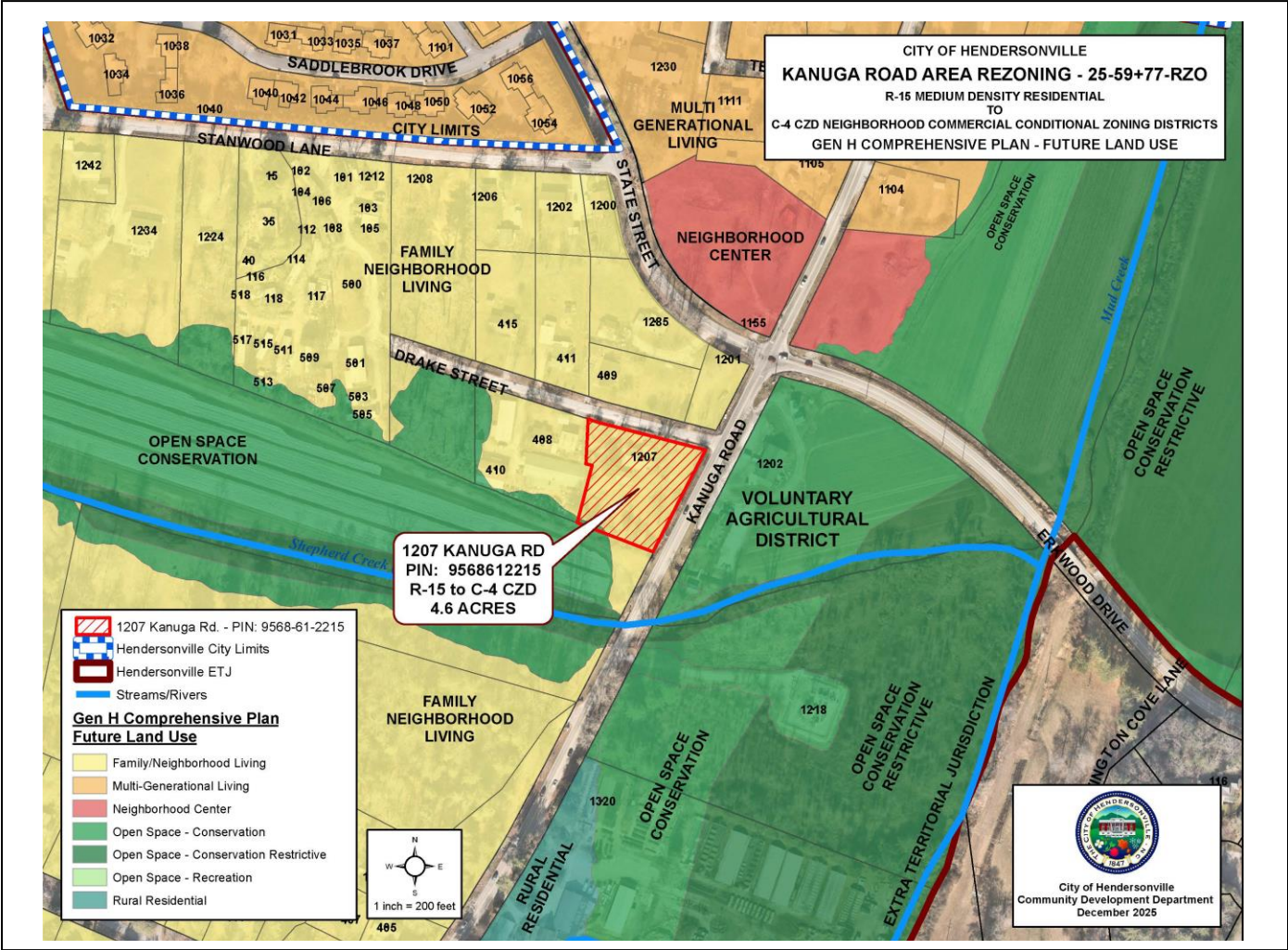


View of Johnson Family Farm commercial activities in Voluntary Agricultural District (Bonafide farm) at corner of Kanuga Rd & State St.



Commercial + Agricultural activities at Johnson Family Farm store.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

According to the City’s Gen H Future Land Use & Conservation Map, the subject property is designated as Family Neighborhood Living (FNL) with a fraction of the parcel noted as Open Space – Conservation (OS-C). The parcels to the west are also characterized as FNL with OS designated along the Shepherd Creek floodplain. To the north of Stanwood Ln, properties shift to the Multi-Generational Living designation. Across Kanuga Rd, properties located in the Mud Creek floodplain are all designated as OS.

Most notably, a concentration of the “Neighborhood Center” character area is found at the intersection of State St and Kanuga Rd. This Neighborhood Center character was intended to identify the area around this intersection as a small node of neighborhood-scale business activities - reflecting both current and future economic opportunities. Neighborhood Center is described as encompassing: “...small centers (typically 100,000 sf of nonresidential space) with local-serving uses [and] may be located within walking distance of and complement surrounding residential uses. Typical uses include grocery & drug stores, coffee shops, dry cleaners, bank branches, restaurants, and a limited amount of residential.” Markets, small offices and other similar uses would also be appropriate.”

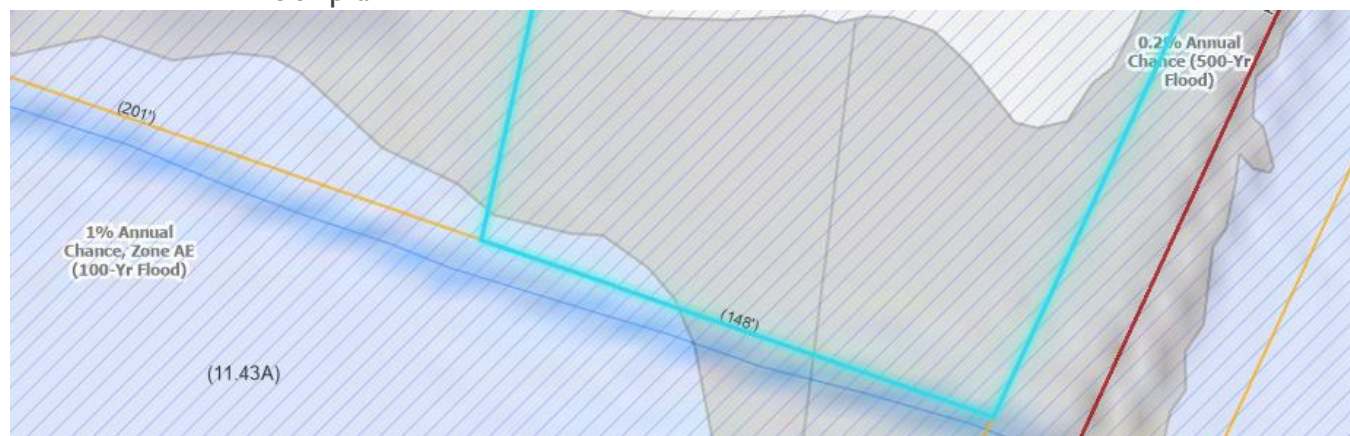
STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

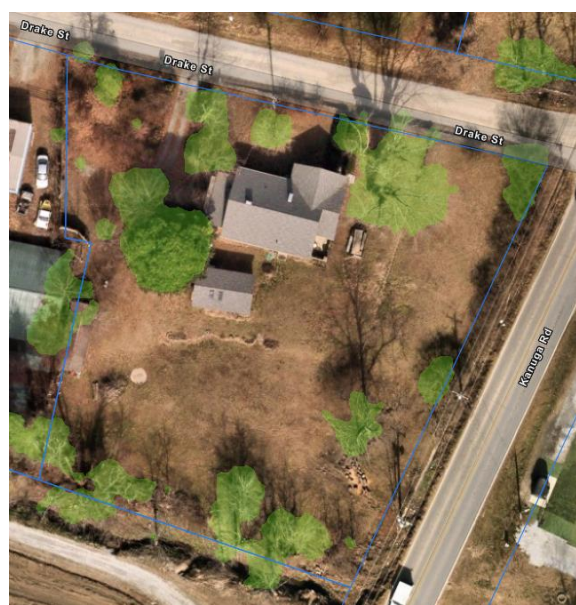
Site Plan Summary:

- Proposed Uses:
 - Offices, business, professional and public
 - Current proposal: 3-4 employees for home building business
 - Residential, Single-Family Attached
- Buildings:
 - Existing Residential Building to be converted to office:
 - 1,200 Sq Ft of Gross Floor Area
 - 2,100 Sq Ft of Building Footprint
 - Proposed Residential Units:
 - 1,600 Sq Ft of Gross Floor Area
 - 800 Sq Ft of Footprint
 - 1-Car garage on 1st Level
- Building Design
 - N/A – C-4 does not have building design requirements
- Height
 - Max. 35'
- Transportation
 - Kanuga Rd and Drake St are both NCDOT-maintained roads
 - The site plan shows one ingress point off of Kanuga Rd to a one-way driveway that curves around the rear of the site to one egress point onto Drake St.
 - Proposed full movement ingress and full movement egress
 - Ingress and egress will require approval from NCDOT
- Sidewalks
 - Required: Construction or a Fee-in-Lieu of Sidewalks is required along Kanuga Rd and Drake St
 - Developer Proposed Condition to Waive Kanuga Rd requirement
- Lighting
 - All site lighting will be required to conform to the City's lighting standards for stream buffers and nonresidential developments.
- Parking: Office, business, professional and public
 - Required: 1 per each 400 square feet of GFA
 - Total Required- 3
 - Total Provided- 3
- Natural Resources

- Stream Buffer The USGS topo map indicates a blueline stream running just south of, and parallel to, the southern boundary of the subject property.
 - Developer is proposing condition to waive the 20' Transition Area while maintaining the 30' Stream Buffer. Staff will also note that, per ordinance, creek could be piped and Stream Buffer would not apply.
- There is a small portion of 100-Year Floodplain in the southwest corner of the property in the Stream Buffer. There is no proposed impact to 100-Yr. Floodplain



- Tree preservation
 - The site currently has 7,700 Sq Ft of existing tree canopy (22%) of the site.
 - The proposed site plan does not trigger Tree Canopy Preservation requirements.
 - Developer Proposed Trees to be Preserved - 2 large oak trees near the existing structure on north side of property and 1 large magnolia tree at rear of existing structure plus any canopy in the Stream Buffer. These trees account for the majority of the mapped canopy on the site.
 - Developer Proposed Trees to be Removed – 1 Walnut tree near Kanuga at proposed driveway. Potentially some other “scrub” trees to be removed.



- Planting requirements.
 - The site will be required to provide the following landscaping:
 - Buffer Plantings
 - Street Trees
 - The landscaping requirements will be met through new plantings and the utilization of tree credits for qualifying trees and alternative compliance for existing buffer shrubs.

DEVELOPER-PROPOSED CONDITIONS:

- 1) Waiver of 20' Transitional Area (Sec. 17-3-3) – Developer to meet 30' Stream Buffer but waive the 20' Transition Zone.
- 2) Alternative Compliance for Type B Buffer - Developer to preserve existing vegetation in 10' buffer zone and only plant required new material where visual gaps exist.
- 3) Waive Sidewalk Requirements on Kanuga Rd - Developer to construct or pay Fee-in-Lieu of Sidewalks for Drake St. only. No sidewalk or FIL on Kanuga Rd frontage.

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance. Certain Preliminary Site Plan submittal requirements, including the provision of a Survey, were waived by the Community Development Director due to the limited scale of the proposed project.

Proposed City-Initiated Conditions:

- Maximum tree protection required for large magnolia at rear of existing structure. Allow for reduction of 10' buffer at curve in proposed driveway to reduce potential impact on root system of magnolia tree.

DEVELOPMENT REVIEW COMMITTEE:

The Development Review Committee consists of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City's Traffic Consultant. All pertinent members of the DRC reviewed this project and there are no outstanding comments / conditions relevant to the Preliminary Site Plan.

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

GENERAL REZONING STANDARDS	
1) Comprehensive Plan Consistency	<p>Land Supply, Suitability & Intensity Land Supply: The subject property <u>not</u> classified as Undeveloped or Underdeveloped. Land Suitability: Therefore, the subject property was <u>not</u> evaluated for suitability. Adjacent suitability is moderate to suitable for commercial and residential uses and not suitable for industrial uses. Intensity Node: The subject property is <u>not</u> located in a Intensity Node. The Intensity Node for the Southside of Hendersonville is in close proximity with “Busy Bend” located less than 1 mile away. Development Intensity: Low. In general terms, this area is not identified for Intense infill development though <i>Neighborhood Center</i> is located just a few parcels away. Focus Area: The subject property is not located in a Focus Area.</p>
	<p>Future Land Use & Conservation Map- Designation: <i>Family Neighborhood Living</i> Character Area Description: Inconsistent Zoning Crosswalk: Inconsistent – For consistency, the Character Area would need to be updated to <i>Neighborhood Center</i>.</p>
2) Compatibility	<p>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</p> <p>The subject property is a former residence that currently appears to be vacant / under rehabilitation. Directly to the south of the subject property is a portion of the Johnson Family Farm along Shepherd Creek. To the west of the subject property is a paint & body shop. To the north along Kanuga Rd is a vacant parcel with a former commercial building located on it. Across Kanuga Rd to the east are the various ag-related commercial activities of the Johnson Family Farm. Vacant land and floodplain is prevalent to the south and east. To the north, uses are generally detached single-family with a duplex development located north of Stanwood Ln.</p>
	<p>GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Somewhat Consistent Authentic Community Character: Somewhat Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: N/A Accessible & Available Community Uses and Services: N/A Resilient Community: N/A</p>

	GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Somewhat Consistent Conserved & Integrated Open Spaces: Somewhat Consistent Desirable & Affordable Housing: Consistent Connectivity: Somewhat Consistent Efficient & Accessible Infrastructure: Consistent
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	<p>The subject property was recently sold to a new owner. Commercial activities located across the street from the Subject Property have been added in the last 10 years and have continued to grow and evolve in that time frame. This property at the corner of Kanuga Rd and State St/Erkwood Rd is a Bonafide Farm in a Voluntary Agricultural District which makes it exempt from Zoning per state law. According to state statute Chapter 106 – Article 61, Voluntary Agricultural Districts and Enhanced Voluntary Agricultural Districts, in exchange for the preservation of farmland, enjoy other special provisions including tax exemptions, waiver of utility assessments, priority consideration for grants, special noticing requirements, and allowances to sell up to 25% non-farm products.</p>
4) Public Interest	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><u>Strategic Housing Plan</u> – The addition of 4 attached single-family condominiums on a lot with a small professional office is an example of one plan objective to “Promote Mixed-Use and Infill Development”. While the property is located on the periphery of the City in the ETJ, it is located on a major corridor, and the proposal reflects the efficient use of underutilized property and the integration of “missing middle” housing (Action 3.03).</p> <p><u>Mix of Uses/Nodal Development</u> - The integration of mixed uses at various scales can reduce vehicular trips, combat automobile congestion, create jobs, and increase local spending. When applied at the neighborhood scale, a mix of uses can improve safety and vibrancy. When scale is maintained and new non-residential uses are concentrated around key intersections, negative impacts associated with commercial activity can be contained.</p>
5) Public Facilities	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>Kanuga Road, Drake St, and State St/Erkwood Dr are NCDOT maintained roads. Kanuga Rd is a Minor Arterial, Drake St is a Local Street and State St/Erkwood Dr is a Major Collector according to their NCDOT Functional Classifications. The Comprehensive Transportation</p>

	<p>Plan designates these roads as Minor Thoroughfares with Drake St as a Local Street.</p> <p>There are high volumes of traffic at this location. The intersection of Kanuga Rd & State St is a “High Injury Intersection” and Kanuga Rd south of this intersection is a “High Injury Network” route according to the French Broad River MPO’s “Safe Streets 4 All” Safety Action Plan. An improvement project for this portion of Kanuga Rd (to Price Rd) is currently unfunded, but is included in the SPOT Prioritization 8.0 (carried over from 7.0). There are no funded STIP projects in the immediate area though the White St/South Main St enhancements are in close proximity.</p> <p>The subject property is served by City of Hendersonville water and City sewer services are available.</p>
6) Effect on Natural Environment	<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>A row of hedges lining the eastern parcel boundary along Kanuga Rd were recently removed. According to the site plan these would be replaced by required Street Trees.</p> <p>The site plan depicts the removal of 1 Walnut Tree and the preservation of two large oaks and a large Magnolia. Staff is proposing condition to reduce buffer in order to reduce impact of driveway on Magnolia.</p> <p>A ditch along the southern parcel boundary is a blue line stream and would be required to meet the standards of the natural resource provisions of the zoning ordinance. Currently the proposed placement of the 4 townhome units is not compliant with these standards. The developer is proposing that the 20’ Transition Area be waived.</p> <p>Additionally, the parcel is located in the 500-Year Floodplain with a small portion of the southern boundary in the 100-Year Floodplain. 100-Yr Floodplain is within the required 10’ Type B vegetated buffer and the 30’ Stream Buffer, so no impact to 100-Yr Floodplain is proposed.</p>

REZONING STANDARDS ANALYSIS & SUMMARY

- 1) Comprehensive Plan Consistency - Staff finds the petition to be Inconsistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map due to the Character Area Description for *Family Neighborhood Living*. However, the property is in close proximity to and in the same general condition as parcels identified as *Neighborhood Center* in the Gen H Plan.

2) Compatibility – C-4 Zoning is found to be compatible with the surrounding land uses and aligns with the Goals & Guiding Principles of the Gen H Comprehensive Plan – especially as it relates to providing a mix of uses and preferred patterns of development around key nodes.

3) Changed Conditions – The presence of a Bonafide Farm and the increase of commercial activities in this area have increased opportunities for appropriate commercial uses around the intersection of Kanuga Rd and State St.

4) Public Interest - Staff finds that the introduction of a mix of uses at a compatible scale can provide a number of benefits.

5) Public Facilities - Staff finds that the street network in this area lends itself to non-

residential uses on the major routes while residential uses should be confined to local streets. There are existing City utilities available to the subject property.

- 6) Effect on Natural Environment – No significant impacts proposed but subject property is located adjacent to a blue line stream and 100-Year Floodplain.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

The petition is found to be **inconsistent** with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition for C-4 zoning is inconsistent with the Future Land Use and Conservation Map Designation of ‘Family Neighborhood Living’.

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]

- *The proposed zoning is compatible with surrounding residential & non-residential land uses*
- *The proposed zoning allows for a mix of uses at an intersection which experiences significant vehicular traffic*
- *The proposed zoning allows for nodal development with non-residential uses confined by floodplains and located along the minor arterial roadway*
- *Surrounding low density residential uses primarily front and gain access from Local streets.*

DRAFT [Rational for Denial]

- *The proposed zoning is incompatible with the surrounding land uses*
- *The proposed zoning would result in increased traffic congestion to the surrounding area*
- *The proposed zoning would result in environmental degradation*

1207 Kanuga Rd (25-59-RZO) - C-4		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	N/A	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	N/A	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)		Inconsistent
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Family Neighborhood Living	
Character Area Description (Pg. 122-131)		Inconsistent
Zoning Crosswalk (Pg. 132-133, Figure 4.18)		Inconsistent
Focused Intensity Node (Pg. 119)	N/A	N/A
Focus Area Map (Pg. 134-159)	N/A	N/A

1207 Kanuga Rd (25-59-RZO) - C-4		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
GOALS		
Vibrant Neighborhoods (Pg. 93)		
Promote lively neighborhoods that increase local safety.	Consistent	
Enable well-maintained homes, streets, and public spaces.	Somewhat Consistent	
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent	
The design allows people to connect to nearby destinations, amenities, and services.	Consistent	
Abundant Housing Choices (Pg. 93)		
Housing provided meets the need of current and future residents.	Consistent	
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent	
Housing condition/quality exceeds minimum standards citywide	Consistent	
Healthy and Accessible Natural Environment (Pg. 94)		
Recreational (active and passive) open spaces are incorporated into the development.		Inconsistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent	
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent	
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent	
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.		Inconsistent
Authentic Community Character (Pg. 94)		
Downtown remains the heart of the community and the focal point of civic activity	N/A	N/A
A development near a gateway sets the tone, presenting the image/brand of the community.	N/A	N/A
Historic preservation is utilized to maintain the city's identity.	Somewhat Consistent	N/A
City Centers and neighborhoods are preserved through quality development.	N/A	N/A
Safe Streets and Trails (Pg. 95)		
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	N/A	N/A
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent	
Design embraces the principles of walkable development.	Consistent	
Reliable & Accessible Utility Services		

Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent	
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent	
Satisfying Work Opportunities (pg. 96)		
The development promotes quality job options.	Consistent	
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent	
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	N/A	N/A
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	N/A	N/A
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A
Resilient Community		
N/A		
GUIDING PRINCIPALS (pg. 98)		
Mix of Uses (Pg. 98)		
Revitalization of Outdated Commercial Areas	Consistent	
New business and office space promotes creative hubs.	Consistent	
Compact Development (Pg. 100)		
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent	
The infill project is context sensitive [Small Infill Site].	Consistent	
Sense of Place (Pg. 102)		
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Placekeeping and Placemaking and 3rd Places]	Somewhat Consistent	
Conserved & Integrated Open Spaces (Pg. 106)		
A diverse range of open space elements are incorporated into the development.	Somewhat Consistent	
Desirable & Affordable Housing (Pg. 108)		
Missing middle housing concepts are used in the development.	Consistent	
Connectivity (Pg. 112)		
The development encourages multimodal design solutions to enhance mobility.	Somewhat Consistent	
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

1207 KANUGA RD (25-93-CZD)

NCM MEETING DATES: DECEMBER 4, 2025

PETITION REQUEST: C-4 CZD (Neighborhood Business - Conditional Zoning District)

- APPLICANT/PETITIONER: Greg Grooms [Applicant / Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 4, 2025 at 2pm in the 2nd Floor Meeting Room at City Hall and via Zoom. The meeting lasted approximately 1 hour.

There were 2 members of the public in attendance in-person while I attended virtually. The applicant was present and there were 3 members of City staff in attendance.

Staff gave the formal introduction and a brief overview of the request.

There were 4 pre-submitted public comments – 2 in favor and 2 opposed.

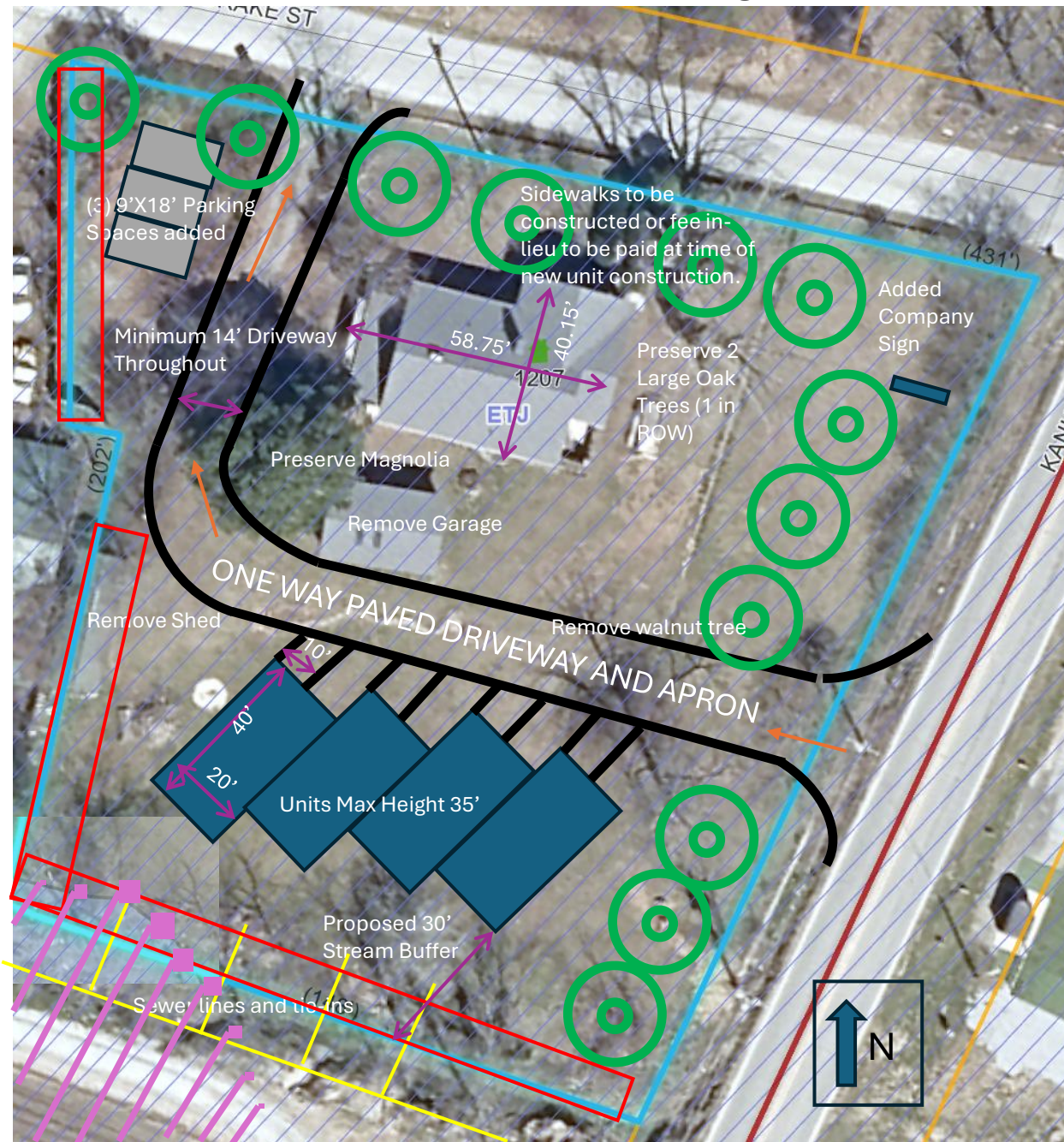
The development team was allowed to present their project proposal for the proposed office (reuse of existing structure) and 4 new townhomes.

Concerns and questions from the public related to:

- Tree preservation / erosion
- Parking / # of Employees
- Building Height
- Sidewalks
- Stream Buffers
- Floodplain / Stormwater
- Residential Unit Cost
- Traffic Impacts

Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.

1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan



• Prepared by Greg Grooms, Blue Pinnacle Homes, LLC 12-31-25

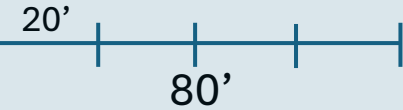
Intended Use

Turn current residential home into office space for homebuilding company housing 3-4 employees and add 4 Condo Units

Section 5, Item A.

9'x18' Parking Space – Calculation: Office
 $SF/400 = \# \text{ of required spaces}$
 $1200hsf / 400 sf = 3 \text{ Required Parking Spaces}$

Scale



Street Tree – 431.23'

Type B Buffer 10' or utilization of current buffer where applicable – See Table Below (final calc TBD at Final Site Plan due to existing buffer locations)

100-yr Floodplain

40x20 Footprint - Approx 1600 heated sf Condo Unit with at least 1-car garage on first level

Developer Proposed Conditions:

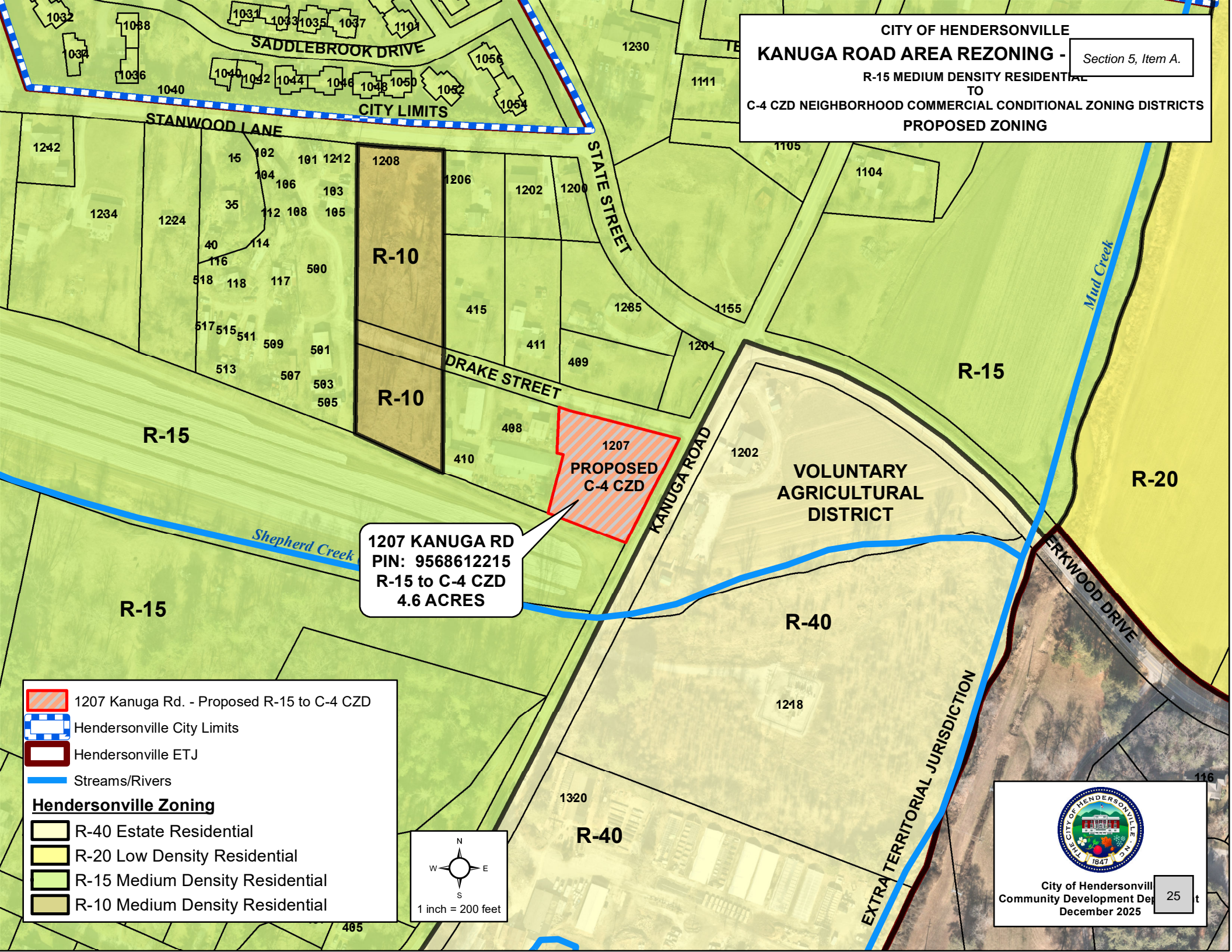
- 1) Waiver of 20' Transitional Area (Sec. 17-3-3) – Developer to meet 30' Stream Buffer but waive the 20' Transition Zone.
- 2) Alternative Compliance for Type B Buffer - Developer to preserve existing vegetation in 10' buffer zone and only plant required new material where visual gaps exist.
- 3) Waive Sidewalk Reqs on Kanuga Rd - Developer to construct or pay Fee-in-Lieu of Sidewalks for Drake St. only. No sidewalk or FIL on Kanuga Rd frontage.

Site Coverage Table (Post Mod Completion)	Coverage (SF)	Coverage (acreage)	% of Total Site
Current Office Structure	2,100	0.05	6%
New Driveway	3,486	0.08	10%
New Parking	513	0.01	1%
Condos (4 units total)	3,200	0.07	9%
Condo Driveways (4 units total)	1,000	0.02	3%
Shed and Garage (Removal and add back to Greenspace)	881	0.02	2%
Total Impervious after modification	10,299	0.24	29%
Greenspace	24,985	0.57	71%
Total Site	35,284	0.81	100%

Landscape Calcs	Property Line Length (ft)	Street Trees (1/35')	Evergreen Shrubs (25/100')	Flowering Shrubs (33/100')	Buffer Trees (4/100')
South Property Line	148	N/A	*37	*49	*6
West Property Line	202	N/A	*51	*67	*8
North Property Line	222	*6	N/A	N/A	N/A
East Property Line	209	6	N/A	N/A	N/A
Total:	782	*12	*88	*116	24

* TBD at Final Site Plan. Existing non-invasive vegetation that is healthy at the time will be utilized for credits/alternative compliance.

CITY OF HENDERSONVILLE
KANUGA ROAD AREA REZONING - Section 5, Item A.
R-15 MEDIUM DENSITY RESIDENTIAL
TO
C-4 CZD NEIGHBORHOOD COMMERCIAL CONDITIONAL ZONING DISTRICTS
PROPOSED ZONING



1207 KANUGA RD
PIN: 9568612215
R-15 to C-4 CZD
4.6 ACRES

1207 Kanuga Rd. - Proposed R-15 to C-4 CZD

Hendersonville City Limits

Hendersonville ETJ

Streams/Rivers

Hendersonville Zoning

R-40 Estate Residential

R-20 Low Density Residential

R-15 Medium Density Residential

R-10 Medium Density Residential

1 inch = 200 feet

City of Hendersonville
Community Development Dept
December 2025

25

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE, FOR CERTAIN PARCEL (POSSESSING PIN NUMBER 9568-61-2215), BY REASSIGNING THE ZONING DESIGNATION FROM R-15, MEDIUM DENSITY RESIDENTIAL TO C-4 CZD, NEIGHBORHOOD BUSINESS CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9568-61-2215
1207 Kanuga Rd (R-15 to C-4 CZD) | File # 25-93-CZD

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Greg Grooms of Blue Pinnacle Homes, LLC., for the redevelopment of an existing building into office space and the addition of four residential units; and

WHEREAS, Planning Board took up this application at its rescheduled regular meeting on January 15, 2026; voting [redacted] 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 February 5, 2026, and

WHEREAS, City Council has found that this zoning map amendment is inconsistent with the City’s comprehensive plan and City Council, correspondingly, provided direction on appropriate amendments to the City’s comprehensive plan which shall reflect consistency going forward, and

WHEREAS, City Council has found that this zoning map amendment is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on February 5, 2026,

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: 9568-61-2215 by changing the zoning designation from R-15, Medium Density Residential to C-4 CZD, Neighborhood Business Conditional Zoning District
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - a. Development shall comply with the site plan submitted by the applicant dated [December 31, 2025], including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant’s execution of this Ordinance].
 - b. Permitted uses shall include:
 - i. Office, business, professional and public
 - ii. Residential dwellings
 - c. Additional conditions that shall be satisfied prior to final site plan approval include:
 - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

This ordinance shall not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon

such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 5th day of February 2026.

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

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

**For use by Principal Authority / Para uso de la Autoridad Principal**

Cloudpermit application number / Número de solicitud de Cloudpermit

US-NC30720-P-2025-235

PIN / Número de rollo

9568612215

Application submitted to / Solicitud presentada a

Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección

1207 KANUGA RD

Municipality / Municipio

Hendersonville, NC, North Carolina /
Hendersonville, NC, Carolina del Norte

PIN / Número de rollo

9568612215

Purpose of Application

Application type / Tipo de solicitud

Conditional Rezoning

Applicant, Property owner

Last name / Apellido

Grooms

First name / Nombre de pila

Greg

Corporation or partnership /

Corporación o sociedad

Street address / Dirección de la calle

1207 Kanuga Rd

Unit number / Número de unidad

Lot / Con.

Municipality / Municipio

Hendersonville

State / Provincia

NC

ZIP code / Código postal

28739

Other phone / Otro teléfono

Mobile phone / Teléfono móvil

+1 8283012600

Fax

Email / Correo electrónico

Applicant-Company Information

Applicant Name:

Greg Grooms

Company Name:

Blue Pinnacle Homes

Authorized Representative Title (if
applicable)

Owner/CEO

Property Owner-Company Information

Property Owner Name:

Blue Pinnacle Homes, LLC

Company Name (if applicable, check
corresponding box below)


Blue Pinnacle Homes

Authorized Representative Title (if
applicable)

Applicant

I, Greg Grooms (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.


 Digitally signed on 11/20/2025, 1:40:14 PM EST by Greg Grooms. / Firmado digitalmente el 20/11/25 13:40:14 EST por Greg Grooms.

Property owner

I, Greg Grooms (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

 Digitally signed on 11/24/2025, 9:24:11 AM EST by Greg Grooms. / Firmado digitalmente el 24/11/25 9:24:11 EST por Greg Grooms.

APPLICANT GUIDELINES

Section 5, Item A.

The Community Development Department accepts applications for conditional rezoning monthly on the 1st Friday. Because of the multi-step application process for a conditional rezoning, a Pre-Application Conference is required for all applications. In advance of a Pre-Application Conference, applicants should prepare a concept plan containing property boundaries, building footprints, parking, driveways/streets, access points, and other such information. All pre-application conferences must be requested via the City of Hendersonville permitting software Cloudpermit. Conditional Rezoning requests can be found under the "Planning Module" in Cloudpermit. A concept plan is required to be uploaded with all pre-application conference requests.

CZD – APPLICATION COMPONENTS

Conditional Zoning District Applications consist of four required meetings and one primary application deadline. The application components are described below and include the;

- 1) Neighborhood Compatibility Meeting (NCM) – Held prior to the Preliminary Site Plan application deadline, this meeting is hosted by the applicant and involves the presentation of a "Concept Plan" in a public meeting by the applicant. The Planning Division moderates the meeting and records public feedback. Due to noticing requirements a deadline for requesting an NCM is included in the timeline on page 2 to assure that the meeting can be hosted prior to the preliminary site plan application deadline. "Concept Plan" requirements are not as strenuous as those associated with Preliminary Site Plan submissions; they are outlined on page two of this document.
- 2) Preliminary Site Plan Application Deadline – The NCM and all preliminary site plan application requirements including a TIA, if required, must be completed and submitted by this deadline. A complete application with accurate signatures and the application fee is required at this stage. Incomplete applications will not be considered for inclusion on the Planning Board agenda. Partial submissions which have not met the standards established by the City's Zoning Ordinance as outlined on page 4 of this document, will not be accepted for review until complete.
- 3) Planning Board – Held approximately 4-5 weeks after the submission of a complete Preliminary Site Plan Application. The Planning Board meets on the second Thursday of each month at 4pm. The meeting includes a Planning Division staff report and presentation on the application. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The Planning Board makes a recommendation for approval or denial of the application to City Council.
- 4) City Council – Held 3 weeks after the Planning Board meeting. The meeting includes a Planning Division staff report and presentation. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The City Council takes final action on approving or denying the Conditional Zoning District at this meeting.
- 5) Final Site Plan Review – A Final Site Plan based on the approved preliminary site plan and drafted in accordance with Chapter 7 of the Zoning Code is required after a conditional rezoning is approved and before any site disturbance or construction can begin.

CZD - APPLICATION TIMELINE*Section 5, Item A.*

Deadline for NCM request 4:00 pm	Preliminary Site Plan Deadline 4:00 pm	Planning Board 4:00 pm	City Council
November 22nd ,2024	December 6th, 2024	January 9th, 2025	February 12th ,2025
December 20th, 2024	January 3rd, 2025	February 13th, 2025	March 6th, 2025
January 24th, 2025	February 7th, 2025	March 13th, 2025	April 3rd, 2025
February 21st, 2025	March 7th, 2025	April 10th, 2025	May 1st, 2025
March 21st, 2025	April 4th, 2025	May 8th, 2025	June 5th, 2025
April 18th, 2025	May 2nd, 2025	June 12th, 2025	July 2nd, 2025
May 23rd, 2025	June 6th, 2025	July 10th, 2025	August 7th, 2025
June 20th, 2025	July 4th, 2025	August 14th, 2025	September 4th, 2025
July 18th, 2025	August 1st, 2025	September 11th, 2025	October 2nd, 2025
August 22nd, 2025	September 5th, 2025	October 9th, 2025	November 6th, 2025
September 19th, 2025	October 3rd, 2025	November 13th, 2025	December 4th, 2025
October 24th, 2025	November 7th, 2025	December 11th, 2025	January 2nd, 2026
November 21st, 2025	December 5th, 2025	January 8th, 2026	February 5th, 2026

CZD – NCM CONCEPT PLAN REQUIREMENTS

A Neighborhood Compatibility Meeting can be held at any time prior to the submission of a Preliminary Site Plan. However, due to noticing requirements, the applicant must request an NCM no later than the deadline listed above for the meeting record to be completed by the Preliminary Site Plan deadline which follows on the chart above. The following components of a Concept Plan must be submitted in order to host a Neighborhood Compatibility Meeting.

- 1) A Concept Plan showing
 - a. Location and boundaries of the property.
 - b. How individual buildings are to be situated on the site, including distances from these buildings to property lines.
 - c. Proposed drives & parking.
 - d. Location of signs and outdoor lighting.
 - e. Proposed restrictive covenants, if available, shall be presented.
 - f. The plan need not be exactly to scale; although, all distances and dimensions shall be shown.

- 1) A completed application with developer/applicant and property owner signatures.
- 2) Application Fee: \$100 per acre with a \$500 minimum
- 3) Site Survey: Shall be submitted as a single to scale sheet measuring at least 24" by 36" and shall include the following site-specific information:
 - a. Site Topography: 2' Contours:
 - b. Adjacent Property Information:
 - c. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - d. Inset Vicinity Map
- 4) Preliminary Site Plan: Intended to be the primary schematic site plan, the preliminary site plan should be developed on a single to scale sheet measuring at least 24" by 36" and shall include the following project specific information.
 - a. Basic Project Information – Please include this information in chart form:
 - i. Date with month, day, and year:
 - ii. Title of Project:
 - iii. Name of Project Designer, Developer, and Property Owner:
 - iv. Project Zoning: per City of Hendersonville Zoning Map
 - v. Parking Requirements
 1. Calculation of parking spaces required per ordinance.
 2. Notation of parking spaces provided.
 - vi. Project Square Footage/Acreage & Percentage of Total Site
 1. Total Project Area
 2. Site Coverage – Buildings
 3. Site Coverage – Open Space
 4. Site Coverage – Streets & Parking
 5. Site Coverage – Other Facilities
 6. Site Coverage – Common Open Space
 - b. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - c. Inset Vicinity Map:
 - d. City Limits – If in City please note accordingly, if outside of City and proposed for annexation, please note nearest location of City boundary by distance in feet:
 - e. Adjacent Properties - Zoning Designations & Owner Names:
 - f. Building Layout & Pedestrian and Vehicular Infrastructure:
 - i. Building Dimensions
 - ii. Sign Data
 - iii. Density (residential)
 - iv. Building Height as measured from Average Finished Grade

v. Sidewalks

vi. Off-Street Parking

vii. Off-Street Loading and Unloading

g. Preliminary Access Layout:

i. Proposed Streets, Alleys, Driveways, etc.

ii. Entrance and Exit Locations:

h. Proposed Project Phasing: (if applicable)

Section 5, Item A.

Preliminary Landscape & Resource Layout Plan (Zoning Ordinance Article 15 & 17; Stormwater Mngt - City Code of Ordinances Chapter 24 Article III):

This plan may be included as a separate sheet if submitting agent is concerned for the readability of the plan.

a. Property Buffers

b. Planting strips/beds/etc.

c. Street Trees, Perimeter & Interior Plantings

d. A plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped

e. If Tree Credits are proposed to be utilized, the tree diameter (dbh) and species of tree shall be provided for individual trees that are proposed for preservation.

f. Proposed limits of land disturbing activity

g. Acreage of disturbed area

h. Screening

i. Floodplain

j. Stream Buffers

k. Site Lighting

l. Common open space

m. Open space maintenance arrangements

Preliminary Utility Layout Plan:

This plan shall be included as a separate plan.

a. Stormwater Plan:

i. Please include a proposed area of site disturbance.

ii. If area of disturbance exceeds an acre, then demonstrated compliance with stormwater ordinance required.

b. Water & Sewer

i. Please include utility layout and proposed connections.

Building Elevations (if applicable)

Some districts and Mixed Use projects require submittal of building elevations per district design standards and Chapter 18 of the Zoning Code.

Traffic Impact Analysis:	Section 5, Item A.
Applicants shall include a TIA for conditional zoning applications which, when development is completed, are expected to generate 100 or more peak-hour trips (am or pm) or 1,000 or more daily trips or when required by the Community Development Director or by Zoning District. Trip generation predictions are to be defined by the latest edition of the manual Trip Generation published by the Institute of Transportation Engineers	

Statement on Comprehensive Plan Compliance:
Zoning Ordinance Article 14

Signature of Understanding and Completion	
By signing this document, you are confirming that all required documents have been submitted in accordance with the requirements of this document. Signed by / Firmado por Greg Grooms 11/20/2025, 1:32:36 PM EST / 20/11/25 13:32:36 EST	Date 11/20/2025

Required Information	
Scheduled Neighborhood Compatibility Meeting - NCM Date 12/04/2025	NCM Time 2:00 PM
Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting	

Information				
Type of Development: Commercial	Current Zoning R-15	Proposed Zoning: C-4 CZD	Total Acreage 0.81	Proposed Building Square Footage: 0.0 sq.ft.
Number of Dwelling Units: 0			List of Requested Uses: Convert current residential structure to CZD - office space	

Applicant (Developer) Company Information	
Authorized Representative Name: Greg Grooms	Company Name (if applicable, check corresponding box below) Blue Pinnacle Homes
Company Type:	
<input type="checkbox"/> Corporation:	<input checked="" type="checkbox"/> Limited Liability Company:
<input type="checkbox"/> Partnership:	<input type="checkbox"/> Trust:
<input type="checkbox"/> Other:	
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Owner/CEO	

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Blue Pinnacle Homes, LLC	Company Name (if applicable, check corresponding box below) Blue Pinnacle Homes
Company Type:	
<input type="checkbox"/> Corporation:	<input checked="" type="checkbox"/> Limited Liability Company:
<input type="checkbox"/> Partnership:	<input type="checkbox"/> Trust:
<input type="checkbox"/> Other:	
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)	