CITY OF HENDERSONVILLE
PLANNING BOARD - REGULAR MEETING
Operations Center|Assemby Room|305 Williams St.| Hendersonville NC 28792
Thursday, November 12, 2026 – 4:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

   A. Minutes of September 10, 2026

4. **OLD BUSINESS**

5. **NEW BUSINESS**

   A. Rezoning: Conditional Zoning District – Cornerstone (26-63-CZD) – *Sarah McLaurin – Planner II*

6. **OTHER BUSINESS**

   A. Data Center Presentation

   B. Zoning Text Amendment: Elimination of Minimum Parking Requirements (Alignment w/ State Law) – *Lew Holloway, Community Development Director*

   C. Adoption of 2027 Meeting Schedule

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
September 10, 2026

Members Present: Jim Robertson, (Chair), Betsey Zafra, Lauren Rippy, Kyle Gilgis, Donna Waters, Bob Johnson, Mark Russell

Members Absent: Tamara Peacock (Vice-Chair), David McKinley, Laura Flores

Staff Present: Matthew Manley, Long Range Planning Manager, Lew Holloway, Community Development Director, Sarah McLaurin, Planner II, Angela Beeker, City Attorney

I Call to Order. ***The Chair called the meeting to order at 4:00 pm. A quorum was established.***

II Approval of Agenda. Discussion was made on moving the two administrative items together since they are of the same nature. Item "C" was moved to Item "B". ***Ms. Gilgis moved to approve the amended agenda. The motion was seconded by Ms. Waters and passed unanimously.***

III Approval of Minutes for the meeting of August 13, 2026. ***Ms. Gilgis moved to approve the Planning Board minutes of the meeting of August 13, 2026. The motion was seconded by Ms. Zafra and passed unanimously.***

IV Old Business

V New Business

V(A) Administrative Review – Preliminary Site Plan Approval and Plat Approval – Drakewood Minor PRD -Subdivision (26-51-SPR & 26-54-SUB). Mr. Manley gave the following background:

Chair stated this is development by right, but the Planning Board and city staff have to review the site plan to make sure there's no setback infractions, height restriction infractions, things of that nature, parking, the parking codes have been met, things of that nature. So, if the ordinance has been met, it is incumbent upon this board to approve the site plan. Chair stated he had purchased a property in Saddlebrook but has not moved to this location yet, however, he did receive a notice from the city about this project which means he is within 400 feet of the project, and he would like to recuse himself.

Ms. Gilgis made a motion to recuse Mr. Robertson, Chair from this item. The motion was seconded by Mr. Russell and passed unanimously.

Chair left the room and Ms. Gilgis became acting Chair.

Matt Manley stated this is both a preliminary site plan and a preliminary plat, so just going over some background rules and understanding for baseline information. Mr. Manley explained the preliminary site plan and preliminary plat process and that is included in the staff report and presentation.

Mr. Manley gave the project background which is included in the staff report and presentation.

Mr. Manley stated in this case, they're proposing a Planned Residential Development for 20 single-family homes and that coincides with a major subdivision for 20 residential lots. It's on 1.88 acres, so just under two acres. That comes out to 10.6 units per acre.

The Current Land Use and Zoning map was shown and discussed and is included in the staff report and presentation.

Site photos were shown and discussed and are included in the staff report and presentation.

The preliminary site plan was shown and discussed and is included in the staff report and presentation.

Mr. Manley stated while there are those minor tweaks that may need to be made for the driveway locations, the site plan is compliant with the zoning standards, and it does incorporate some of the requirements from the subdivision ordinance as well. So, staff finds it compliant.

Mr. Manley noted he wanted to highlight the ordinance, the language in our ordinance, we've talked about this a lot, but it's underlined there that residential units under 1,200 square feet in gross floor area shall count as one half unit for the purposes of calculating density allotments in all zoning districts which regulate density. So, R-10 is not a density-based zoning district. It's a minimum lot size of 10,000 square feet. Every lot has to be 10,000 square feet. But R-10 allows a minor PRD, so you can choose to do a development under minor PRD. Once you shift over to minor PRD, it does become a density-based, type of development. And so, in this case that doubles the allowances, so it's five and a half units per acre permitted under a minor PRD for R-10.

The preliminary plat was shown and discussed and is included in the staff report and presentation. Mr. Manley stated this preliminary plat is found to be compliant with the requirements of the subdivision ordinance.

Mr. Manley stated there are both approval motions for the site plan and the plat as well as motions for denial for both.

Chair asked if there were any questions for staff.

It was asked if this was consistent with the Comp Plan. Mr. Manley stated because this is not a rezoning, it does not have to be. It is essentially a by-right development. There is not a legislative consideration.

Ms. Zafra stated do you know about any grading or retention that's going to be done to buffer any runoff from any potential flooding in the future? Mr. Manley stated they will meet the city's requirements for stormwater. They will be disturbing over an acre, so they will be required to meet that stormwater quality and quantity. They will have to meet the planting requirements for street trees and common space under common space and open space plantings.

Mr. Manley stated the floodplain ordinance also has to be met, so we have a natural resource protection standards in the zoning ordinance, which limits how much disturbance can be done in the floodplain, so that retains that area for flood storage. It remains undisturbed. And so, you cannot grade more than 10%, can't, impact that area more than 10%. So that area is being left alone as much as possible. Then, also, we have a flood damage prevention ordinance which is in the city code, and that's governed by our floodplain and stormwater administrators, and they review that and make sure that it's built at least two feet above base flood elevation, and whatever requirements we have for preventing property damage in the event of a flood. So, they have to meet those standards if they're in the floodplain.

Ms. Zafra asked if any buffers or barriers would be required concerning the farmland beside this project. Mr. Manley stated there were not any requirements for that.

There were no further questions for staff.

Chair opened public comment.

Ken Fitch, 1046 Patton Street stated he just wanted to recognize that there is a floodplain here, and this area has experienced major floods in the past. The other thing about the sidewalk. Does that connect to sidewalks beyond that property?

Chair closed public comment.

Ms. Waters moved the Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance for the Drakewood Minor Planned Residential Development. Ms. Rippy seconded the motion which passed with five in favor and one opposed (Zafra).

Ms. Rippy moved the Planning Board to grant preliminary plat approval, based on the requirements of the City of Hendersonville Subdivision Ordnance for the Drakewood Major Subdivision. Mr. Russell seconded the motion which passed five in favor and one opposed (Zafra).

Mr. Robertson returned to the meeting.

V(B) Administrative Review – Preliminary Site Plan – 1910 Haywood Road (26-46-SPR). Ms. McLaurin gave the following background:

Ms. McLaurin stated similar to the last one, this is a preliminary site plan review, so it's being reviewed based on if it's meeting the requirements or not. Just to highlight that this will be also reviewed as an expedited subdivision, it's three lots, so staff will review that administratively at a later date, so you won't have to motion or review a subdivision plat today, just the preliminary site plan.

Ms. McLaurin gave a project background which is included in the staff report and presentation. She stated they are proposing a minor PRD for this site. It'll have a total of nine units, four single-family homes, and three duplexes.

The half-unit double density was discussed. Ms. McLaurin stated essentially units that are under 1,200 square feet can be calculated as half units for density calculations, but for things like the level of review or parking requirements, those will be full units, which is why it's coming to you since it's nine units. There are two existing single-family homes and three duplexes, and they're proposing the addition of two single-family homes. So, this is four full units and six half units, which will total seven units for density. The site is permitted under the PRD for R-15 zoning, four units per acre, which is nine units for the site. So, with that seven-unit density calculation, they'll meet that.

The Current Land Use and Zoning map was shown and discussed and is included in the staff report and presentation.

Site photos were shown and discussed and are included in the staff report and presentation.

The preliminary site plan was shown and discussed and is included in the staff report and presentation.

Ms. McLaurin stated again that it's about two and a quarter acres, with a total of nine units being proposed. There are sidewalks on the opposite side of the street, so they're meeting sidewalk requirements without having to build additional sidewalks. Based on our review, it's meeting the preliminary site plan requirements of the zoning ordinance for minor PRD and site plan review.

Chair asked if there were any questions for staff.

Ms. Zafra asked if there would be a tree survey and if they could put that as a condition. Ms. McLaurin stated for the preliminary site plan, they're not required to show planting plans, a full detailed landscaping plan. We will review that for final site plan review. It's unclear on this one what trees are being preserved. They're not triggering our tree preservation requirements, but some of those trees that you see, we might encourage them to preserve for, and they can use those for tree credits. So, they're not triggering that requirement, and we'll review that for compliance with the landscaping ordinance before we do final site plan approval.

Discussion was made on nine or more units triggering site plan review.

Ms. Zafra stated Canary Hollow Lane, I'm not sure you can see it there, but it's pretty narrow, so if there's already existing houses back there, how would these construction trucks and everything impact the residents? Ms. McLaurin stated they have a staging area proposed. I think it's where the parking will be for additional vehicles, so they showed that on the site plan for their equipment.

Chair stated I am surprised that it's not triggering sidewalks, because there is, I guess the city required it. Gann Village, when they developed put a sidewalk to nowhere. It basically starts at Gann Village and ends at the end of their property. And it just stops. And this would continue it toward the convenience store, and I could see folks wanting to walk to that convenience store safely. I'm really surprised that it's not triggering a sidewalk, because there is a sidewalk that goes nowhere at Gann Village. Ms. McLaurin stated it's my understanding that this street is only requiring sidewalks on one side of the road, based on the classification of the street, and there's sidewalks on the opposite side, so they're not required to build them. Mr. Holloway discussed not being able to require them to construct a sidewalk even though there is one at Gann Village. He stated the city has no authority to leverage the additional sidewalk.

Chair asked if the applicant would like to speak.

Alex Ward, Land Surveyor stated I really don't have anything to add. I think Sarah knows more about this at this point than I do. Just hearing her presentation. I'd be happy to answer some of your questions about, trees and construction staging that you had. At face value, my response to that would be, there's a current proposed driveway that comes off of Canary Hollow Lane, and there's a proposed widening to happen at the entrance of Canary Hollow Lane, as it meets the existing paving to widen the entrance, essentially. And, we are planning to improve, the entrance apron to meet NCDOT codes in that area, and then essentially the new two units are being proposed, a shared driveway is coming off of Canary Hollow Lane, so an additional area of parking is being added for the existing units, along with new parking for the two new units. Construction staging is being proposed in the vicinity of the two new units, so the folks that have existing units that are currently living there won't have any kind of spilling out into their front yard. There'll be clearly defined silt fencing and construction barriers around that area. They will have to drive past, a construction zone on their way into new and existing parking inside the existing condo complex. And as far as tree preservation, we don't have a landscape plan yet that'll be required. In my understanding, it's a phase two after site plan review and approval that landscaping plan along with dedication of common units and meeting all of the shrub and tree, either existing or planting credits, are in the staff review phase of this, but at face value, we're not proposing to take down any major trees. He stated they do not plan to take out any of the large oak trees.

Chair opened public comment. No one spoke.

Chair closed public comment.

Mr. Russell moved Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-14-4. Development Standards for PRD Planned Residential Development and 7-3-3. Review of Preliminary Site Plans) for the 1910 Haywood Road Minor Planned Residential Development. Mr. Johnson seconded the motion which passed unanimously.

V(C) Zoning Map Amendment – Standard Rezoning – 101 S Grove Street (26-56-RZO). Ms. McLaurin gave the following background:

Ms. McLaurin gave a brief explanation of the standard rezoning process. This is included in the staff report and presentation.

Ms. McLaurin stated the applicant is Jared DeRidder, and the property owner is Henderson County, which is represented by Chris Todd. It's about .77 acres. It's currently zoned C-1SU Central Business Special Use. And the applicant is requesting a return to base zoning of C-1 Central Business. This is in the Downtown Future Land Use area.

Site photos were shown and discussed and are included in the staff report and presentation.

Comp Plan consistency was discussed.

The Future Land Use map was shown and discussed and is included in the staff report and presentation.

Ms. McLaurin stated I'll note that South Grove, East Allen, and First Avenue, all of the streets surrounding this property are all city-maintained streets, and staff found C-1 zoning to be compatible with the surrounding land uses, and consistent with the Comprehensive Plan Goals and Guiding Principles.

Ms. McLaurin discussed Special Use districts. This is included in the staff report and presentation.

Ms. McLaurin compared the C-1 zoning and the C-1 SU zoning. This is included in the staff report and presentation.

The C-1SU site plan was shown and discussed and is included in the staff report and presentation.

Ms. McLaurin stated looking at the other factors, nothing really of note for change conditions, public interest, public facilities, or effect on the natural environment. There's some additional language in the staff report, and I'm happy to answer any questions about that, but we found these to be fulfilled by the rezoning request.

A draft comprehensive consistency statement was shown and is included in the staff report and presentation.

A draft reasonableness statement both for approval and denial was shown and is included in the staff report and presentation.

Chair asked if there were any questions for staff.

Ms. Rippy asked about the height of the proposed Building II. Mr. Holloway stated the applicant is asking for that proposal to be wiped from the plan and if they did come back with another building proposal it would have to be reviewed all over again.

Chair discussed having the special use zoning revert back to the original zoning after a certain amount of time. Then they would not have to go back through this process. Angela Beeker, City Attorney stated there is nothing in the zoning ordinance that says that currently, as you're aware. As to whether we could, I'd have to give that a little bit of thought. The statute did just get updated for the vesting period. Site plans are now good for five years, up from two. I just would have to think about if we could put in the ordinance that it would automatically revert. We have traditionally, just staff has initiated the rezoning to put it in a general zoning district.

Chair asked if the applicant would like to speak.

Jared DeRidder, WGLA Engineering stated I don't have anything else to add to what was presented by staff. I think, as she mentioned, we're compatible with the zoning districts surrounding us for the C-1 zoning district, and we're wishing to make improvements on the property that would be in line with the improvements allowed in the C-1 zoning district.

Chair asked if there were any questions for the applicant. There were no questions.

Chair opened public comment.

Ken Fitch, 1046 Patton Street stated Henderson County is the property owner. And one is aware that the county has a need to provide facilities for various county uses. And clearly, the availability of an existing county property for serving such uses would be a benefit for county taxpayers rather than acquiring another property at added expense. And the primary issue here might be traffic that a use might generate, and adequate parking.

Chair closed public comment.

Ms. Gilgis 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 (PINs 9568-87-7059 and 9568-87-6293) from C-1SU, Central Business Special Use to C-1, Central Business based on the following: 1. The petition is found to be consistent with the City of Hendersonville's Gen H Comprehensive Plan based on the information from the staff analysis, and because the proposed zoning of C-1 aligns with the Gen H 2045 Comprehensive Future Land Use and Conservation Map and the character area description for downtown. 2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis public hearing, and because a return to the previous base zoning of C-1 Central District restores potential development opportunities on this property by permitting the same uses available to other adjacent C-1 properties, and C-1 zoning is designated to promote development in the downtown district which the subject parcels are within. Ms. Waters seconded the motion which passed unanimously.

Mr. Holloway and Ms. Beeker explained the administrative review process.

VI Other Business – None

VII Adjournment – ***The meeting was adjourned at 5:03 pm.***

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Jim Robertson, Chair

DRAFT

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Sarah McLaurin, Planner II

MEETING DATE: November 12, 2026

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Cornerstone (26-63-CZD) – *Sarah McLaurin – Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:	**For Recommending Denial:**
I move 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 (PINs: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, 9569-26-6701) from R-10 (Medium-Density Residential Zoning District) to PRD-CZD (Planned Residential Development - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 9/25/26], and presented at this meeting and subject to the following: **1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:** a) Single and Two-Family Residential ***[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed.]*** **2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:** **3(2). The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and because:**	I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, 9569-26-6701) from R-10 (Medium-Density Residential Zoning District) to PRD-CZD (Planned Residential Development - Conditional Zoning District) based on the following: **1. The petition is found to be consistent 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 is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan. **2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:** 1. The development does not meet the standards of a Planned Residential Development Zoning District. 2. The proposed site plan does not meet the Common Open Space standards of the PRD-CZD. **[DISCUSS & VOTE]**

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan. **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:** 1. The petition provides opportunities for home ownership and will fill a gap in missing-middle housing. 2. The rezoning allows the preservation of existing housing and development while expanding access to home ownership. **[DISCUSS & VOTE]**	

SUMMARY:

The City of Hendersonville has received an application for a Conditional Zoning District from Jonathon Zetterholm, 2020 Builders LLC [Applicant] on behalf of J&L Capital Solutions LLC [Property Owner]. The subject property is 5.01 acres on Cornerstone Way currently zoned R-10 (Medium Density Residential) and consists of 10 existing duplexes on 12 lots.

The applicant proposes to rezone the subject property to PRD-CZD (Planned Residential Development Conditional Zoning District) with the intent to subdivide the existing duplexes to have individual units on separate lots and one new duplex on a vacant lot off of the existing cul-de-sac. The developer has proposed conditions to reduce the front and rear setback requirements on a number of the lots.

If approved, the project would be limited to the stated uses, design and all conditions stated on the site plan.

PROJECT/PETITIONER NUMBER:	26-63-CZD
PETITIONER NAME:	J&L Capital Solutions LLC [Owner] Jonathon Zetterholm, 2020 Builders LLC [Applicant]
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan & FLUM Consistency Worksheet 3. Goals & Guiding Principles Evaluation Worksheet 4. Proposed Site Plan 5. Neighborhood Compatibility Summary 6. Draft Ordinance 7. Application / Owner Signature Addendum / LLC Record

STANDARD REZONING – CORNERSTONE (26-63-CZD)

City of Hendersonville – Community Development Staff Report

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PROJECT SUMMARY

- **Project Name:**
  - Cornerstone
- **Case Number:**
  - 26-63-CZD
- **Applicant:**
  - Jonathon Zetterholm, 2020 Builders LLC
- **Property Owner:**
  - J&L Capital Solutions LLC
- **Property Address:**
  - 14 Cornerstone Way
- **Project Acreage:**
  - 5.01 acres
- **Parcel Identification (PINs):**
  - 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, 9569-26-6701
- **Current Parcel Zoning:**
  - R-10 Medium Density Residential
- **Requested Zoning:**
  - PRD-CZD Planned Residential Development – Conditional Zoning District
- **Future Land Use Designation:**
  - Multi-Generational Living
- **Neighborhood Compatibility Meeting:**
  - May 22, 2026

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Figure 1: Site Vicinity Map

The City of Hendersonville has received an application for a Conditional Zoning District from Jonathon Zetterholm, 2020 Builders LLC [Applicant] on behalf of J&L Capital Solutions LLC [Property Owner]. The subject property is 5.01 acres on Cornerstone Way currently zoned R-10 (Medium Density Residential) and consists of 10 existing duplexes on 12 lots.

The applicant proposes to rezone the subject property to PRD-CZD (Planned Residential Development Conditional Zoning District) with the intent to subdivide the existing duplexes to have individual units on separate lots and one new duplex on a vacant lot off of the existing cul-de-sac. The developer has proposed conditions to reduce the front and rear setback requirements on a number of the lots.

If approved, the project would be limited to the stated uses, design and all conditions stated on the site plan.

EXISTING ZONING AND LAND USE

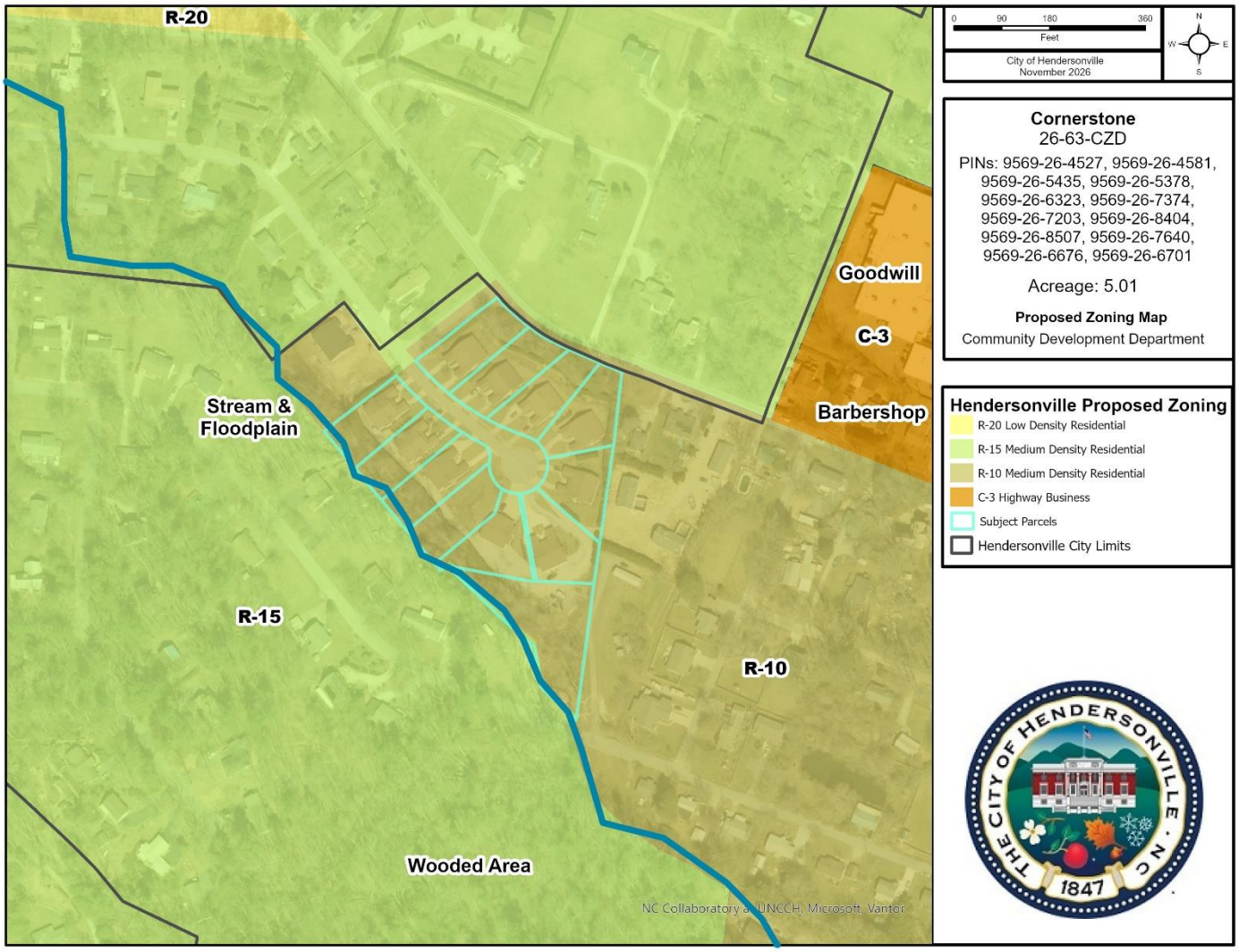


Figure 2: City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned R-10 Medium Density Residential and is located within city limits. The property is surrounded by other R-10 Medium Density Residential to the east and R-15 Medium Density Residential on other sides. There are some C-3 Highway Business parcels further east which contain a variety of commercial businesses. Single family homes and duplexes make up most adjacent properties, with varying parcel and dwelling sizes. The southern portion of the property is within the 100-Year floodplain and has a stream running along the property line.

SITE IMAGES



Figure 3: View of Cornerstone Way



Figure 4: View of cul-de-sac at the end of Cornerstone Way, showing the gravel access drive



Figure 5: Existing duplex with front facing garages on Lot 11



Figure 6: Rear access to lot 6 off of the gravel access drive, showing rear basement garages



Figure 7: Vacant area of Lot 8



Figure 8: Existing conditions of Common Open Space area

FUTURE LAND USE

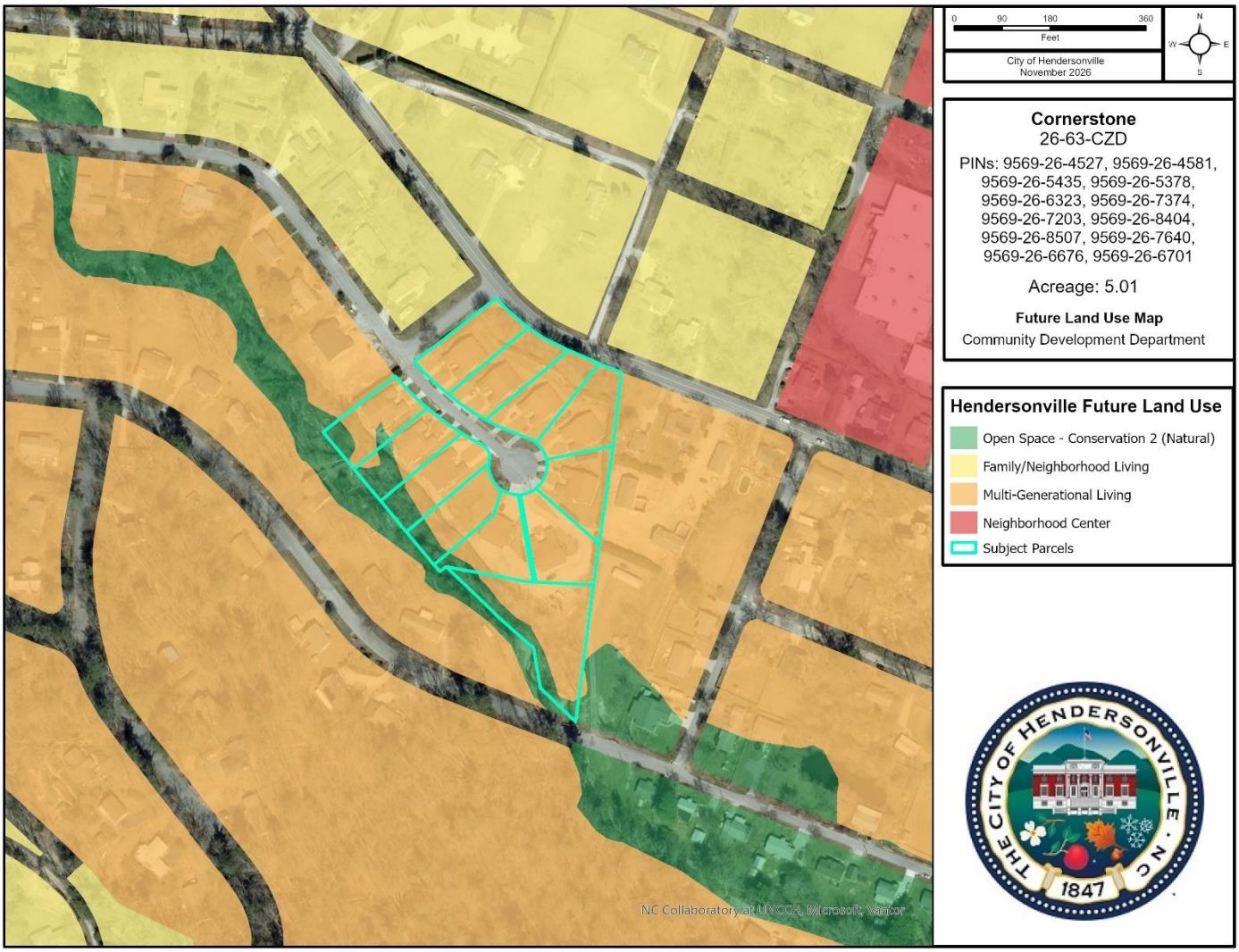


Figure 9: City of Hendersonville Future Land Use Map

The subject property is designated as Multi-Generational Living in the Gen H Comprehensive Plan. The Multi-Generational Living designation also encompasses the properties to the east, south, and west. The parcels to the north are designated Family/Neighborhood Living. The commercial area further east is designated as Neighborhood Center. The stream and floodplain area along the southern edge of the parcel is designated as Open Space – Conservation 2 (Natural).

SITE PLAN REVIEW SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

- **Proposed Uses:**
  - Residential Single/Two-Family
- **Total Dwelling Units:** 22 Total - 20 Existing, 2 New
- **Site Acres:** 5.01 acres
- **Density:** 4.39 Units/Acre
- **Buildings:**
  - **Total Footprint:** 0.797 acres / 34,735 sq ft
    - Units located on lots 1-1 thru 6-2 + 9-1 thru 11-2: 1458 sq ft
    - Units 7-1 and 7-2: 1206 sq ft
- **Open Space:** 3.312 acres / 144,270 sq ft
- **Common Open Space:** 0.754 acres / 32,824 sq ft
- **Transportation:** All lots are accessed from an internal cul-de-sac drive and individual driveways
- **Sidewalks:** The property has an existing sidewalk along the northern edge of the cul-de-sac.
- **Lighting:** All site lighting will be required to conform to the City's lighting standards. The lighting plan is a component of the final site plan review.
- **Off-Street Parking:**
  - Required: 20
  - Provided: 20
- **Landscaping Requirements**
  - The property has 160+ existing trees being proposed for tree credit. Existing trees and shrubs are proposed to meet landscaping requirements.
  - A detailed Landscaping Plan will be provided at the final site plan.
- **Building Design**
  - Average Height Across Units 1-4: 18.8 feet
  - Average Height Across units 5-6, 9-11: 25.6 feet
  - Unit 7 Height: 27.8 feet
- **Floodplain:** A portion of southern side of the property is located within the floodplain.
- **Stream Buffer:** Stream buffers are shown on the plat and exist within/around the floodplain.

OUTSTANDING ISSUES AND CITY-PROPOSED CONDITIONS

COMMUNITY DEVELOPMENT

Preliminary Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for PRD-CZD with the inclusion of the developer-proposed conditions.
- These outstanding items shall need to be resolved as part of the CZD process.
    - None
- These outstanding items shall be resolved at the time of Final Site Plan and/or Preliminary Plat.
    - Common Open Space requirements
        - Driveway and access easements are not permitted to count towards Common Open Space. The current site plan has some overlap with the rear access drive and will need to be removed from calculations.
        - Common Open Space must be made accessible and usable to residents and will need updated in compliance with stream buffer standards.
    - Final landscaping plan showing proposed tree credits, tree protection areas, and a detailed planting table for existing and new plantings.
    - Parking calculations do not reflect the current required parking numbers nor provided spaces and should be updated.
- The following comments need to be addressed to improve clarity or improve site design and function [Resolved/Unresolved]:
    - None

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee consist 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. While all pertinent members of the DRC reviewed this project, staff has provided only the relevant/outstanding comments / conditions below:

City Engineer

- None

Water / Sewer

- Street trees are shown in several places over existing sewer or within the sewer easement.

Fire Marshal

- None

Stormwater Administrator

- None

Floodplain Administrator

- None

Public Works

- None

NCDOT

- None

Transportation Consultant

- None (the proposed use and unit count did not trigger a TIA)

PROPOSED CONDITIONS

Proposed City-Initiated Conditions:

- None.

Developer Proposed Conditions

- Proposed conditional front setback for front facing garages (for lots 1-1, 1-2, 2-1, 2-2, 3-2, 5-1, 5-2, 9-1, 9-2, 10-1, 10-2, 11-1, 11-2): reduce from 45 feet to 27 feet
- Proposed conditional rear setback (for lots 4-2, 5-1, 5-2, 6-2): reduce from 20 feet to 13.5 feet

REZONING STANDARDS (ARTICLE 11-4)

1. COMPREHENSIVE PLAN CONSISTENCY

Land Supply, Suitability & Intensity

- The vacant parcel and Common Open Space area are designated as "constrained, undeveloped" in the Land Supply Map.
- These parcels rank as "Moderately Suitable" for commercial development and least suitable for industrial development in the Land Suitability Map. The vacant parcel is listed between Moderately Suitable and Most Suitable for residential development.
- The subject property has a mix of medium to low intensity development along with conservation along the floodplain on the Development Intensity Map.

Future Land Use & Conservation Map

- Character Area Designation: Multi-Generational Living (MGL)
- Character Area Description: Consistent
- Zoning Crosswalk: Inconsistent
- Focus Area Map: N/A

2. COMPATABILITY

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to "compatibility". The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.

Existing Conditions

The subject property contains 10 existing duplexes with two vacant lots, one of which is designated as Common Open Space. The entire site is surrounded by other residential uses, primarily single- and two-family homes. To the north-east of the site there are some larger commercial parcels that include a Goodwill, Dollar Tree, Barbershop, and some auto-uses.

Gen H Comprehensive Plan Goals (Chapter IV)

- Vibrant Neighborhoods: Consistent
- Abundant Housing Choices: Consistent
- Healthy and Accessible Natural Environment: Somewhat Consistent
- Authentic Community Character: Consistent
- Safe Streets and Trails: Consistent
- Reliable & Accessible Utility Services: Consistent
- Satisfying Work Opportunities: N/A
- Welcoming & Inclusive Community: Consistent

- Accessible & Available Community Uses and Services: Consistent
- Resilient Community: Consistent

Gen H Comprehensive Plan Guiding Principles (Chapter IV)

- Mix of Uses: Somewhat Inconsistent
- 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.

The subject property was developed with 10 duplexes on individual lots, which remained under a single owner with each unit rented separately. Many duplexes under a single owner such as this property are typically set up as rental units, whereas single-family attached housing (townhomes) are more often sold individually. The newest owner of the properties has seen changes in the market and desires to subdivide the units into townhomes to make them eligible for individual ownership.

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.

The region's affordable housing crisis is well documented by the Hendersonville Strategic Housing Plan. The provision of more than 20 relatively small units available for individual ownership advances the Plan's objectives of expanding affordable homeownership and diversifying housing types. The transition from two-family rental housing to single-family attached homes may remove rental units from the market and result in existing rentals becoming inaccessible. The development will utilize existing infrastructure and city services.

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.

The subject property contains 10 existing duplexes which are served by City of Hendersonville services and the proposed additional duplex would be added onto these services. The subject

property is located on a private cul-de-sac and is connected to the City's existing street. The property is located a less than a mile off Asheville highway which provides access into the City center as well as north towards Asheville.

6. EFFECT ON THE NATURAL ENVIRONMENT

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

The southern edge of the property runs along and into the floodplain from the nearby stream. The existing development contains many mature trees and shrubs which can be protected and offer quality buffering and filtration towards the floodplain. The parcel most impacted by floodplain and natural resources is proposed as Common Open Space which would maintain its natural aesthetics but allow residents access to the stream. Stormwater management standards are not triggered by this development due to the disturbed area being less than 1 acre.

	Corners
Chapter 4 - The Vision for the Future	**Consistent**
SUPPLY, SUITABILITY, & INTENSITY	
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	Consistent
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	Consistent
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Somewhat consistent
FUTURE LAND USE & CONSERVATION MAP	
Future Land Use and Conservation Map	**Multi-Generatio**
Character Area Description (Pg. 122-131)	Consistent
Zoning Crosswalk	Inconsistent

tone

Inconsistent	Staff Notes
	Existing vacant parcel and Common Open Space parcel are designated as "constrained, undeveloped"
	Existing vacant parcel and Common Open Space parcel are designated Moderately Suitable for commercial development and almost Least Suitable for Industrial. Vacant parcel is listed between Moderately and Most Suitable for residential development.
	The property has a mix of medium to low intensity development along with conservation along the floodplain. Since the site is already developed, maintaining existing development is somewhat consistent with the comprehensive plan.
nal Living (MGL)	
	While PRD is not listed within Multi-Generational Living on the Zoning Crosswalk, this application of PRD-CZD is in line with the goals of the future land use character area,

Carolina Village

Chapter 4 - The Vision for the Future	Consistent
GOALS	
Vibrant Neighborhoods (Pg. 93)	
Promote lively neighborhoods that increase local safety.	Consistent
Enable well-maintained homes, streets, and public spaces.	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.	Somewhat 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.	Somewhat Consistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Somewhat Consistent
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent
Authentic Community Character (Pg. 94)	
Downtown remains the heart of the community and the focal point of civic activity	Consistent
A development near a gateway sets the tone, presenting the image/brand of the community.	NA
Historic preservation is utilized to maintain the city's identity.	NA
City Centers and neighborhoods are preserved through quality development.	Consistent
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.	Somewhat Consistent
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.	NA
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	NA
Welcoming & Inclusive Community	
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent
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.	Somewhat Consistent
Accessible & Available Community Uses and Services (Pg. 97)	
Private development is plentiful, meeting the demands of current and future populations.	Consistent
Resilient Community	
Readiness through adequate preparation to manage external impacts is routinly integrated into City initiatives.	Consistent
Recovery from adverse events form the City's commitment to providing sufficient resources.	Consistent
GUIDING PRINCIPALS (pg. 98)	
Mix of Uses (Pg. 98)	
Revitalization of Outdated Commercial Areas	
New business and office space promotes creative hubs.	
Compact Development (Pg. 100)	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent
The infill project is context sensitive [Large 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. [Place keeping and Placemaking and 3rd Places]	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

Inconsistent	Staff Notes
	Cul-de-sac design is less conducive to connectivity
	Common Open Space is provided to meet requirements
Somewhat Inconsistent	Development already impacted floodplain and one conservation lot could be development
	No new development to occur in the floodplain, trees are being protected
	No new streets but existing cul-de-sac is not the best for connectivity.

	Common Open Space is provided to meet requirements
Somewhat Inconsistent	
Somewhat Inconsistent	

NOTES:

1) A PORTION OF THE PROPERTY SHOWN HEREON IS THIS PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD "ZONE AE - 1% ANNUAL CHANCE" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M.#3700956900J, DATED 10/02/2008.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.

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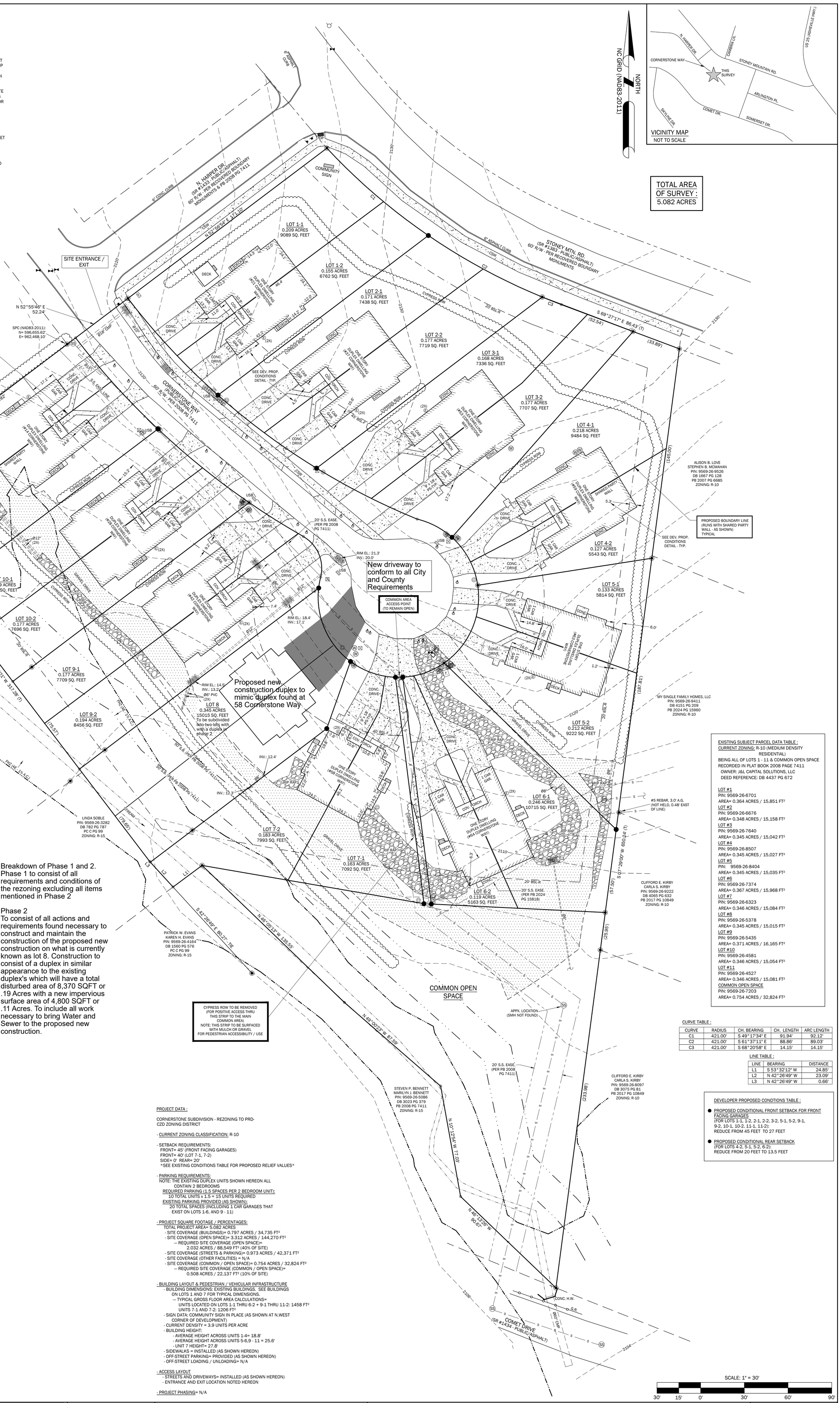
5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.9997772716.

7) THE SUBJECT PROPERTY SHOWN HEREON IS ZONED R-10 (MEDIUM DENSITY RESIDENTIAL) PER THE CITY OF HENDERSONVILLE ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

8) THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88. THE CONTOUR INTERVAL SHOWN HEREON IS TWO FEET.

9) THE CONTOUR DATA SHOWN HEREON IS DERIVED FROM DOWNLOADED NCDOT LIDAR DATA.



REFERENCES:

- DB 4437 PG 672
- PB 2024 PG 15818
- PB 2008 PG 7411

LEGEND & ABBREVIATIONS :

PB= PLAT BOOK
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DB= DEED BOOK
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CALCULATED POINT (NOT MARKED IN FIELD)
RECOVERED BOUNDARY MONUMENT
BOUNDARY MONUMENT (TO BE REPLACED W. NEW #4 REBAR WITH MCABEE ID CAP)
BOUNDARY LINE - SUBJECT PROPERTY (FIELD SURVEYED)
BOUNDARY LINE - ADJOINING PROPERTY (FIELD SURVEYED)
BOUNDARY LINE - ADJOINING PROPERTY (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
APPX.= APPROXIMATE
AREA LIGHT
A.C.= ANNUAL CHANCE
BSL-F= BUILDING SETBACK (FRONT)
BSL-S= BUILDING SETBACK (REAR)
CATCH BASIN
CLEAN-OUT
CMP= CORRUGATED METAL PIPE
CONC.= CONCRETE
COV.= COVERED
CSW= CONCRETE SIDEWALK
DEV.= DEVELOPER
DITCHLINE
DP= DETECTOR PLATE
EASE.= EASEMENT
ELECTRIC SERVICE METER
EX.= EXISTING
FHZ= FLOOD HAZARD ZONE
GAR.= GARAGE
G.R.= GUARD RAILING
HDPE= HIGH DENSITY POLY. PIPE
H.W.= HEADWALL
INV.= INVERT ELEVATION
MAILBOX
PROP.= PROPOSED
PS= PARKING SPACE
PVC= POLYVINYL CHLORIDE PIPE
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SPC= STATE PLANE COORDINATES
S.S.= SANITARY SEWER
STORM DRAINAGE PIPE (HDPE UNLESS OTHERWISE SPECIFIED)
T.= TRANSFORMER
TYPICAL THROUGHOUT
USB= UTILITY SERVICE BOX
UTILITY SERVICE PEDESTAL
WATER METER

HATCHING PATTERN KEY:

CONCRETE SURFACE
GRAVEL ROAD SURFACE
RIP RAP

Breakdown of Phase 1 and 2.
Phase 1 to consist of all requirements and conditions of the rezoning excluding all items mentioned in Phase 2

Phase 2
To consist of all actions and requirements found necessary to construct and maintain the construction of the proposed new construction on what is currently known as lot 8. Construction to consist of a duplex in similar appearance to the existing duplex's which will have a total disturbed area of 8,370 SQFT or .19 Acres with a new impervious surface area of 4,800 SQFT or .11 Acres. To include all work necessary to bring Water and Sewer to the proposed new construction.

PROJECT DATA :

CORNERSTONE SUBDIVISION - REZONING TO PRD-CZD ZONING DISTRICT

- CURRENT ZONING CLASSIFICATION: R-10

- SETBACK REQUIREMENTS:
  FRONT= 45' (FRONT FACING GARAGES)
  FRONT= 40' (LOT 7-1, 7-2)
  SIDE= 0' REAR= 20'
  SEE EXISTING CONDITIONS TABLE FOR PROPOSED RELIEF VALUES

- PARKING REQUIREMENTS:
  NOTE: THE EXISTING DUPLEX UNITS SHOWN HEREON ALL CONTAIN 2 BEDROOMS
  REQUIRED PARKING (1.5 SPACES PER 2 BEDROOM UNIT):
  10 TOTAL UNITS x 1.5 = 15 UNITS REQUIRED
  EXISTING PARKING PROVIDED (AS SHOWN):
  20 TOTAL SPACES (INCLUDING 1 CAR GARAGES THAT EXIST ON LOTS 1-6, AND 9 - 11)

- PROJECT SQUARE FOOTAGE / PERCENTAGES:
  TOTAL PROJECT AREA= 5.082 ACRES
  - SITE COVERAGE (BUILDINGS)= 0.797 ACRES / 34,735 FT²
  - SITE COVERAGE (OPEN SPACE)= 3.312 ACRES / 144,270 FT²
  — REQUIRED SITE COVERAGE (OPEN SPACE)= 2.032 ACRES / 88,549 FT² (40% OF SITE)
  - SITE COVERAGE (STREETS & PARKING)= 0.973 ACRES / 42,371 FT²
  - SITE COVERAGE (OTHER FACILITIES) = N/A
  - SITE COVERAGE (COMMON / OPEN SPACE)= 0.754 ACRES / 32,824 FT²
  — REQUIRED SITE COVERAGE (COMMON / OPEN SPACE)= 0.508 ACRES / 22,137 FT² (10% OF SITE)

- BUILDING LAYOUT & PEDESTRIAN / VEHICULAR INFRASTRUCTURE
  - BUILDING DIMENSIONS: EXISTING BUILDINGS. SEE BUILDINGS ON LOTS 1 AND 7 FOR TYPICAL DIMENSIONS.
  — TYPICAL GROSS FLOOR AREA CALCULATIONS=
  UNITS LOCATED ON LOTS 1-1 THRU 6-2 + 9-1 THRU 11-2: 1458 FT²
  UNITS 7-1 AND 7-2: 1206 FT²
  - SIGN DATA: COMMUNITY SIGN IN PLACE (AS SHOWN AT N.WEST CORNER OF DEVELOPMENT)
  - CURRENT DENSITY = 3.9 UNITS PER ACRE
  - BUILDING HEIGHT:
  - AVERAGE HEIGHT ACROSS UNITS 1-4= 18.8'
  - AVERAGE HEIGHT ACROSS UNITS 5-6,9 - 11 = 25.6'
  - UNIT 7 HEIGHT= 27.8'
  - SIDEWALKS = INSTALLED (AS SHOWN HEREON)
  - OFF-STREET PARKING= PROVIDED (AS SHOWN HEREON)
  - OFF-STREET LOADING / UNLOADING= N/A

- ACCESS LAYOUT
  - STREETS AND DRIVEWAYS= INSTALLED (AS SHOWN HEREON)
  - ENTRANCE AND EXIT LOCATION NOTED HEREON

- PROJECT PHASING= N/A

CURVE TABLE :

CURVE	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	421.00'	S 49°17'34" E	91.94'	92.12'
C2	421.00'	S 61°37'11" E	88.86'	89.03'
C3	421.00'	S 68°20'58" E	14.15'	14.15'

LINE TABLE :

LINE	BEARING	DISTANCE
L1	S 53°32'12" W	24.85'
L2	N 42°26'49" W	23.09'
L3	N 42°26'49" W	0.66'

EXISTING SUBJECT PARCEL DATA TABLE :
CURRENT ZONING: R-10 (MEDIUM DENSITY RESIDENTIAL)
BEING ALL OF LOTS 1 - 11 & COMMON OPEN SPACE RECORDED IN PLAT BOOK 2008 PAGE 7411
OWNER: J&L CAPITAL SOLUTIONS, LLC
DEED REFERENCE: DB 4437 PG 672

LOT #1
PIN: 9569-26-6701
AREA= 0.364 ACRES / 15,851 FT²
LOT #2
PIN: 9569-26-6676
AREA= 0.348 ACRES / 15,158 FT²
LOT #3
PIN: 9569-26-7640
AREA= 0.345 ACRES / 15,042 FT²
LOT #4
PIN: 9569-26-8507
AREA= 0.345 ACRES / 15,027 FT²
LOT #5
PIN: 9569-26-8404
AREA= 0.345 ACRES / 15,035 FT²
LOT #6
PIN: 9569-26-7374
AREA= 0.367 ACRES / 15,968 FT²
LOT #7
PIN: 9569-26-6323
AREA= 0.346 ACRES / 15,084 FT²
LOT #8
PIN: 9569-26-5378
AREA= 0.345 ACRES / 15,015 FT²
LOT #9
PIN: 9569-26-5435
AREA= 0.371 ACRES / 16,165 FT²
LOT #10
PIN: 9569-26-4581
AREA= 0.346 ACRES / 15,054 FT²
LOT #11
PIN: 9569-26-4527
AREA= 0.346 ACRES / 15,081 FT²
COMMON OPEN SPACE
PIN: 9569-26-7203
AREA= 0.754 ACRES / 32,824 FT²

DEVELOPER PROPOSED CONDTIONS TABLE :

- PROPOSED CONDITIONAL FRONT SETBACK FOR FRONT FACING GARAGES (FOR LOTS 1-1, 1-2, 2-1, 2-2, 3-2, 5-1, 5-2, 9-1, 9-2, 10-1, 10-2, 11-1, 11-2): REDUCE FROM 45 FEET TO 27 FEET
- PROPOSED CONDITIONAL REAR SETBACK (FOR LOTS 4-2, 5-1, 5-2, 6-2): REDUCE FROM 20 FEET TO 13.5 FEET

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
PO Box 1768 Fairview North Carolina, 28730
www. mcabeesurvey.com Firm License Number: C-694
Fax (828) 628-1294
Telephone (828) 628-1295

NORTH CAROLINA PROFESSIONAL SEAL L-4693 LAND SURVEYOR J. BARRY WEST

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
A	9/21/26	UPDATED ZONING CLASS. & PER COMMENTS FROM C.O.H. PLANNING	JBW
A	9/24/26	ADDED DEV. PROP. CONDITIONS & NOTES ON C.A. ACCESS STRIP	JBW

SITE PLAN PREPARED FOR :

CORNER STONE SUBDIVISION - REZONING TO PRD - CZD ZONING DISTRICT

PINS: SEE SUBJECT PROPERTY DATA TABLE
ADDRESSING: SEE MAP

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, N.C.

OWNER / DEVELOPER
J & L CAPITAL SOLUTIONS, LLC

DATE: 7/24/2026
PROJECT #: 14714
DRAWING #: G-26-6405
DRAWN BY: JBW
SCALE: 1" = 30'

NOTES:

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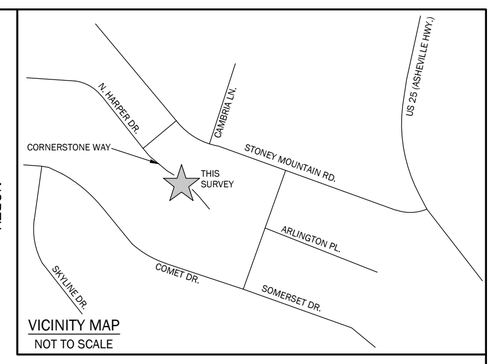
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NORTH
NC GRID (NAD83-2011)

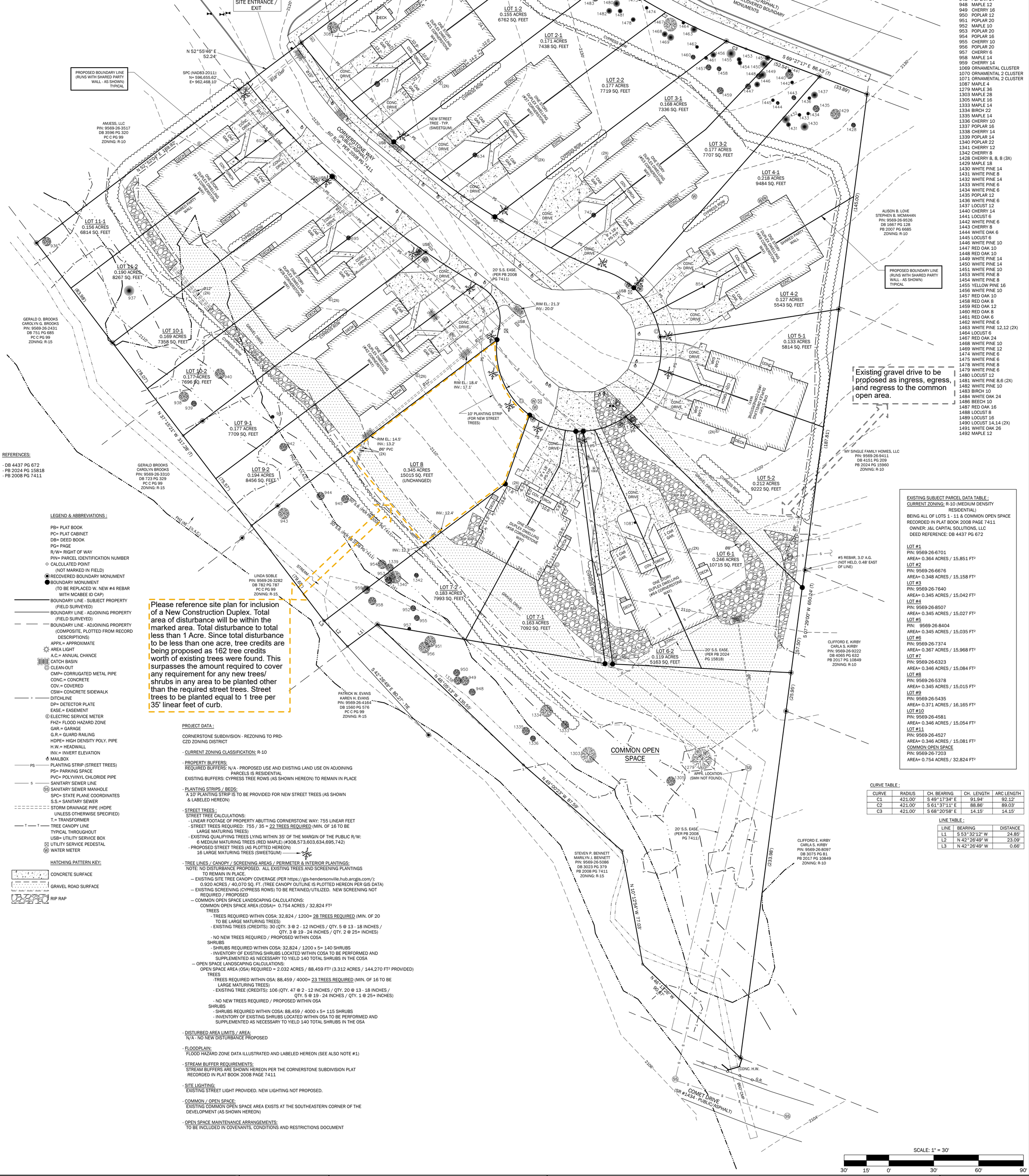
VICINITY MAP
NOT TO SCALE



TOTAL AREA OF SURVEY : 5.082 ACRES

EXISTING TREE INVENTORY

TREE ID #	SPECIES / SIZE - DBH (")
308	MAPLE 20, 20 (2X)
573	MAPLE 10
603	MAPLE 4
634	MAPLE 8
695	MAPLE 8
742	MAPLE 8
854	MAPLE 4
936	BIRCH 16
937	WHITE PINE 18
938	CHERRY 18
939	CHERRY 10
940	POPLAR 18
941	POPLAR 6
942	MAPLE 14
943	MAPLE 20 20 dbl
944	POPLAR 14
945	POPLAR 14
948	MAPLE 12
949	CHERRY 16
950	POPLAR 12
951	POPLAR 20
952	MAPLE 10
953	POPLAR 20
954	POPLAR 16
955	CHERRY 10
956	POPLAR 20
957	CHERRY 6
958	MAPLE 14
959	CHERRY 14
1069	ORNAMENTAL CLUSTER
1070	ORNAMENTAL 2 CLUSTER
1071	ORNAMENTAL 2 CLUSTER
1087	MAPLE 4
1279	MAPLE 36
1303	MAPLE 28
1305	MAPLE 16
1333	MAPLE 14
1334	BIRCH 22
1335	MAPLE 14
1336	CHERRY 10
1337	POPLAR 16
1338	CHERRY 14
1339	POPLAR 14
1340	POPLAR 22
1341	CHERRY 12
1342	CHERRY 8
1428	CHERRY 8, 8, 8 (3X)
1429	MAPLE 18
1430	WHITE PINE 14
1431	WHITE PINE 8
1432	WHITE PINE 14
1433	WHITE PINE 6
1434	WHITE PINE 6
1435	POPLAR 12
1436	WHITE PINE 6
1437	LOCUST 12
1440	CHERRY 14
1441	LOCUST 6
1442	WHITE PINE 6
1443	CHERRY 8
1444	WHITE OAK 6
1445	LOCUST 6
1446	WHITE PINE 10
1447	RED OAK 10
1448	RED OAK 10
1449	WHITE PINE 14
1450	WHITE PINE 14
1451	WHITE PINE 10
1453	WHITE PINE 8
1454	WHITE PINE 8
1455	YELLOW PINE 16
1456	WHITE PINE 10
1457	RED OAK 10
1458	RED OAK 8
1459	RED OAK 12
1460	RED OAK 8
1461	RED OAK 6
1462	WHITE PINE 6
1463	WHITE PINE 12,12 (2X)
1464	LOCUST 6
1467	RED OAK 24
1468	WHITE PINE 10
1469	WHITE PINE 12
1474	WHITE PINE 6
1475	WHITE PINE 6
1478	WHITE PINE 8
1479	WHITE PINE 6
1480	LOCUST 12
1481	WHITE PINE 8,6 (2X)
1482	WHITE PINE 10
1483	BIRCH 10
1484	WHITE OAK 24
1486	BEECH 10
1487	RED OAK 16
1488	LOCUST 8
1489	LOCUST 16
1490	LOCUST 14,14 (2X)
1491	WHITE OAK 26
1492	MAPLE 12



REFERENCES:

- DB 4437 PG 672
- PB 2024 PG 15818
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- BOUNDARY MONUMENT (TO BE REPLACED W. NEW #4 REBAR WITH MCABEE ID CAP)
- BOUNDARY LINE - SUBJECT PROPERTY (FIELD SURVEYED)
- BOUNDARY LINE - ADJOINING PROPERTY (FIELD SURVEYED)
- BOUNDARY LINE - ADJOINING PROPERTY (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
- APPX.= APPROXIMATE
- AREA LIGHT
- A.C.= ANNUAL CHANCE
- CATCH BASIN
- CLEAN-OUT
- CMP= CORRUGATED METAL PIPE
- CONC.= CONCRETE
- COV.= COVERED
- CSW= CONCRETE SIDEWALK
- DITCHLINE
- DP= DETECTOR PLATE
- EASE.= EASEMENT
- ELECTRIC SERVICE METER
- FHZ= FLOOD HAZARD ZONE
- GAR.= GARAGE
- G.R.= GUARD RAILING
- HDPE= HIGH DENSITY POLY. PIPE
- H.W.= HEADWALL
- INV.= INVERT ELEVATION
- MAILBOX
- PLANTING STRIP (STREET TREES)
- PS= PARKING SPACE
- PVC= POLYVINYL CHLORIDE PIPE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SPC= STATE PLANE COORDINATES
- S.S.= SANITARY SEWER
- STORM DRAINAGE PIPE (HDPE UNLESS OTHERWISE SPECIFIED)
- T.= TRANSFORMER
- TREE CANOPY LINE TYPICAL THROUGHOUT
- USB= UTILITY SERVICE BOX
- UTILITY SERVICE PEDESTAL
- WATER METER

HATCHING PATTERN KEY:

- CONCRETE SURFACE
- GRAVEL ROAD SURFACE
- RIP RAP

PROJECT DATA :

CORNERSTONE SUBDIVISION - REZONING TO PRD-CZD ZONING DISTRICT

- CURRENT ZONING CLASSIFICATION: R-10
- PROPERTY BUFFERS:
  REQUIRED BUFFERS: N/A - PROPOSED USE AND EXISTING LAND USE ON ADJOINING PARCELS IS RESIDENTIAL
  EXISTING BUFFERS: CYPRESS TREE ROWS (AS SHOWN HEREON) TO REMAIN IN PLACE
- PLANTING STRIPS / BEDS:
  A 10' PLANTING STRIP IS TO BE PROVIDED FOR NEW STREET TREES (AS SHOWN & LABELED HEREON)
- STREET TREES :
  STREET TREE CALCULATIONS:
  - LINEAR FOOTAGE OF PROPERTY ABUTTING CORNERSTONE WAY: 755 LINEAR FEET
  - STREET TREES REQUIRED: 755 / 35 = 22 TREES REQUIRED (MIN. OF 16 TO BE LARGE MATURING TREES)
  - EXISTING QUALIFYING TREES LYING WITHIN 35' OF THE MARGIN OF THE PUBLIC R/W: 6 MEDIUM MATURING TREES (RED MAPLE) (#308,573,603,634,695,742)
  - PROPOSED STREET TREES (AS PLOTTED HEREON) 16 LARGE MATURING TREES (SWEETGUM)
- TREE LINES / CANOPY / SCREENING AREAS / PERIMETER & INTERIOR PLANTINGS:
  NOTE: NO DISTURBANCE PROPOSED. ALL EXISTING TREES AND SCREENING PLANTINGS TO REMAIN IN PLACE.
  — EXISTING SITE TREE CANOPY COVERAGE (PER https://gis-hendersonville.hub.arcgis.com/): 0.920 ACRES / 40,070 SQ. FT. (TREE CANOPY OUTLINE IS PLOTTED HEREON PER GIS DATA)
  — EXISTING SCREENING (CYPRESS ROWS) TO BE RETAINED/UTILIZED. NEW SCREENING NOT REQUIRED / PROPOSED
  — COMMON OPEN SPACE LANDSCAPING CALCULATIONS:
  COMMON OPEN SPACE AREA (COSA)= 0.754 ACRES / 32,824 FT²
  TREES
  - TREES REQUIRED WITHIN COSA: 32,824 / 1200= 28 TREES REQUIRED (MIN. OF 20 TO BE LARGE MATURING TREES)
  - EXISTING TREES (CREDITS): 30 (QTY. 3 @ 2 - 12 INCHES / QTY. 5 @ 13 - 18 INCHES / QTY. 3 @ 19 - 24 INCHES / QTY. 2 @ 25+ INCHES)
  - NO NEW TREES REQUIRED / PROPOSED WITHIN COSA
  SHRUBS
  - SHRUBS REQUIRED WITHIN COSA: 32,824 / 1200 x 5= 140 SHRUBS
  - INVENTORY OF EXISTING SHRUBS LOCATED WITHIN COSA TO BE PERFORMED AND SUPPLEMENTED AS NECESSARY TO YIELD 140 TOTAL SHRUBS IN THE COSA
  — OPEN SPACE LANDSCAPING CALCULATIONS:
  OPEN SPACE AREA (OSA) REQUIRED = 2.032 ACRES / 88,459 FT² (3.312 ACRES / 144,270 FT² PROVIDED)
  TREES
  - TREES REQUIRED WITHIN OSA: 88,459 / 4000= 23 TREES REQUIRED (MIN. OF 16 TO BE LARGE MATURING TREES)
  - EXISTING TREE (CREDITS): 106 (QTY. 47 @ 2 - 12 INCHES / QTY. 20 @ 13 - 18 INCHES / QTY. 5 @ 19 - 24 INCHES / QTY. 1 @ 25+ INCHES)
  - NO NEW TREES REQUIRED / PROPOSED WITHIN OSA
  SHRUBS
  - SHRUBS REQUIRED WITHIN COSA: 88,459 / 4000 x 5= 115 SHRUBS
  - INVENTORY OF EXISTING SHRUBS LOCATED WITHIN OSA TO BE PERFORMED AND SUPPLEMENTED AS NECESSARY TO YIELD 140 TOTAL SHRUBS IN THE OSA
- DISTURBED AREA LIMITS / AREA:
  N/A - NO NEW DISTURBANCE PROPOSED
- FLOODPLAIN:
  FLOOD HAZARD ZONE DATA ILLUSTRATED AND LABELED HEREON (SEE ALSO NOTE #1)
- STREAM BUFFER REQUIREMENTS:
  STREAM BUFFERS ARE SHOWN HEREON PER THE CORNERSTONE SUBDIVISION PLAT RECORDED IN PLAT BOOK 2008 PAGE 7411
- SITE LIGHTING:
  EXISTING STREET LIGHT PROVIDED. NEW LIGHTING NOT PROPOSED.
- COMMON / OPEN SPACE:
  EXISTING COMMON OPEN SPACE AREA EXISTS AT THE SOUTHEASTERN CORNER OF THE DEVELOPMENT (AS SHOWN HEREON)
- OPEN SPACE MAINTENANCE ARRANGEMENTS:
  TO BE INCLUDED IN COVENANTS, CONDITIONS AND RESTRICTIONS DOCUMENT

CURVE TABLE :

CURVE	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	421.00'	S 49°17'34" E	91.94'	92.12'
C2	421.00'	S 61°37'11" E	88.86'	89.03'
C3	421.00'	S 68°20'58" E	14.15'	14.15'

LINE TABLE :

LINE	BEARING	DISTANCE
L1	S 53°32'12" W	24.85'
L2	N 42°26'49" W	23.09'
L3	N 42°26'49" W	0.66'

EXISTING SUBJECT PARCEL DATA TABLE :

CURRENT ZONING: R-10 (MEDIUM DENSITY RESIDENTIAL)
BEING ALL OF LOTS 1 - 11 & COMMON OPEN SPACE RECORDED IN PLAT BOOK 2008 PAGE 7411
OWNER: J&L CAPITAL SOLUTIONS, LLC
DEED REFERENCE: DB 4437 PG 672

LOT #1
PIN: 9569-26-6701
AREA= 0.364 ACRES / 15,851 FT²
LOT #2
PIN: 9569-26-6676
AREA= 0.348 ACRES / 15,158 FT²
LOT #3
PIN: 9569-26-7640
AREA= 0.345 ACRES / 15,042 FT²
LOT #4
PIN: 9569-26-8507
AREA= 0.345 ACRES / 15,027 FT²
LOT #5
PIN: 9569-26-8404
AREA= 0.345 ACRES / 15,035 FT²
LOT #6
PIN: 9569-26-7374
AREA= 0.367 ACRES / 15,968 FT²
LOT #7
PIN: 9569-26-6323
AREA= 0.346 ACRES / 15,084 FT²
LOT #8
PIN: 9569-26-5378
AREA= 0.345 ACRES / 15,015 FT²
LOT #9
PIN: 9569-26-5435
AREA= 0.371 ACRES / 16,165 FT²
LOT #10
PIN: 9569-26-4581
AREA= 0.346 ACRES / 15,054 FT²
LOT #11
PIN: 9569-26-4527
AREA= 0.346 ACRES / 15,081 FT²
COMMON OPEN SPACE
PIN: 9569-26-7203
AREA= 0.754 ACRES / 32,824 FT²

SCALE: 1" = 30'

30' 15' 0' 30' 60' 90'

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
PO Box 1768 Fairview North Carolina, 28730
Telephone (828) 628-1295 Fax (828) 628-1294
www. mcabeesurvey.com Firm License Number: C-694

NORTH CAROLINA PROFESSIONAL SEAL L-4693 LAND SURVEYOR J. BARRY WEST

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
A	9/18/26	UPDATED ZONING DATA. ADDED TREE CANOPY COVERAGE AREA.	JBW
B	9/24/26	ADDED LANDSCAPING / TREE CALCULATIONS.	JBW

LANDSCAPE & RESOURCE LAYOUT PLAN PREPARED FOR :

CORNER STONE SUBDIVISION - REZONING TO PRD - CZD ZONING DISTRICT

PINS: SEE SUBJECT PROPERTY DATA TABLE
ADDRESSING: SEE MAP

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, N.C.

OWNER / DEVELOPER
J & L CAPITAL SOLUTIONS, LLC

DATE:	7/24/2026
PROJECT #:	14714
DRAWING #:	G-26-6405_B
DRAWN BY:	JBW
SCALE:	1" = 30'

NEIGHBORHOOD COMPATABILITY MEETING REPORT

CORNERSTONE (26-63-CZD)

NCM Meeting Date: May 22, 2026

Petition Request:

- Rezoning: Cornerstone – PRD-CZD (Planned Residential Development Conditional Zoning District)

Applicant/Petitioner:

- Applicant: Jonathon Zetterholm, 2020 Builders LLC
- Property Owner: J&L Capital Solutions LLC

Neighborhood Compatibility Meeting Summary

A Neighborhood Compatibility Meeting was held for this project on May 22, 2026, at 2 pm in the 3rd Floor Meeting Room at City Hall, 160 6th Avenue E and via Zoom. The meeting lasted approximately 65 minutes.

There were 10 members of the public in attendance in-person. A member of the applicant's team, Peter Zetterholmd was present. The City was represented with 2 Planning staff members.

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

There was no pre-submitted comment.

The development team was allowed to present their project proposal for their development.

Concerns and questions from the public related to:

- Who would be responsible for the maintenance of yards and the common areas.
- If the townhomes will be sold or rented.
- Will current residents be kicked out and what the timeline would be for noticing.
- Affordable housing and the displacement of elderly individuals.
- The future plans of the property owner and subsequently each renter.
- The vacant lot and future duplex to be built there.
- The potential for the development to become condominiums.

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

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBERS: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, AND9569-26-6701 BY CHANGING THE ZONING DESIGNATION R-10 (MEDIUM DENSITY RESIDENTIAL) TO PRD-CZD (PLANNED RESIDENTIAL DEVELOPMENT – CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: PINs: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, and 9569-26-6701
Addresses: 14 Cornerstone Way
Cornerstone: (File # 26-63-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from the property owner J&L Capital Solutions LLC and applicant Jonathon Zetterholm, 2020 Builders LLC, for the existing 5.01 acre development containing 10 existing duplexes and

WHEREAS, the Planning Board took up this application at a regular meeting on November 11th, 2026; voting X-X to recommend City Council approve 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 December 7th, 2026, 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 Numbers: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, and 9569-26-6701, changing the zoning designation R-10 (Medium Density Residential) to PRD-CZD (Planned Residential Development – 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 September 25th, 2026, 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:
      a) Adult care centers registered with the NC Department of Health and Human Services
      b) Accessory uses & structures
      c) Dance, health & fitness facilities
      d) Neighborhood community centers
      e) Offices, business, professional and public
      f) Personal services
      g) Restaurant
      h) Residential dwellings, single/two/multi-family

   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 be 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 7th day of December 2026.

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

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to all conditions imposed pursuant to the terms of this Ordinance.

IN RE: Parcel Numbers: 9579-18-3554, 9579-08-2767, 9579-37-5327, and 9579-37-6200
Addresses: 600 Carolina Village Road
Carolina Village: (File # 26-25-CZD)

Property Owner/Application: Carolina Village [
Kevin Parries]

Signature:_____

Printed Name:_____

Title:_____

Date:_____

WORKSPACE INFORMATION

Application number
26-63-CZD

Category
Conditional Rezoning

Workspace state
Changes requested

Workspace created
05/11/2026, 11:47:18 AM EDT

Application submitted
09/02/2026, 8:59:45 AM EDT

Assignee
Sarah McLaurin

Package generation date
10/20/2026, 11:38:50 AM EDT

LOCATION INFORMATION

Address
14 CORNERSTONE WAY, Hendersonville, NC

Property information
9569264527,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
J. Barry West McAbee & Associates, P.A.	[redacted]	Surveyor
Jonathon Zetterholm 2020 Builders LLC	[redacted]	Applicant
J&L Capital Solutions J&L Capital Solutions LLC	[redacted]	Property owner
DANIEL V YOST REVOCABLE TRUST;YOST, DANIEL V TRUSTEE	[redacted]	Property owner

Rezoning Pre-Consultation Form

City of Hendersonville | Community Development
160 6th Ave E.
Hendersonville, NC 28792
planning@hvlnc.gov

Project Description			
Project Description Attempting to rezone 14-64 Cornerstone Way to allow for existing homes to be sold as town homes and lots split down the middle to connect to the common wall.			
Total Project Area (acres) 4.45	Total Lots/Units 11	Proposed building square footage: 2000.0 sq.ft.	Gen H Future Land Use Designation: Live, Grow, Work
Current Zoning District R-10	Proposed Zoning District	Proposed Meeting Date Option 1 05/12/2026	Proposed Meeting Date Option 2 05/13/2026
Proposed Meeting Time Option 1 12:00 PM			Proposed Meeting Time Option 2 12:00 PM

Conditional Zoning District Petition (CZD)

City of Hendersonville | Community Development
160 6th Ave E.
Hendersonville, NC 28792
planning@hvlnc.gov

Required Information	
Scheduled Neighborhood Compatibility Meeting - NCM Date 05/22/2026	NCM Time 3:00 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: Residential	Current Zoning R10	Proposed Zoning: PRD	Total Acerage 5.15	Proposed Building Square Footage: 2500.0 sq.ft.

Number of Dwelling Units:
22

List of Requested Uses:
Rezoning to subdivide existing and 1 new duplex into townhomes. Request variance from set back requirements of 40' as existing units will be unable to meet that current requirement.

Zoning-Applicant (Developer) Company Information

City of Hendersonville | Community Development
160 6th Ave E.
Hendersonville, NC 28792
planning@hvlnc.gov

Applicant (Developer) Company Information	
Authorized Representative Name: Peter Zetterholm	Company Name (if applicable, check corresponding box below) 2020 Builders LLC

Company Type:

- ☐ Corporation:
- ☑ Limited Liability Company:
- ☐ Trust:
- ☐ Partnership:
- ☐ Other:

If other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

Zoning-Property Owner Company Information

City of Hendersonville | Community Development
160 6th Ave E.
Hendersonville, NC 28792
planning@hvlnc.gov

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: J&L Capital Solutions	Company Name (if applicable, check corresponding box below) J&L Capital Solutions

Company Type:

- [x] Corporation:
- [ ] Limited Liability Company:
- [ ] Trust:
- [ ] Partnership:
- [ ] Other:

If other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

CITY OF HENDERSONVILLE

PLANNING BOARD
AGENDA ITEM SUMMARY

SUBMITTER: Lew Holloway **MEETING DATE:** 11/13/2026

AGENDA SECTION: OTHER BUSINESS **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: Elimination of Minimum Parking Requirements (Alignment w/ State Law) – *Lew Holloway, Community Development Director*

SUGGESTED MOTION(S):

No motion suggested; presentation is for initial introduction and discussion. Board recommendation will be addressed at the December Planning Board Mtg.

SUMMARY:

Session Law 2026-39 (H.B. 162) amended G.S. 160D-702(c) to limit local government authority to require off-street parking spaces. The session law is effective on January 1, 2027. This presentation will provide an overview of the proposed changes to the City of Hendersonville Zoning Ordinance which are intended to bring our code into compliance with the new limitations established by state law. Consideration will be given to elements that will add clarity to design requirements for any spaces that are provided.

PROJECT/PETITIONER NUMBER: City Initiated Zoning Text Amendment

PETITIONER NAME:

ATTACHMENTS: Draft Amended Zoning Text

CITY OF HENDERSONVILLE

PLANNING BOARD
AGENDA ITEM SUMMARY

SUBMITTER: Matthew Manley

MEETING DATE: November 12, 2026

AGENDA SECTION: Other Business

DEPARTMENT: Community Development

TITLE OF ITEM: Adoption of 2027 Meeting Schedule

SUGGESTED MOTION(S):

Approve meeting schedules as presented.

SUMMARY:

With one exception, the Planning Board's 2027 meeting schedule, as well as the Planning Board's committee meeting schedules (Current Planning Committee and Long-Range Planning & Legislative Committee), are proposed to hold form with the Planning Board meeting on the 2nd Thursday of each month at 4:00PM, the Current Planning Committee meeting on the 2nd Thursday at 3:00PM, and Long-Range Planning & Legislative Committee meeting on the 4th Tuesday at 3:00PM.

The one exception to this schedule will be in November where the 2nd Thursday aligns with Veteran's Day (City offices closed). Therefore, the Planning Board meeting and the Current Planning Committee meeting are proposed to shift to Wednesday, November 10th at 4pm and 3pm, respectively.

Proposed 2027 Planning Board Meeting Dates:

January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027
October 14, 2027
*November 10, 2027
December 9, 202

ATTACHMENTS:

2027 Planning Board Meeting Schedule Notice

2027 Current Planning Committee Meeting Schedule Notice

2027 Long-Range Planning/Legislative Committee Meeting Schedule Notice

NOTICE

City of Hendersonville Planning Board 305 Williams Street, NC 28792

PLANNING BOARD
ANNUAL SCHEDULE OF REGULAR MEETINGS

Regular Meetings of the City of Hendersonville Planning Board are held **on the Second Thursday** beginning at **4:00 p.m.** in the Assembly Room of City Operations Center located at 305 Williams Street, Hendersonville NC. The following regular meetings have been scheduled for 2027:

January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027

July 8, 2027
August 12, 2027
September 9, 2027
October 14, 2027
November 10, 2027
December 9, 2027

_____
Jim Robertson
Chair

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Adopted: _____
https://www.hendersonvillenc.gov

NOTICE

City of Hendersonville Planning Board 305 Williams St. Hendersonville, NC 28792

NOTICE OF CURRENT PLANNING COMMITTEE OF THE PLANNING BOARD REGULAR MEETINGS

The following Regular Meetings of the Current Planning Committee of the Planning Board are held on the **second Thursday** of each month beginning at **3:00 p.m.** in the Assembly Room of the Operation Center located at 305 Williams Street, Hendersonville NC.

January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027
October 14, 2027
November 10, 2027
December 9, 2027

_____
Jim Robertson, Chair

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Ratified 11/12/2027
https://www.hendersonvillenc.gov

NOTICE

City of Hendersonville Planning Board 305 Williams St. Hendersonville, NC 28792

NOTICE OF LONG RANGE PLANNING & LEGISLATIVE COMMITTEE OF THE PLANNING BOARD REGULAR MEETINGS

The following Regular Meetings of the Long Range Planning & Legislative Committee of the Planning Board are held on the **fourth Tuesday** of each month beginning at **3:00 p.m.** in the Assembly Room of the Operation Center located at 305 Williams Street, Hendersonville NC.

January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027
October 26, 2027
November 23, 2027
December 28, 2027

Jim Robertson, Chair

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Ratified 11/12/2027

https://www.hendersonvillenc.gov