



CITY OF HENDERSONVILLE CURRENT PLANNING COMMITTEE

City Hall | 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville NC 28792
Thursday, September 11, 2025 – 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 Zoning District – Compleat KiDZ (25-60-CZD) – *Sam Hayes – Planner II*
 - B. Rezoning: Standard Rezoning – Locust St Small Area Rezoning | 25-58-RZO – *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.



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** September 11th, 2025

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

TITLE OF ITEM: Rezoning: Conditional Zoning District – Compleat KiDZ (25-60-CZD) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

<p><u>For Recommending Approval:</u></p> <p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning - designation of the subject property (PINs: 9569-40-2580 and 9569-40-3593) from PID-CZD (Planned Institutional Development – Conditional Zoning District) to MIC-CZD (Medical, Institutional, and Cultural – Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 9/4/2025], and presented at this meeting and subject to the following:</p> <p>1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:</p> <ul style="list-style-type: none">▪ Office, business, professional, and public <p><i>[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. <u>Disregard #2 if not needed.</u>]</i></p> <p>2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:</p> <p>3(2). The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H 2045 Comprehensive</p>	<p><u>For Recommending Denial:</u></p> <p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9569-40-2580 and 9569-40-3593) from PID-CZD (Planned Institutional Development – Conditional Zoning District) to MIC-CZD (Medical, Institutional, and Cultural – Conditional Zoning District) based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H 2045 Comprehensive Plan, based on the information from the staff analysis and the public hearing, and because:</p> <p>The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.</p> <p>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:</p> <ol style="list-style-type: none">1. The petition will impact traffic in the area, causing safety issues for the neighboring schools and residential.2. The proposed use is not appropriate for the area. <p>[DISCUSS & VOTE]</p>
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<p>Plan based on the information from the staff analysis and because:</p> <p>The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation as defined in Chapter IV of the Gen H Comprehensive Plan.</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 petition utilizes an existing building and existing infrastructure.2. The petition is in close proximity to schools, medical facilities, and existing neighborhoods making it an ideal location for the services offered.3. The petition will improve pedestrian connectivity in the area. <p>[DISCUSS & VOTE]</p>	
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***SUMMARY:** Here’s a revised version of your text:*

The proposed project would rezone the properties located at 913 and 917 9th Avenue West from PID-CZD to MIC-CZD. These two parcels together total approximately 0.95 acres.

In 2023, the properties were rezoned to MIC-CZD for a proposed daycare center. However, because it was a conditional zoning district, the approved use was limited to that specific purpose. The current applicant now seeks to convert the existing building into office space, which requires a new rezoning request. They are proposing to rezone the property to MIC-CZD to align with the intended office use.

The submitted site plan meets the zoning and landscaping requirements for the MIC-CZD district. However, due to existing site constraints—primarily the presence of an existing building—the developer has proposed several conditions as part of the request.

PROJECT/PETITIONER NUMBER:	25-60-CZD
PETITIONER NAME:	Kathryn Thomas [applicant], David Lee [owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Comprehensive Plan & FLUM Consistency Worksheet3. Goals & Guiding Principles Evaluation Worksheet4. Proposed Site Plan5. Neighborhood Compatibility Summary6. Draft Ordinance

	7. Application / Owner Signature Addendum / LLC Record
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REZONING: CONDITIONAL REZONING – Compleat KiDZ (25-60-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2

EXISTING ZONING & LAND USE**Error! Bookmark not defined.**

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DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 11



PROJECT SUMMARY

- Project Name & Case #:
 - Compleat KiDZ
 - 25-60-CZD
- Applicant & Property Owner:
 - Kathryn Thomas (Compleat KiDZ) [Applicant]
 - David Lee, New Leaf Sales LLC [Owner]
- Property Address:
 - 913 & 917 9th Ave. W.
- Project Acreage:
 - 0.95 Acres
- Parcel Identification (PINs):
 - 9569-40-2580
 - 9569-40-3593
- Current Parcel Zoning:
 - PID-CZD, Planned Institutional Development – Conditional Zoning District
- Requested Zoning:
 - MIC-CZD, Medical, Institutional, Cultural Conditional Zoning District
- Requested Uses:
 - Office, business, professional and public
- Future Land Use Designation:
 - Multi-Generational Living
- Neighborhood Compatibility Meeting:
 - July 24th, 2025



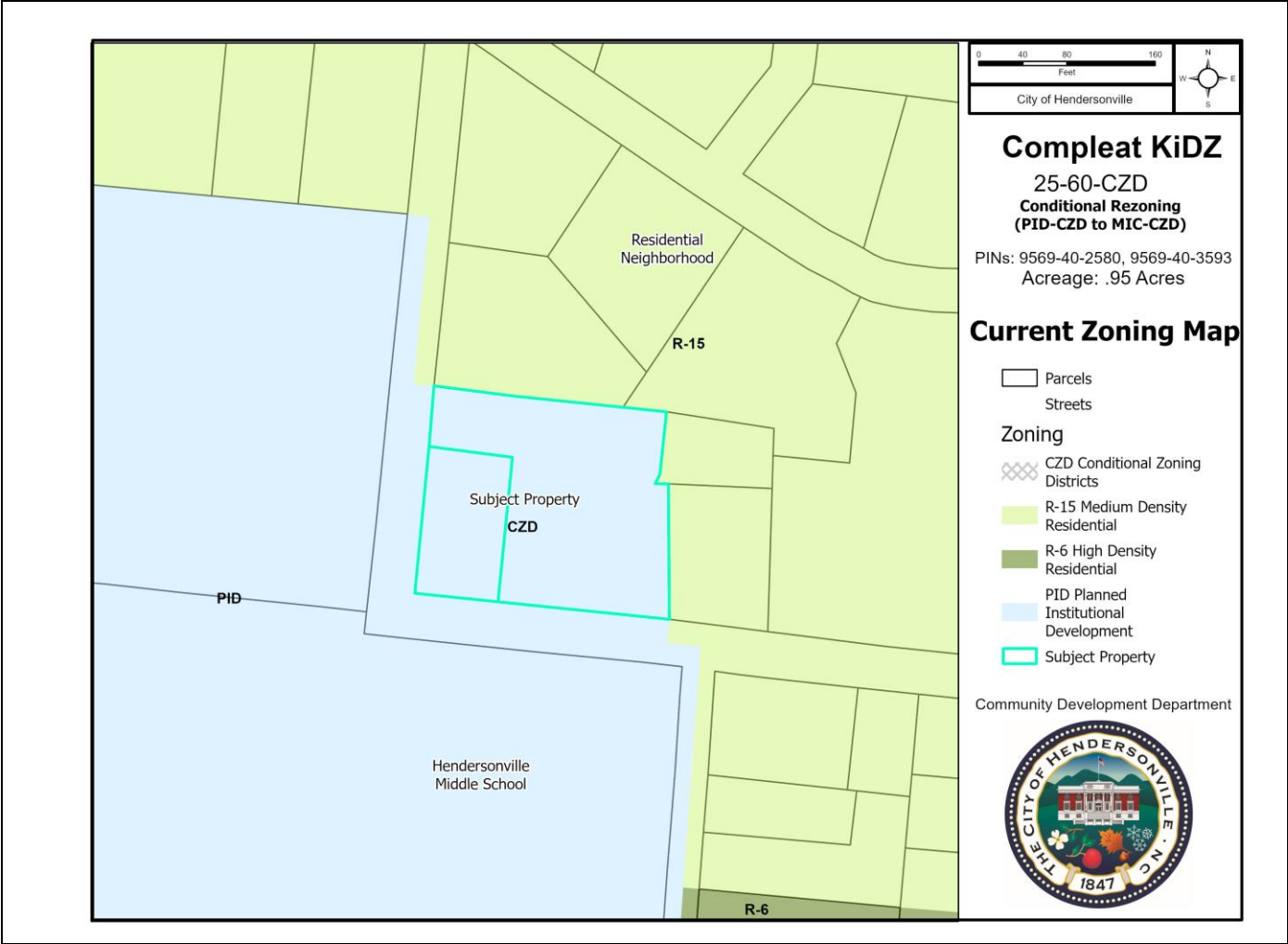
SITE VICINITY MAP

The proposed project would rezone the properties located at 913 and 917 9th Avenue West from PID-CZD to MIC-CZD. These two parcels together total approximately 0.95 acres.

In 2023, the properties were rezoned to MIC-CZD for a proposed daycare center. However, because it was a conditional zoning district, the approved use was limited to that specific purpose. The current applicant now seeks to convert the existing building into office space, which requires a new rezoning request. They are proposing to rezone the property to MIC-CZD to align with the intended office use.

The submitted site plan meets the zoning and landscaping requirements for the MIC-CZD district. However, due to existing site constraints—primarily the presence of an existing building—the developer has proposed several conditions as part of the request.

CITY OF HENDERSONVILLE CURRENT ZONING AND LAND USE MAP



The subject property is currently PID-CZD Planned Institutional Development Conditional Zoning District. Prior to being rezoned, one of the subject parcels operated as a non-conforming retirement home before closing. The other subject property operated as a single-family dwelling. The single-family dwelling has since been demolished, and only the former retirement home building remains.

This area does have an education/campus like feel due to the close proximity to Hendersonville Elementary school and Hendersonville Middle School and associated sport facilities. the areas outside of the educational institution is made up of single-family neighborhoods to the north and southeast. This area has historically served the community's education needs. Currently through the Hendersonville Middle and Elementary schools and historically through the Ninth Ave School and the Sixth Ave. School. Both schools were African American schools which not only served this community, but also the surrounding counties. The sixth Ave. school operated from 1916 to 1951 and the Ninth Ave. School operated from 1951 to 1965.

A legal non-conforming childcare center is currently in operation less than a block from the subject property at the corner of 9th Ave. W. and Tebeau Street. The childcare is operated by WNC Source. In addition, the larger institutional uses of the hospital are within 2 to 3 blocks of the site.

SITE IMAGES



View of existing structure located at 913 9th Ave. W. from the Hendersonville Middle School property to the south.

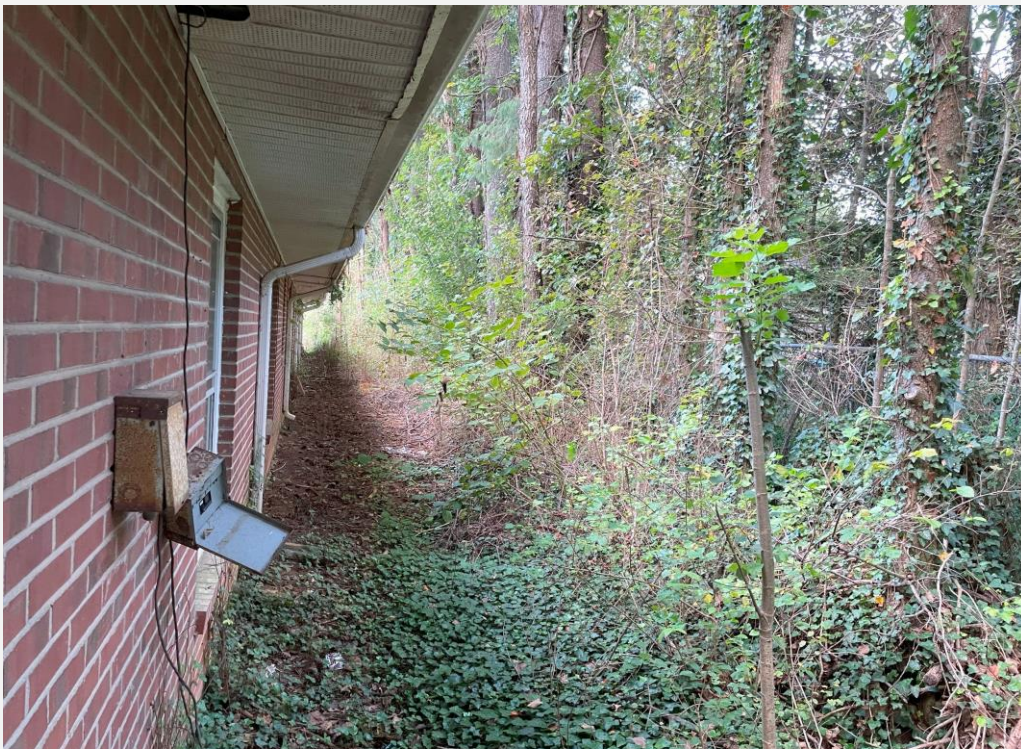


View of existing mature trees shown as preserved on the site plan. 60” Maple and 48” oak.

SITE IMAGES



View of existing drive on the eastern property boundary proposed to remain.



View of existing vegetation/buffer along the rear of the building.

SITE IMAGES



View of the vacant lot where the single-family dwelling at 917 9th Ave. W once set.



View of internal courtyard.

SITE IMAGES

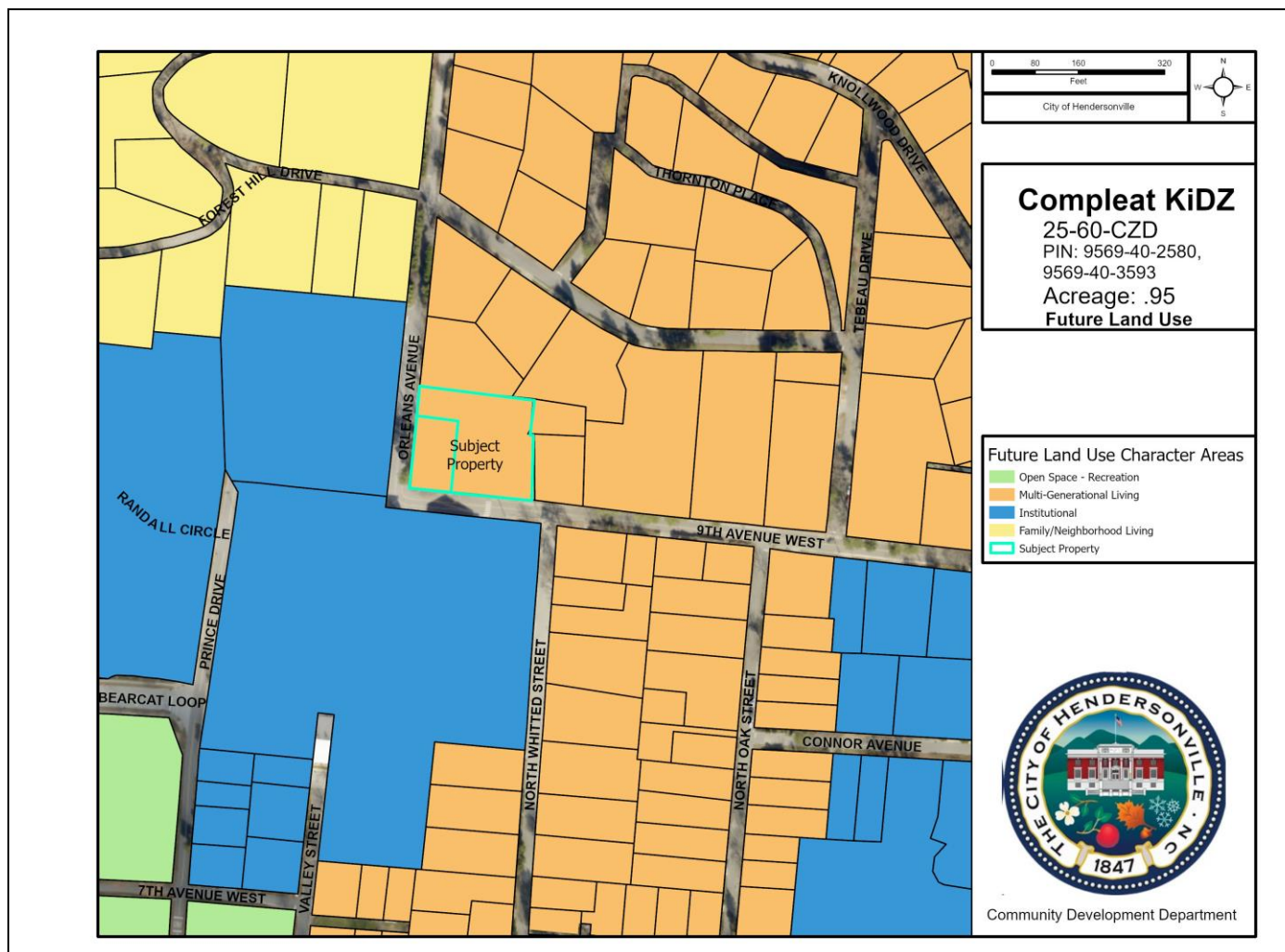


View of existing parking lot proposed to be altered.



View of mature trees and vegetation along the rear property boundary to the north.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as Multi-Generational Living on the future land use map. Multi-generational living supports mixed residential development and a limited amount of small scale neighborhood-serving commercial. This classification stretches across 9th avenue into the existing residential. On the opposite side of Orleans Avenue is Institutional for the existing Hendersonville Middle School campus. To the northwest, there is family/neighborhood living.

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Use: Medical Office
- Site Plan Summary
 - Existing 1 story 11,441 square foot building to be converted into a childcare center.
 - The existing building is approximately 16’ tall.
 - Sidewalks will be provided along Orleans Ave and tie into the existing sidewalks on 9th Ave. W.
 - The development will have 30 parking spaces, 29 are required.
 - The development will retain existing access points on Orleans Ave and 9th Ave. W. Existing driveways will be brought up to current City standards.
 - A fence is proposed to buffer the eastern side of the property from the adjacent residential property.

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Urban Residential (5-25) (minus any developer proposed conditions).
 - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
 - Landscaping: Alternative compliance will be utilized for the parking lot island plantings and the 10’ Type B buffer on the eastern side of the property.

Proposed City-Initiated Conditions:

- 1. None

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

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

Preliminary Site Plan Comments:

- Show type I with sidewalk across driveway (to be reviewed at final site plan)

Proposed City-Initiated Conditions:

- 1. None

Developer Proposed Conditions

1. None

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	LAND SUPPLY, SUITABILITY & INTENSITY The subject property was excluded from the <u>Land Supply Map</u> analysis. The subject property was excluded from the <u>Suitability Assessment</u> analysis.
	FUTURE LAND USE & CONSERVATION MAP Character Area Designation: Multi-Generational Living Character Area Description: Somewhat Consistent Zoning Crosswalk: Inconsistent Focus Area Map: N/A
2) COMPATIBILITY	<i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i>
	The proposed use as a medical office is appropriate for this area given its close proximity to the hospital. It is also extremely close to the middle, elementary, and high schools, where many clients may come from.
	EXISTING CONDITIONS The subject property currently has one structure on it. This structure will be used by the applicant for their offices. No expansion of the structure is proposed. The adjacent property will be incorporated into the plan as part of the parking lot.
	GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: NA Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A

	GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Consistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent
3) Changed Conditions	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>The subject property was previously zoned to enable a childcare center. This venture never was realized, and therefore, the applicant is proposing a changed use.</p>
4) Public Interest	<p>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> <p>The applicant activate an unused building, thereby improving the safety of the area from unwanted activity in the building.</p>
5) Public Facilities	<p>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> <p>The subject property will be served by City of Hendersonville services. The subject property is located near one of the city's main entry corridors.</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>No major impact will be made to the environment from the development of this project.</p>

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

The petition is found to be **consistent** 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 is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation as defined in Chapter IV of the Gen H Comprehensive Plan.

We **[find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *The petition utilizes an existing building and existing infrastructure.*
- *The petition is in close proximity to schools, medical facilities, and existing neighborhoods making it an ideal location for the services offered.*
- *The petition will improve pedestrian connectivity in the area.*

The petition is found to be **consistent** 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 is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation as defined in Chapter IV of the Gen H Comprehensive Plan.

We **[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 [Rational for Denial]

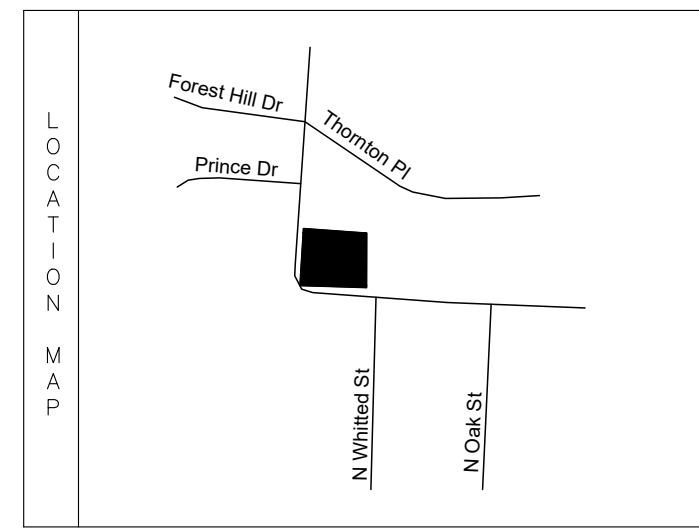
- *The petition will impact traffic in the area, causing safety issues for neighboring schools and residential areas.*
- *The proposed use is not appropriate for the area.*

Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	NA	NA
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	NA	NA
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Multi-Generational Living	
Character Area Description (Pg. 122-131)	Somewhat Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)		Inconsistent
Focus Area Map (Pg. 134-159)	NA	NA

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.	NA
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.	NA
Range of housing types provided to help maintain affordability in Hendersonville.	NA
Housing condition/quality exceeds minimum standards citywide	NA
Healthy and Accessible Natural Environment (Pg. 94)	
Recreational (active and passive) open spaces are incorporated into the development.	Consistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	NA
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.	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
A development is considered a quality development that preserves the city center or neighborhood.	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.	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	
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
Welcoming & Inclusive Community	

Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent
Accessible & Available Community Uses and Services (Pg. 97)	
Private development is plentiful, meeting the demands of current and future populations.	Consistent
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.	NA
Compact Development (Pg. 100)	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent
The infill project is context sensitive.	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.	Consistent
Conserved & Integrated Open Spaces (Pg. 106)	
A diverse range of open space elements are incorporated into the development.	Consistent
Desirable & Affordable Housing (Pg. 108)	
Missing middle housing concepts are used in the development.	NA
Connectivity (Pg. 112)	
The development encourages multimodal design solutions to enhance mobility.	Consistent
Efficient & Accessible Infrastructure (Pg. 114)	
The development utilizes existing infrastructure	Consistent

[illegible]



LINE	BEARING	DISTANCE
1	S20°27'23\"	9.40'
2	S69°40'55\"	12.07'

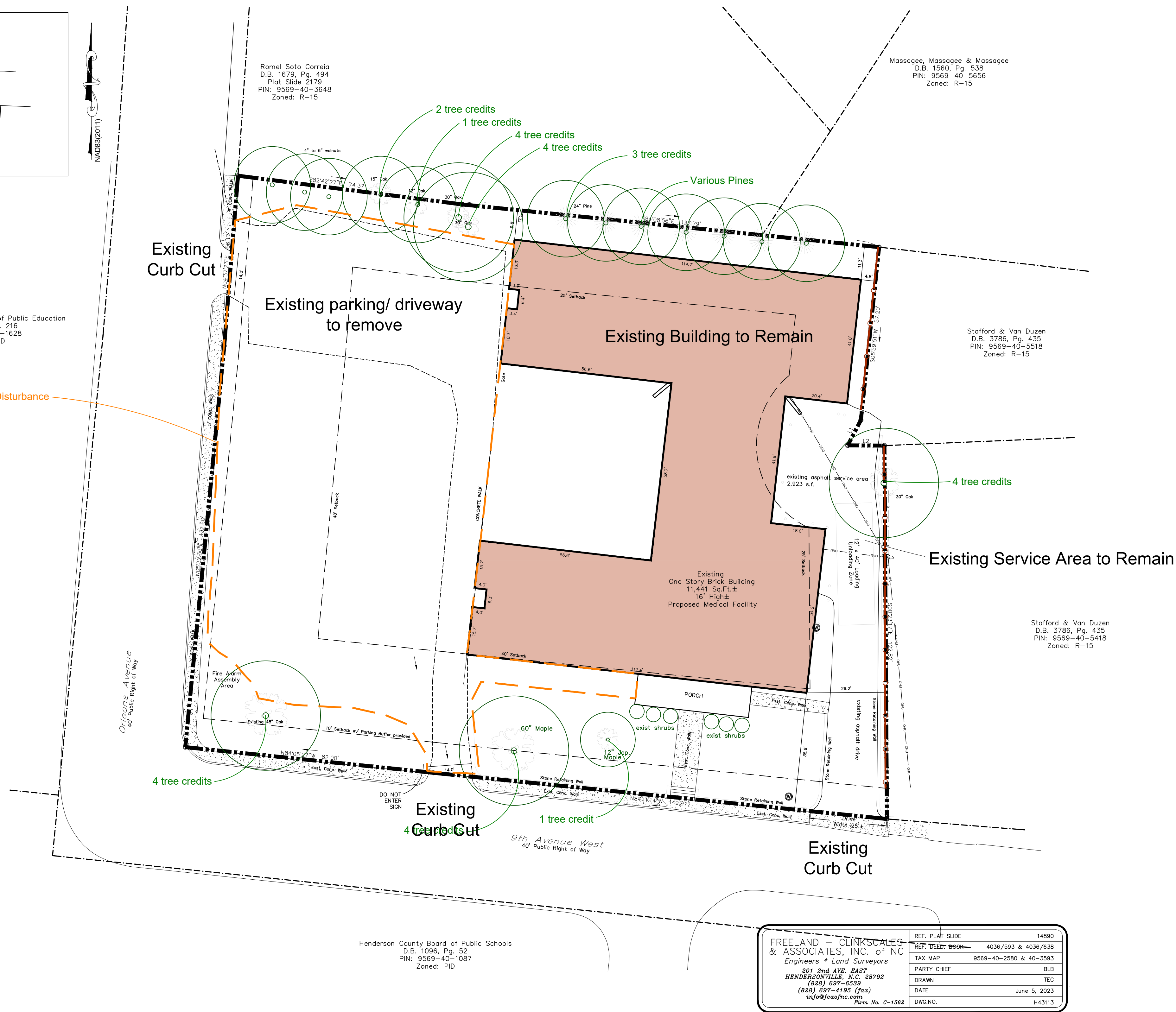
Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

.34 acres
Limits of Disturbance

LEGEND	
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	TEMPORARY BENCHMARK
	MEASURED
	RECORD
	STORM DRAIN MANHOLE
	CATCH BASIN
	CURB INLET
	SEWER MANHOLE
	CLEAN OUT
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	BACK FLOW PREVENTER
	ELECTRIC MANHOLE
	POWER POLE
	LIGHT POLE
	TRANSFORMER
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	UTILITY VAULT
	GAS VALVE
	GAS METER
	MONITORING WELL
	A/C UNIT
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	FENCE



SCALE : 1" = 20'



FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC	
Engineers * Land Surveyors	
301 2nd AVE. EAST	
HENDERSONVILLE, N.C. 28702	
(828) 697-6599	
(828) 697-4196 (fax)	
info@fcaofnc.com	
Firm No. C-1562	
REF. PLAT. SLIDE	14890
REF. DATE: 8/6/24	4036/593 & 4036/638
TAX MAP	9569-40-2580 & 40-3593
PARTY CHIEF	BLB
DRAWN	TEC
DATE	June 5, 2023
DWG. NO.	H43113

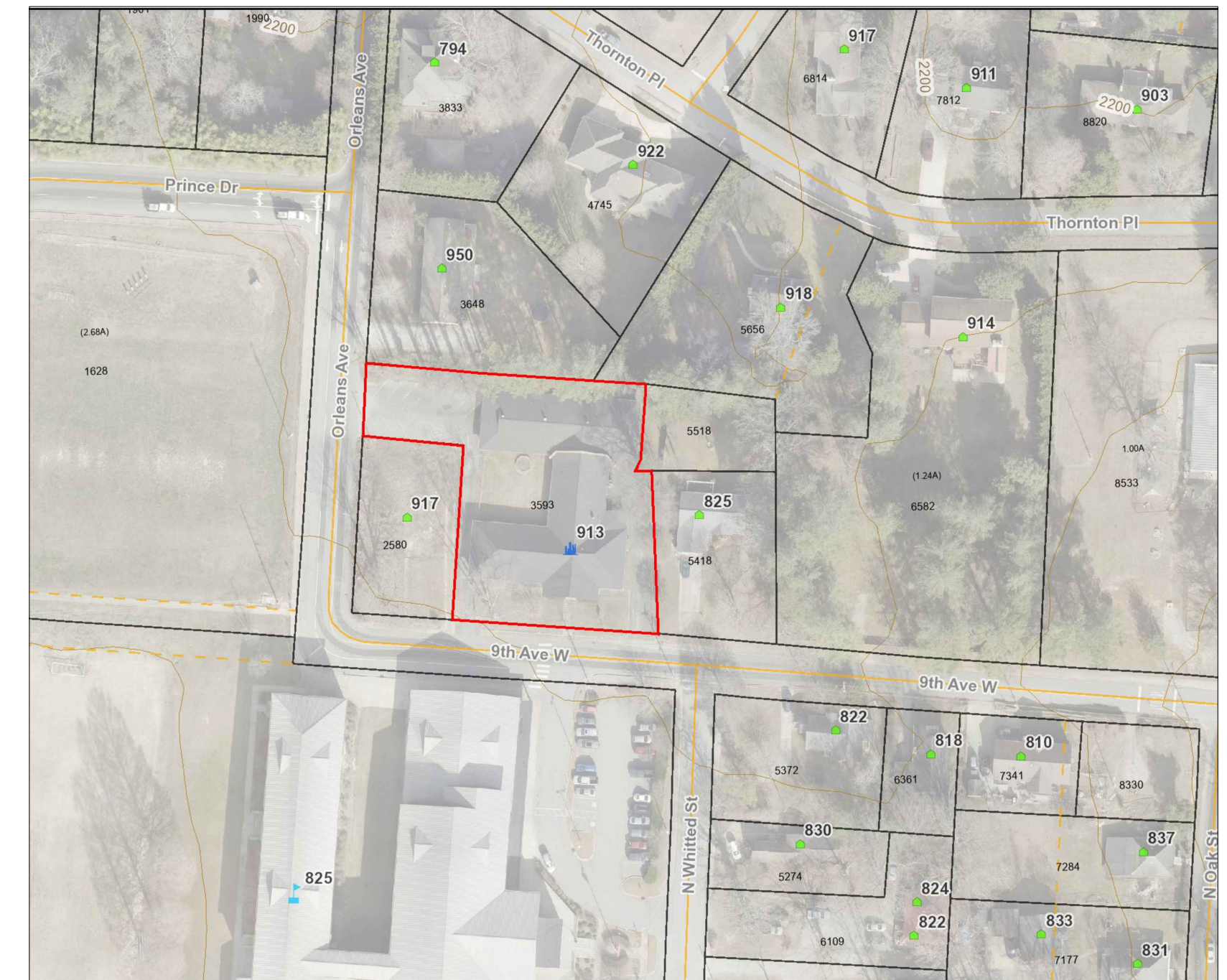
SLOPE COLORS

- White = 0 to 16% -
- Blue = 16% to 20% -
- Yellow = 25% to 60% -
- Red = 60%+ -

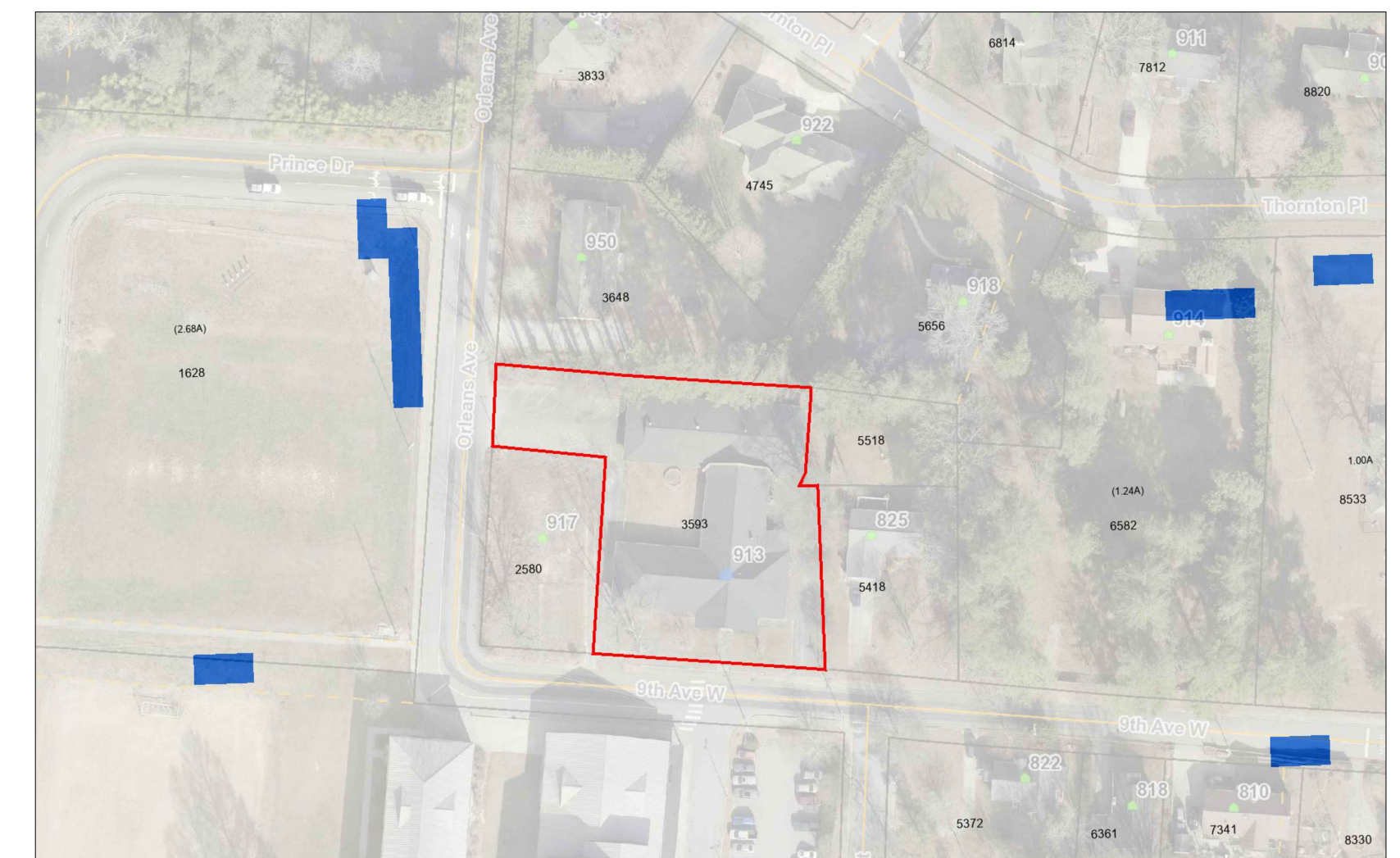
THE AVERAGE SLOPE OF THIS PROPERTY WITHIN LIMITS OF DISTURBANCE IS 2%



Aerial Map



Topo Map



Slope Map

Other Consultants:

Surveyor - Freeland Clinkscapes

Owner

Kare Partners, Inc.

Project:

Kare Partners, Inc.
913 & 917 9th Avenue West

Sheet:

Landscape Plan

Designed By:

cds | creative developments solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE: August 13, 2025
REVISIONS: 9-5-2025-city comments

DESIGNED BY: DB

DRAWN BY: SB

APPROVED BY: DSB

Project Number:

SHEET NUMBER :
L1



LINE	BEARING	DISTANCE
L1	S 72° 27' 23" W	35.40'
L2	S 88° 40' 55" E	10.00'

Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

.34 acres
Limits of Disturbance
Drainage Strip
River Cobble Mulch
west + south parking perimeter
1,100 s.f.

LEGEND	
○	IPF IRON PIN FOUND
○	IPS IRON PIN SET
○	CP CALCULATED POINT
⊕	TBM TEMPORARY BENCHMARK
(M)	MEASURED
(R)	RECORD
⊗	STORM DRAIN MANHOLE
⊗	CATCH BASIN
⊗	CURB INLET
⊗	SEWER MANHOLE
⊗	CLEAN OUT
⊗	WATER METER
⊗	FIRE HYDRANT
⊗	WATER VALVE
⊗	BACK FLOW PREVENTER
⊗	ELECTRIC MANHOLE
⊗	POWER POLE
⊗	LIGHT POLE
⊗	TRANSFORMER
⊗	TELEPHONE MANHOLE
⊗	TELEPHONE PEDESTAL
⊗	UTILITY VAULT
⊗	GAS VALVE
⊗	GAS METER
⊗	MONITORING WELL
⊗	A/C UNIT
⊗	OVERHEAD ELECTRIC
⊗	UNDERGROUND ELECTRIC
⊗	SANITARY SEWER LINE
⊗	WATER LINE
⊗	GAS LINE
⊗	FENCE

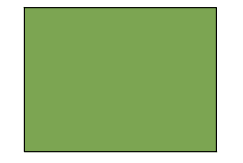


SCALE : 1" = 20'



	SQUARE FEET	% of TOTAL AREA
i Total Project Area	41,300	100%
ii Proposed Lot Area	41,300	100%
iii Site Coverage - Buildings	11,441	28%
iii Site Coverage - Open Space	15,541	38%
iv Site Coverage - Streets & Parking	13,816	34%
v Site Coverage - Other Facilities	502	1%
vi Site Coverage - Common Open Space	N/A	N/A

Open Space



Total Open Space = 15,541 s.f. = .36 acres
approximately 38% of total .948 acres
is open space

Property Information

Location - 913 and 917 - 9th Avenue West
Owner - New Leaf Sales, LLC
This property is not in a Flood Zone

Proposed Buildings and Parking

Total Office Building Area = 11,441 s.f.
1 Story existing building
Total Parking Spaces Provided = 30 total
1 space provided per - 382 s.f.
1 space required per - 400 s.f. = 29 required
(2) Accessible Parking spaces provided
(2) Accessible Parking spaces required

Proposed Trash will be handled
indoors and removed by tenants as
required.

Other Consultants:
Surveyor - Freehand Clickscales

Owner
Kare Partners, Inc.

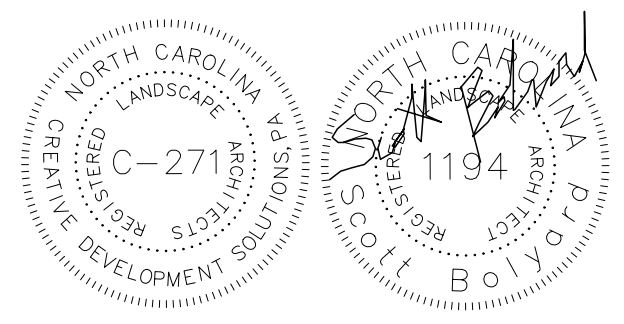
Project:
Kare Partners, Inc.
913 & 917 9th Avenue West

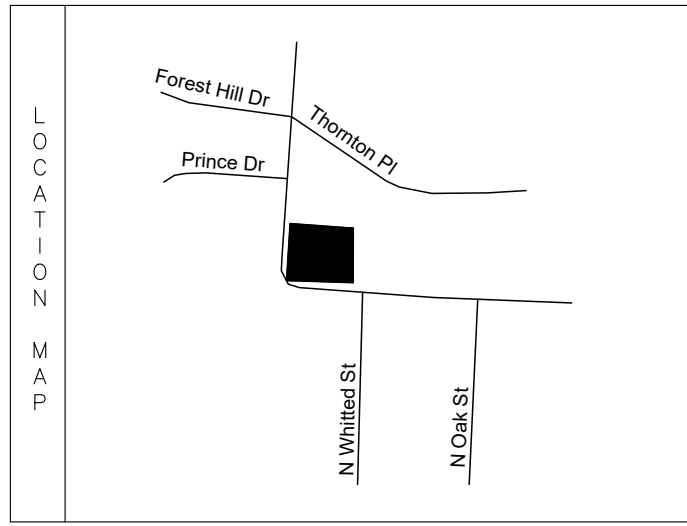
Sheet:
Landscape Plan

Designed By:
creative developments solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE:	August 13, 2025
REVISIONS:	9-5-2025-city comments
DESIGNED BY:	DB
DRAWN BY:	SB
APPROVED BY:	DSB
Project Number:	
SHEET NUMBER:	L2

Pin # 9569-40-2560 & 40-3593
Hendersonville Township, Henderson County, NC





LINE	BEARING	DISTANCE
1	S 72° 27' 30" W	35.40'
2	S 88° 40' 55" E	10.00'

Street trees - Orleans Ave. 172 l.f.
required - 1 tree per 25' = 7 trees
provided - 7 trees from planting strip requirements

Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

.34 acres
Limits of Disturbance

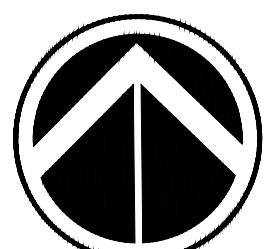
5' width Plant Strip
West property line = 142 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 4 trees, 18 shrubs

Vehicular/ Parking Landscape
parking area = 10,893 s.f.
required - 1 trees, 2 shrubs per 3,000 s.f.
provided - 4 trees, 8 shrubs

5' width Plant Strip
South property line = 90 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 3 trees, 12 shrubs

LEGEND

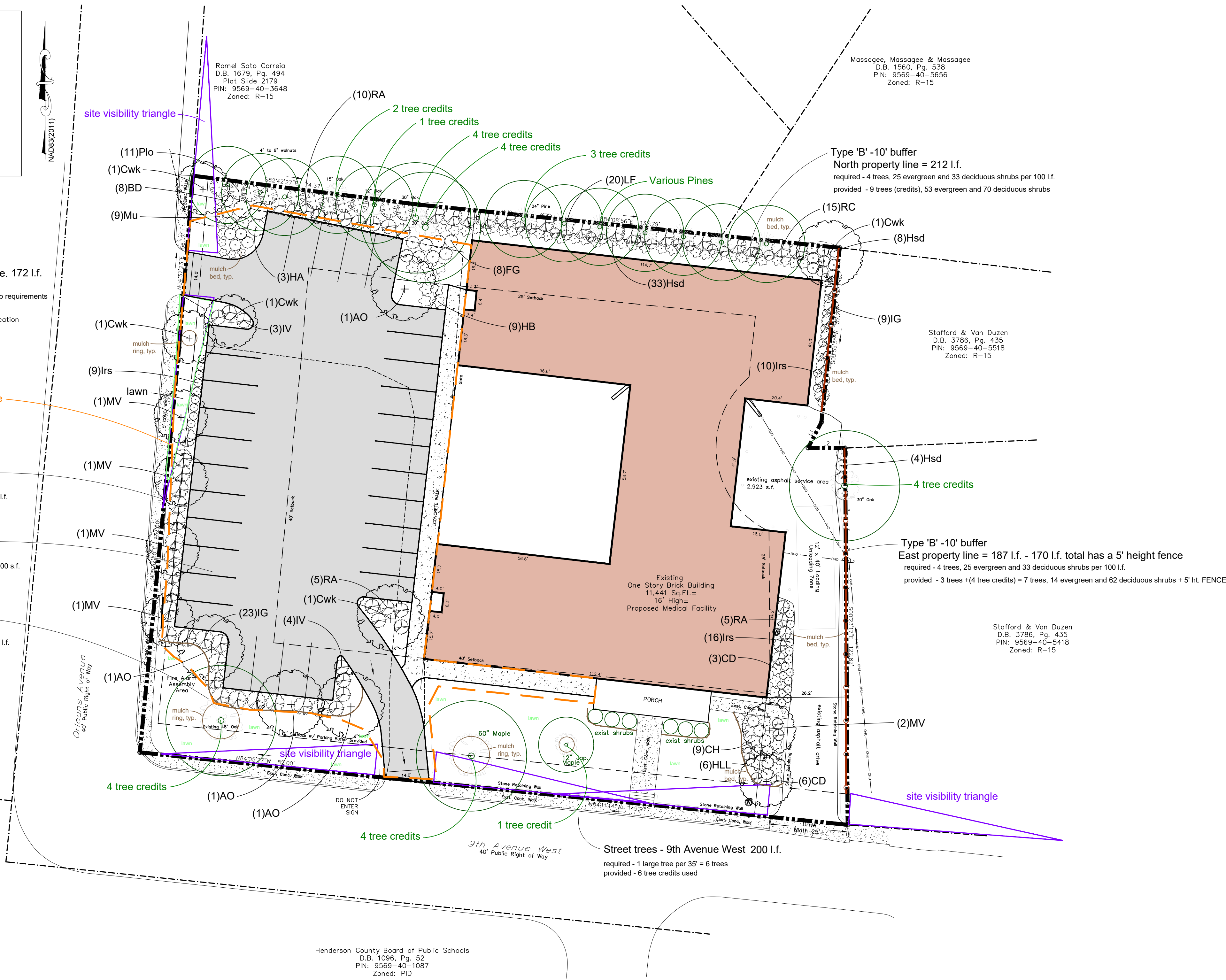
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CP CALCULATED POINT
- TM TEMPORARY BENCHMARK
- (M) MEASURED
- (R) RECORD
- STORM DRAIN MANHOLE
- CATCH BASIN
- CURB INLET
- SEWER MANHOLE
- CLEAN OUT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- BACK FLOW PREVENTER
- ELECTRIC MANHOLE
- POWER POLE
- LIGHT POLE
- TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- MONITORING WELL
- A/C UNIT
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- FENCE



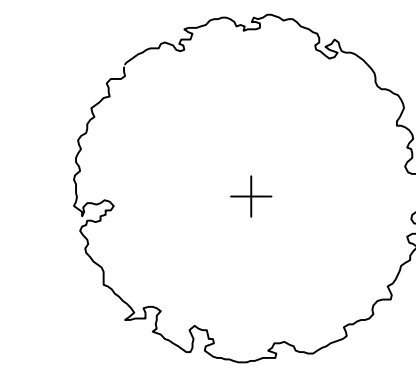
North

0' 20' 40' 80' 120'

SCALE : 1" = 20'



Landscape Legend



Large Deciduous Tree
(15) total proposed



Evergreen Shrub
(98) total proposed



Deciduous Shrub
(144) total proposed

Landscape Required

5' width Plant Strip West property line = 142 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 4 trees, 18 shrubs

5' width Plant Strip South property line = 90 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 3 trees, 12 shrubs

Vehicular/ Parking Landscape
parking area = 10,893 s.f.
required - 1 trees, 2 shrubs per 3,000 s.f.
provided - 4 trees, 8 shrubs

Type 'B' -10' buffer
North property line = 212 l.f.
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 l.f.
provided - 9 trees (credits), 53 evergreen and 70 deciduous shrubs

Type 'B' -10' buffer
East property line = 187 l.f. - 170 l.f. total has a 5' height fence
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 l.f.
provided - 3 trees +(4 tree credits) = 7 trees, 14 evergreen and 62 deciduous shrubs + 5' ht. FENCE

Street trees - Orleans Ave. 172 l.f.
required - 1 tree per 25' = 7 trees
provided - 7 trees from planting strip requirements

Street trees - 9th Avenue West
required - 1 large tree per 35' = 6 trees
provided - 6 tree credits used

Common Open Space - 10% of property = 4,130 s.f.
required - 1 tree + 5 shrubs per 1,200 s.f. = 4 trees + 17 shrubs
provided - 4 tree credits used + 17 shrubs

Available Tree Credits for existing trees - 27 total credits

Total Trees Required = 37 total trees

Total Tree Credits Used = 22 total trees

Total Trees provided = 15 trees

Total Shrubs Required = 254 shrubs

Total Shrubs Provided = 242 shrubs
+ Wood Panel Fence on eastern side

Other Consultants:

Surveyor - Freehand Clickscales

Owner

Kare Partners, Inc.

Project:

Kare Partners, Inc.
913 & 917 9th Avenue West

Sheet:

Landscape Plan

Designed By:

creative
developments
solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE: August 13, 2025
REVISIONS: 9-9-2025-city comments

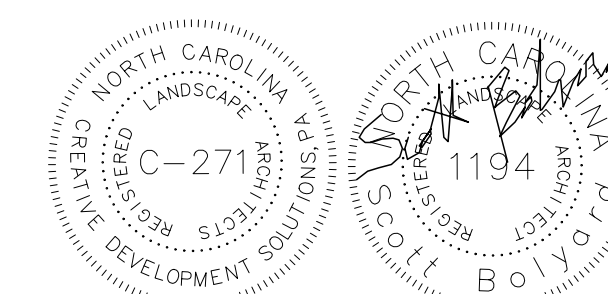
DB

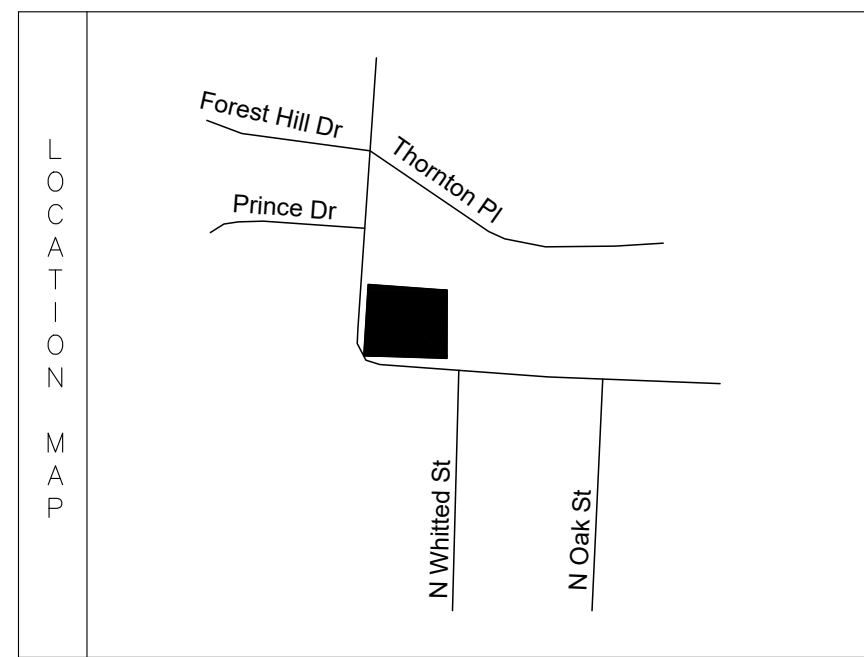
SB

DSB

Project Number:

SHEET NUMBER :
L3





LINE	BEARING	DISTANCE
L1	S27°27'23"W	9.40'
L2	S89°40'55"E	12.07'

Street trees - Orleans Ave. 172 l.f.
required - 1 tree per 25' = 7 trees
provided - 7 trees from planting strip requirements

Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

.34 acres
Limits of Disturbance

5' width Plant Strip
West property line = 142 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 4 trees, 18 shrubs

Vehicular/ Parking Landscape
parking area = 10,893 s.f.
required - 1 trees, 2 shrubs per 3,000 s.f.
provided - 4 trees, 8 shrubs

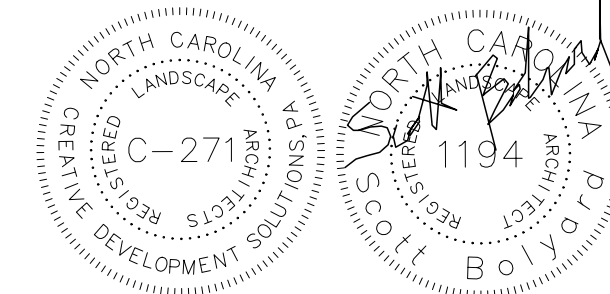
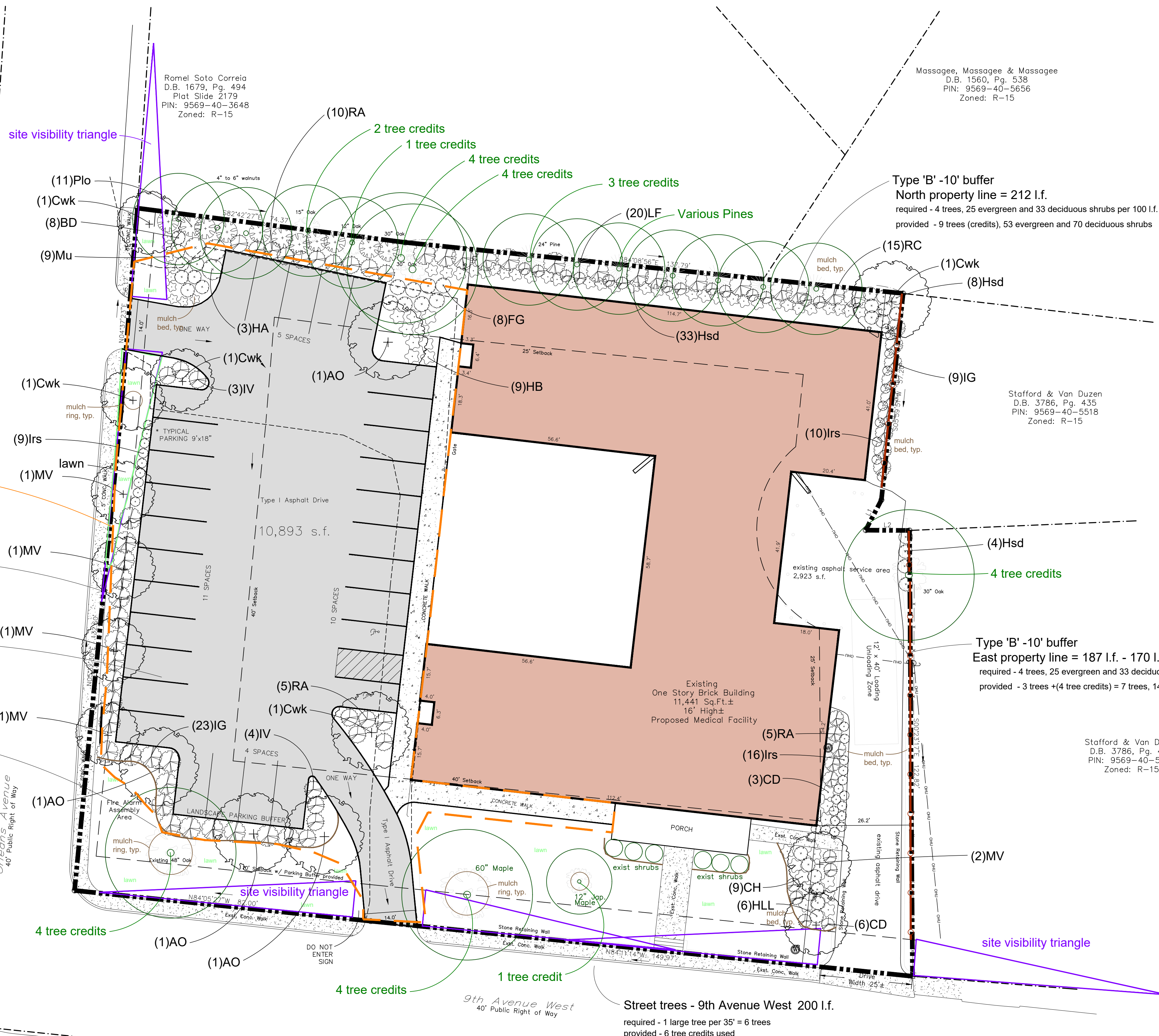
5' width Plant Strip
South property line = 90 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 3 trees, 12 shrubs

LEGEND

○	IPF IRON PIN FOUND
○	IPS IRON PIN SET
●	CP CALCULATED POINT
+	TBM TEMPORARY BENCHMARK
(M)	MEASURED
(R)	RECORD
○	STORM DRAIN MANHOLE
○	CATCH BASIN
○	CURB INLET
○	SEWER MANHOLE
○	CLEAN OUT
○	WATER METER
○	FIRE HYDRANT
○	WATER VALVE
○	BACK FLOW PREVENTER
○	ELECTRIC MANHOLE
○	POWER POLE
○	LIGHT POLE
○	TRANSFORMER
○	TELEPHONE MANHOLE
○	TELEPHONE PEDESTAL
○	UTILITY VAULT
○	GAS VALVE
○	GAS METER
○	MONITORING WELL
○	A/C UNIT
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC
—	SANITARY SEWER LINE
—	WATER LINE
—	GAS LINE
—	FENCE

0' 16' 32' 64' 96'
SCALE : 1" = 16'

Henderson County Board of Public Schools
D.B. 1096, Pg. 52
PIN: 9569-40-1087
Zoned: PID



Massagee, Massagee & Massagee
D.B. 1560, Pg. 538
PIN: 9569-40-5656
Zoned: R-15

Type 'B' -10' buffer
North property line = 212 l.f.
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 l.f.
provided - 9 trees (credits), 53 evergreen and 70 deciduous shrubs

Stafford & Van Duzen
D.B. 3786, Pg. 435
PIN: 9569-40-5518
Zoned: R-15

Type 'B' -10' buffer
East property line = 187 l.f. - 170 l.f. total has a 5' height fence
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 l.f.
provided - 3 trees + (4 tree credits) = 7 trees, 14 evergreen and 62 deciduous shrubs + 5' ht. FE.

Stafford & Van Duzen
D.B. 3786, Pg. 435
PIN: 9569-40-5418
Zoned: R-15

Other Consultants:

Surveyor - Freehand Clickscales

Owner
Kare Partners, Inc.

Project:
Kare Partners, Inc.
913 & 917 9th Avenue West

Sheet:
Landscape Plan

Designed By:
Creative Development Solutions
landscape architecture | land planning | community and resort design
1003 4th Avenue West, Hendersonville, North Carolina 28739
P 828.696.9992 | F 828.696.9954

ISSUE DATE: August 13, 2025
REVISIONS: 9/3/2025-city comments

DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSB

Project Number:

SHEET NUMBER :
L4



Project Plant List

Large Trees - 15 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks
AO	4	Acer 'October Glory'	October Glory Maple	2" Caliper, 10' Height	B&B, Single Straight Leader
Cwk	5	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" Caliper, 10' Height	B&B, Single Straight Leader
MV	6	Magnolia 'Australis'	Australis Magnolia	2" Caliper, 10' Height	Multi-stem, 3 branches min.

Evergreen Shrubs - 98 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks
IG	32	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gallon, 18" Height	Full Plant
LF	20	Leucothoe 'Margie Jenkins'	Leucothoe 'Margie Jenkins'	3 gallon, 18" Height	Full Plant
Plo	11	Prunus laurecarasus 'Otto Luyken'	Otto Luyken Cherry Laurel	3 gallon, 18" Height	Full Plant
RC	15	Rhododendron catawb. 'English Roseum'	English Roseum Rhododendron	3 gallon, 18" Height	Full Plant
RA	20	Rhododendron 'Autumn Amethyst'	Autumn Amethyst Azalea	3 gallon,18" Height	Full Plant

DeciduousShrubs - 144 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks
BD	8	Buddleia 'Miss Molly'	Miss Molly Butterfly Bush	3 gallon, 18" Height	Full Plant
CD	9	Calicarpa dichtoma	Purple Beautyberry	3 gallon, 18" Height	Full Plant
CH	9	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	3 gallon, 18" Height	Full Plant
HLL	6	Hydrangea 'Little Lime'	Little Lime Hydrangea	3 gallon, 18" Height	Full Plant
Hsd	41	Hydrangea 'Sikes Dwarf'	Sikes Dwarf Hydrangea	3 gallon, 18" Height	Full Plant
HA	3	Hydrangea 'Amma Belle'	Anna Belle Hydrangea	3 gallon, 18" Height	Full Plant
HB	9	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 gallon, 18" Height	Full Plant
Irs	35	Ilex nana 'Red Sprite'	Dwarf Red Sprite Holly	3 gallon, 12" Height	Full Plant
MU	9	Muhlenbergia reverchonii 'Undaunted'	Undaunted Muhly Grass	3 gallon, 12" Height	Full Plant
IV	7	Itea virginiana 'Henrys Garnet'	Henrys Garnet Itea	3 gallon, 12" Height	Full Plant
FG	8	Fothergilla gardenii 'Mt. Airy'	Mt Airy Fothergilla	3 gallon, 12" Height	Full Plant



IV - Henrys Garnet Itea



FG - Mt Airy Fothergilla



Irs - Nana Dwarf Red Sprite Holly



AO - October Glory Maple



Cwk - Winter King Hawthorn



PLO - Otto Luyken
Cherry Laurel



Sky - Sky Pencil Holly



IGS - Shamrock Inkberry Holly



LF - Margie Jenkins Leucothoe



RC - English Roseum Rhodo



RA - Autumn Amethyst Azalea



BD - Miss Molly Butterfly Bush



CD-Purple Beautyberry



HB - Bobo Hydrangea



HA - Anna Belle Hydrangea



Hsd - Sikes Dwarf Hydrangea



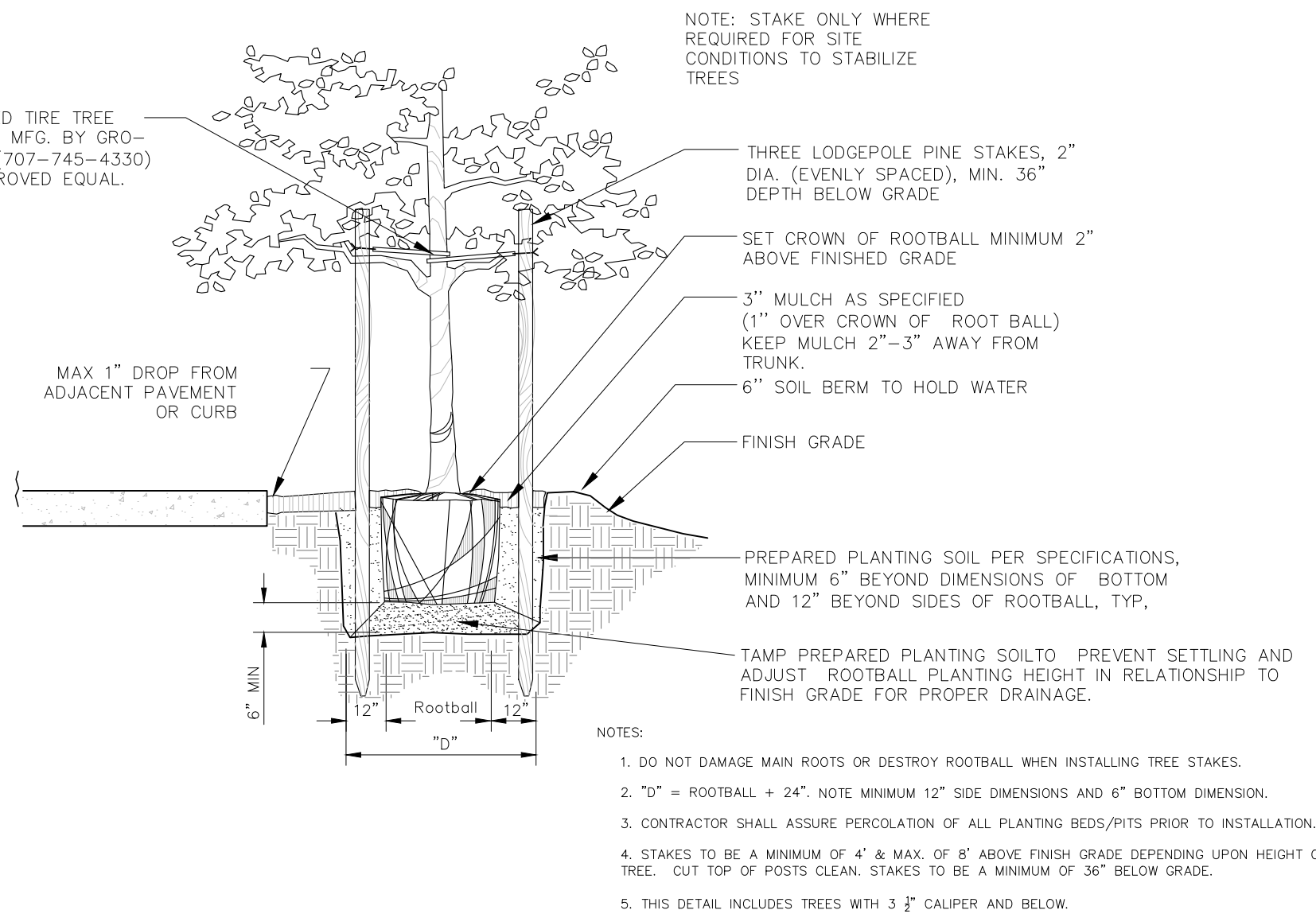
HLL - Little Lime Hydrangea



CH - Hummingbird Clethra

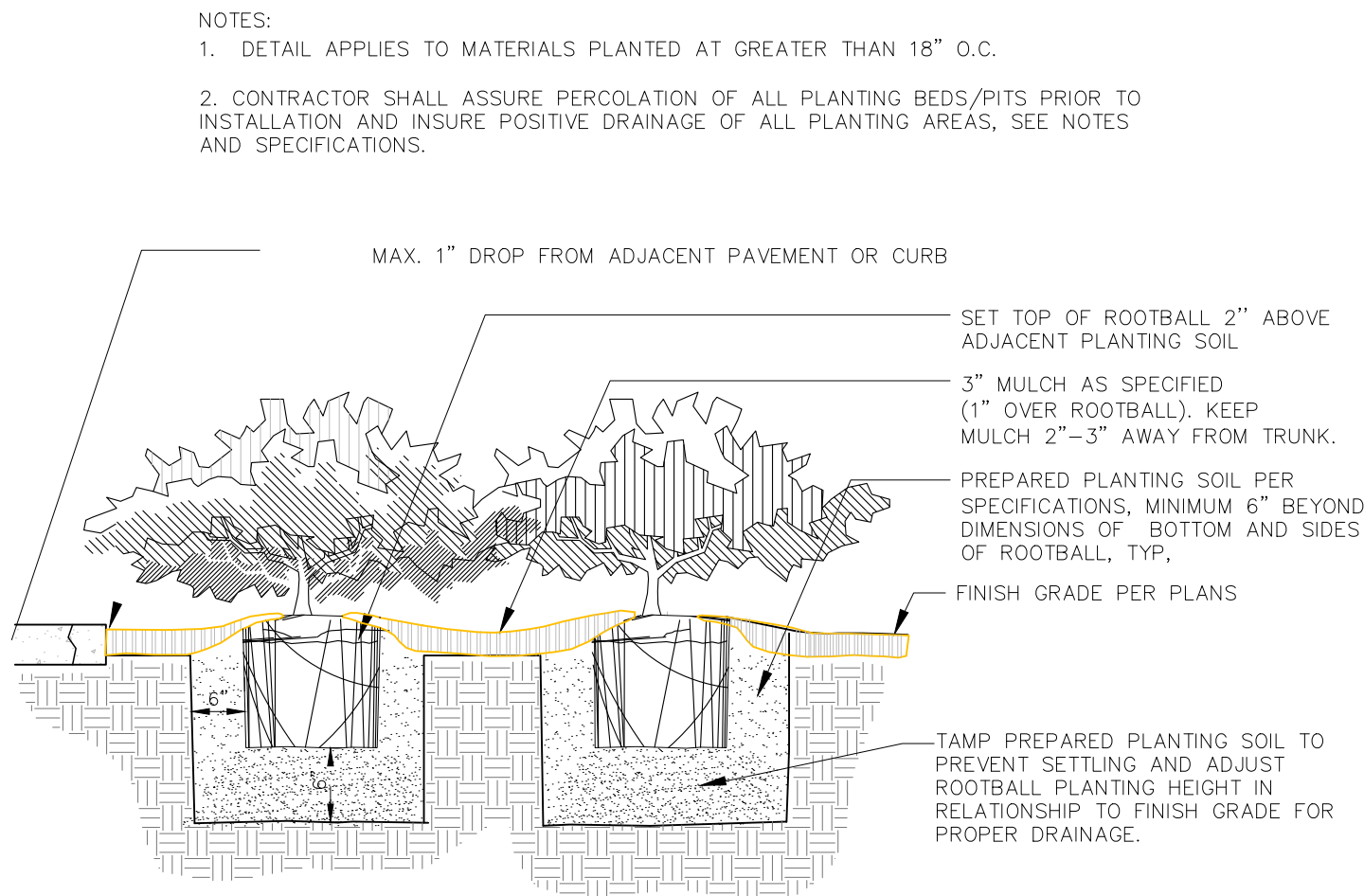
Landscape Notes

- ALL AREAS SHOWN AS LARGE TREES, SMALL FLOWERING TREES, AND SHRUB AND PERENNIAL LANDSCAPING ON THE LANDSCAPE PLAN IS TO BE MULCHED AND SHALL RECEIVE A 3" DEPTH OF SHREDDED PINE BARK MULCH. NOTE AREAS FOR RIVER COBBLE MULCH AROUND PARKING PERIMETER.
- CONTRACTOR SHALL VERIFY QUANTITIES ON THE PLAN AND IS RESPONSIBLE FOR ALL PLANTS AS SHOWN ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. PROVIDE UNIT PRICES FOR ALL PLANT AND TREE MATERIALS.
- CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT CONTRACTORS' EXPENSE.
- PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT REMOVE THE CENTRAL LEADER OF ANY TREE OR PLANT. PLANTS SHALL NOT HAVE A SHEARED APPEARANCE AND MUST MEET MINIMUM SIZES AS INDICATED ON THE PLANT LIST.
- ALL PLANT MATERIAL IS TO CONFORM TO THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. SEE PLANT LIST FOR SPECIFICATIONS AND SIZES. (NOTE: SIZE TO BE "DBH" MEASURED 6" ABOVE GROUND)
- LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, ESPECIALLY DUE TO UNDERSIZED OR DAMAGED MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND IDENTIFICATION OF ALL UTILITIES. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S COST.
- ALL DEMOLISHED MATERIALS AND TRASH ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- ALL PLANTINGS HOLES AND BEDS ARE TO BE CLEANED OF ROCKS AND DEBRIS >1". EACH PLANT OR TREE IS TO BE HOLE AMENDED AND THE EXISTING NATIVE SOIL IS TO BE AMENDED WITH 25% OF NATURES HELPER AND 25% OF ORGANIC COMPOST (OR APPROVED EQUAL), THEN THOROUGHLY MIXED TOGETHER TO CREATE A PLANTING SOIL MIX.
- ALL EXISTING AND PROPOSED TREES NOT CONTAINED WITHIN A MULCHED BED ARE TO RECEIVE A 3" DEPTH OF A 4' DIAMETER CIRCLE OF ABOVE SPECIFIED MULCH AROUND EACH TREE. EXCEPT WHERE TREES OCCUR IN SWALES, DITCHES, OR DRAINAGE PATTERNS, THEN ONLY USE 1' DIAMETER CIRCLES.
- REPORT ANY POORLY DRAINED SOILS OR ANY DRAINAGE PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH CONDITIONS WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR CORRECTING THE PROBLEM AND REPLACING DAMAGED OR LOST PLANTS. PROPER PLANT DRAINAGE IS DEFINED BY FLOODING PLANTING HOLE TO SURROUNDING SOIL LEVEL WITH WATER AND COMPLETE PERCOLATION OF THE WATER WITHIN THE HOLE IN A 24 HOUR PERIOD.
- LANDSCAPE ARCHITECT OR OWNER TO FIELD APPROVE THE PLACEMENT OF ALL PLANT MATERIALS.
- FINE GRADE ALL PLANTING AREAS TO INSURE PROPER DRAINAGE. AREAS TO BE SEEDED ARE TO BE FREE OF DEBRIS AND ROCKS >1" PRIOR TO LAYING SOD OR APPLYING SEED.
- PRIOR TO INSTALLATION, CONTRACTOR SHALL REVIEW PLANT AND LIGHT LOCATIONS WITH LANDSCAPE ARCHITECT OR OWNER TO ELIMINATE CONFLICTS.
- PROVIDE LABOR, EQUIPMENT, MATERIALS, AND SERVICE NECESSARY TO COMPLETE THE LANDSCAPE WORK.
- INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
- MAINTAIN ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE OR SUBSTANTIAL COMPLETION OF WORK. MAINTENANCE TO INCLUDE: WATERING, MULCHING, WEEDING, SPRAYING, MOWING, STRAIGHTENING, FERTILIZING, CLEANUP, ECT.



Tree Planting Detail

Scale: NTS



Shrub Planting Detail

Scale: NTS

Other Consultants:

Surveyor - Freehand Civilscales

Owner

Kare Partners, Inc.

Project:

Kare Partners, Inc.
913 & 917 9th Avenue West

Sheet:

Landscape Specs

Designed By:

creative
development
solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE:

August 13, 2025
9-8-2025-city comments

REVISIONS:

DB

DESIGNED BY:

SB

DRAWN BY:

DSB

APPROVED BY:

Project Number:

SHEET NUMBER :

L5



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

COMPLEAT KIDZ (25-60-CZD)

NCM MEETING DATES: JULY 24TH, 2025

PETITION REQUEST: Rezoning: Compleat KiDZ Medical, Institutional, Commercial Conditional Zoning District (MIC-CZD)

APPLICANT/PETITIONER: Compleat KiDZ (Applicant), David Lee (Owner)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on July 24th, 2025, at 2pm in the Old Council Chambers at City Hall, 160 6th Avenue E and via Zoom. The meeting lasted approximately 1 hour and 10 minutes.

There were 2 members of the public in attendance in-person and 1 person on Zoom. The applicant and their development team were present with a total of 5 attendees. The City was represented with 2 members of Planning staff.

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

There were no pre-submitted comment.

The development team was allowed to present their project proposal for the proposed medical office project.

Concerns and questions from the public related to:

- Concerns related to traffic impacting the adjacent schools and residential areas.
- Questions pertaining to the number of employees who would be working at the facility.
- Questions about the hours of operation of the clinic and how that would interact with school drop off.
- Questions pertaining to if a traffic study will be required for this project.

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 NUMBER: 9569-40-2580 and 9569-40-3593 BY CHANGING THE ZONING DESIGNATION PID-CZD (PLANNED INSTITUTIONAL DEVELOPMENT – CONDITIONAL ZONING DISTRICT) TO MIC-CZD (MEDICAL, INSTITUTIONAL, AND CULTURAL - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9569-40-2580, 9569-40-3593
Addresses: 913 & 917 9th Avenue W.
1st Ave Villas: (File # 25-60-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Kathryn Thomas of Compleat KidZ, for the redevelopment of an existing building into office space; and

WHEREAS, the Planning Board took up this application at a meeting on September 11th, 2025; 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 October 2nd, 2025, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9569-40-2580, 9569-40-3593, changing the zoning designation from PID-CZD (Planned Institutional Development – Conditional Zoning District) to MIC-CZD (Medical, Institutional, and Cultural - 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 **Month Date, 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
 - 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.

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

Jill Murray, City Clerk

Approved as to form:

Angela S. Becker, 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: 9569-40-2580, 9569-40-3593
 Addresses: 913 & 917 9th Avenue W
 1st Ave Villas: (File # P24-26-CZD)

Property Owner: David Lee, New Leaf Sales LLC

Signature:_____

Printed Name:_____

Title:_____

Date:_____

CITY COUNCIL:
BARBARA G. VOLK
Mayor
LYNDESEY SIMPSON
Mayor Pro Tem
DR. JENNIFER HENSLEY
MELINDA LOWRANCE
JEFFERY L. MILLER



Section 5, Item A.

OFFICERS:
JOHN F. CONNET
City Manager
ANGELA S. BEEKER
City Attorney
JILL MURRAY
City Clerk

25-60-CZD package

WORKSPACE INFORMATION

Application number 25-60-CZD	Category Conditional Rezoning	Workspace state Submitted
Workspace created 06/30/2025, 12:14:30 PM EDT	Application submitted 08/06/2025, 2:11:04 PM EDT	
Assignee Sam Hayes	Package generation date 09/04/2025, 2:37:07 PM EDT	

LOCATION INFORMATION

Address 913 9TH AVE W, Hendersonville, NC	Property information 10967,
---	---------------------------------------

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Kathryn Thomas Compleat KiDZ	913 9the Ave W Hendersonville kathryn.thomas@karepartners.com +1 7049156193	Applicant
Jennifer Lahn Kare Partners	54 Myrtle Street Belmont jennifer.lahn@karepartners.com +1 7046509522	Applicant
David Lee NEW LEAF SALES LLC	2207 KANUGA RD HENDERSONVILLE NC 28739 Hendersonville davidleeteam@gmail.com +1 8286994505	Property owner
Srinivasan Manjula Compleat KiDZ	913 9th Avenue W Hendersonville manjula.srinivasan@karepartners.com +1 7049156196	Applicant

**APPLICANT GUIDELINES**

The Community Development Department accepts applications for conditional rezoning monthly on the 1st Friday of the month. 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 Zoning Code.	Section 5, Item A.

Traffic Impact Analysis:
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 Kathryn Thomas 07/02/2025, 2:37:03 PM EDT / 2/7/25 14:37:03 EDT	Date 07/02/2025



Required Information		
Scheduled Neighborhood Compatibility Meeting - NCM Date 07/24/2025		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 Planned Institutional Development Conditional Zoning District (PID-CZD)	
Proposed Zoning: Medical, Institutional, and Cultural Conditional Zoning District (MIC-CZD)		Total Acreage 0.95
Proposed Building Square Footage: 11680.0 sq.ft.	Number of Dwelling Units: 0	List of Requested Uses: Office



Applicant (Developer) Company Information	
Authorized Representative Name: Ethan Young	Company Name (if applicable, check corresponding box below) Ryse Construction
Company Type: <div><input type="checkbox"/> Corporation: <input type="checkbox"/> Partnership:</div> <div><input checked="" type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Other:</div> <div><input type="checkbox"/> Trust:</div>	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) President	



Zoning-Property Owner Company Information

Section 5, Item A.

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:

David Lee

Company Name (if applicable, check corresponding box below)

New Leaf Sales, LLC

Company Type:

If other:

☐

Corporation:

☒

Limited Liability
Company:

☐

Trust:

☐

Partnership:

☐

Other:

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

PRE-CONSULTATION

Application id
US-NC30720-P-2025-129

Category
Conditional Rezoning

Workspace status
Submitted

Requested date and time
07/01/2025, 10:34:18 AM EDT

Zoning
-

Pre-consultation status
Completed

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Kathryn Thomas Compleat KiDZ	913 9the Ave W Hendersonville kathryn.thomas@karepartners.com +1 7049156193	Applicant
Jennifer Lahn Kare Partners	54 Myrtle Street Belmont jennifer.lahn@karepartners.com +1 7046509522	Applicant
David Lee NEW LEAF SALES LLC	2207 KANUGA RD HENDERSONVILLE NC 28739 Hendersonville davidleeteam@gmail.com +1 8286994505	Property owner



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** September 11, 2025

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

TITLE OF ITEM: Rezoning: Standard Rezoning – Locust St Small Area Rezoning | 25-58-RZO
– Matthew Manley, AICP / Long-Range Planning Manager

SUGGESTED MOTION(S):

<p><u>For Recommending Approval:</u></p> <p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of properties possessing PINS: 9569-80-3335 & 9569-80-4238, from I-1, Industrial Zoning District to CMU, Central Mixed Use Zoning District, based on the following:</p> <p>1. The petition is found to be <u>Consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:</p> <p style="padding-left: 40px;">The proposed zoning of CMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Downtown’.</p> <p>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:</p> <ol style="list-style-type: none">1. CMU Zoning is more compatible than I-1 Zoning due to the differences in dimensional standards and permitted uses.2. CMU Zoning would better protect the existing character of the built environment and support recent investments in the emerging economic future of the 7th Ave / Locust St district3. CMU would protect against incompatible Industrial uses <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p><u>For Recommending Denial:</u></p> <p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of properties possessing PINS: 9569-80-3335 & 9569-80-4238, from I-1, Industrial Zoning District to CMU, Central Mixed Use Zoning District, based on the following:</p> <p>1. The petition is found to be <u>Consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:</p> <p style="padding-left: 40px;">The proposed zoning of CMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Downtown’.</p> <p>2. Furthermore, 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:</p> <ol style="list-style-type: none">1. CMU Zoning would reduce the number of permitted uses2. CMU Zoning would reduce the required dimensional standards (setbacks, min. lot size, etc.)3. CMU Zoning would further shift the area from its industrial roots <p style="text-align: center;">[DISCUSS & VOTE]</p>
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SUMMARY: The City of Hendersonville is in receipt of a Zoning Map Amendment application from Daniel Huggins & Hailey Lamoreux (Applicants / Owners) for 824 Locust St Suite 400 (PIN: 9569-80-3335) totaling 0.22 Acres located at the corner of Locust St and Lynn St. The property is currently zoned I-I, Industrial. The petitioner is requesting that the property be rezoned to CMU (Central Mixed Use). An additional property in the area has consented to the rezoning as well – Dennis Dunlap at 415 8th Ave E (PIN: 9569-80-4238).

Planning Staff initially identified the need for a rezoning of the I-I properties in this area over 4 years ago. Though a ‘small area rezoning’ did not take place at that time, with the submittal of this rezoning application, Planning Staff has opened up the opportunity for select properties to join in on the rezoning. Per new state laws, property owners must consent to rezonings of this nature. Property owners have expressed mixed feelings about the changes to their zoning. Properties that participate in the rezoning would benefit in the following ways:

- 1) CMU Zoning would make non-conforming buildings conforming;
- 2) CMU Zoning would permit current land uses to continue;
- 3) CMU Zoning would permit additional desired future land uses that I-I zoning does not;
- 4) CMU Zoning would prevent incompatible uses.

PROJECT/PETITIONER NUMBER:	25-07-RZO
PETITIONER NAME:	<ul style="list-style-type: none">○ Daniel Huggins & Hailey Lamoreux (Applicants / Owners)○ Dennis Dunlap (Consenting Property Owner)
ATTACHMENTS:	<ul style="list-style-type: none">1. Staff Report2. Zoning District Comparison3. Comprehensive Plan Consistency & Criteria Evaluation Worksheet4. Draft Ordinance5. Application6. Consent Forms

STANDARD REZONING:
824 LOCUST ST + LOCUST ST SMALL AREA REZONING - I-1 TO CMU
(25-58-RZ0)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT
STAFF REPORT

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REZONING STANDARDS ANALYSIS & CONDITIONS 13

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS
STATEMENT 14



PROJECT SUMMARY

- Project Name & Case #:
 - 824 Locust St + Locust St Small Area Rezoning (I-1 to CMU)
 - 25-58-RZO
- Applicant & Property Owner:
 - Daniel Huggins & Hailey Lamoreux (Applicants / Owners)
 - Dennis Dunlap (Consenting Property Owner)
- Property Address or PINS:
 - 824 400 Locust St (applicant)
 - 415 8th Ave E (consented)
 - 824 300 Locust St
 - 824 200 Locust St
 - 824 100 Locust St
 - 822 Locust St
 - 822 100 Locust St
 - 822 400 Locust St
 - 806 Locust St
 - 0 Lynn St (9569-80-4629)
 - 0 Lynn St (9569-80-3335)
- Project Acreage:
 - .22 Acres + .44 Acres (Consenting)
 - 3.66 Acres (Uncommitted)
- Current Parcel Zoning:
 - I-1 Industrial
- Proposed Zoning District:
 - CMU, Central Mixed Use
- Future Land Use Designation:
 - Downtown



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Zoning Map Amendment application from Daniel Huggins & Hailey Lamoreux (Applicants / Owners) for 824 Locust St Suite 400 (PIN: 9569-80-3335) totaling 0.22 Acres located at the corner of Locust St and Lynn St. The property is currently zoned I-1, Industrial. The petitioner is requesting that the property be rezoned to CMU, Central Mixed Use. An additional property in the area has consented to the rezoning as well – Dennis Dunlap at 415 8th Ave E.

Planning Staff initially identified the need for a rezoning of the I-1 properties in this area over 4 years ago. Though a ‘small area rezoning’ did not take place at that time, with the submittal of this rezoning application, Planning Staff has opened up the opportunity for select properties to join in on the rezoning. Per new state laws, property owners must consent to rezonings of this nature. Property owners have expressed mixed feelings about the changes to their zoning. Properties that participate in the rezoning would benefit in the following ways:

- 1) CMU Zoning would make non-conforming buildings conforming;*
- 2) CMU Zoning would permit current land uses to continue;*
- 3) CMU Zoning would permit additional desired future land uses that I-1 zoning does not;*
- 4) CMU Zoning would prevent incompatible uses.*

SITE IMAGES



View of subject property in forefront along with remaining block of I-I properties fronting Locust St that have been identified for potential rezoning



View of Side / Rear of Subject Property

SITE IMAGES



View of 415 8th Ave (home of Guidon Brewing) which has consented to city-initiated rezoning



View of block of I-I properties with buildings fronting Locust St that have been identified for potential rezoning

SITE IMAGES



View of rear of vacant parcel on Lynn St potential rezoning candidate



View of cell tower in close vicinity. Property was considered but is NOT included in rezoning request due to non-conformity with CMU uses.

PROPOSED SMALL AREA REZONING BACKGROUND

The evolving nature of urban land uses, particularly within the 7th Ave District, requires that zoning be reevaluated on a recurring basis to determine if it aligns with the needs of today and provides for the visions of tomorrow. In consideration of the public and private investments made in recent years and the future economic opportunities this area presents, all indications are that the current zoning standards (Industrial) need to be updated to better foster a mix of land uses while preserving a walkable, urban neighborhood form. This opportunity has been on Planning Staff’s radar for a number of years. However, the submittal for a rezoning application in this block of Locust St has served as a catalyst for initiating a needed “small area rezoning”.

Impacts/Rationale: There are three primary reasons why this potential rezoning would have a positive impact to property owners and the city:

1) Bring Existing Structures into Conformity / Secure Character of Area. The setbacks for I-1 are substantial (Front – 30’, Sides – 20’, Rear – 20’). Any structures that do not currently meet those setbacks are considered “*legal non-conforming structures*”, making them subject to certain limitations. All of the structures identified for this rezoning are non-conforming structures. Should any of these non-conforming buildings become substantially damaged for any reason, they would have to be repaired/rebuilt in conformity with the I-1 setbacks. Many of the structures currently have 0’ front and side setbacks. If substantially damaged, the buildings would have to be pushed back 30’ from the sidewalk and 20’ on sides and rear – drastically altering the character of the area. Furthermore, any new additions to these buildings would also be subject to the I-1 setbacks.

Alternatively, the setbacks for CMU are much more relaxed and allow for buildings to utilize the full property with buildings allowed 12’ from the curb /generally the edge of the sidewalk and 0’ setbacks/common walls on the sides and rear. Rezoning the properties from I-1 to CMU would eliminate the non-conformities and make the existing structures “conforming”. This would go a long way towards helping to preserve the special character of the area.

2) Better Alignment of Permitted Uses – While the Industrial zoning allows for 26 more “permitted uses” than CMU, the CMU zoning allows for, amongst other important uses, ‘multi-family residential’ whereas I-1 zoning does not. Adding multi-family residential to the list of uses that are permitted on these properties creates a significant economic opportunity that better aligns with the emerging trends and desires of the 7th Ave area. In other words, multi-family residential is more likely to be a desired future land use than those currently permitted under I-1. In addition to multi-family, the following uses are allowed in CMU but not in I-1:

- | | |
|--------------------------|----------------------------|
| I & 2-Family Residential | Cultural Art Buildings |
| Offices | Dance & Fitness Facilities |
| Theaters | Music & Art Studios |
| Coin-operated Laundries | |

Additionally, CMU zoning also allows: microbreweries, distilleries, cideries and wineries, food trucks, retail stores, restaurants, dry cleaning, construction trades, small-scale manufacturing, telecommunications antennas, and other uses that are already present in the 7th Ave / Locust St area.

Meanwhile, Industrial zoning permits any of the following uses:

- Freight terminals

Storage Yards

Concrete Plants

Vehicle & Heavy Equipment Storage Areas

And more...
- Drive-thru restaurants

Treatment Plants

Vehicle Repair with Outdoor Storage

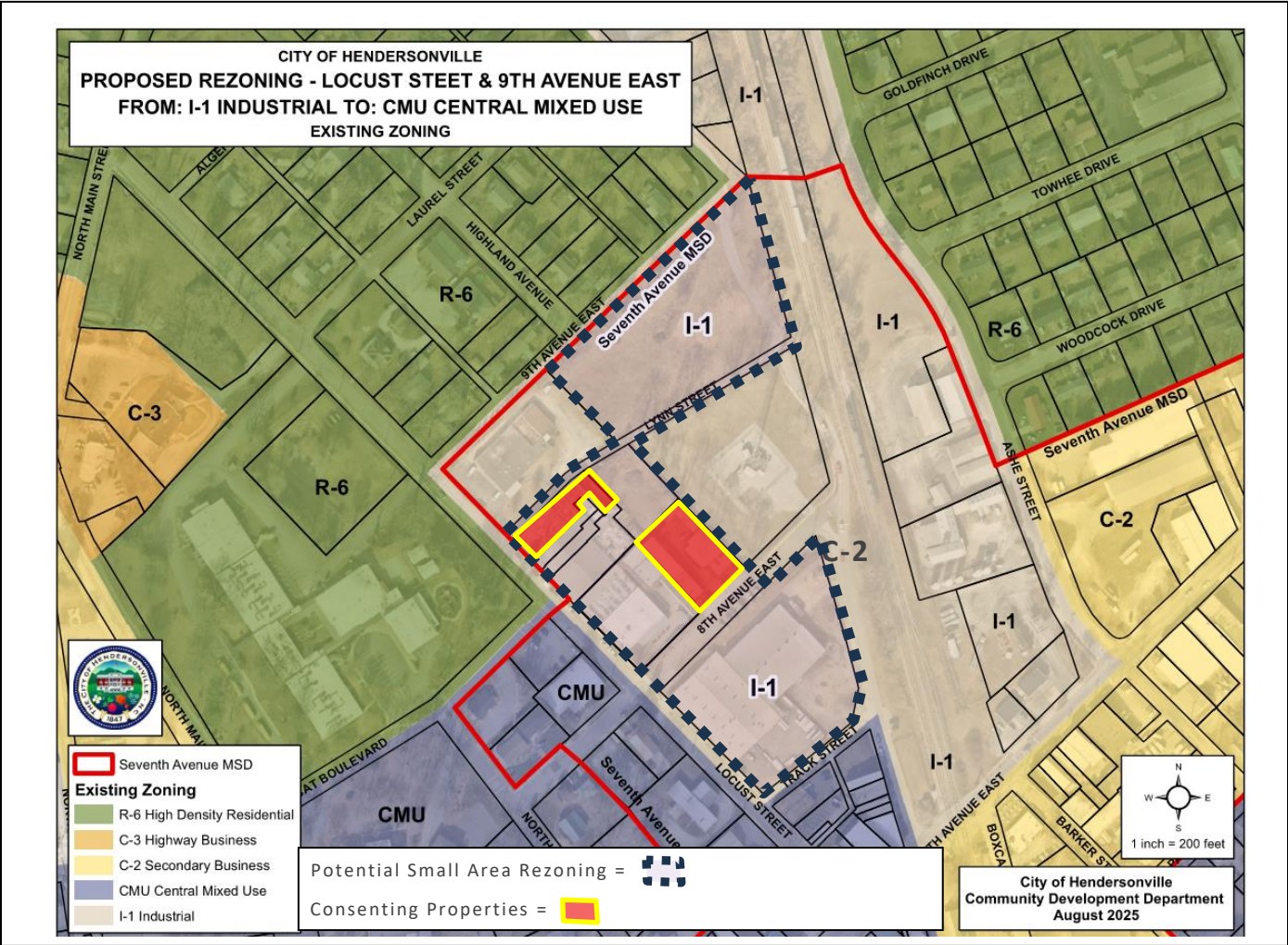
3) Better Alignment with Adopted Vision - CMU better aligns with the shared vision for this area as has been reflected in the recent investments made by both the public and private sectors. The City’s *Gen H Comprehensive Plan* (adopted August 2024) designated this area as “Downtown” in the Future Land Use map. These properties are also located within the boundary of the 7th Ave MSD.

These distinctions point towards needing a zoning district that better aligns with urban growth trends and plans rather than towards industrial growth trends – which in today’s market are more interstate oriented.

Next Steps: Under recent changes to state law, property owner consent is required for rezonings of this nature. Upon receipt of the initial application, City staff immediately collected contact information for each property owner that could potentially benefit from the “small area rezoning”. Staff communicated via numerous emails, letters, phone calls and meetings to help present the rezoning opportunity to property owners and to give them the opportunity to consent to the rezoning.

A very well-attended property owners’ meeting was held on August 26th at Southern Appalachian Brewery where questions were asked and discussions were held. Understandably, property owners were skeptical of any change. Staff has done our best to allay concerns and clearly communicate a balanced explanation of the implications of rezoning vs not rezoning. Staff anticipates that additional property owners will consent to rezoning prior to the City Council hearing. As such, staff has provided two motions for approval to Planning Board.

EXISTING ZONING & LAND USE



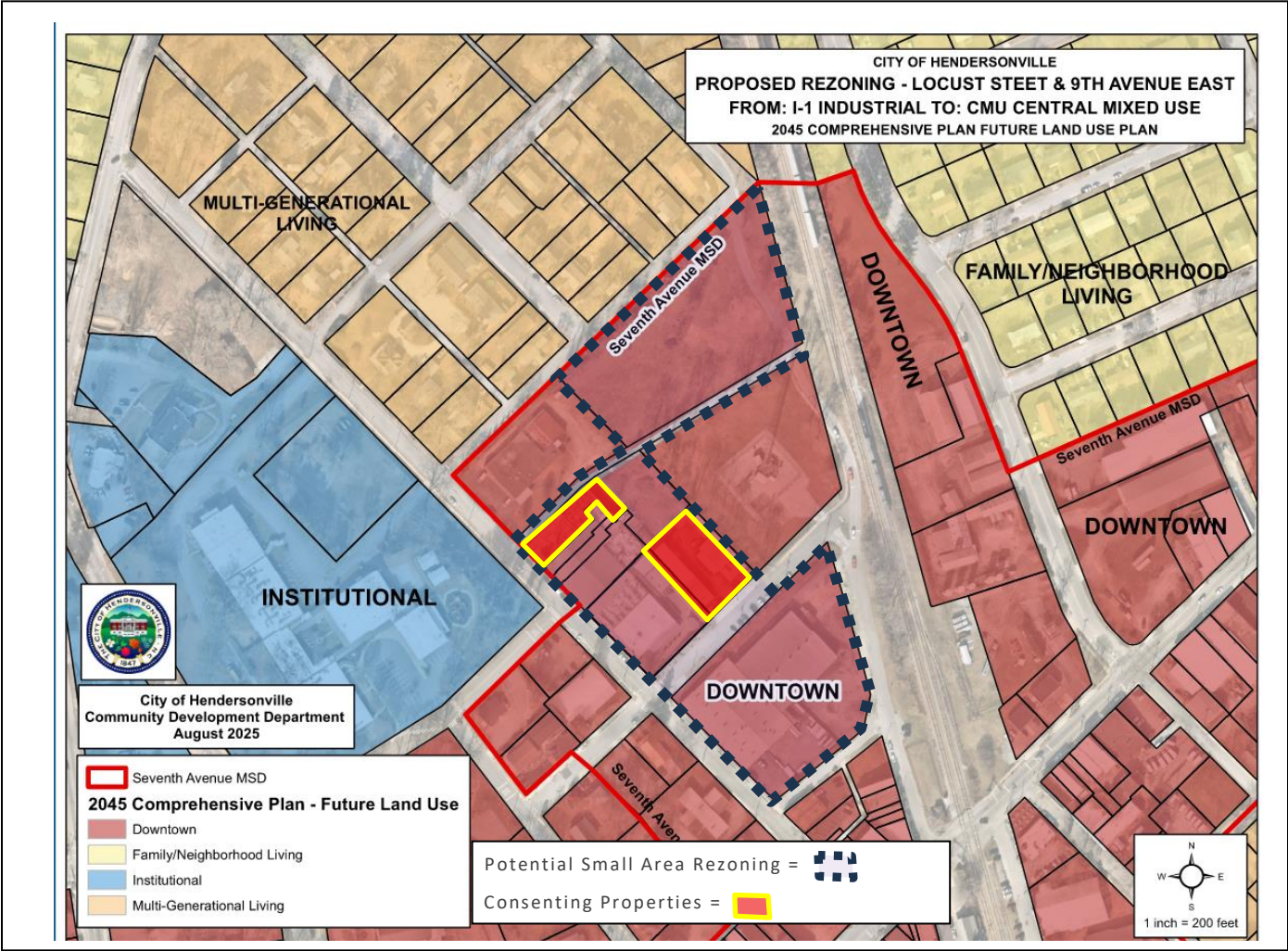
Existing Zoning & Current Land Use Map

The subject properties and proposed properties are all in the corporate limits of the City of Hendersonville and currently zoned I-1, Industrial. Central Mixed Use (CMU) Zoning is located across the street and continues south towards Main St. The properties are located in 7th Ave Municipal Service District (MSD). They are situated in a historic part of town located between the 7th Ave Depot Historic National Register District and the Cold Springs Park National Register Historic District.

The principal property contains a two/three story brick building original constructed in 1926 as a Coca-Cola plant. The property at 415 8th Ave which has also consented to the rezoning is home to a micro-brewery. Other uses in the block of properties that have yet to consent include: microbrewery, retail, and small-scale manufacturing.

The land uses in this area are typical of an area transitioning from a mid-century railroad-oriented industrial district to a revitalized urban mixed-use node. The evolving character of the area has developed over the last 15 years due to a variety of public and private investments. The future economic opportunities for this area better align with the uses and standards permitted under CMU.

FUTURE LAND USE



Future Land Use & Conservation Map

The City's Gen H 2045 Comprehensive Plan designates the subject property as "Downtown" in the Future Land Use & Conservation Map. The adjacent properties to the south and east are also designated Downtown. To the east, the properties containing Bruce Drysdale, County Veteran Services Building are designated as Institutional. MGL and FNL are in close proximity which makes this location ideal for a walkable, mixed use district. Downtown Character Area Description:

This is the heart of the community and center of civic activities. In addition to governmental uses, it includes a mix of retail, restaurant, service, office, and civic uses. A variety of residential housing types complement the nonresidential uses and ensure a vibrant center with a 24/7 population. The mix of uses can be horizontal or vertical, with changes between floors of the same building. Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas and formal greens.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u></p> <p><u>Land Supply</u> - The applicant property was <u>not</u> identified as. Other properties in the potential rezoning area (primarily the vacant properties) were identified as <i>Underutilized</i> in the Land Supply Map.</p> <p><u>Suitability</u> – These underutilized properties were identified as <i>Moderate to Highly Suitable</i> for all three - Residential, Industrial and Commercial uses.</p> <p><u>Development Intensity</u> - The subject property is located in an area designated as <i>Highest</i>.</p> <p><u>Focus Area</u> - The subject property is located in the <i>7th Ave Focus Area</i> and adjacent to the <i>Downtown Edge Focus Area</i>. The existing buildings are shown to be preserved. The vacant lot on Lynn St is shown as townhomes. It states that new uses in the area should be “...a mix of residential and commercial uses. New development should be sensitive to the character and form of the surrounding context.”</p> <p><u>Focused Intensity Node</u> – Downtown is its own Focused Intensity Node.</p> <p><u>Downtown Master Plan</u> – The properties are located in the Downtown Master Plan and designated in the <i>7th Ave Downtown Character Area</i>. Locust St is designated as a <i>Downtown</i> street type.</p>
	<p><u>FUTURE LAND USE & CONSERVATION MAP</u></p> <p>Character Area Designation: Downtown</p> <p>Character Area Description: Consistent with CMU</p> <p>Downtown Character Area Designation: 7th Ave</p> <p>Downtown Character Area Description: Consistent with CMU</p> <p>Zoning Crosswalk: Consistent with CMU</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><i>[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 and Downtown Master Plan found in Chapter V of the Gen H Plan]</i></p> <p><u>EXISTING CONDITIONS</u></p> <p>The subject property and each property proposed for the small area rezoning is currently zoned I-I, Industrial.</p> <p>The subject property is part of a row of buildings fronting Locust St extending from Lynn St to 8th Ave. These buildings were constructed in 1926 and served as the Coca-Cola bottling plant. It was conveyed to staff that the buildings had a spur line connection to the railroad which ran under 8th Ave and was used to deliver and receive goods. The spur line is gone and the nearby railroad is currently only used for the storage of freight cars. This row of zero-lot line buildings is divided into separate units, each of which is owned individually or as part of a condominium association. Some units are vacant while the</p>

others are active with the following uses: small-scale manufacturing, office, retail, and microbrewery. Other neighboring properties considered for the rezoning including two vacant lots on Lynn St, the Guidon Brewing property on 8th Ave and the multi-tenant ProSource plumbing and hardware building at 806 Locust St. Each of the known current land uses for these properties are permissible under CMU and I-I. However, each of the existing structures on these properties are considered “legal, non-conforming” structures because they are not compliant with the dimensional standards (setbacks, lot size, and min. lot width) for I-I zoning. This makes these properties subject to the Non-conforming Standards in Chapter 6 of the Zoning Code. Rezoning to CMU would reclassify the structures as conforming and these properties would no longer be subject to Non-conforming Standards. Furthermore, Rezoning to CMU would not create any Non-conforming Uses. The uses that are in place today would be permitted under CMU, including Small-Scale Manufacturing. Furthermore, many uses permitted under I-I would be incompatible with these existing land uses. Meanwhile the uses in CMU that are not permitted in I-I are compatible with the area. Examples of these CMU uses not allowed in I-I include: Multi-Family Residential, Music & Art Studios, Offices (business, professional and public), Theatres, Dance & Fitness Facilities, Cultural Art Buildings, etc. When considering both the differences between I-I and CMU’s dimensional standards and permitted uses, CMU is more compatible with the Locust St / 7th Ave area.

GEN H COMPREHENSIVE PLAN GOALS (Chapter IV)

- Vibrant Neighborhoods:** Consistent
- Abundant Housing Choices:** Consistent
- Healthy and Accessible Natural Environment:** Consistent
- Authentic Community Character:** Consistent
- Safe Streets and Trails:** Consistent
- Reliable & Accessible Utility Services:** Consistent
- Satisfying Work Opportunities:** Consistent
- 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:** Consistent
- Compact Development:** Consistent
- Sense of Place:** Consistent
- Conserved & Integrated Open Spaces:** Consistent
- Desirable & Affordable Housing:** Consistent
- Connectivity:** Consistent
- Efficient & Accessible Infrastructure:** Consistent

DESIGN GUIDELINES ASSESSMENT – The existing buildings on Locust St from Lynn St to 8th Ave are excellent example of historic

	buildings that reflect the type of traditional design that is proposed by the Downtown Design Guidelines. Because no new development is proposed, a full assessment of the building and site design was not performed.
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The 7 th Ave District, including Locust St, has been one of the most rapidly changing areas in Hendersonville over the last 5-10 years. Both public and private investments have stabilized and celebrated the historical integrity of the district while providing new life in the form of public infrastructure and vibrant economic opportunity. The former industrial roots of the buildings along Locust St are evolving to house a mix of uses that serve a variety of urban needs and appetites. Recent updates to the I-I Zoning District Standards requires that areas of the City that are no longer functioning as Industrial Districts update their zoning designation to accommodate appropriate and compatible uses and dimensional standards.
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 -
	Adoption of CMU zoning would have a range of positive impacts for the broader community. 1) CMU would make existing non-conforming buildings conforming. This would help to preserve the existing character of the area - allowing these buildings to be expanded in conformity with existing character and to be rebuilt in the case of a disaster, 2) CMU would prevent incompatible Industrial Land Uses such as: <i>adult entertainment, storage yards, body shops, video gambling, animal boarding, fast food, treatment plants</i> , etc. 3) CMU would allow for new uses that are compatible with the emerging character of the area such as the current uses on Locust St & 7 th Ave and additional uses that are complimentary to those uses (see compatibility above). 4) CMU zoning aligns with the community-led, publicly-informed and Council-adopted growth management vision for the City.
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
	Rezoning to CMU allows new opportunities for reinvestment in the city core and greater utilization of existing infrastructure.
6) Effect on 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 -

There is no immediate development proposed on the subject properties and no predicted impact on the natural environment as a result of this rezoning.

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

- 1) Comprehensive Plan Consistency - Staff finds CMU zoning to be clearly Consistent across the board with the *Gen H Comprehensive Plan* and the *Downtown Character Area Description*
- 2) Compatibility –CMU Zoning is found to be more compatible with the surrounding land uses than the current I-I zoning due to differences in dimensional standards and permitted uses.
- 3) Changed Conditions – Changed conditions include the emerging mixed-use, downtown character of this area that has slowly transformed its industrial roots. Changes to Industrial zoning will induce areas of town to adopt modern zoning when they are no longer functioning as industrial districts.
- 4) Public Interest - Staff finds that the proposed rezoning would be in the public interest for the following reasons: 1) protection of character existing built environment, 2) protection from incompatible industrial uses, 3) opportunity for introduction of new complimentary land uses, and 4) supportive of adopted community vision.
- 5) Public Facilities - CMU zoning allows for more efficient use of existing infrastructure
- 6) Effect on Natural Environment - N/A

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

The proposed zoning of CMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Downtown'.

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]

- *CMU Zoning is more compatible than I-I Zoning due to the differences in dimensional standards and permitted uses.*
- *CMU Zoning would better protect the existing character of the built environment and support recent investments in the emerging economic future of the 7th Ave / Locust St district*
- *CMU would protect against incompatible Industrial uses*

DRAFT [Rational for Denial]

- *CMU Zoning would reduce the number of permitted uses*
- *CMU Zoning would further shift the area from its industrial roots*

PERMITTED & SPECIAL USES	
I-1 Industrial (Current) <i>Green = Same in both districts</i> <i>Red = Different from proposed district</i> <i>Orange = Caveat on use</i>	CMU, Central Mixed Use (Proposed) <i>Green = Same in both districts</i> <i>Red = Different from proposed district</i> <i>Orange = Caveat on use</i>
Permitted Uses: Accessory dwelling units subject to SS Accessory uses and structures Agricultural supplies, bulk Animal hospitals and clinics as long as they contain no outdoor kennels Automobile car washes Automobile sales and service Automobile paint and body work Bus stations Business services Cemeteries, mausoleums, columbariums, memorial gardens, and crematoriums Civic centers Concrete plants Congregate care facilities, subject to supplementary standards Construction trades facilities Convenience stores with or without gasoline sales Day care facilities Dry cleaning and laundry Exhibition buildings Exterminators Fairgrounds Farm equipment sales and service Feed and grain storage Freight terminals (SIC Groups 40, 41, 42) Funeral homes Golf courses and related activities Government facilities Health clubs and athletic facilities Heavy equipment, sales, rentals, leases, and service Heavy equipment storage Hospitals Hotels Laboratories with or without outdoor storage or operations Merchandise gaming operations Mini-warehouses	Permitted Uses: Accessory dwelling units Accessory uses & structures Adult care centers registered with DHSS Adult care homes Animal hospitals so long as they are totally enclosed Automobile car washes Banks & other financial institutions Bed & breakfast facilities Bus stations Business services Child care homes Congregate care facilities, subject to supplementary standards Construction trades facilities Convenience stores with or without gasoline sales Cultural art buildings Dance & fitness facilities Dry cleaning & laundry establishments containing less than 2,000 sq ft of floor space Funeral homes Garage apartments Home occupations Hotels & motels Laundries, coin-operated Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, SS Mobile food vendors, subject to supplementary standards Music & art studios Newspapers and printing companies Nursing homes, subject to supplementary standards Offices, business, professional and public Parking lots & parking garages Parks Personal services Planned residential developments (minor), subject to the requirements of article VII, below

Mobile food vendors, subject to supplementary standards
 Motels
 Motor freight terminals
 Nursing homes, subject to supplementary standards
 Parking lots and parking garages
 Parks
 Passenger transportation terminals
 Personal services
 Private clubs
 Progressive care facilities, subject to supplementary standards
 Public and semi-public structures
 Publishing and printing establishments
 Radio and television broadcasting studios
 Recreational facilities, commercial, indoor
 Recreational facilities, commercial, outdoor
 Recycling centers
 Religious institutions
 Repair services, miscellaneous
 Research and development with or without outdoor storage and operations
 Rest homes, subject to supplementary standards contained in section 16-4, below
 Restaurants
 Restaurants, drive-in
 Retail stores
 Service stations
 Signs, subject to the provisions of article XIII
 Storage yards
 Telecommunications antennas, subject to supplementary standards
 Telecommunications towers, subject to supplementary standards
 Travel trailer sales
 Treatment plants, water and sewer
 Vehicle repair shops with or without outdoor operations and storage
 Vehicle storage areas, not to include junk yards and wrecking yards
 Wholesaling establishments
 Bottling plants
 Breweries
 Cideries
 Cideries, hard

Private clubs
 Progressive care facilities, subject to supplementary standards
 Public & semi-public buildings
 Recreational facilities, indoors
 Religious institutions
 Repair services, miscellaneous
 Residential dwellings, single family
 Residential dwellings, multi-family
 Residential dwellings, two-family
 Rest homes, subject to supplementary standards
 Restaurants
 Retail stores
 Schools, post-secondary, business, technical and vocational
 Schools, elementary & secondary
 Signs, subject to the provisions of article XIII, below
 Small scale manufacturing, subject to the supplementary standards
 Telecommunications antennas, subject to supplementary standards
 Theaters, indoors

Special Uses
 Childcare centers
 Civic clubs & fraternal organizations
 Public utility facilities
 Vehicle repair & service, without outdoor operations

<p>Distilleries</p> <p>Food processing establishments, limited to dairy and bakery products, canneries, and beverage products</p> <p>Greenhouses and commercial nurseries</p> <p>Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, subject to supplem. standards</p> <p>Wineries</p> <p>Manufacturing (selected industries)</p> <p>Special Uses</p> <p>Adult establishments</p> <p>Animal boarding facilities</p> <p>Civic clubs & fraternal organizations</p> <p>Electronic gaming operations</p> <p>Public utility facilities</p>	
DIMENSIONAL STANDARDS	
<p><u>I-1 Industrial (Current)</u></p> <p><i>Green = Same in both districts</i></p> <p><i>Red = Different from proposed district</i></p> <p><i>Orange = Caveat on standard</i></p>	<p><u>CMU Commercial Mixed Use (Proposed)</u></p> <p><i>Green = Same in both districts</i></p> <p><i>Red = Different from proposed district</i></p> <p><i>Orange = Caveat on standard</i></p>
<p>Dimensional Requirements:</p> <p>Minimum Lot Area in Square Feet: 40,000</p> <p>Minimum Lot Width at Building Line in Feet: 100'</p> <p>Minimum Yard Requirements in Feet:</p> <p style="padding-left: 150px;">Front: 35'</p> <p style="padding-left: 150px;">Side: 20'</p> <p style="padding-left: 150px;">Rear: 20'</p> <p>Maximum Height in Feet: 35' (or no cap with increased side setbacks)</p> <p>Max Density: N/A</p>	<p>Dimensional Requirements:</p> <p>Minimum Lot Area in Square Feet: 0'</p> <p>Minimum Lot Width at Building Line: 0'</p> <p>Minimum Yard Requirements:</p> <p style="padding-left: 150px;">Front: 12' from curb</p> <p style="padding-left: 150px;">Side: 0'</p> <p style="padding-left: 150px;">Rear: 0'</p> <p>Maximum Height in Feet: 36' or 64' (w/ 3 floors residential)</p> <p>Max Density: No Cap</p>

Locust St Rezoning (25-58-RZO) I-1 to CMU		
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.	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.	Consistent	
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Somewhat Consistent	
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.	Consistent	
Historic preservation is utilized to maintain the city's identity.	Consistent	
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.	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.	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	
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.	Consistent	
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	Consistent	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]	Consistent	
Conserved & Integrated Open Spaces (Pg. 106)		
A diverse range of open space elements are incorporated into the development.	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.	Consistent	
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR CERTAIN PARCELS (POSSESSING PIN NUMBERS: 9569-80-3335, 9569-80-4238 **UPDATE WITH CONSENTING PROPERTIES) BY CHANGING THE ZONING DESIGNATION FROM I-1 INDUSTRIAL ZONING DISTRICT TO CMU, CENTRAL MIXED USE ZONING DISTRICT**

IN RE: Parcel Numbers: 9569-80-3335 & 9569-80-4238
824 400 Locust St + Small Area Rezoning | File # 25-58-RZO

WHEREAS, the Planning Board took up this application at its regular meeting on September 11, 2025; voting **_____** to recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on October 2, 2025, and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City’s comprehensive plan, and that it 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 October 2, 2025,

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: : 9569-80-3335, 9569-80-4238 **UPDATE WITH CONSENTING PROPERTIES**, by changing the zoning designation from I-1 Industrial Zoning District to CMU, Central Mixed Use Zoning District
2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 2nd day of October 2025.

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-2025-155

PIN / Número de rollo
6330

Application submitted to / Solicitud presentada a
Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección
824 LOCUST ST

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

PIN / Número de rollo
6330

Purpose of Application

Application type / Tipo de solicitud
Standard Rezoning

Applicant

Last name / Apellido
Lamoreux

First name / Nombre de pila
Hailey

Corporation or partnership /
Corporación o sociedad

Street address / Dirección de la calle
824 Locust st

Unit number / Número de unidad
400

Lot / Con.

Municipality / Municipio
Hendersonville

State / Provincia
North Carolina

ZIP code / Código postal
28792

Other phone / Otro teléfono

Mobile phone / Teléfono móvil

[REDACTED]

Fax

Email / Correo electrónico

[REDACTED]

Property owner		
Last name / Apellido LAMOREUX, HAILEY;HUGGINS, DANIEL	First name / Nombre de pila	Corporation or partners Corporación o sociedad
Street address / Dirección de la calle 829 FOREST ST HENDERSONVILLE NC 28739 5517	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio	State / Provincia	ZIP code / Código postal
Other phone / Otro teléfono	Mobile phone / Teléfono móvil	
Fax	Email / Correo electrónico	

Section 5, Item B.


Applicant-Company Information		
Applicant Name: Hailey Lamoreux	Company Name:	Authorized Representative Title (if applicable)

Property Owner-Company Information		
Property Owner Name: Hailey Lamoreux	Company Name (if applicable, check corresponding box below)	Authorized Representative Title (if applicable)

Applicant

I, Hailey Lamoreux (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 08/01/2025, 3:22:49 PM EDT by Hailey Lamoreux. / Firmado digitalmente el 1/8/25 15:22:49 EDT por Hailey Lamoreux.

Property owner

I, LAMOREUX, HAILEY;HUGGINS, DANIEL (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 08/01/2025, 3:33:58 PM EDT by Hailey Lamoreux with an authorization letter from LAMOREUX, HAILEY;HUGGINS, DANIEL. / Firmado digitalmente el 1/8/25 15:33:58 EDT por Hailey Lamoreux con una carta de autorización de LAMOREUX, HAILEY;HUGGINS, DANIEL.

Property Information	
Current Zoning I-1	Proposed Zoning CMU

Section 5, Item B.

Adjacent Parcel Numbers and Uses	
PIN: 9569802387	Use: Retail/Storage
PIN: 9569802395	Use: Retail
PIN: 9569803332	Use: Retail
PIN: 9569804214	Use: Brewery
PIN: 9569804214	Use: Retail

Section 11-1 Standards
<p>The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:</p>
<p>a) Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto. The property has a character area designation of downtown, and the GenH Comprehensive Plan. The design standards and permitted uses, in the CMU designation align well with the downtown character area designation.</p>
<p>b) Compatibility with surrounding uses – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. (Also, see NCGS 160-601 (d) Down-Zoning) The property is compatible with the surrounding residential and commercial properties in design and usage. Change would better reflect the current trends in the area.</p>
<p>c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning) Change zoning from I1 to CMU</p>
<p>d) 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. (Also, see NCGS 160D-601 (d) Down-Zoning) The proposed change would better reflect the recent changes to the neighborhood. As well as promote walkability and commerce.</p>
<p>e) 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. (Also, see NCGS 160D-601 (d) Down-Zoning) All public facilities are currently in place and no need to change.</p>
<p>f) Effect on 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 No changes.</p>

Applicant (Developer) Company Information		
Authorized Representative Name: Hailey Lamoreux	Company Name (if applicable, check corresponding box below)	Section 5, Item B.
Company Type: <input type="checkbox"/> Corporation: <input type="checkbox"/> Partnership:	<input type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Other: <input type="checkbox"/> Trust:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)		

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

I, Dennis M Dunlop, formally acknowledge and consent to the rezoning of property located at
 (owner name)
415 8th Ave East (PIN: ~~990~~ 990 4307). The City of Hendersonville may
 (street address)

proceed with the rezoning of this property from I-1, Industrial Zoning District to CMU, Central Mixed Use Zoning

District. I understand that the rezoning of the property is entirely voluntary and that I am not required to agree to the

rezoning. I further understand the impact of the rezoning will be to change the permissible land uses of the property

as well as the dimensional standards and site development standards that are applied to new construction, shifting

from those outlined in Section 5-12 of the City of Hendersonville Zoning Ordinance to those outlined in Section 5-19

Address of property to be rezoned:

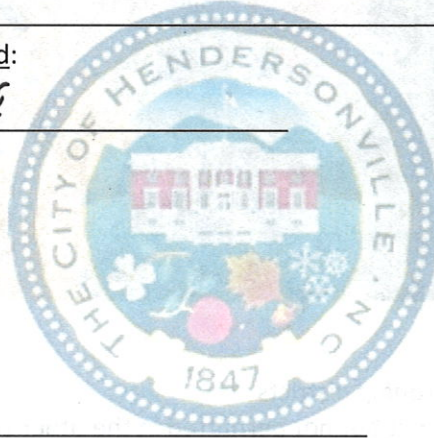
Street: 415 8th Ave E

City: Hendersonville

State: NC

Or:

PIN: 9904307



Property Owner Printed Name:

Dennis M Dunlop

Ownership Type (check appropriate box):

Individual ☒ Corporation ☐ LLC ☐ Trust ☐ Partnership ☐ Other ☐

If not owned by "Individual", provide the printed name and title of person with legal authority to sign on behalf of owner below:

N/A Title: _____

Mailing Address of Property Owner: 720 B Grove St Hendersonville NC 28792

Owner Signature: Dennis Dunlop Date: 8-18-25

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____