



CITY OF HENDERSONVILLE
PLANNING BOARD - LEGISLATIVE COMMITTEE
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, November 16, 2021 – 3:30 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. PB Legislative Committee Minutes - October 2021
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. I-1 CZD Zoning Text Amendment (P21-76-ZTA) - *Lew Holloway, Community Development Director*
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.

Minutes of the Planning Board – Legislative Committee Virtual Meeting October 21, 2021

Members Present: Neil Brown, Bob Johnson

Staff Present: Tyler Morrow, Planner II, Lew Holloway, Community Development Director, Matt Manley, Planning Manager, Alexandra Hunt, Planner and Terri Swann, Administrative Assistant III

Legislative Committee Meeting – Supplementary Standards for Private Clubs

A meeting was held via Zoom regarding a Zoning Text Amendment Application from Casablanca Cigar Bar for a proposed change to Section 16-4-20 of the Zoning Ordinance.

It was stated that this application is on the agenda for the November 8, 2021 Planning Board meeting. The purpose of this meeting was to discuss the requirements of Section 16-4-20, which prohibits Private Clubs from being located within a 600-foot radius of another Private Club, in order to give staff direction on the proposal ahead of the November Planning Board meeting. The applicant, Casablanca Cigar Bar, is located within 600 ft of an existing private club. Mr. Manley provided a map demonstrating the 600 ft radius around the existing private club. Staff also provided map displaying all of the zoning districts which currently permit Private Clubs as a Special Use. Mr. Manley also provided a list of current private clubs in Hendersonville:

1. Tobacco Merchant – 129 4th Avenue West – approved 7/9/19
2. Southern Appalachian Brewery – 822 Locust Street – approved 10/26/10
3. Jeff Grier (axe throwing) – 218 Duncan Hill Road – approved 8/14/18
4. The Brandy Bar – 504 7th Avenue East – approved 12/18/17

It was also discussed that any changes to the Supplementary Standards for Private Clubs would affect all proposed Private Clubs moving forward, not just the one proposed by the applicant. A discussion proceeded where the Legislative Committee provided the following recommendations:

- In the C-1 and C-2 zoning districts, no private club shall be located withing 300 ft of another private club on the same street
- The measurements for supplementary standards for Private Clubs will be measured from the center of the Main Entrance of any existing private club to the center of the main entrance of any proposed private club.

Notice: This meeting was noticed to the public in accordance with all requirements. The meeting was also attended by one local resident and a member of the media.