



CITY OF HENDERSONVILLE PLANNING BOARD - REGULAR MEETING

City Hall – 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC 28792
Thursday, September 11, 2025 – 4:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of August 14, 2025
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Zoning Text Amendment: CMU Lot Size + On-Street Parking (25-55-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*
 - B. Rezoning: Standard Rezoning – Locust St Small Area Rezoning | 25-58-RZO – *Matthew Manley, AICP / Long-Range Planning Manager*
 - C. Rezoning: Conditional Zoning District – Compleat KiDZ (25-60-CZD) – *Sam Hayes – Planner II*
6. **OTHER BUSINESS**
 - A. Meeting Location Amendment
7. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.

**Minutes of the Planning Board
Regular Meeting
August 14, 2025**

Members Present: Jim Robertson, (Chair), Tamara Peacock (Vice-Chair), Donna Waters, Kyle Gilgis, Bob Johnson, Laura Flores

Members Absent: Mark Russell, David McKinley, Lauren Rippy

Staff Present: Sam Hayes, Planner II, Matthew Manley, Long Range Planning Manager, Lew Holloway, Community Development Director

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

II Approval of Agenda. The agenda was changed regarding the update on the interlocal agreement. That item was moved to the top of the agenda. *Ms. Gilgis moved to approve the amended agenda. The motion was seconded by Ms. Waters and passed unanimously.*

III(A) Approval of Minutes for the meeting of June 12, 2025. *Ms. Gilgis moved to approve the Planning Board minutes of the meeting of June 12, 2025. The motion was seconded by Ms. Peacock and passed unanimously.*

IV Other Business

John Connet, City Manager gave an update regarding ongoing discussions with Henderson County and the Interlocal Agreement.

V New Business

V(A) Zoning Text Amendment – Triplex & Quadplex (25-41-ZTA) Mr. Manley gave the following background:

Mr. Manley stated the General Assembly has done a series of changes to the state law. He explained the changes to the Board concerning the residential building code. The zoning district impacted are the mixed use zoning districts. The project background is included in the staff report and presentation.

The proposed amendment for C-1 and CMU was discussed and is included in the staff report and presentation.

The proposed amendment for mixed use districts was discussed and is included in the staff report and presentation.

The proposed amendment for the fee in lieu of sidewalks fee amount was shown and is included in the staff report and presentation.

Comprehensive plan consistency was discussed and is included in the staff report and presentation.

General rezoning standards were discussed and are included in the staff report and presentation.

A draft Comprehensive Consistency statement was included in the presentation and staff report.

A draft reasonableness statement for approval and denial were included in the staff report and presentation.

Chair asked if there were any questions for staff.

Chair asked about design standards for the length of driveways. Mr. Manley stated staff did not change any design standards. He stated the length of a driveway is not a design standard. Staff has required a deeper setback for front facing garages.

Chair asked about design standards for multiple units. Mr. Manley stated it is the building code and would be based on the building. It is not a development code. It is not looking at the total number of units being built on a site it is looking at the building. Each building would be built under the residential building code making them exempt from design standards.

There were no further questions for staff.

Chair opened public comment.

Ken Fitch, 1046 Patton Street (zoom) asked if there were any projects which have been approved to which this would have some impact. And another question, if you have a development that has different buildings with different numbers of units, for example one building has eight units and another building has four, would one building be required to have standards and the other not?

Chair closed public comment.

Chair asked if there have been any projects approved that they have applied design standards to. Mr. Manley stated not that have applied since July 1st.

Mr. Manley stated site design standards apply to all the buildings that are in zoning districts that have site design standards. The architectural design standards meaning building materials, required offsets, required main entrances facing the street and some of these other things that we have require certain architectural, you have to have at least three architectural elements from a list of options. Things like that you could not apply to that quadplex. But to the building with eight units they would have to comply with all of those architectural standards, but as far as how they relate to the site, how they interact with the street, how they connect or interconnect, things like that are not site related.

Ms. Waters asked if that would eliminate height limitations. Mr. Manley stated no, height limitations is not an architectural limitation. We can limit height in single family, two family, three family and four family.

Mr. Johnson stated so what this is doing is it's allowing triplexes and quadplexes to not have to be reviewed, right? The tendency is triplexes and quadplexes are generally pretty ugly. As you do multiple, you just don't see as much and now we are taking that out off the market so once we get five and better we are going to start seeing some better looking units. Now our triplexes and quadplexes have a propensity towards being less attractive because attractive buildings have a lot to do with the cost of materials. That's where we are headed, right? Chair stated as it is there's only two zoning districts that have design standards. Mr. Manley stated there is four or five. Mr. Johnson stated it seems like this is going to increase more ugly buildings.

Discussion was made on the aesthetics and the modern designs.

Ms. Peacock moved Planning Board recommend City Council adopt an ordinance amending the official zoning code of the City of Hendersonville Article V. – Zoning District Classifications, Article VI. General Provisions, Article VII. Development Review, & Article XVIII. Mixed Use, to align with NC General Statute and updates to the City Fee Schedule based on the following: 1. 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 because: The proposed amendments aligns with the Gen H Comprehensive Plan ‘Goals & Guiding Principles’ 2. Furthermore, we find this petition in conjunction with the recommendations presented by staff to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because: 1. The proposed changes bring the Zoning Ordinance into alignment with NC General Statute by relieving 3-&4-Family Dwellings from Building Design Standards. 2. The proposed changes bring the Zoning Ordinance into alignment with NC General Statute by providing site design standards for all uses in Mixed Use Districts. 3. The proposed changes provide clarity to the provisions for Fee-in-Lieu of Sidewalks. Ms. Gilgis seconded the motion which passed unanimously.

V(B) Administrative Review – Preliminary Plat/Major Subdivision – Wilmont Estates (25-53-SUB). Mr. Manley gave the following background:

Chair stated preliminary site plans get reviewed by this Board and city staff. That is it. This is an administrative review. We are going to review the preliminary site plan and if it meets all the standards and all the conditions that were placed on the project when it got its conditional zoning, then it is incumbent upon the approval

Mr. Manley stated this one is the Wilmont Estates and was previously referred to as the Washburn tract when it was going through the approval process. He stated these preliminary plat reviews and approvals that come to the Planning Board are required as part of the major subdivision review process which applies to subdivisions that result in eight or more lots and it's an administrative review as opposed to a legislative review, which your rezonings and things like that are considered legislative, where there's a lot more discretion. And this administrative review is essentially an extension of staff. Staff is administering the code and so your job is, does this meet the code or not. That is the authority that is granted to the Planning Board in this case.

Mr. Manley gave a brief background of the project that is included in the staff report and presentation.

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

Mr. Manley gave a CZD project approval summary which is included in the staff report and presentation.

Mr. Manley showed the final site plan and stated it has not been approved yet. This is included in the staff report and presentation. He stated the plat has to be approved before the final site plan can be approved.

The preliminary plat was shown and discussed and is included in the staff report and presentation. Mr. Manley discussed the lot sizes and stated it is all single family residential.

Mr. Manley stated the development is required to provide 500 square feet of parkland per lot for a total of 64,500 square feet. They are proposing to dedicate 67,000 square feet with parking, a view platform and trail improvements. He stated lots 102, 103 and 104 at the end of the cul-de-sac had to meet the city's steep slope standards and they have done this. Open space standards are required to be 60% of the area and they are meeting that standard. The internal streets will be built to public standards and then dedicated to the city. Mr. Manley also discussed the turn lanes.

Mr. Manley stated staff reviewed this and it went to DRC and some necessary changes were made. He stated based on staff's review, we find it is compliant with the major subdivision standards in the subdivision ordinance.

The Board has three options if they find it complaint they can make a motion for approval. If you find a deficiency you can make a motion for approval with a condition that the deficient item be corrected or if you find it non-complaint you can make a motion for denial and you would have to state which part of the subdivision ordinance that it was non-compliant with.

Mr. Manley discussed the process once the plat is approved. He stated six lots will be purchased by HAC.

Chair asked if there were any questions for staff.

Mr. Johnson stated he mentioned Jackson Park and does it in any way connect to Jackson Park? Mr. Manley stated they are required to construct a bridge that will get you to the park. It will connect into the park. Mr. Johnson asked if there was any way to safely get to downtown from there. Mr. Manley stated going over that bridge through Jackson Park. That will be a great way to connect.

Ms. Gilgis asked is it SOP for them, the petitioner to submit their declaration of covenants, conditions and restrictions. Mr. Manley stated the standards say they need them and that's required for a final plat but they're not going into effect until the final plat.

Ms. Flores asked how many units are affordable and how do they determine what's affordable? Mr. Manley stated they set a price of \$40,000 per lot as the sales price and it's these six at that front. That was an agreement in the conditions. HAC is the builder and they are the ones who are going to ensure that it is restricted to income eligible folks who would be buying.

Discussion was made on the connections and the roads.

Discussion was also made on the parking. Chair asked how they came up with four spaces and is that enough. Mr. Manley stated it has to be accessible to the right-of-way essentially. He explained the parkland and how there are different variables.

Chair asked if they take public comment for administrative reviews. Mr. Manley stated the Board has taken public comment but you have very clearly stated that the comment has to be relevant to an ordinance standard that is or isn't being met.

Chair asked the City Attorney, Angela Beeker if public comment was required on these administrative reviews. Ms. Beeker stated it is not required but you can take it. Chair stated they have allowed public comment in the past so do they need to continue to do that. Ms. Beeker stated that is their prerogative. Chair stated they will take public comment but it has to center around compliance or noncompliance.

Chair opened public comment.

Lynne Williams, Chadwick Avenue (zoom) stated so it is about compliancy and she just wanted to say from the perspective of the public, what appeared to us on the front half may be compliant on the back half but she wanted to touch on how what appeared to them that was going to be complaint seems to be a little different. One thing she wanted to point out when she was over there last week the roads on Wilmont are completely torn up. It wasn't torn up before, now they are torn up. She feels that this is not being a good neighbor and at what level is the developer required to maintain this responsibility. She does not know if that is part of the ordinances but the road itself that people have been traveling on for the community is destroyed with huge potholes and she urges the city to take action and try to get that fixed. The stress and

externalities of this massive project has been a huge headache for neighbors. You know what happened with the flooding during Helene. This project, no doubt, contributed to the flooding of the Four Seasons Boulevard at the convergence of Bat Fork, Mud Creek, Johnson's Ditch and Devil's Fork. The grading for the apartments completely removed the tops of the ridges, which is completely deplorable and given the hydrology and the stormwater mitigation function of the natural stormwater collection bowl, to us this was not apparent. When these plans were given, yes we saw apartments were going to go on top there but once it was built, literally the mountain ridges were removed. The way it was presented to the community, she was completely shocked to see this happening with the grading. Maybe you should have a review of that and make sure it complies because it was pretty shocking to see that mountaintop removed. Also the trees were decimated along Wilmont and she doesn't remember that being clearly shown on the diagram either. That was not clear to the public that it was going to happen. The stormwater runoff for a 25-year event, given Helene. She just wanted to comment that she understands that's part of what we put in here and it's more than the 10-year they agreed to but it is still not going to be enough. She doesn't see the slippery slope on Wilmont being resolved either. During freezes people will slide down onto Tracy Grove Road. And to the Chair's point, she agrees that the public park space isn't going to be enough. Those two spots next to the trail will definitely not be enough. Also those houses that Washburn is going to put aside for HAC at \$40,000 a lot is still very high in her opinion, considering it is going to be affordable housing. She would urge him to lower those prices to give opportunity for our community organizations to create affordable housing.

Ken Fitch, 1046 Patton Street (zoom) stated he had questions for clarification. Regarding the six lots, that would be sold to Housing Assistance at what point would that transfer take place? Does the sale include the infrastructure and the utility lines that are going to be needed to which these properties would connect? Is that part of the understanding with the sale of those lots? Are the Housing Assistance units part of this larger project in any other way with shared amenities or other infrastructure or are they separate from this larger plan that we see? Will there be one HOA for the entire project? He discussed the retention plans and the stormwater.

Chair closed public comment.

Chair asked if the amenities would be shared in the development concerning the six HAC lots. Mr. Washburn stated no they are not. They have asked to be excluded from the HOA so they don't have HOA fees and so that does not mess up their expenses. They have been trying to buy these lots since last August because they have a timeline. They would have access to the trail and the dedicated park but not the other amenities.

Chair asked if there were any concerns by city staff. Mr. Manley stated no none. Everything has been satisfied. The parkland was scrutinized and evaluated very closely and they spent some time working on the parkland dedication but they have worked to satisfy all of this.

Ms. Waters moved that the Planning Board grant preliminary plat approval based on the requirements of the City of Hendersonville subdivision ordinance with primary consideration of Section 2.04H Major Subdivision for the Washburn Tract Phase II Wilmont Estates development with no conditions. Mr. Johnson seconded the motion which passed unanimously.

V(C) Administrative Review Preliminary Plat/Major Subdivision – Mabry Woods (25-47-SUB). Mr. Manley gave the following background:

Mr. Manley stated this is the same process as last time. You may recall this one as the Brooklyn Townhomes. It was approved as a CZD. The applicant Zach Grogan is here. It involves three parcels off of Brooklyn Avenue for a total of almost seven acres. It was rezoned to Urban Residential, which is a conditional zoning district.

Site photos were shown and are included in the staff report and presentation. Mr. Manley discussed the vegetated area for the parkland dedication and he also explained the stormwater management and run off.

Mr. Manley stated the CZD was approved last December and was approved for 60 townhomes. There were a number of conditions applied. Most of those conditions are going to be satisfied through the final site plan approval process. The final site plan has been submitted but not approved.

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

The parkland dedication is required to provide 500 square feet of parkland per lot for a total of 29,500 square feet. They are proposing 61,986 which is 1.423 acres well over what is required. The tree canopy preservation overlaps with the parkland dedication area. All the streets will be in the 45 foot public right-of-way and will be built to public street standards.

Mr. Manley stated as he mentioned they are offering 1.4 acres and they are only required to do .67 acres or pay a fee in lieu of parkland. This is all about public parkland. That is the only outstanding deficiency. So they can dedicate .67 acres or they can pay a fee in lieu that is based on a .67 acre equation. The city has reviewed their submittal as it relates to the standards that are outlined in the subdivision ordinance under Section 3.09 and we are offering our staff opinion on that to the Planning Board. The Planning Board as part of your preliminary plat approval process, does review whether you think it meets that standard or not. That is a decision you make. If you say yes, it meets the standard then they would move forward with their project and get to the point where they would plat and record the final plat. That would create that lot and create that dedication to the city. Whether or not we want to accept the dedication and take on ownership and responsibility for the land, that decision is a separate step, and that step is under the authority of City Council. That is their discretion as to accept it or not. We are determining does it meet the standards or not.

Outstanding plat comments concerning the public parkland were shown and discussed and are included in the staff report and presentation.

Mr. Manley discussed the deficiency with the preliminary plat and stated the Planning Board has three options. You cannot concur with staff and find that it is compliant and you would make a motion for approval with no conditions. You could find that it is deficient, still make a motion for approval but at the end of that motion you would add conditions and specifically state which part of the subdivision ordinance needs to be addressed and which deficiencies need to be improved upon. In that case the developer could then go back, address those deficiencies and resubmit, address those deficiencies and that's reviewed by staff and approved and the process moves forward. The third option is that there are deficiencies and you make a motion for denial. In that case the applicant would have to go and address those deficiencies, resubmit to staff and then staff would bring them back to the Planning Board for consideration, given that those changes have been made.

Mr. Manley discussed the motion and stated they could do a conditional approval where you approve what they have submitted, except for the fact that it is deficient on the public parkland and that they come back or that they address that deficiency either by addressing their parkland, the land itself that is being offered for dedication or they are addressing that standard by paying a fee in lieu. If they address the parkland dedication and make changes to their site plan and their plat to address parkland and that results in a major modification to what you are otherwise approving with this motion then that would have to come back to you anyway. The only way that they could really satisfy an approval with a condition is if they paid a fee in lieu. The motion as written covers that.

Chair asked if there were any questions for staff.

Ms. Gilgis stated the parkland dedication, if they meet that, does that address the not well drained stormwater management issue? Mr. Manley stated we would have to see what they came up with to meet it. We are telling them that they are deficient and how they are deficient so it doesn't necessarily address the stormwater issue. We are not providing a solution, we are saying you are not meeting our standard and that's it. Mr. Manley stated he has not heard any issues from the Stormwater Administrator concerning the stormwater plan.

Discussion was made on the fee in lieu. Ms. Beeker stated that decision is made by the City Manager as well as the amount of the fee. And we do not know what that would be yet. Ms. Beeker stated the first decision the Board would need to make is whether they find the parkland compliant or not and get that as a separate motion and then make your motion to approve, the one to approve and meet it or deny it because it is not compliant. That way there has been a finding on record of whether you find that to be compliant or not, because that is really the question. Chair stated usually in every other case, when an administrative review of a preliminary plat comes before this board, he asks the question of city staff, in your opinion does this meet the standards and the is always yes that is why it is in front of you, we are ready to move forward. In this case you are bringing one that it is on the agenda but it does not. You are saying that according to 309A.36, the parkland that they are proposing does not. It is not usable, it has to do with usability. Mr. Manley stated that is because you asked staff. If you asked the applicant, he is going to tell you that it does meet the standards.

Discussion was made on the parkland area. Mr. Manley explained the parkland dedication and the process for this and the approval. He also discussed the fee in lieu. He explained what the fee is for and where that money could go.

Chair opened public comment.

Lauren Shale, 1014 Brooklyn Avenue stated her two questions were first, she didn't realize how much water runoff that area got and adding all of this will that put that runoff in her yard? Are they going to have extra runoff coming to them because of this development? That's not really fair. Another question is when we did the compatibility meeting, he said they were two-story houses and those pictures are three-story houses which was not shown in the compatibility meeting.

Zach Grogan, 5 Derby Road, Greenville, SC stated he is the applicant. He stated he wanted to focus on the drainage issue and the standards that are set in the ordinance and then also reference some of the things that are in the master plan. The primary goal for that was the protection of natural space. As part of the parkland dedication from the master plan it highlights six different types of parks that the city wants to see in town. Neighborhood, pocket, community, open space. NRPA is the National Recreation and Park Association. They define all of these different types of parks. They use open space and open lands interchangeably. He stated what they are proposing to dedicate clearly qualifies for open space or open land as defined by the NRPA. Also, one of the recommendations in the master plan is to increase the required dedication from the current 500 feet per dwelling up to 1,000, which is what they are doing. That's consistent with where the city would like to see this parkland dedication program go to in addition to expanding it to commercial development as well, which it does not currently. He stated one of things Matt mentioned just before he was done is the expandability potential of this area where it's positioned and the likelihood of the development review committee has determined that it, over time, it is likely that the area to the east becomes developed over time. He pointed out the different areas on the aerial view.

Mr. Grogan stated if this were accepted or kind of tabled prior to acceptance that it would be available to the city to expand at a later date and he thinks that should be a key factor. He showed the updated landscape plan and stated they have kind of beat the well-drained portion pretty well and that's the primary issue, siting the wet areas that are on the site. In the ordinance he can have 25% of the parkland

dedication area be water area. What they are proposing to dedicate, only 3% of that is wet. He stated he thinks Mr. Robertson to answer your question as to why there's a little bit of difference of opinion and why it's probably in front of you and not cut and dry. He thinks holding that portion against him when they are allowed up to 25% of the dedication area to be wet is tough. He stated the generally accepted public park development standards are set by the NRPA. What is in the master plan was not adopted to be those things. Mr. Grogan showed a checklist of things that are standards for a neighborhood park and that is only one of the types of parks that the city would like to incorporate into its park space. Nobody's open space is ever going to meet every checkpoint on that list for a neighborhood park. He doesn't think that checklist should be used in any way to set the generally accepted public park development standards for all six desired parks that the city would like to have. That checklist is kind of an aspirational goal of a starting point to become a standard. It wasn't presented in the master plan as a checklist. He thinks this situation is probably a little bit different than most. Whether the city decided to approve this area or we go the fee in lieu process, our site plan does not change. You know that area is either going to be available for dedication or it is going to stay mostly as it is. They are open to either avenue.

Lynne Williams (zoom) stated Mabry Woods to her is a little confusing why the previous Washburn project was approved with barely any parking to provide access to a public park viewing platform or public trail and then we are having this conversation here. To her, that project also did not meet a functional parkland or trail hand access with needs for accessibility but that was approved. She stated to speak on behalf of the public, she just wants to say we want parkland dedication on this site, at least from her perspective. She can't speak for the neighbors. This is part of the negotiations, the conservation and the agreement to the overdevelopment of this property. Perhaps bring back a solution to the Planning Board for further consideration. She personally does not want to see a fee in lieu of option here. This backdoor would be an unacceptable compromise for our community. She gave a few options for the park space. Ms. Williams stated our town needs this park, especially in the shade on this side of town. Her questions were where would the access points be in the parking area. Of course you wouldn't want to take away, as the neighbor across the street mentioned, the stormwater capability. Those would be important points. She stated it was an interesting point that the applicant made about the open space and how there's little concern about flooding because if you look at the city's own parks, Patton Park floods constantly and the city's proposed Southside Park is proposed in a floodway. The county has parks that flood as well such as Jackson Park. She also wanted to say for the record that it feels a bit unfair to allow the applicant to give public comment with a full presentation when the general public she doesn't think has ever been allotted this opportunity. She is hearing this is a pre-annexation so does that mean the county residents, once again, do not get a voice or representation in this decision of development. She stated please preserve our greenways.

Natalie Rice, 1014 Brooklyn Avenue (zoom) stated she is the adjacent property to this project. She stated she is concerned with a development like this, a lot of green space is going to be pushed away so you are reducing almost seven acres of land to one and a half. That is going to push a lot of wildlife and water over to her property which is right next to it. She is offended that two of the people who have given presentations today have implied that our land is area for expansion of this park. She was also disappointed to hear that there might not even be enough room for a park because that was one of the few things she was excited for this project for.

Chair closed public comment.

Ms. Beeker stated the applicant does have a right to present their application.

The Board discussed if this proposed dedication was usable or not. It is going to get preserved because it is a tree canopy. The Board gave their thoughts on if this 1.4 acres met the standard for the parkland dedication. The Board discussed the fee in lieu. Discussion was made with the City Attorney about the standards. The access was also discussed.

Stormwater and drainage was also discussed with the applicant. Ms. Flores asked if there was a solution to the drainage problem. Mr. Grogan stated there is no problem with drainage.

The Board discussed different options. Mr. Grogan stated he is open to the option of a fee in lieu.

Ms. Peacock moved the Planning Board grant preliminary plat approval for the Mabry Woods subdivision ordinance subject to the following conditions: The development shall meet all requirements for the public parkland dedication in accordance with Section 3.09, whether being through dedication of land or the payment of fee in lieu in ordinance Section 2.06. The plat as shown currently does not meet the dedication ordinance Section 3.09. The plat currently does not meet the standard because of usability. Ms. Flores seconded the motion which passed unanimously.

Chair asked the applicant to speak with the neighbor concerning the buffer.

VI Old Business. None.

VII Adjournment – *The meeting was adjourned at 6:05 pm.*

Jim Robertson, Chair



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: Zoning Text Amendment: CMU Lot Size + On-Street Parking (25-55-ZTA) – Matthew Manley, AICP – Long-Range Planning Manager

SUGGESTED MOTION(S):

<u>For Approval:</u>	<u>For Denial:</u>
<p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Zoning Ordinance Article V. – Zoning District Classifications, Article VI. General Provisions, & Article VII. Development Review to eliminate minimum lot size requirements and to allow qualifying on-street parking to count towards minimum parking requirements in the CMU Zoning District based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The proposed amendments aligns with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.</p> <p>2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. The proposed amendment creates an opportunity to accommodate infill development 2. The proposed amendment allows for greater utilization of existing infrastructure 3. The proposed amendment increases opportunities for additional housing in city core <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Article VI. General Provisions, & Article VII. Development Review to eliminate minimum lot size requirements and to allow qualifying on-street parking to count towards minimum parking requirements in the CMU Zoning District based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The proposed amendments aligns with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.</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 and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. The proposed amendment would place too great a burden on existing public parking 2. The proposed amendment would accommodate incompatible housing types <p style="text-align: center;">[DISCUSS & VOTE]</p>

SUMMARY: The City of Hendersonville has received an application from Sarah Schafer with Watermark Landscape Architecture to amend the City’s Zoning Ordinances for the Central Mixed Use Zoning District (CMU) to reduce minimum lot size requirements and allow for on-street parking to count towards minimum parking requirements.

The proposed changes would allow for housing types such as townhomes (single-family attached) which involve subdivisions of land into small individual lots equivalent to the footprints of the individual attached units. The existing 8,000 Sq Ft min. lot size makes townhome projects infeasible.

Additionally, the proposed changes would better utilize land in the urban core by not requiring as much land be dedicated to surface parking. The proposed changes acknowledge that on-street parking is prevalent in the urban core. There exist an interconnected street network making up many small blocks. This configuration accommodates on-street parking where spaces are occupied and freed up in frequent intervals with peak times during normal business hours. Residential units would utilize on-street primarily during non-peak hours.

The proposed changes are consistent with the Gen H Plan.

PROJECT/PETITIONER NUMBER:	25-55-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<div>1. Staff Report</div> <div>2. Draft Ordinance Changes</div>

ZONING TEXT AMENDMENT:
CMU LOT SIZE + ON-STREET PARKING (25-55-ZTA)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT
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PROJECT SUMMARY



- Project Name & Case #:
 - CMU Lot Size + On-Street Parking
 - 25-55-ZTA
- Applicant:
 - Sarah Schafer, Watermark Landscape Architecture, PLCC
- Articles Amended:
 - Zoning Ordinance
 - Article V
 - Section 5-19
- Zoning Districts Impacted:
 - Central Mixed Use (CMU)
- Future Land Use Designations:
 - Downtown

Summary

The City of Hendersonville has received an application from Sarah Schafer with Watermark Landscape Architecture to amend the City’s Zoning Ordinances for the Central Mixed Use Zoning District (CMU) to reduce minimum lot size requirements and allow for on-street parking to count towards minimum parking requirements.

The proposed changes would allow for housing types such as townhomes (single-family attached) which involve subdivisions of land into small individual lots equivalent to the footprints of the individual attached units. The existing 8,000 Sq Ft min. lot size makes townhome projects infeasible.

Additionally, the proposed changes would better utilize land in the urban core by not requiring as much land be dedicated to surface parking. The proposed changes acknowledge that on-street parking is prevalent in the urban core. There exist an interconnected street network making up many small blocks. This configuration accommodates on-street parking where spaces are occupied and freed up in frequent intervals with peak times during normal business hours. Residential units would utilize on-street primarily during non-peak hours.

The proposed changes are consistent with the Gen H Plan.

AMENDMENT OVERVIEW - AMMENDMENT ANALYSIS

The proposed changes are targeting two distinct requirements in the Central Mixed Use (CMU) Zoning District standards. The two proposals share a common trend of acknowledging and utilizing the highly urbanized character of CMU.

Character of the Central Mixed Use Zoning District - CMU represents the zoning for some of the most historic parts of the City of Hendersonville. New development and redevelopment within this district will have lasting impacts on the city's character. This zoning district could be characterized as a 'downtown support' district as it which surrounds the Central Business District (C-1). C-1 flanks either side of Main St. Meanwhile, CMU zoning governs the land use and designs along portions of a number of prominent streets including Church St, Washington St, King St, Grove St, 6th Ave, & 7th Ave (including the 7th Ave Depot Historic District).

Reduction of Minimum Lot Size – The proposal to eliminate the minimum lot size requirements in CMU would allow for housing types such as townhomes (single-family attached). Currently, the 8,000 Sq Ft min. lot size makes townhome projects infeasible. Townhome developments involve subdivisions of land into small individual lots which are equivalent to the size of the footprints of the individual attached units. The footprint/lot sizes can vary, but for a sense of scale, a 2,000 Sq Ft footprint would be a larger size for a townhome (if it's a two-story townhome, that would be a 4,000 Sq Ft home).

Reduced or eliminated minimum lot sizes are not foreign in Hendersonville. CMU is the only Mixed Use Zoning District that requires a minimum lot size at all. Central Business (C-1), Greenville Highway Mixed Use (GHMU), Highway Mixed Use (HMU), Commercial Highway Mixed Use (CHMU), Urban Residential (UR-CZD), & Urban Village (UV-CZD) have no minimum lot size requirements. Additionally, Medical, Institutional & Cultural (MIC), Secondary Business (C-2) and High Density Residential (R-6) zoning districts have smaller minimum lot size requirements.

Allowance of On-Street Parking - The proposed changes would allow better utilize land in the urban core by not requiring as much land be devoted to surface parking. It is a long-standing principle of urban planning to recognize that over-accommodation of automobiles, through the use of surface parking lots, in walkable downtown environments will result in detracting from the character that makes these desirable locations and vibrant economic engines.

The proposed text amendment acknowledges that on-street parking is already prevalent in the urban core due to the existing interconnected street network which makes up many small blocks. This configuration accommodates on-street parking and presents an opportunity to accommodate dense, infill development. On-street parking spaces in and around downtown are occupied and freed-up in frequent intervals with peak parking usage occurring during normal business hours. Conversely, residential units primarily utilize on-street parking during non-peak hours.

Similar to minimum lot size requirements, allowances for on-street parking are also not new to Hendersonville's zoning regulations. The Urban Residential and Urban Village Districts requires the use of on-street parking and encourage a maximum number of off-street parking spaces rather than a minimum.

Adjustments to the Article VI. provisions for parking have also been adjusted for clarity.

COMMITTEE RECOMMENDATION

The proposed amendment was not reviewed by the Legislative / Long-Range Planning Committee.

PROPOSED TEXT REVISIONS

The following revisions to the zoning code are presented for your consideration. The following language in ~~red~~ will be removed and language in green will be added to the current zoning district language shown in black as illustrated below:

ZONING ORDINANCE

ARTICLE V. ZONING DISTRICT CLASSIFICATIONS

Sec. 5-19. CMU Central Mixed Use Zoning District Classification.

The CMU Central Mixed Use Zoning District Classification is intended to strengthen the Central Business District and the perimeter surrounding that district by encouraging and permitting the coordinated development of dwellings, retail, professional and financial trades, institutional, governmental and other public facilities. This classification is designed to facilitate the coordination of future developments, stressing sensitivity to urban design, pedestrian environment, urban open spaces and streetscapes. It will permit higher density residential developments, provided adequate facilities are, or will be, in place to serve such developments.

5-19-3 Development standards.

5-19-3.1 Parking and loading. For non-residential developments, the requirements of section 6-5, below, shall apply. Residential developments shall be provided with a minimum of one on- or off-street parking space per dwelling unit. ~~As far as practicable, in consideration of site constraints and reasonable development requirements, parking for non-residential and multi-family residential developments shall be situated to the side or rear of principal structures.~~

a) On-street parking.

- i. On-street parking may not exceed 33% of a development's total parking requirement.
- ii. Only eligible on-street parking spaces may be utilized to meet parking requirements. To be eligible, an on-street parking space must either be:
 - a. An existing delineated parking space within the right-of-way directly abutting the frontage of the development or
 - b. A newly-delineated on-street parking space subject to the following:
 1. Newly-delineated on-street parking spaces shall meet MUTCD Standards.
 2. Proposed newly-delineated on-street parking shall be illustrated in

a site plan in accordance with Article VII and reviewed and approved by NCDOT (for state-maintained roads) or the City of Hendersonville Public Works Director (for local streets).

3. Installation of newly-delineated on-street parking spaces shall be the responsibility of the developer.

b) Off-street parking.

- iii. As far as practicable, in consideration of site constraints and reasonable development requirements, off-street parking for non-residential and residential developments shall be situated to the side or rear of principal structures.
- iv. All off-street parking areas shall be separated from the back of the curb by a planting strip at least five feet in width and screened from view from public streets by principal structures or by shrubs and/or evergreen trees planted at the most appropriate spacing for the species used. The reviewing authority may authorize the use of walls and or fences not exceeding ~~four~~ five feet in height in lieu of a vegetative screen where site constraints or design considerations justify such substitution.

5-19-3.2 Dimensional requirements.

Minimum lot area in square feet:	8,000 <u>0</u>
Minimum lot width:	None
Minimum yard requirements in feet:	12 feet measured from the back of the curb of any street. Rear and side yards are not required if yards do not border a street. However, if yards are provided, they must be a minimum of five feet measured from the property line.
Maximum building height in feet:	36 feet; provided, however, structures containing at least three floors limited to residential uses may be constructed to a height not exceeding 64 feet.

ARTICLE VI. - GENERAL PROVISIONS

Sec. 6-5. - Off-street parking.

6-5-5 - Minimum design requirements.

6-5-5.1 Motor vehicle parking spaces shall measure nine feet by eighteen ~~+8~~ feet (9'x18').

6-5-5.2 All parallel motor vehicle parking spaces shall measure ~~nine~~ eight feet six inches by ~~twenty-two~~ 22 feet (8.5'x22').

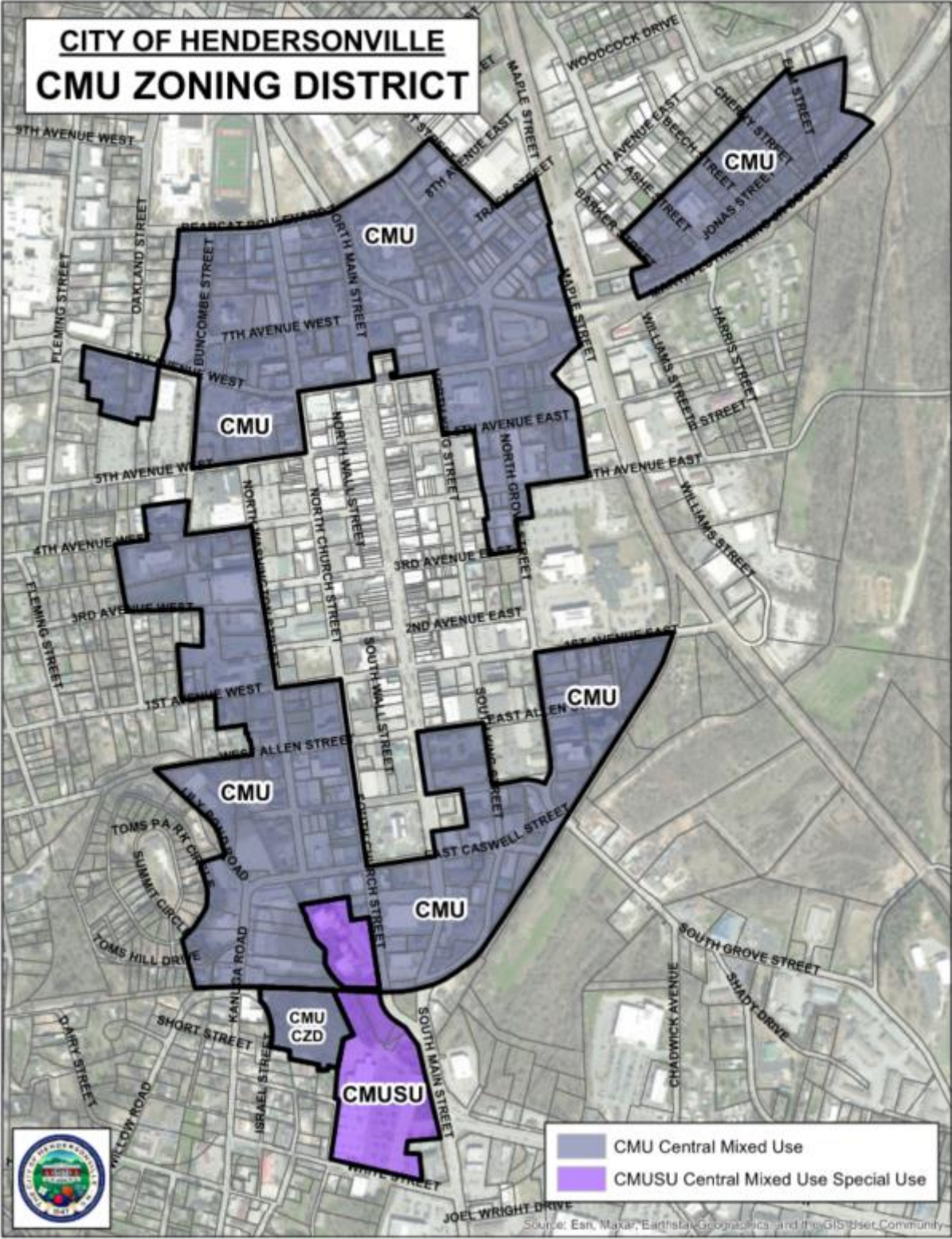
6-5-5.3 Parking spaces shall be designed to prevent a vehicle from protruding or overhanging a sidewalk. Residential driveways shall provide a minimum of twenty-two feet (22') of clearance from the back of existing or planned sidewalks.

ARTICLE VII. – DEVELOPMENT REVIEW

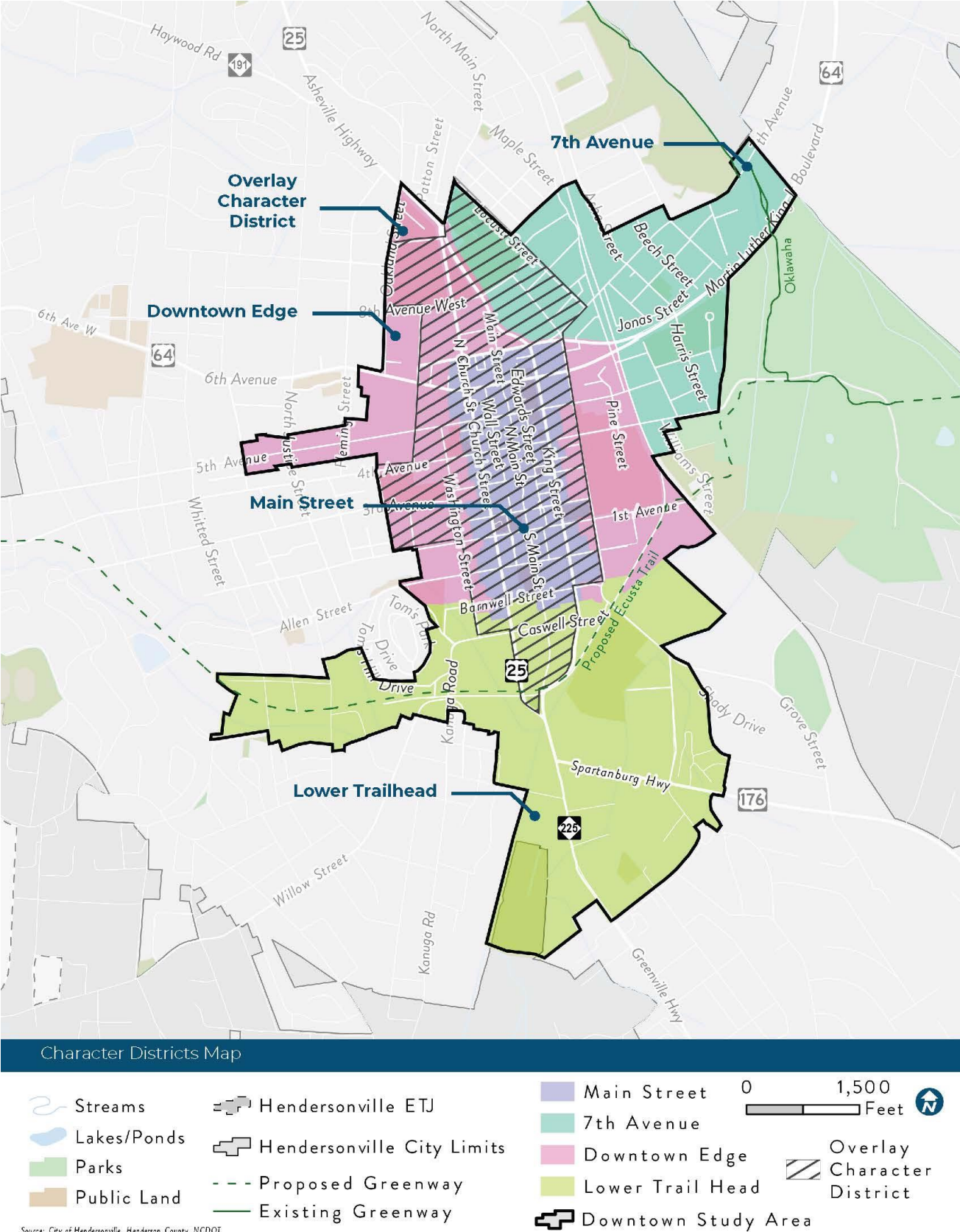
7-3-4 - Review of final site plans.

j) All proposed streets and/or driveways with proposed names, pavement widths and rights-of-way, and showing sight distances and their relationship to all street and driveway intersections within a 200-foot radius of the intersection of such entrances and exits with any public road. All alleys, driveways, curb cuts for public streets and handicap ramps, loading areas and provisions for off-street and on-street parking spaces and sidewalks; calculations indicating the number of parking spaces required and the number provided. All streets shall be clearly identified as public or private; a typical cross-section of public or private streets and/or driveways shall be included;

ZONING MAP – CMU ZONING DISTRICT



GEN H COMPREHENSIVE PLAN – DOWNTOWN MASTER PLAN MAP



AMENDMENT STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<u>LAND SUPPLY, SUITABILITY & INTENSITY</u> Supply: N/A Suitability: N/A Intensity: The proposal aligns with the development pattern of Option 2 in Figure 4.9 – Alternative Growth Map
	<u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designations: Downtown Character Area Descriptions: Consistent Zoning Crosswalk: Consistent Focus Area: Downtown Edge - Consistent
2) COMPATIBILITY	<i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i>
	<u>Existing Conditions:</u> Scenario Planning – a typical downtown block is 266’ long from stop bar to stop bar. If you subtract the required spacing (30’) from the street intersections at either end, then a residential project that takes up an entire city block would get a maximum of 9 on-street parking spaces per block face (on-street parking spaces are 8’x22’). In reality, the total number of spaces would be less than 9 because this assumes there are no driveway entries, utilities or fire hydrants preventing parking spaces. We can conclude that for a dense multi-story apartment building, the on-street parking along the frontage of the development would make up a small percentage of the total parking. For a smaller townhome development, the on-street parking may make up as much as half of the spaces in the development. To address this, staff has capped the total percentage of parking that on-street spaces can account for at 33%.
	<u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Somewhat Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Somewhat Consistent Accessible & Available Community Uses and Services: N/A Resilient Community: Consistent
	<u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (Chapter IV) Mix of Uses: N/A

	<p>Compact Development: Consistent</p> <p>Sense of Place: Consistent</p> <p>Conserved & Integrated Open Spaces: Inconsistent</p> <p>Desirable & Affordable Housing: Consistent</p> <p>Connectivity: Consistent</p> <p>Efficient & Accessible Infrastructure: Consistent</p> <p><u>DOWNTOWN MASTER PLAN:</u></p> <p><u>Focus Areas</u> - Proposal aligns with strategies in Downtown Edge & 7th Ave to densify, better utilize surface parking lots and underutilized spaces, create opportunities for walkable, infill development and promote shared parking strategies.</p> <p><u>Public Realm</u> On-Street parking is promoted in the street typologies that serve CMU.</p> <p>Site Design – “PARKING</p> <ul style="list-style-type: none">• Surface parking lots shall not be a principal use in any character district.• For commercial and institutional/semi-public uses within the character districts, 5% of the total parking spaces should allow for public use during off-peak business hours.• Shared parking is encouraged. <p>PARKING REQUIREMENTS • Within the Main Street character district, parking requirements are optional with the provision of a fee in lieu of. Within the Downtown Edge, 7th Avenue, and Lower Trailhead character districts, minimum parking requirements are per the underlying zoning district. • The following parking maximums apply to properties within each of the character districts regardless of the underlying zoning designation.</p> <table><tr><th>Maximum Vehicle Parking Requirements</th><th>Main Street Character District</th><th>Downtown Edge Character District</th><th>7th Avenue Character District</th><th>Lower Trailhead Character District</th></tr><tr><td>Single-Family Attached & Detached</td><td>No Limit</td><td>No Limit</td><td>No Limit</td><td>No Limit</td></tr><tr><td>Multi-Family</td><td>1 / bedroom</td><td>1 / bedroom</td><td>1 / bedroom</td><td>2 / bedroom</td></tr></table>	Maximum Vehicle Parking Requirements	Main Street Character District	Downtown Edge Character District	7th Avenue Character District	Lower Trailhead Character District	Single-Family Attached & Detached	No Limit	No Limit	No Limit	No Limit	Multi-Family	1 / bedroom	1 / bedroom	1 / bedroom	2 / bedroom
Maximum Vehicle Parking Requirements	Main Street Character District	Downtown Edge Character District	7th Avenue Character District	Lower Trailhead Character District												
Single-Family Attached & Detached	No Limit	No Limit	No Limit	No Limit												
Multi-Family	1 / bedroom	1 / bedroom	1 / bedroom	2 / bedroom												
3) Changed Conditions	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>There is growing interest for infill development around the City’s urban core as some of the few remaining vacant parcels are being pursued for residential development.</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 proposed amendment would allow for compatible infill attached single-family development and greater utilization of land for its highest and best use. Additional delineated on-street parking spaces could also result from the proposed language.</p>															

5) Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment
	The proposed text amendment would facilitate infill development in downtown Hendersonville. Infill development allows for greater utilization of existing infrastructure without the need for utility expansion and increased cost of maintenance. Existing on-street parking spaces would have additional users. Some additional public on-street spaces could be created where new development occurs where no on-street spaces are currently delineated.
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 are no known environmental impacts and no immediate development proposed.

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

1. Comprehensive Plan Consistency - Staff finds the proposed text amendment to be consistent with the *Gen H Comprehensive Plan* Character Area designation and Focus Area elements.
2. Compatibility - The proposed text amendment is compatible with existing development patterns and aligns with Gen H Goals, Guiding Principles and Downtown Master Plan.
3. Changed Conditions - The text amendment is a response to growing desire to maximize the utilization of remaining infill opportunities around Downtown.
4. Public Interest – Accommodates infill and highest and best uses of scare land while potentially increasing the number of delineated on-street parking spaces. There will be increased demand on existing on-street parking spaces as well.
5. Public Facilities - Allows for greater utilization of existing infrastructure. Potentially increases the number of newly-delineated on-street parking spaces while also increasing demand on existing on-street parking spaces.
6. Effect on Natural Environment – None.

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 proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- The proposed amendment creates an opportunity to accommodate infill development*
- The proposed amendment allows for greater utilization of existing infrastructure*
- The proposed amendment increases opportunities for additional housing in city core*

DRAFT [Rational for Denial]

- The proposed amendment would place too great a burden on existing public parking*
- The proposed amendment would accommodate incompatible housing types*

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE CITY OF HENDERSONVILLE ZONING ORDINANCE, ARTICLE V. 'ZONING DISTRICT CLASSIFICATIONS' - SECTION 5-19 'CENTRAL MIXED USE ZONING DISTRICT' AND ARTICLE VI. 'GENERAL PROVISIONS' - SECTION 6.5 'OFF STREET PARKING' AND ARTICLE VII. 'DEVELOPMENT REVIEW' IN ORDER TO ELIMINATE MINIMUM LOT SIZE REQUIREMENTS AND TO ALLOW QUALIFYING ON-STREET PARKING TO COUNT TOWARDS MINIMUM PARKING REQUIREMENTS IN THE CMU ZONING DISTRICT

WHEREAS, the Planning Board reviewed this petition for a zoning and subdivision text amendment at its regular meeting on September 11, 2025; voting 7-0 to recommend City Council adopt an ordinance amending the City of Hendersonville Zoning Ordinance, 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 text 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 to amend the City of Hendersonville Zoning Ordinance, Article V 'Zoning District Classifications' - Section 5-19 'Central Mixed Use Zoning District' and Article VI. "General Provisions" - Section 6.5 'Off Street Parking' in order to eliminate minimum lot size requirements and to allow qualifying on-street parking to count towards minimum parking requirements in the CMU zoning district.

ZONING ORDINANCE

ARTICLE V – ZONING DISTRICT CLASSIFICATIONS

Sec. 5-19. CMU Central Mixed Use Zoning District Classification.

The CMU Central Mixed Use Zoning District Classification is intended to strengthen the Central Business District and the perimeter surrounding that district by encouraging and permitting the coordinated development of dwellings, retail, professional and financial trades, institutional, governmental and other public facilities. This classification is designed to facilitate the coordination of future developments, stressing sensitivity to urban design, pedestrian environment, urban open spaces and streetscapes. It will permit higher density residential developments, provided adequate facilities are, or will be, in place to serve such developments.

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5-19-3.1 Parking and loading. For non-residential developments, the requirements of section 6-5, below, shall apply. Residential developments shall be provided with a minimum of one on- or off-street parking space per dwelling unit. ~~As far as practicable, in consideration of site constraints and reasonable development requirements, parking for non-residential and multi-family residential developments shall be situated to the side or rear of principal structures.~~

- a) On-street parking.

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 - 1. Newly-delineated on-street parking spaces shall meet MUTCD Standards.
 - 2. Proposed newly-delineated on-street parking shall be illustrated in a site plan in accordance with Article VII and reviewed and approved by NCDOT (for state-maintained roads) or the City of Hendersonville Public Works Director (for local streets).
 - 3. Installation of newly-delineated on-street parking spaces shall be the responsibility of the developer.
- b) Off-street parking.
- i. As far as practicable, in consideration of site constraints and reasonable development requirements, off-street parking for non-residential and residential developments shall be situated to the side or rear of principal structures.
 - ii. All off-street parking areas shall be separated from the back of the curb by a planting strip at least five feet in width and screened from view from public streets by principal structures or by shrubs and/or evergreen trees planted at the most appropriate spacing for the species used. The reviewing authority may authorize the use of walls and or fences not exceeding ~~four~~ five feet in height in lieu of a vegetative screen where site constraints or design considerations justify such substitution.

5-19-3.2 Dimensional requirements.

Minimum lot area in square feet:	8,000 <u>0</u>
Minimum lot width:	None
Minimum yard requirements in feet:	12 feet measured from the back of the curb of any street. Rear and side yards are not required if yards do not border a street. However, if yards are provided, they must be a minimum of five feet measured from the property line.
Maximum building height in feet:	36 feet; provided, however, structures containing at least three floors limited to residential uses may be constructed to a height not exceeding 64 feet.

ARTICLE VI. - GENERAL PROVISIONS

Sec. 6-5. - Off-street parking.

6-5-5 - Minimum design requirements.

6-5-5.1 Motor vehicle parking spaces shall measure nine feet by eighteen ~~18~~ feet (9'x18').

6-5-5.2 All parallel motor vehicle parking spaces shall measure ~~nine~~ eight feet six inches by twenty-two ~~22~~ feet (8.5'x22').

6-5-5.3 Parking spaces shall be designed to prevent a vehicle from protruding or overhanging a sidewalk. Residential driveways shall provide a minimum of twenty-two feet (22') of clearance from the back of existing or planned sidewalks.

ARTICLE VII. – DEVELOPMENT REVIEW

7-3-4 - Review of final site plans.

j) All proposed streets and/or driveways with proposed names, pavement widths and rights-of-way, and showing sight distances and their relationship to all street and driveway intersections within a 200-foot radius of the intersection of such entrances and exits with any public road. All alleys, driveways, curb cuts for public streets and handicap ramps, loading areas and provisions for off-street and on-street parking spaces and sidewalks; calculations indicating the number of parking spaces required and the number provided. All streets shall be clearly identified as public or private; a typical cross-section of public or private streets and/or driveways shall be included;

Adopted by the City Council of the City of Hendersonville, North Carolina on 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



Text Amendment Application Draft

Subdivision & Parking Text Amendment

1. Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto.

Minimum lot sizes in the CMU zoning district inhibit density on parcels that are labeled by the comprehensive plan as underdeveloped and most suitable for residential and commercial development (Gen H Hendersonville Comprehensive Plan, 79, 83, 84). A text amendment eliminating the minimum lot size requirement would be consistent with the adopted comprehensive plan's adoption of character districts. Some applicable goals of these districts are, initiate streetscape improvements, fee in lieu of parking requirements, increase density in designated areas, create flexible land uses for diverse needs, increase residential options near downtown and incorporate mixed-use residential (Gen H Hendersonville Comprehensive Plan, 178). This amendment would directly work towards these outlined "Implementation Projects" (Gen H Hendersonville Comprehensive Plan, 284).

- 1.02 (Gen H Hendersonville Comprehensive Plan, 286)
- 2.01 (Gen H Hendersonville Comprehensive Plan, 287)
- 2.02 (Gen H Hendersonville Comprehensive Plan, 287)
- 2.03 (Gen H Hendersonville Comprehensive Plan, 287)
- 2.05 (Gen H Hendersonville Comprehensive Plan, 287)
- 4.01 (Gen H Hendersonville Comprehensive Plan, 290)
- 5.06 (Gen H Hendersonville Comprehensive Plan, 292)
- 7.02 (Gen H Hendersonville Comprehensive Plan, 296)
- 7.04 (Gen H Hendersonville Comprehensive Plan, 297)

Current parking requirements in the CMU district support urban sprawl and limit the amount of commercial and residential infill development in downtown. Amending the CMU zoning to allow on-street parking to count toward required parking will help create an overall more unified pedestrian experience, as parking lots shrink building footprints and dedicate valuable land to a valueless function. This amendment would directly work towards these outlined "Implementation Projects" (Gen H Hendersonville Comprehensive Plan, 284).

- 3.06 (Gen H Hendersonville Comprehensive Plan, 288)
- 4.01 (Gen H Hendersonville Comprehensive Plan, 290)
- 4.04 (Gen H Hendersonville Comprehensive Plan, 290)
- 5.06 (Gen H Hendersonville Comprehensive Plan, 292)
- 7.02 (Gen H Hendersonville Comprehensive Plan, 296)
- Shared parking is encouraged in the character districts (Gen H Hendersonville Comprehensive Plan, 262)

Subdivision & Parking Text Amendment



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

These two amendments would help create a more cohesive transition between the R-6, CMU, and Central Business District (CB) transect. Higher density multifamily developments and mixed-use would be more welcomed and mitigate the need for large parking lots that consume valuable land. Most parcels within the CMU district are classified as some of the most suitable land for dense development due to its proximity to the Central Business District, the Ecusta Trail, and 7th Avenue. Below are comparisons of existing minimum lot size and parking requirements between the CBD, R-6, and CMU.

Minimum Lot Size

CMU – 8,000sqft

CB – N/A

R-6 – 6,000sqft

Parking Requirements

CMU – 1 per unit

CB – None Unless Exceeding 5 Residential Units

R-6 – N/A

Subdivision & Parking Text Amendment

3. Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

There has been an ongoing housing “crisis” in the greater Henderson County area. With a growth rate of roughly 78%, people are moving to Henderson County from all over the country (<https://datausa.io/profile/geo/henderson-county-nc/>). Dense development with proximity to downtown allows for people to join our community while conserving our lands. By not having a minimum lot size, developers are able to create that density in CMU without encroaching on residential neighborhoods or sprawling throughout the rest of the county. By allowing on-street parking to count toward parking requirements, it also allows for less developable space to be dedicated to parking lots.

Subdivision & Parking Text Amendment

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.

Eliminating the minimum lot size within the CMU zoning district will give private developers more flexibility in creating “quality and marketable developments” that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including “missing middle” housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing.



More diverse development opportunities in the CMU zone increase the city's potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city's streetscape, making it more walkable and safer.

Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won't require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.

Subdivision & Parking Text Amendment

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.

Due to the fact that the CMU zoning district surrounds Main Street Hendersonville, there are no foreseen issues with accessing adequate water, sewer, emergency services and multi-modal or public transportation. Both text amendments would encourage more development in this area, therefore increasing access to such services.

Subdivision & Parking Text Amendment

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

These two text amendments for the CMU zoning district will incentivize developers to infill areas around Main Street Hendersonville with diverse housing types and mixed-use. This will help reduce the need for development, or desire to develop, in other locations that are more likely to contain critical watersheds, floodways, wildlife, and agriculture. Additionally, enabling developers to count on-street parking towards their parking requirements will reduce impervious area and further protect our water quality and improve our resilience to storms.

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

Cloudpermit application number / Número de solicitud de Cloudpermit

US-NC30720-P-2025-146

PIN / Número de rollo

3821

Application submitted to / Solicitud presentada a

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

Description of Subject Property

Address / Dirección

0 NO ADDRESS ASSIGNED

Municipality / Municipio

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

PIN / Número de rollo

3821

Purpose of Application

Application type / Tipo de solicitud

Text Amendment — Zoning Text Amendment

Applicant

Last name / Apellido

Schafer

First name / Nombre de pila

Sarah

Corporation or partnership /

Corporación o sociedad

Watermark Landscape Architecture

PLLC

Street address / Dirección de la calle

513 N Justice Street

Unit number / Número de unidad

Suite C

Lot / Con.

Municipality / Municipio

Hendersonville

State / Provincia

North Carolina

ZIP code / Código postal

28739

Other phone / Otro teléfono

Mobile phone / Teléfono móvil

+1 4074034198

Fax

Email / Correo electrónico

Property owner		
Last name / Apellido Mellert	First name / Nombre de pila Richard	Corporation or partners Corporación o sociedad Trellem Holdings LLC
Street address / Dirección de la calle 42 Trellem Trail	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia North Carolina	ZIP code / Código postal 28739
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8284557780	
Fax	Email / Correo electrónico	

Section 5, Item A.


Applicant-Company Information		
Applicant Name: Sarah Schafer	Company Name: Watermark Landscape Architecture	Authorized Representative Title (if applicable) Project Manager

Property Owner-Company Information		
Property Owner Name: Richard Mellert	Company Name (if applicable, check corresponding box below) Trellem Holdings LLC	Authorized Representative Title (if applicable)

Applicant

I, Sarah Schafer (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 07/31/2025, 9:16:25 AM EDT by Sarah Schafer. / Firmado digitalmente el 31/7/25 9:16:25 EDT por Sarah Schafer.

Property owner

I, Richard Mellert (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 07/31/2025, 9:17:30 AM EDT by Sarah Schafer with an authorization letter from Richard Mellert. / Firmado digitalmente el 31/7/25 9:17:30 EDT por Sarah Schafer con una carta de autorización de Richard Mellert.

Information			Section 5, Item A.
<p>Applicable Sections of Zoning Code to be changed:</p> <p>CMU</p>	<p>Description of Proposal:</p> <p>We are requesting that the minimum lot size for CMU be reduced to zero, and that on-street parking count toward required parking</p>	<p>Reason for change</p> <p>There is a lack of diverse housing options that are proximal to downtown and the central business district. There are also far too many valuable pieces of land dedicated to parking deserts. There is ample street parking along main street and it's subsequent streets that should be utilized for proposed housing developments.</p>	

Section 11-1 Standards*Section 5, Item A.*

The advisability of amending the text of the Zoning Ordinance is a matter committed to the legislative discretion of and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of the Ordinance, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto.

Complete

Minimum lot sizes in the CMU zoning district inhibit density on parcels that are labeled by the comprehensive plan as underdeveloped and most suitable for residential and commercial development (Gen H Hendersonville Comprehensive Plan, 79, 83, 84). A text amendment eliminating the minimum lot size requirement would be consistent with the adopted comprehensive plan's adoption of character districts. Some applicable goals of these districts are, initiate streetscape improvements, fee in lieu of parking requirements, increase density in designated areas, create flexible land uses for diverse needs, increase residential options near downtown and incorporate mixed-use residential (Gen H Hendersonville Comprehensive Plan, 178). This amendment would directly work towards these outlined "Implementation Projects" (Gen H Hendersonville Comprehensive Plan, 284). Current parking requirements in the CMU district support urban sprawl and limit the amount of commercial and residential infill development in downtown. Amending the CMU zoning to allow on-street parking to count toward required parking will help create an overall more unified pedestrian experience, as parking lots shrink building footprints and dedicate valuable land to a valueless function. This amendment would directly work towards these outlined "Implementation Projects" (Gen H Hendersonville Comprehensive Plan, 284).

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

Complete

Eliminating the minimum lot size within the CMU zoning district will give private developers more flexibility in creating "quality and marketable developments" that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including "missing middle" housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing. More diverse development opportunities in the CMU zone increase the city's potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city's streetscape, making it more walkable and safer. Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won't require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.

<p>c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.</p>	<p>Complete</p> <div data-bbox="1344 65 1555 128">Section 5, Item A.</div> <p>Eliminating the minimum lot size within the CMU will give private developers more flexibility in creating “quality and marketable developments” that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including “missing middle” housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing. More diverse development opportunities in the CMU zone increase the city’s potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city’s streetscape, making it more walkable and safer. Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won’t require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.</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.</p>	<p>Complete</p> <p>Eliminating the minimum lot size within the CMU zoning district will give private developers more flexibility in creating “quality and marketable developments” that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including “missing middle” housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing. More diverse development opportunities in the CMU zone increase the city’s potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city’s streetscape, making it more walkable and safer. Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won’t require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.</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.	<div>Complete</div> <div>Eliminating the minimum lot size within the CMU zone will give private developers more flexibility in creating "quality and marketable developments" that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including "missing middle" housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing. More diverse development opportunities in the CMU zone increase the city's potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city's streetscape, making it more walkable and safer. Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won't require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.</div> <div>Section 5, Item A.</div>
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	<div>Complete</div> <div>These two text amendments for the CMU zoning district will incentivize developers to infill areas around Main Street Hendersonville with diverse housing types and mixed-use. This will help reduce the need for development, or desire to develop, in other locations that are more likely to contain critical watersheds, floodways, wildlife, and agriculture. Additionally, enabling developers to count on-street parking towards their parking requirements will reduce impervious area and further protect our water quality and improve our resilience to storms.</div>

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

Property Owner Company Information (if different from Applicant)

Section 5, Item A.

Authorized Representative Name:

Richard Mellert

Company Name (if applicable, check corresponding box)

Trellem Holdings LLC

Company Type:

If other:

☐ Corporation:

☐ Limited Liability
Company:

☐ Trust:

☐ Partnership:

☐ Other:

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



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 – 824 400 Locust St + 415 8th Ave | 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 better protects the existing character of the built environment and supports recent reinvestment in the economic vitality of the 7th Ave District3. CMU Zoning will protect against incompatible Industrial uses.4. Other neighboring properties zoned I-1 were provided an opportunity to rezone their properties to CMU to avoid any appearance of spot zoning and to create a	<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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<p>cohesive zoning district. However due to new requirements under S.B. 382, property owners must provide their consent for a rezoning of this nature. Though adjacent property owners were provided the information and opportunity to consent to the rezoning only those included in the motion have consented.</p> <p>[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-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 (PIN: 9569-80-4238).*

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 proposed 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.*

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

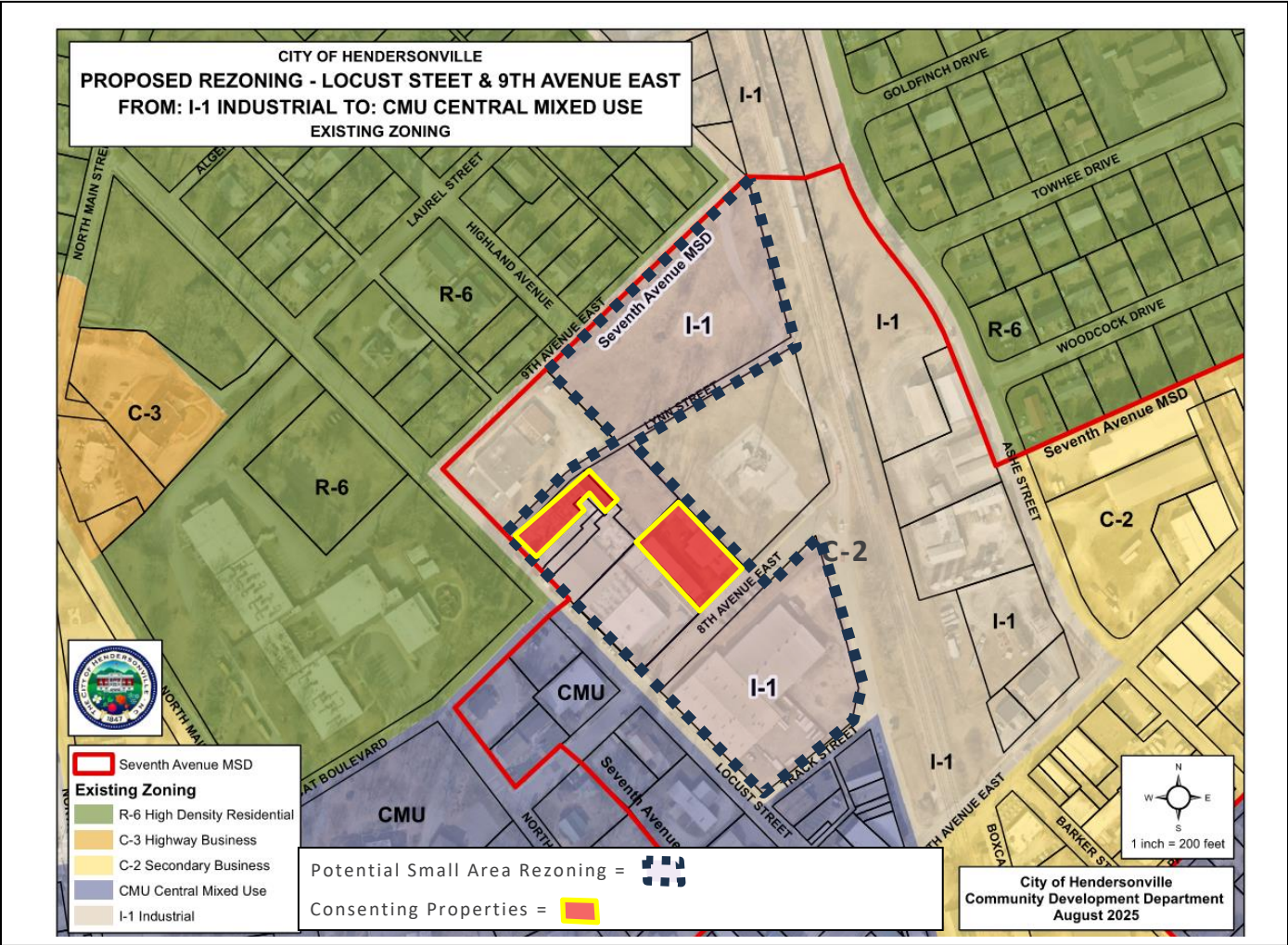
3) Better Alignment with Adopted Vision - CMU better aligns with the shared vision for this area as has been reflected in the recent investments made by both the public and private sectors. The City’s *Gen H Comprehensive Plan* (adopted August 2024) designated this area as “Downtown” in the Future Land 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



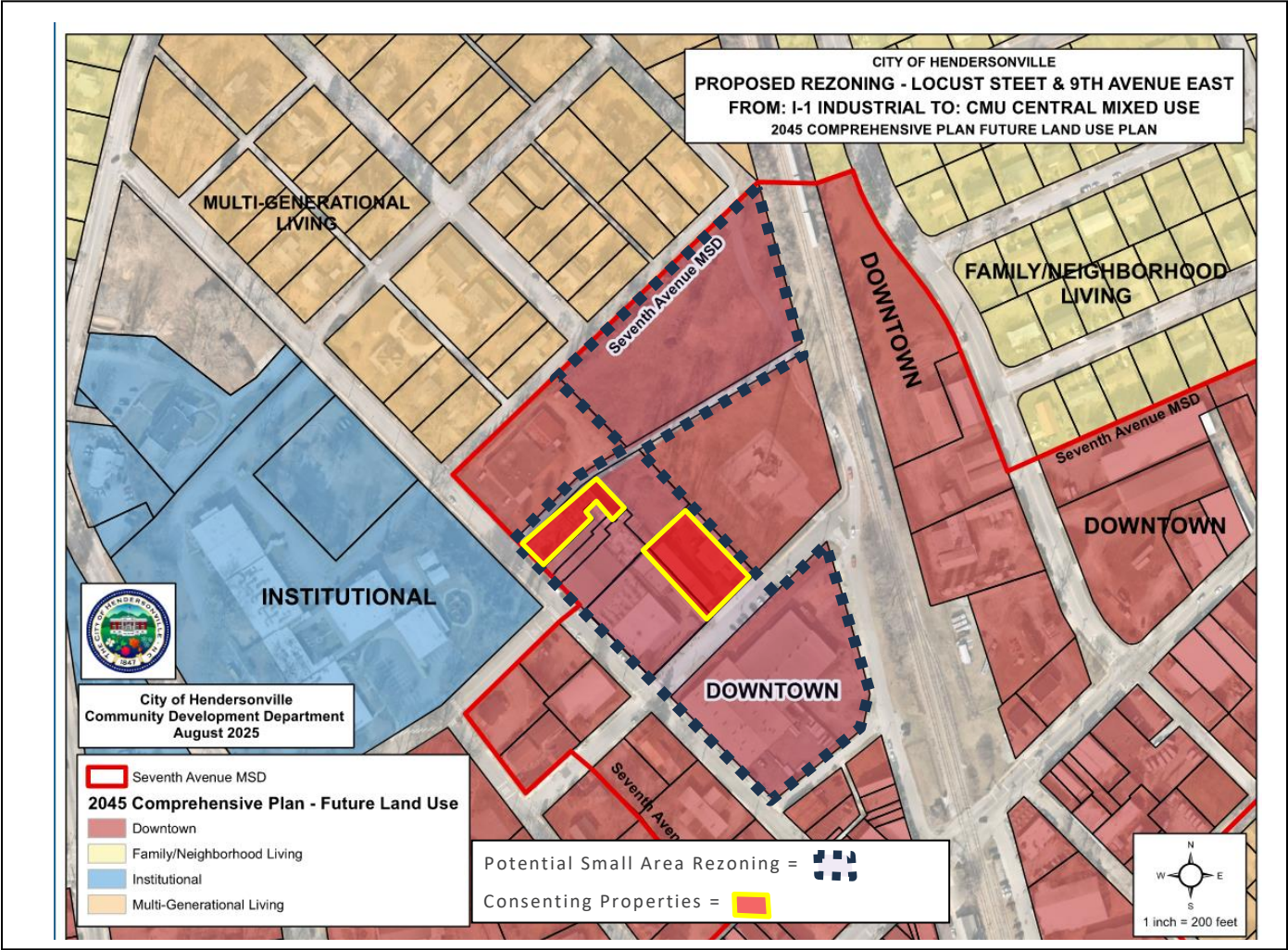
Existing Zoning & Current Land Use Map

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>[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]</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 prescribed 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:

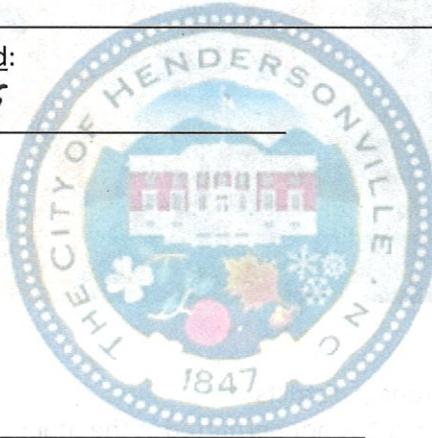
Street: 415 8th Ave E

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: _____



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):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning - designation of the subject property (PINs: 9569-40-2580 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, and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:

- Office, business, professional, and public

*[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language. **Disregard #2 if not needed.**]*

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

3(2). The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9569-40-2580 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:

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

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The 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.

[DISCUSS & VOTE]

<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>	
--	--

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
--	--

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.**

SITE IMAGES..... 4

SITE IMAGES..... 5

SITE IMAGES..... 6

SITE IMAGES..... 7

FUTURE LAND USE 8

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS 9

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:..... 9

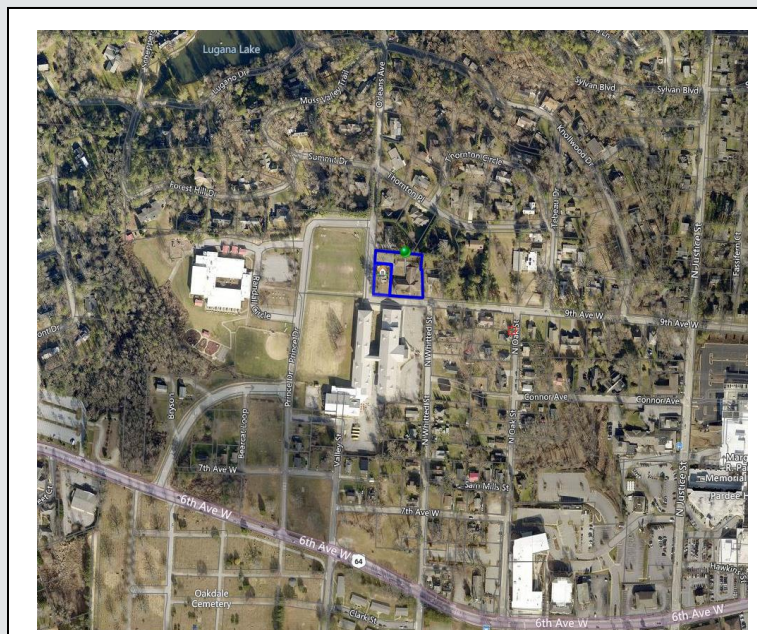
REZONING STANDARDS (ARTICLE 11-4)..... 10

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



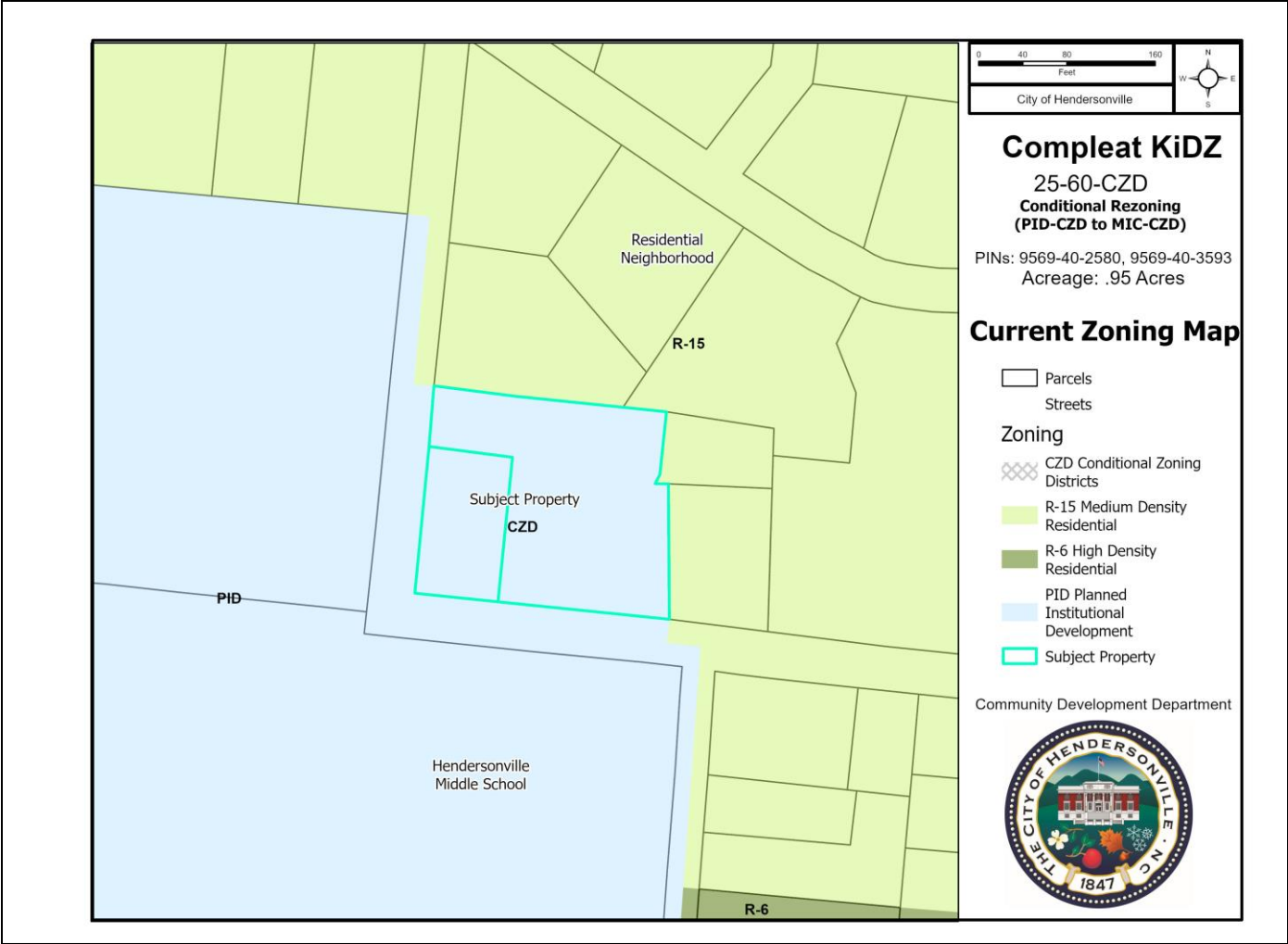
SITE VICINITY MAP

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.

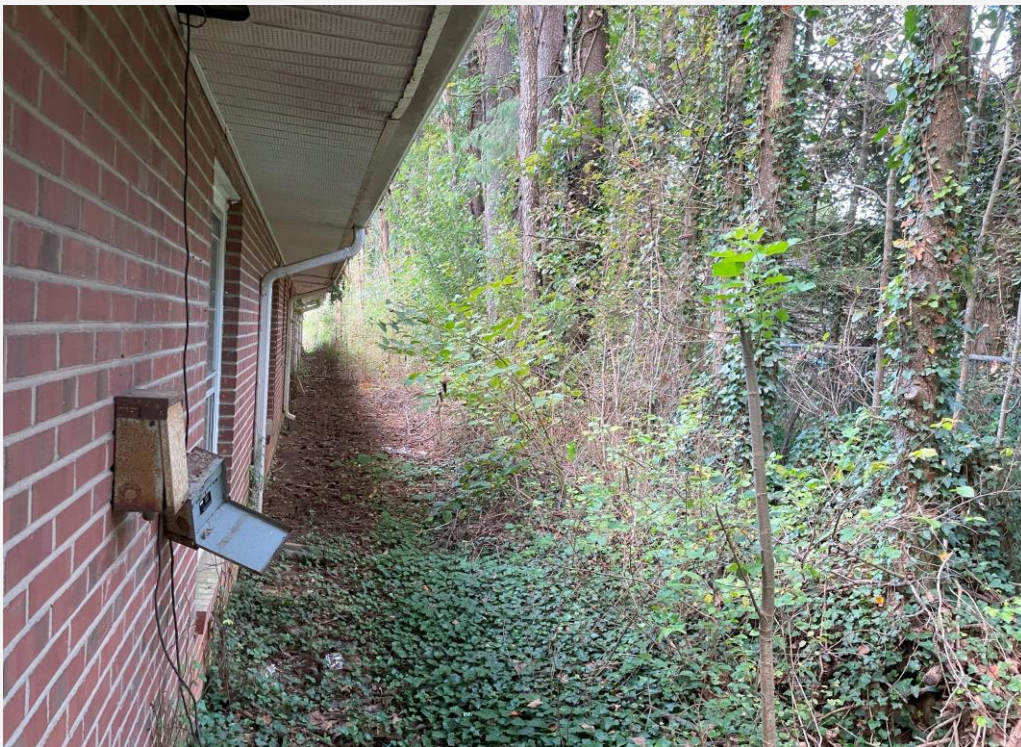


View of existing mature trees shown as preserved on the site plan. 60" Maple and 48" oak.

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

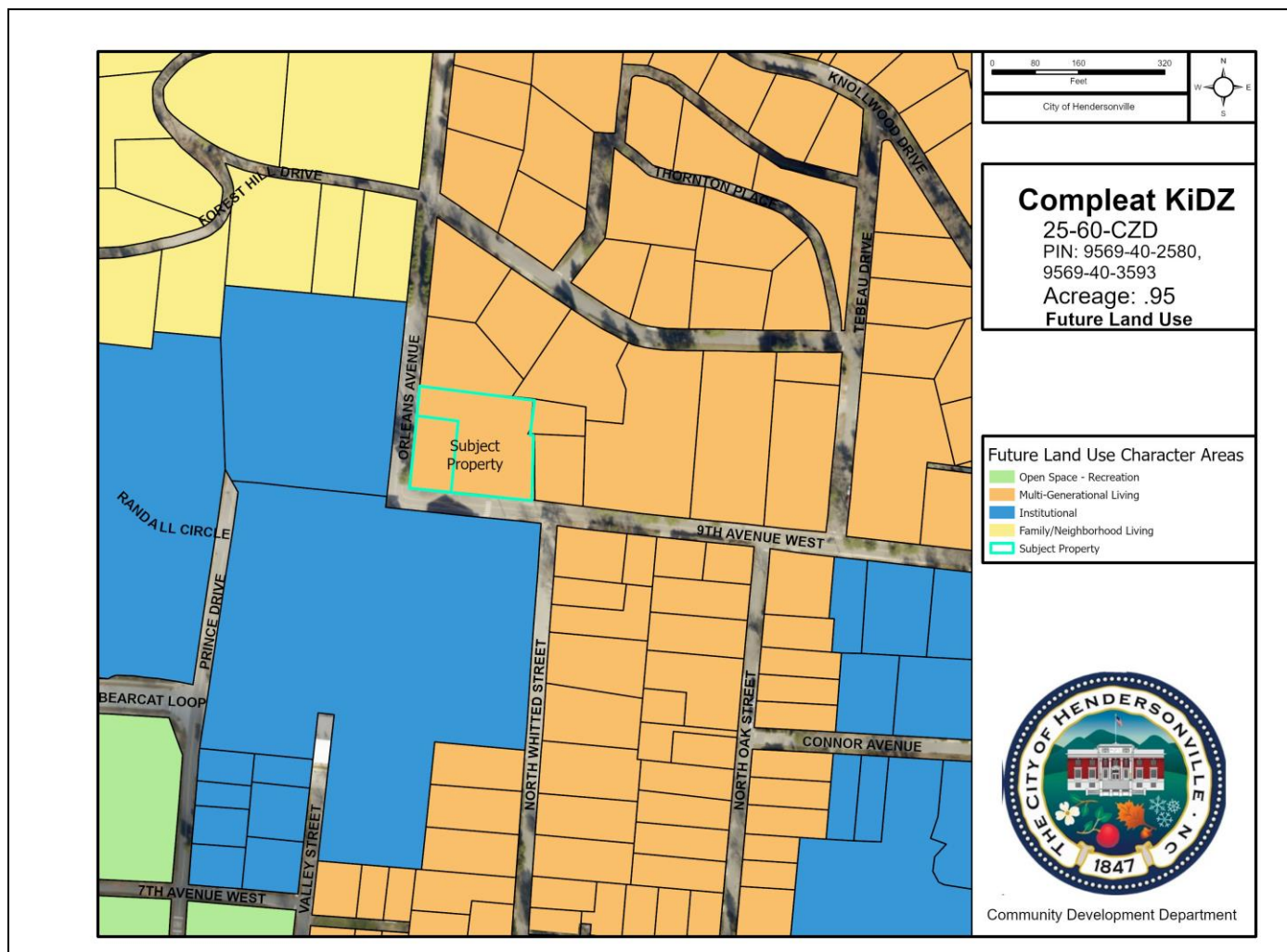


View of existing parking lot proposed to be altered.



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. This is an existing building. Developer requests to be granted relief from the 25' building setback to provide a 4'-8" setback on the rear property line and a 9'-8" setback on the north side property line; to reduce the setbacks requirements in Section 5-10-3 in the rear NE corner.
2. Developer requests to reduce the buffer plantings requirements in section 15-6 along the eastern side of the property. A 5' height wood panel fence will be installed in all areas that can not meet the size and planting requirements.
3. Developer requests to utilize the peninsula planting areas adjacent to parking as the parking island size requirements in Section 15-9.
4. Proposed trash will be handled indoors and removed by tenants as required.
5. There is no proposed outdoor lighting for this project.

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	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	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.
4) Public Interest	Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -
	The applicant activate an unused building, thereby improving the safety of the area from unwanted activity in the building.
5) Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment
	The subject property will be served by City of Hendersonville services. The subject property is located near one of the city's main entry corridors.
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 -
	No major impact will be made to the environment from the development of this project.

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]

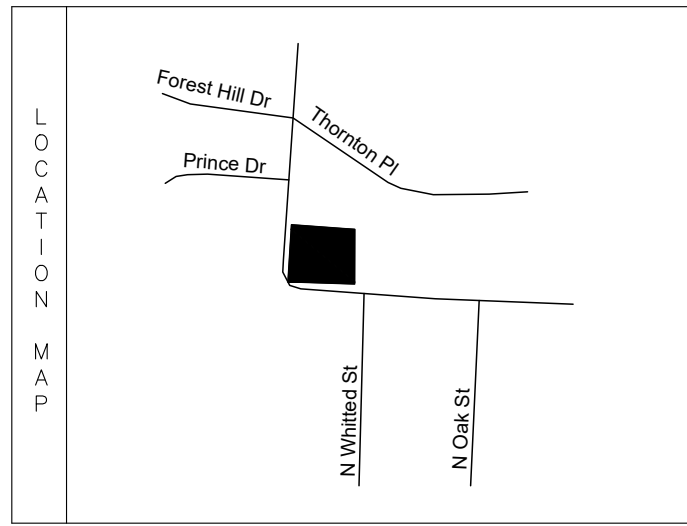
- *The petition will impact traffic in the area, causing safety issues for neighboring schools and residential areas.*
- *The proposed use is not appropriate for the area.*

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]

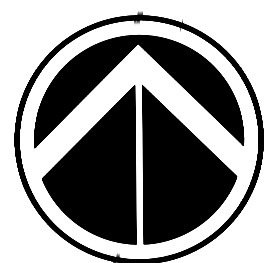


LINE	BEARING	DISTANCE
L1	S27°27'25" W	8.40'
L2	S89°40'50" E	10.37'

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	
○	IRON PIN FOUND
○	IRON PIN SET
●	CALCULATED POINT
△	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



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

Conditions

- 1) This is an existing building. Developer requests to be granted relief from the 25' building setback to provide a 4'-8" setback on the rear property line and a 9'-8" setback on the north side property line; to reduce the setbacks requirements in Section 5-10-3 in the rear NE corner.
- 2) Developer requests to reduce the buffer planting requirements in section 15-6 along the eastern side of the property. A 5' height wood panel fence will be installed in all areas that can not meet the size and planting requirements.
- 3) Developer requests to utilize the peninsula planting areas adjacent to the parking as the parking island size requirement in Section 15-9.
- 4) Proposed Trash will be handled indoors and removed by tenants as required.
- 5) There is no proposed outdoor lighting for the project.

Other Consultants:

Surveyor - Freeland Clinkscales

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:

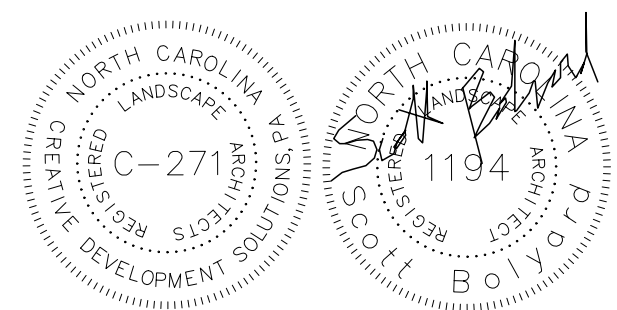
August 13, 2025
9-3-2025-city comments
9-9-2025 - conditions

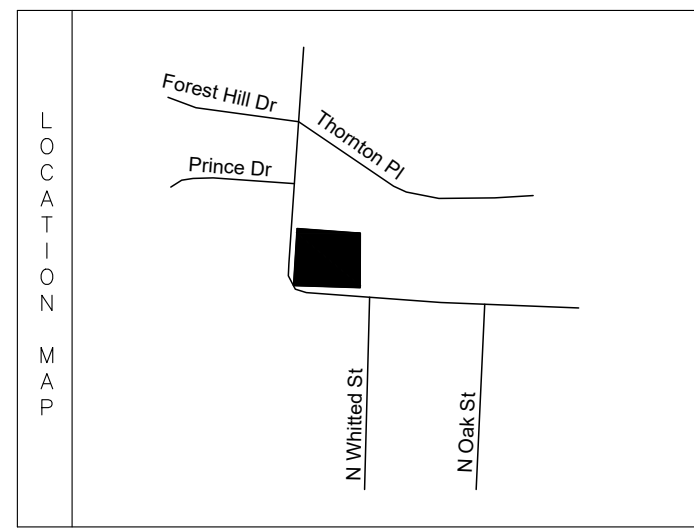
DESIGNED BY:

DB
SB

Project Number:

SHEET NUMBER:
L2





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

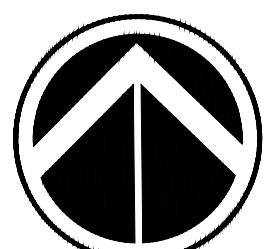
5' width Plant Strip
West property line = 142 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 4 trees, 18 shrubs

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

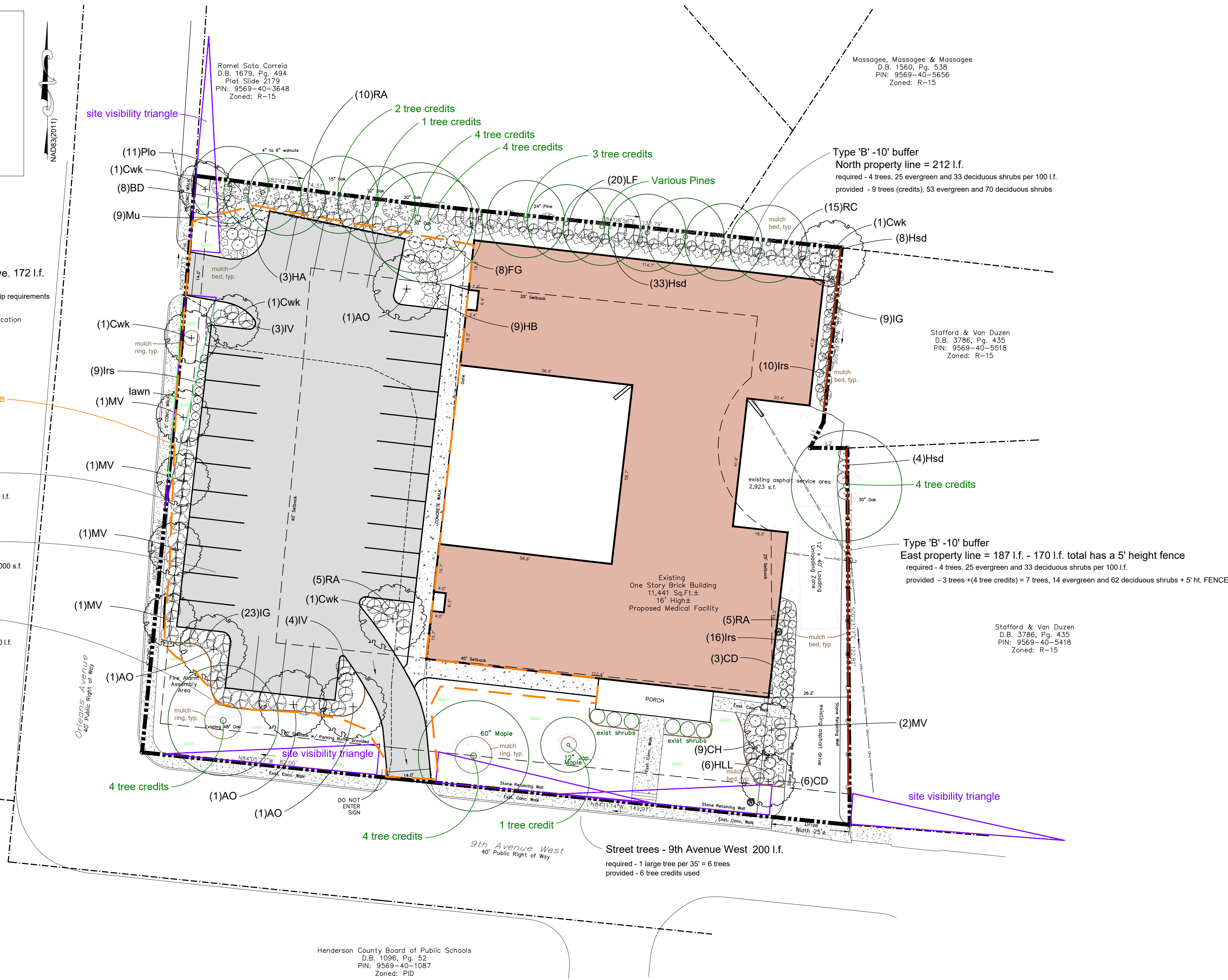
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CP CALCULATED POINT
- TM TEMPORARY BENCHMARK
- (M) MEASURED
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- BACK FLOW PREVENTER
- ELECTRIC MANHOLE
- POWER POLE
- LIGHT POLE
- TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- MONITORING WELL
- A/C UNIT
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- FENCE



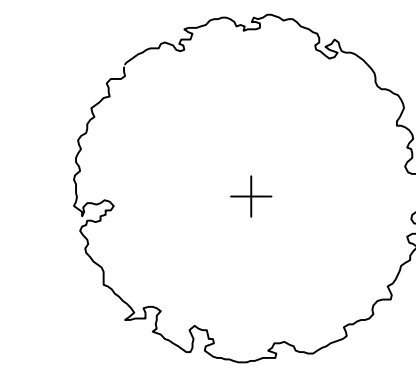
North

0' 20' 40' 80' 120'

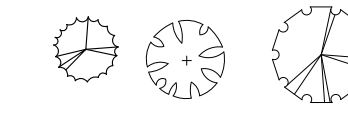
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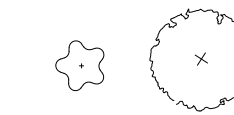
Landscape Legend



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 :
REVISIONS:

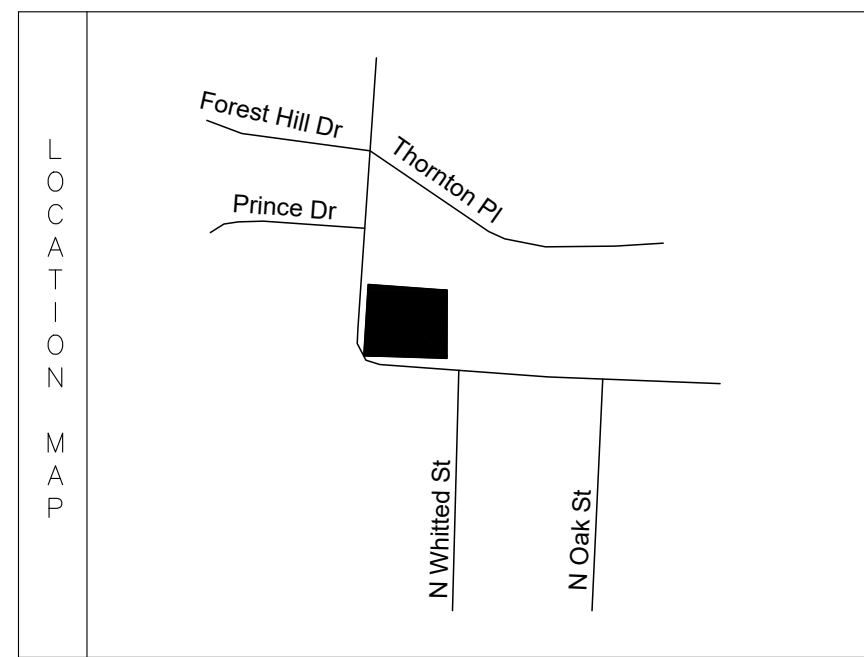
DESIGNED BY:
DRAWN BY:

APPROVED BY:

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

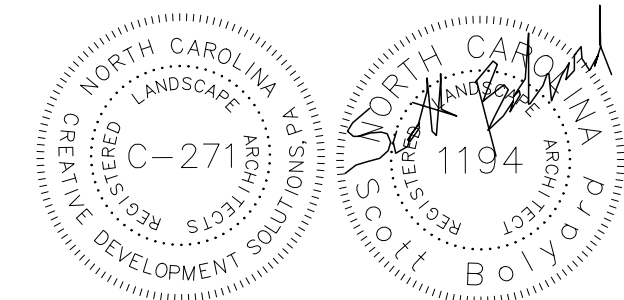
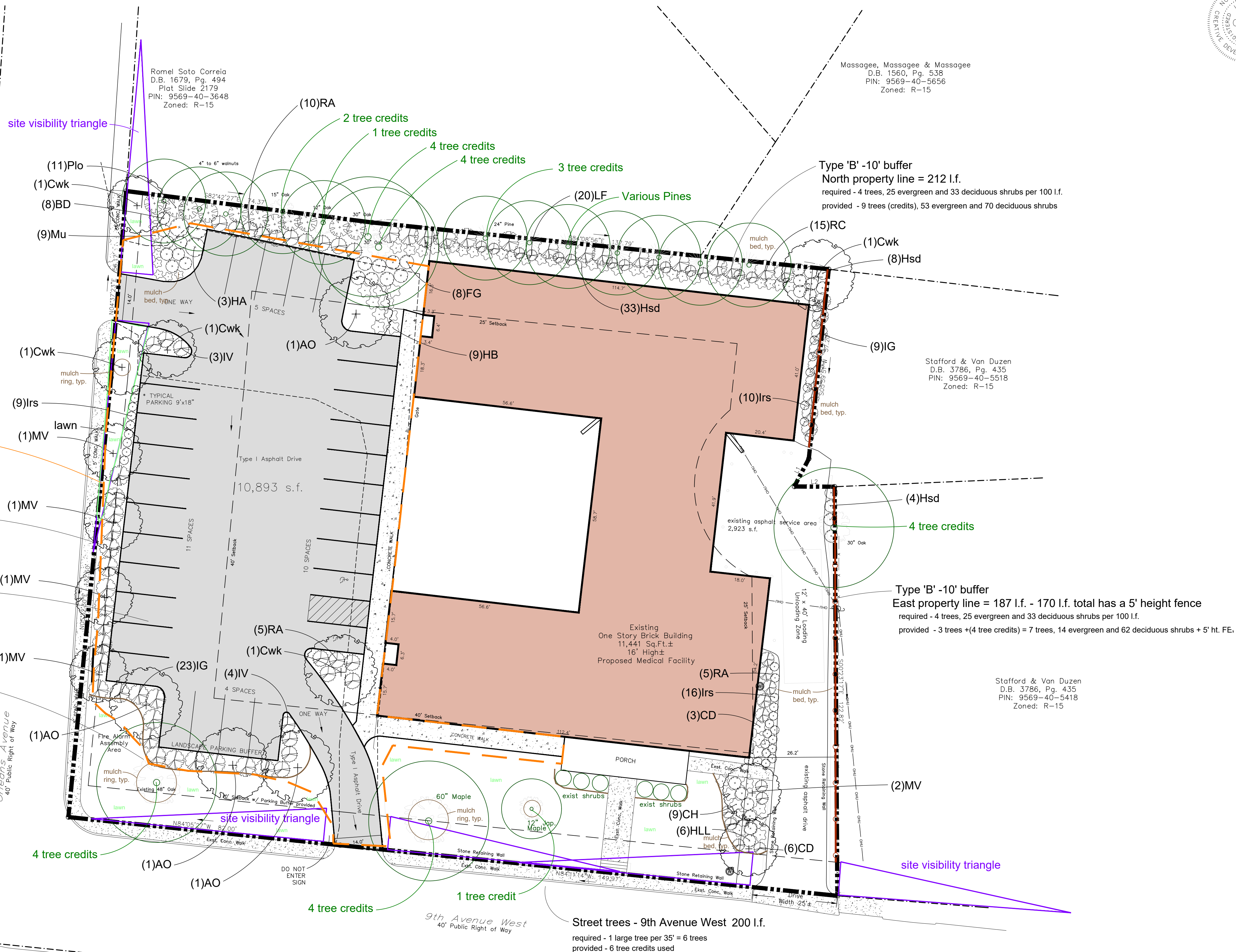
5' width Plant Strip
South property line = 90 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 3 trees, 12 shrubs

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:
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

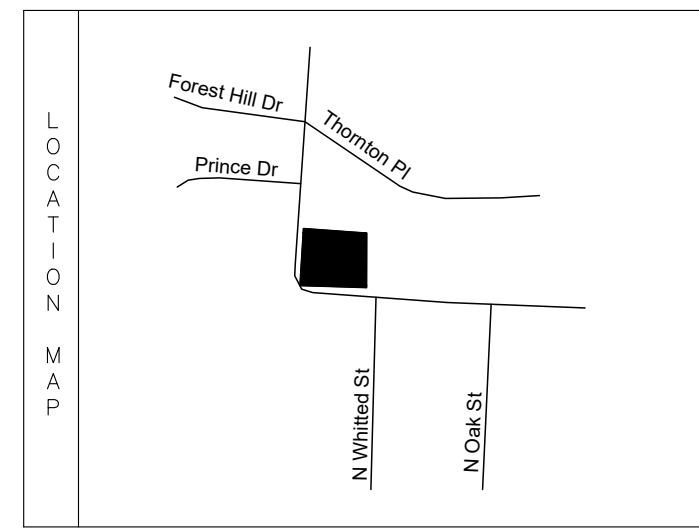
ISSUE DATE: August 13, 2025
REVISIONS: 9/3/2025-city comments

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

Project Number:

SHEET NUMBER :
L4



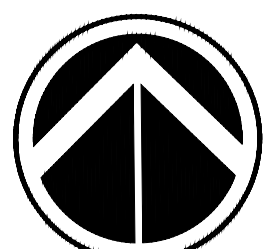


LINE	BEARING	DISTANCE
1	S20°27'23\"	9.40'
2	S69°40'55\"	12.07'

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

.34 acres
Limits of Disturbance

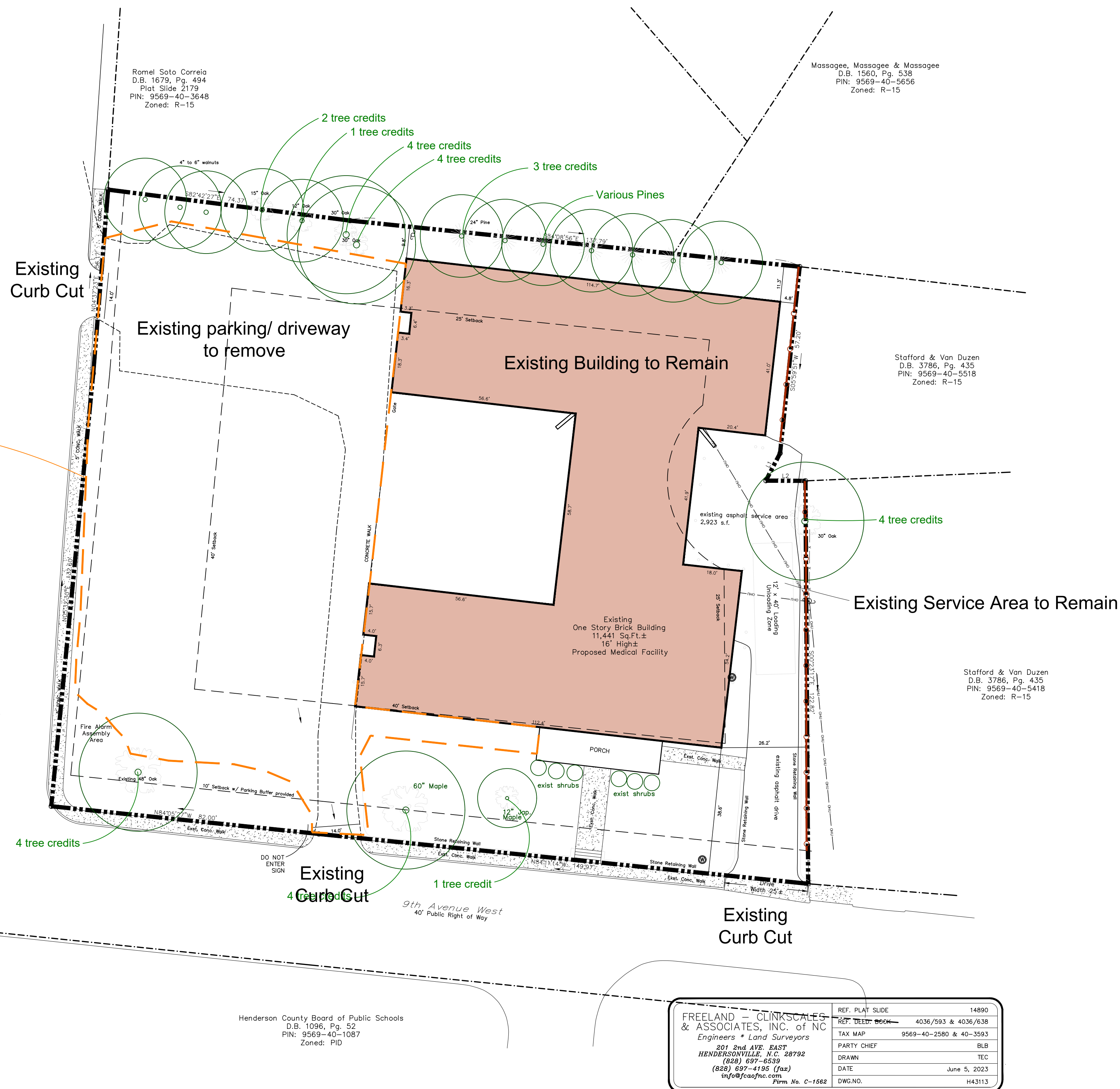
LEGEND	
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	TEMPORARY BENCHMARK
	MEASURED
	RECORD
	STORM DRAIN MANHOLE
	CATCH BASIN
	CURB INLET
	SEWER MANHOLE
	CLEAN OUT
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	BACK FLOW PREVENTER
	ELECTRIC MANHOLE
	POWER POLE
	LIGHT POLE
	TRANSFORMER
	TELEPHONE MANHOLE
	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



North



SCALE : 1" = 20'



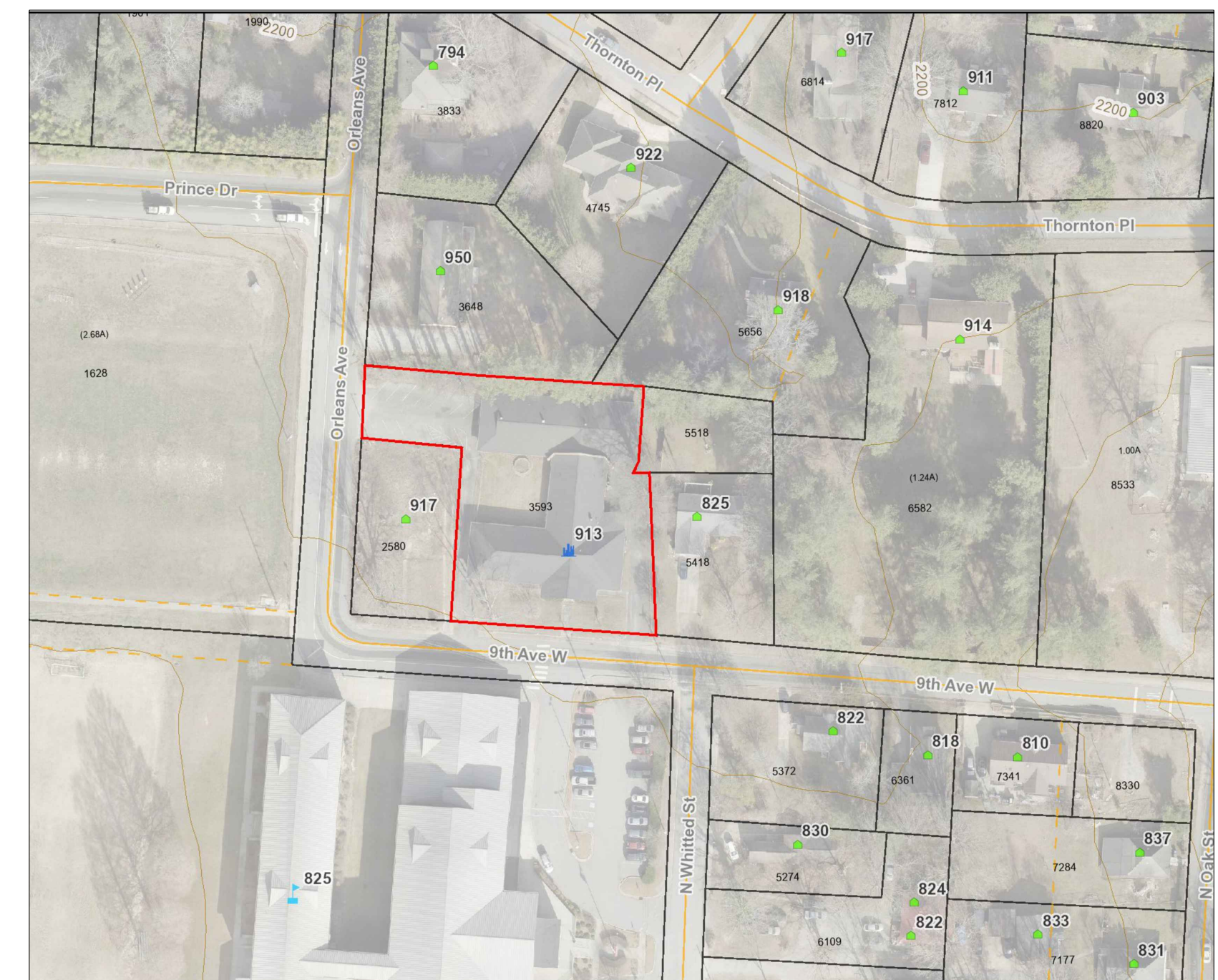
SLOPE COLORS

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

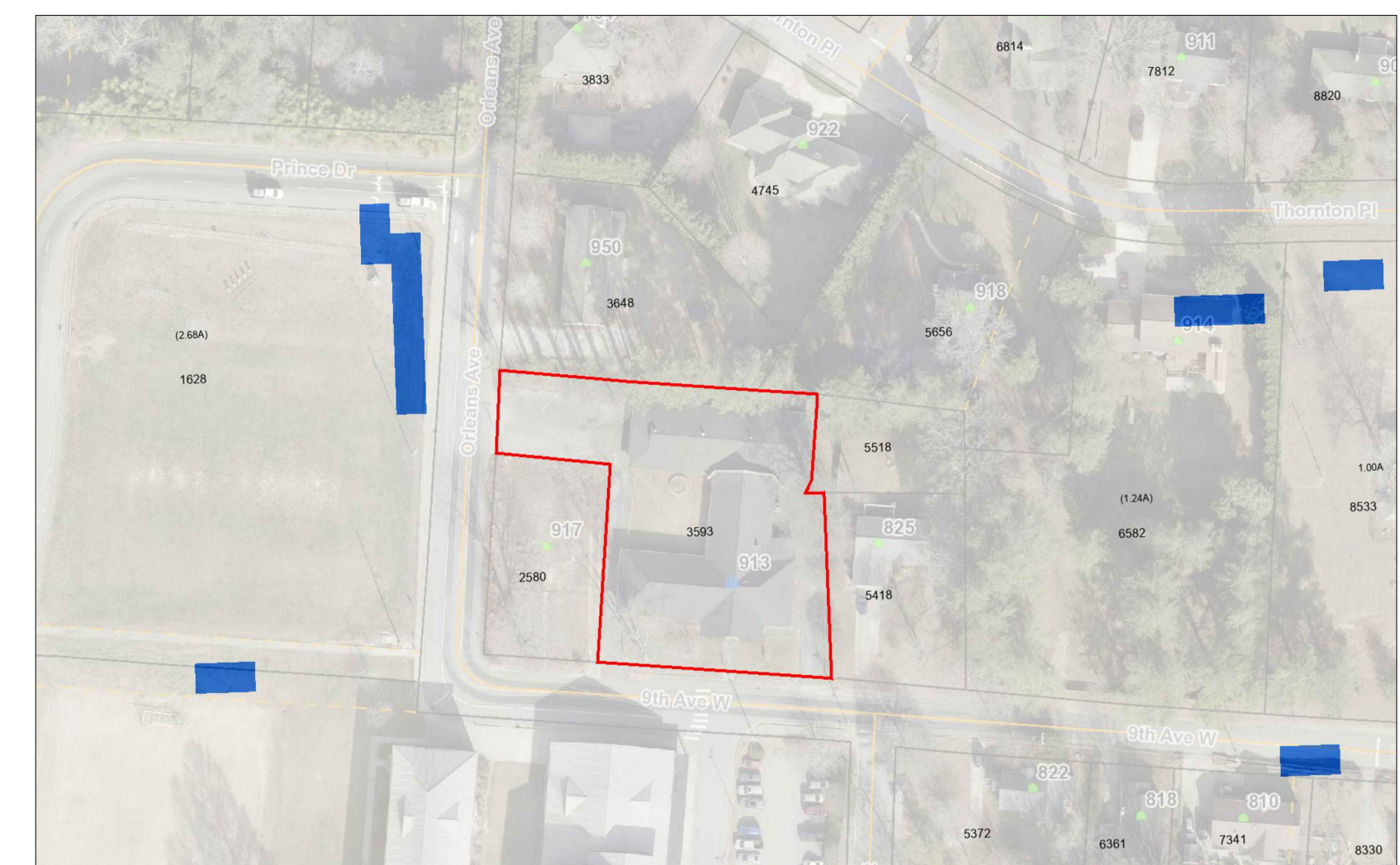
THE AVERAGE SLOPE OF THIS
PROPERTY WITHIN LIMITS OF
DISTURBANCE IS 2%



Aerial Map



Topo Map



Slope Map

Other Consultants:

Surveyor - Freeland Clinkscales

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

Project Plant List

Large Trees - 15 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks	All Plants to Meet Ansi Z60.1 Stnds.
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	All Plants to Meet Ansi Z60.1 Stnds.
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	All Plants to Meet Ansi Z60.1 Stnds.
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



MD - Undaunted Muhly Grass



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



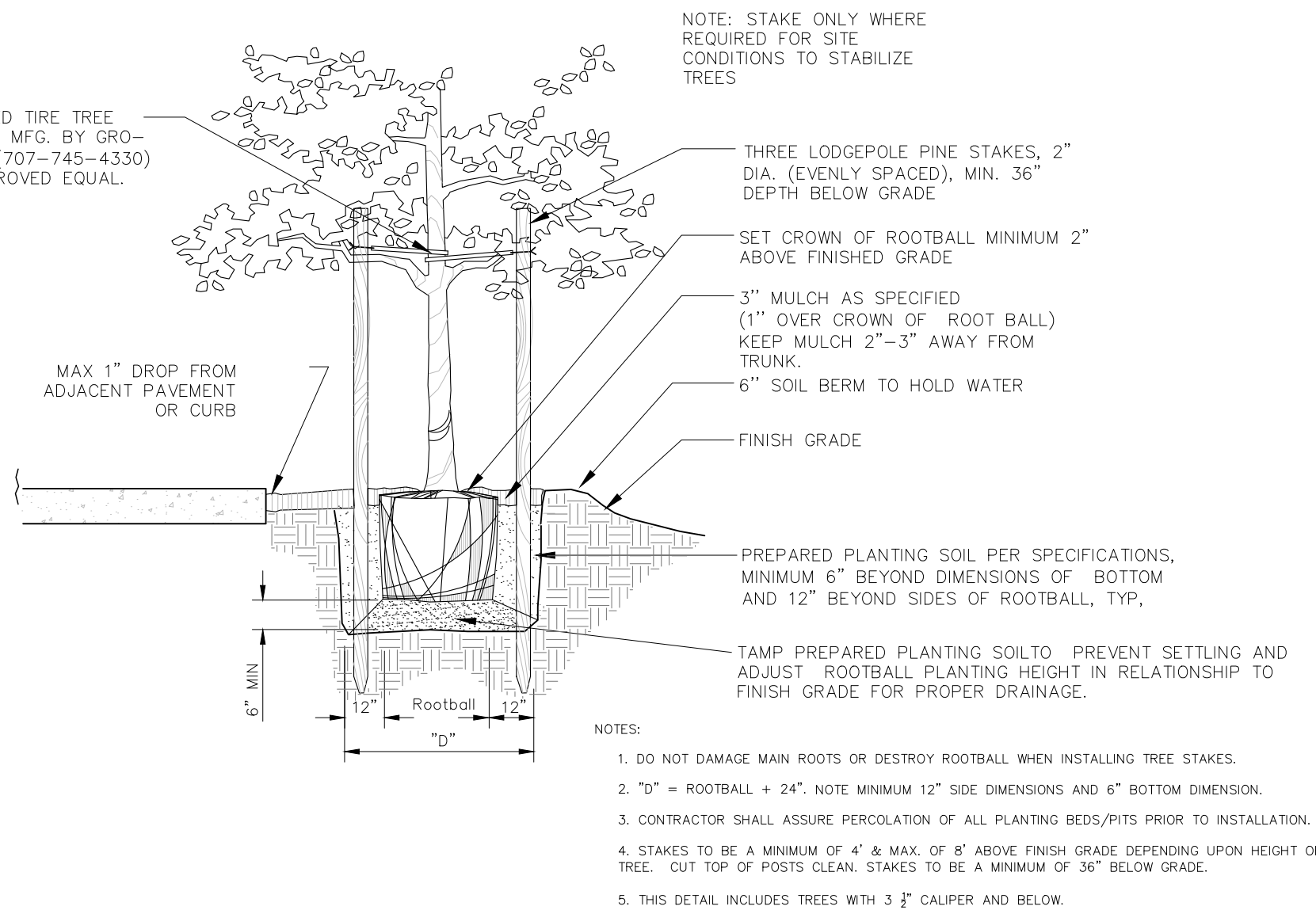
HLL - Little Lime Hydrangea



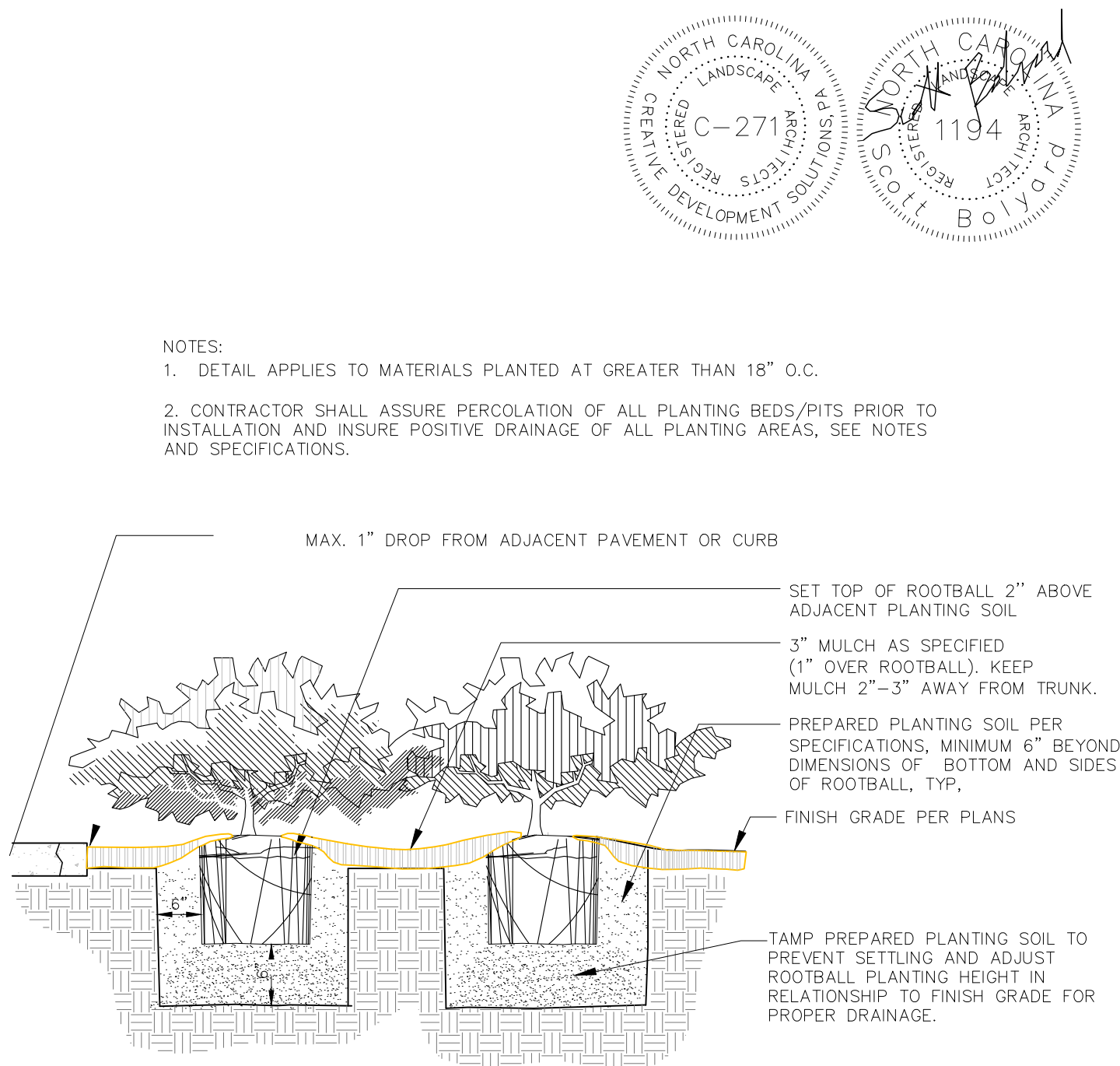
CH - Hummingbird Clethra

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.



2 Tree Planting Detail
Scale: NTS



1 Shrub Planting Detail
Scale: NTS

Other Consultants:

Surveyor - Freehand Clinckescales

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
REVISIONS: 9-8-2025-city comments

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

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 C.

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 C.*

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 C.

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 C.

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:	If other:
<input type="checkbox"/> Corporation:	<input checked="" type="checkbox"/> Limited Liability Company:
<input type="checkbox"/> Partnership:	<input type="checkbox"/> Trust:
	<input type="checkbox"/> Other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) President	



Zoning-Property Owner Company Information

Section 5, Item C.

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

NOTICE

City of Hendersonville Planning Board

305 Williams St. Hendersonville, NC 28792

NOTICE OF PLANNING BOARD REGULAR MEETINGS **MEETING LOCATION AMENDMENT**

The following Regular Meetings of the City of Hendersonville Planning Board are held on the **second Thursday** of each month beginning at **4:00 p.m.** in the Assembly Room of the Operation Center located at 305 Williams Street, Hendersonville NC.

October 9, 2025

November 13, 2025

December 11, 2025

Jim Robertson
Planning Board Chair

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Ratified 9/11/2025
<https://www.hendersonvillenc.gov>

