



CITY OF HENDERSONVILLE
PLANNING BOARD - REGULAR MEETING
Operations Center|Assembly Room|305 Williams St.| Hendersonville NC 28792
Thursday, August 13, 2026 – 4:00 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Minutes of July 9, 2026

4. OLD BUSINESS

A. Zoning Text Amendment: Small Cell Wireless Facilities (26-47-ZTA) – *Matthew Manley, AICP*
– *Long-Range Planning Manager*

5. NEW BUSINESS

A. Zoning Text Amendment: Small-Scale Multi-Family to R-6 (26-44-ZTA) – *Matthew Manley, AICP* – *Long-Range Planning Manager*

B. Administrative Review: Preliminary Site Plan– 1910 Haywood Rd (26-46-SPR) – *Sarah McLaurin, Planner II*

6. OTHER BUSINESS

7. ADJOURNMENT

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

**Minutes of the Planning Board
Regular Meeting
July 9, 2026**

Members Present: Jim Robertson, (Chair), Betsey Zafra, David McKinley, Kyle Gilgis, Tamara Peacock (Vice-Chair), Laura Flores

Members Absent: Donna Waters, Lauren Rippy, Bob Johnson, Mark Russell

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

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

II Approval of Agenda. *Ms. Gilgis moved to approve the agenda. The motion was seconded by Ms. Peacock and passed unanimously.*

III Approval of Minutes for the meeting of June 11, 2026. *Ms. Gilgis moved to approve the Planning Board minutes of the meeting of June 11, 2026. The motion was seconded by Mr. McKinley and passed unanimously.*

IV Old Business

V New Business

V(A) Zoning Map Amendment – Standard Rezoning – Ironwood Square (26-43-RZO) Mr. Hayes gave the following background:

Mr. Hayes stated this property was annexed into the city last week at City Council. And as part of the next step in the process, this was not in the ETJ. It was a satellite annexation. And so there is no city zoning on this property. So we have 60 days to zone the property. So we are within that time frame, starting the process.

Mr. Hayes stated this is three separate parcels on Case Street. He gave some background information on the project which is included in the staff report and presentation. The owners of the property are Conserving Carolina and the Children and Family Resource Center of Henderson County, and this is actually a city-initiated initial zoning.

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

A Comprehensive Plan Consistency map was shown and is included in the staff report and presentation.

Mr. Hayes stated he is not going to go through the whole comprehensive plan consistency. It was provided for you in your staff report, but ultimately staff did find it to be consistent with both the Future Land Use designation specifically and the Comprehensive Plan more generally.

Mr. Hayes stated looking at C-3 versus CHMU, the reason why I'm doing this comparison is because historically, over the past several years, when, doing zonings in the Upward Road corridor, we have often

went to Commercial Highway Mixed Use for a number of reasons, one of them being that it has Design Standards. So building design requirements, traffic flow requirements, other design elements. C-3 does not have those standards. It has our more typical dimensional requirements for minimum lot size, setbacks, things like that. But no Design Standards. C-3 also doesn't allow for multifamily. It allows for one family, two family, as well as minor Planned Residential Development. And so the rationale that staff is putting forward for why we think C-3 makes sense, even though historically we've used CHMU in this area, is because the adjacent property is zoned C-3 and we believe that it is the intention in the future of combining these properties, so you can see the subject property here, it directly abuts the C-3. And having a cohesive C-3 for these two properties that will become one property in the future, makes sense. You can have split-zone properties, but it makes it easier, it makes it cleaner, if they were all, under one zoning district. And so that's why staff has put forward C-3.

Mr. Hayes discussed the MIC zoning as well. He stated the big takeaway, still no Design Standards, but you do bring in that small-scale multifamily. And so I'm happy to talk about that or answer any other additional questions. I will note that if you all wanted to pursue a recommendation that was not C-3, then we likely would go to the property owners and see if they would rezone the current property that is C-3, so that they would match. So if you want to recommend CHMU, we would approach the property owners and see if they would consent to that. We'd have to look at it with regards to downzoning, making sure all of that is okay if it is downzoning, we would need the property owner's consent to do that. So there are some logistical things that we would have to work through on the back end if that is what you all wanted to recommend, but it is possible for you to do that.

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

A rationale for approval and a rationale for denial were shown and are included in the staff report and presentation.

Chair asked if there were any questions for staff.

Ms. Gilgis asked if the property would eventually be CHMU. Mr. Hayes stated not in the immediate future.

There were no further questions for staff.

Chair asked if the property owner was in attendance and would like to speak. No one spoke.

Chair opened public comment. No one spoke.

Chair closed public comment.

Chair stated the only reason I mentioned MIC is, he took a ride out there today, and it seems like the adjacent property that C-3 is all very professional. You got the free clinics in there. There's an architect office in there. There's something else nonprofit is in there, and it just seems like MIC is less intense than C-3 to me, but maybe it's not. Discussion was made on the permitted uses in C-3 and MIC.

Lew Holloway, Community Development Director stated C-3 is our legacy Highway Business zoning district. So it's an appropriate zoning district for the location, given that the adjacent parcel is already C-3, and that we have a shared property owner in these two parcels, and a shared interest. That's why I think they're asking for the C-3. Casting out forward, I think we would like to come up with a way to have CHMU be or some version of CHMU be our standard highway commercial district. That would be a larger zoning map change, and an update to our UDO, which is something that we're planning to start. Obviously, the downzoning makes that a little trickier. So that's future. The comment if we got, particularly cute with that

parcel, then it starts to call into question, well, why is one C-3 and one C-2, and then another is a third, it starts to look a little like spot zoning, and, I think that's part of how we got to the C-3 recommendation.

Chair asked about restaurants being permitted in the C-3 zoning. It was stated that would likely require a TIA along with other requirements. There are a number of uses permitted in C-3 that you would consider more intense than what's permitted in both CHMU and MIC.

Ms. Gilgis moved the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs 9577-79-2337, 9577-79-3365 and 9577-79-4384) from Henderson County Community Commercial to City of Hendersonville C-3, Highway Business, 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 staff analysis and because: The proposed zoning of C-3 aligns with the Gen H 2045 Comprehensive Plan Future Land Use and Conservation Map and the Character Area description for mixed-use commercial. 2. Furthermore, we find this petition to be reasonable in the public interest based on the information from the staff analysis, public hearing, and because: C-3 zoning would allow for greater economic use of the subject property, given a wide range of permitted uses, and C-3 zoning along this corridor could lead to additional opportunities for commercial uses along a corridor that is seeing moderate development pressure. Ms. Flores seconded the motion which passed unanimously.

V(B) Zoning Text Amendment – Small Cell Wireless Facilities (26-47-ZTA)

Mr. Holloway stated so Matt is coming up to present on the small wireless facilities. This one is one that we have been working on. Matt initially was working on it in conjuncture with the, Downtown Design Overlay. We've had a couple of these come in. We've got six of them that are going to be constructed around town. And so we are looking to be moving as quickly as we can to get this in place. That said, the ordinance is still going to get a couple of little modifications to it. Matt's going to present on what small cell wireless is, what's going to be in the ordinance. But what I'm going to ask you all to do is continue to the next month with the hearing, and we'll have the ordinance for adoption at that time, because if we make changes between now and City Council that are too substantial, we'd have to bring it back to you anyways. So I'd like to ask you, Chairman and Board members to. Chair stated so this will be an informational presentation only and the Board will not do anything. Mr. Holloway stated I don't think we need to do that. I would suggest that we still open the public hearing. We've advertised it. We can hold the public hearing. The meat of the wireless regulations are in there. There's a lot of detail in these because the FCC and other state and federal entities have a lot of influence on what we can and cannot regulate kind of making sure that what we're adopting is in alignment with all of those things. But what you're going to hear is 95% of what's going to be in that ordinance. So I think we should my opinion, go ahead and have the public hearing, and hear Matt's presentation. Chair stated but we're not going to make a motion. Mr. Holloway stated yes, we'll have the final ordinance for recommendation for you all for next month.

Mr. Manley talked about what started the process for this text amendment. He stated small cell or small wireless facilities, you'll hear those interchangeably. They are essentially just part of the cell phone data transfer network, and they go on either existing polls or new standalone polls, but they're not big, giant towers that hover way into the air. They're down kind of more in line with the users, those of us with our phones in our hands and in public rights of way, rather than just on a parcel of land or on the remnant of land or up on a ridge line somewhere. They're down on the roadways, on the ground. And so, as mentioned, they are regulated heavily. Back 2015/2016, wireless provider cell phone companies began lobbying, that they needed certain protection to be able to deploy these rapidly in order to provide high-quality telecommunications. And they made their case, with the FCC, and a number of limitations were put in place on what, the local permitting process would look like for these as they began to roll out. And then they also went on a spree going state by state and having each state adopt local or adopt state laws

that would govern the deployment and exempt these facilities from rigorous local ordinances. And so, our hands are tied in many ways. We cannot prohibit them. We have to treat them like other utilities. We can't discriminate. Now, the one thing we can do is address aesthetic concerns. And so that's what we've essentially put together is some basic parameters that would apply citywide, but then specific design standards for our most valued core of the city, economically important and otherwise historically important parts of the city.

Examples of the small cell wireless facilities were shown and discussed and are included in the staff report and presentation.

The purpose, intent and applicability was shown and discussed and is included in the staff report and presentation.

Preferred placement was discussed and is included in the staff report and presentation.

Prohibited locations were discussed and are included in the staff report and presentation.

Design Standards were discussed and are included in the staff report and presentation.

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

General rezoning standards was discussed and is included in the staff report and presentation.

A draft comprehensive consistency that was amended was shown and is included in the presentation.

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

Chair asked if there was any questions for staff.

Ms. Flores asked how you came to the number of 300 feet. And is that a diameter? Or how is that measured? Mr. Manley stated we probably should clarify that in other places in our ordinance we measure in a diameter as the as the crow flies. He discussed aligning that with a city block which is usually 350 to 400 feet.

Mr. Manley stated they're treated the same as our power poles and any of our other above ground facilities. But the trick is that it's adding to it. And so we're trying to minimize that as much as possible, but we can't prohibit it. Chair stated so we can't prohibit it, but did the lobbyists at the State level come up with a distance minimum distance or maximum distance that they wanted to see the municipalities adhere to. Mr. Manley stated no, I don't believe there's any distance requirement in that.

The Board discussed placement and distance of where they could be located.

Mr. Holloway stated the 500 feet for small cell is not enforceable and they cannot prevent them from being in a historic district. They could have Design Standards.

Mr. Holloway discussed the six that have been approved and where they are located.

Ms. Peacock stated I just caution, that we have some sort of language that says if you're abandoning other equipment as you put these in that you're required to remove it. Mr. Manley stated there is language for removal and abandonment.

Discussion was made on them being placed in a historic district. Mr. Manley stated a COA would be required in a local historic district.

Chair asked about removing the word “feasible” Ms. Beeker stated so, we're going to look at some alternatives to that. I'm going to look at some alternatives. I wasn't able to attend their meeting that they've already had about it with Daniel. And so, I have asked for the opportunity to go and tweak.

No action was taken.

VI Other Business

VI(A) Zoning Text Amendment – Downtown Design Overlay District (26-23-ZTA). Mr. Manley gave the following background:

Ms. Flores left at 5:03 pm.

Mr. Manley gave a project background description which is included in the presentation.

Mr. Manley discussed the steps that have been taken and what the next steps would be. This is included in the presentation. He stated we will be taking it to the Business Advisory Committee next Monday, the Downtown Advisory Board next Tuesday, and then we'll bring it back to Planning Board for a formal recommendation next month.

The purpose, intent and applicability was discussed and is included in the presentation.

The location of the property was discussed and that would determine which standards would apply.

The Downtown Character Districts map was shown and discussed.

The three buckets were discussed and are included in the presentation.

Standards for the public realm were discussed and included in the presentation.

Standards for site design were discussed and are included in the presentation.

An illustration of surface parking in the city core was shown and discussed.

Standards for building design was discussed and is included in the presentation.

Additional topics were shown and discussed and are included in the presentation.

Discussion was made on uses being added to the residential zoning districts that would allow for specific trail oriented type businesses or increases in density and intensity.

No action was taken.

VII Adjournment – *The meeting was adjourned at 5:47 pm.*

Jim Robertson, Chair



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	August 6, 2026
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Small Cell Wireless Facilities (26-47-ZTA) – Matthew Manley, AICP – Long-Range Planning Manager		

SUGGESTED MOTION(S):

<u>For Approval:</u>	<u>For Denial:</u>
I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Zoning Ordinance Article XII. ‘Definition of Terms’ And Article XVI. ‘Supplementary Standards’ for Small Cell Wireless Facilities based on the following: 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: The proposed amendments aligns with the Gen H Comprehensive Plan Goals & Guiding Principles 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: 1. The proposed amendment aligns with state law and federal guidelines 2. The proposed amendment allows for the installation, expansion, and improvement of telecommunications infrastructure 3. The proposed amendment establishes standards for order, compatibility and safety in the deployment of small cell facilities. [DISCUSS & VOTE]	I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article XII. ‘Definition of Terms’ And Article XVI. ‘Supplementary Standards’ for Small Cell Wireless Facilities based on the following: 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: The proposed amendments aligns with the Gen H Comprehensive Plan Goals & Guiding Principles 2. We [<u>do not find</u>] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because: 1. The proposed amendment is overly restrictive and hinders improvements to the local telecommunications network 2. The proposed amendment is overly relaxed and does not go far enough in protecting the public from the impacts of widespread deployment of small cell facilities. [DISCUSS & VOTE]

***SUMMARY:** The City of Hendersonville has initiated a zoning text amendment to address the deployment of small cell wireless telecommunications facilities across the city. The proposed updates to this zoning ordinance are precipitated by state and federal laws on this same topic. These existing laws limit what can be done to address these facilities at the local level. The proposed ordinance is based upon model policies that reflect conformance with state and federal regulations.*

Small cell wireless facilities are a type of infrastructure that helps improve cell phone and wireless internet service—especially in areas where signals are weak or overloaded. They are small, low-powered antennas that transmit data within the larger cellular network. They are much smaller than the traditional cell towers. These facilities are typically found on standalone poles in the right-of-way but can be mounted to) existing structures such as streetlights, utility poles, traffic signals, and buildings.

The proposed standards provide guidance for the installation of small cell facilities in much the same way that the City’s existing telecommunication zoning standards guide where and how traditional towers are installed. Because small cell facilities are and will continue to be located along public rights-of-way, aesthetic standards are a principal focus for certain areas of town (downtown + historic districts) to address concerns over appearance and visual clutter

PROJECT/PETITIONER NUMBER:	26-47-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	1. Staff Report 2. Draft Ordinance Changes 3. Comprehensive Plan Consistency & Evaluation

ZONING TEXT AMENDMENT:
SMALL CELL WIRELESS (TELECOMMUNICATIONS) FACILITIES
(26-47-ZTA)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT
STAFF REPORT

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STATEMENT 21



PROJECT SUMMARY



- Project Name & Case #:
 - Small Cell Wireless Telecommunications Facilities
 - 26-47-ZTA
- Applicant:
 - City of Hendersonville
- Articles Amended:
 - Zoning Ordinance
 - Article XVI or VI
 - City Code of Ordinances
- Zoning Districts Impacted:
 - All
- Relevant Future Land Use Designations:
 - Downtown

Summary

The City of Hendersonville has initiated a zoning text amendment to address the deployment of small cell wireless telecommunications facilities across the city. The proposed updates to this zoning ordinance are precipitated by state and federal laws on this same topic. These existing laws limit what can be done to address these facilities at the local level. The proposed ordinance is based upon model policies that reflect conformance with state and federal regulations.

Small cell wireless facilities are a type of infrastructure that helps improve cell phone and wireless internet service—especially in areas where signals are weak or overloaded. They are small, low-powered antennas that transmit data within the larger cellular network. They are much smaller than the traditional cell towers. These facilities are typically found on standalone poles in the right-of-way but can be mounted to) existing structures such as streetlights, utility poles, traffic signals, and buildings.

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AMENDMENT OVERVIEW - AMMENDMENT ANALYSIS

Legal preemptions, intended to reduce local oversight and allow for the speedy deployment of small cell facilities, were first introduced in 2015-2016 at the Federal level; with the State of North Carolina ultimately adopting their own standards in mid-2017. The NC law that passed ([Session Law 2017-159](#)) allowed for some local oversight by allowing for the enforcement of objective aesthetic design standards. Design standards have to be adopted locally in order to be enforceable.

Over the first several years after the adoption of SL2017-159, the City of Hendersonville received minimal interest from the various wireless communication providers for local deployment of small cell facilities - with only a few inquiries and permit requests. However, in recent months, small cell wireless facilities (and/or their associated poles and underground wiring) have been deployed in the city and/or have sought permitting approval from the City. With this recent uptick in activity and installation of facilities within rights-of-way across various locations in Hendersonville, the City is past due for adopting standards to guide their deployment.

The proposed standards are organized and summarized as follows:

Purpose: The purpose of the proposed changes to address Small Cell Wireless Facilities can be categorized as follows:

- 1. To facilitate deployment of wireless infrastructure;
- 2. To protect the public health, safety, and welfare; and
- 3. To preserve the aesthetic character of the public realm

Placement: The preferred location hierarchy is as follows:

- 1. Collocation on existing structures including telecommunication facilities;
- 2. Collocation on existing utility poles;
- 3. Collocation on existing streetlight poles;
- 4. Replacement of existing poles;
- 5. New poles, where no feasible alternative exists.

Spacing: They are to be spaced a minimum of 300' apart.

Prohibitions: Facilities may not impede on ADA required spaces, obstruct sight distance triangles, interfere with traffic controls, be placed directly in front of residences or storefronts, be located on historic properties, and can only locate within a historic district or where utilities are all underground when no other feasible location exists.

Design Standards:

Facilities shall be designed to minimize visual impact and to be compatible with surroundings, equipment shall be concealed/shrouded, new pole, in some cases, should serve another function such as street lights or traffic lights and poles shall be designed according to the

Zoning District in which they are located:

- a) Downtown Design Overlay & Historic Districts – 14'-18' max height with decorative pole with green coating.
- b) Residential Zoning - 25' max height. Collocate on existing pole or collocate on a new pole which serves another function.
- c) Non-Residential Zoning – 50' max. with non-reflective finish
- d) Mixed-Use Zoning - 50' max height. Collocate on existing pole or collocate on a new pole which serves another function.

Foundations & Utilities: Foundations shall meet code requirements and have underground utility connections.

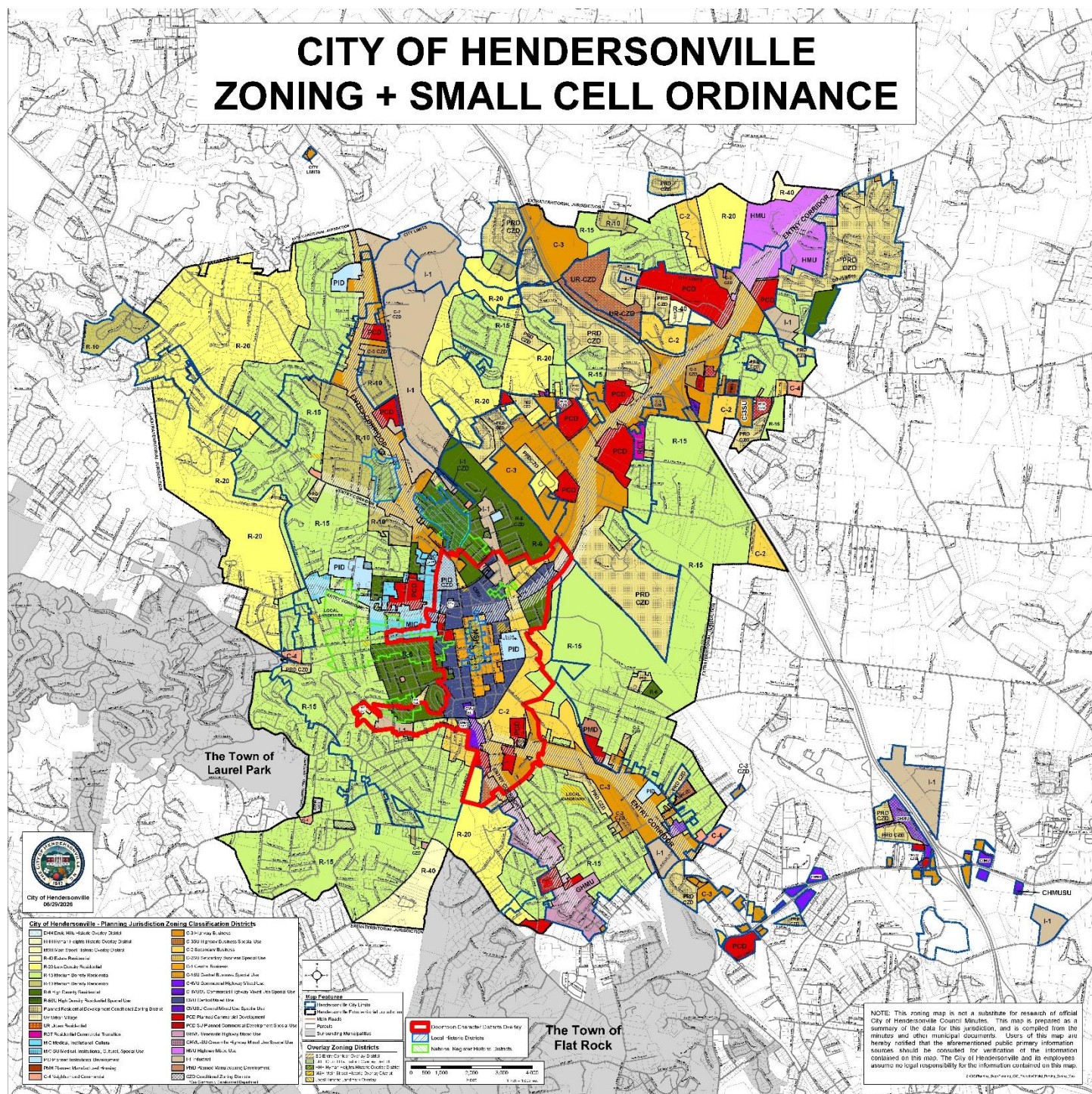
Noise & Ventilation: Facilities will use passive ventilatin and shall be below 30 dBA.

Identification & Safety: Facilities shall include safety signate with 4"x6" max identification plates.

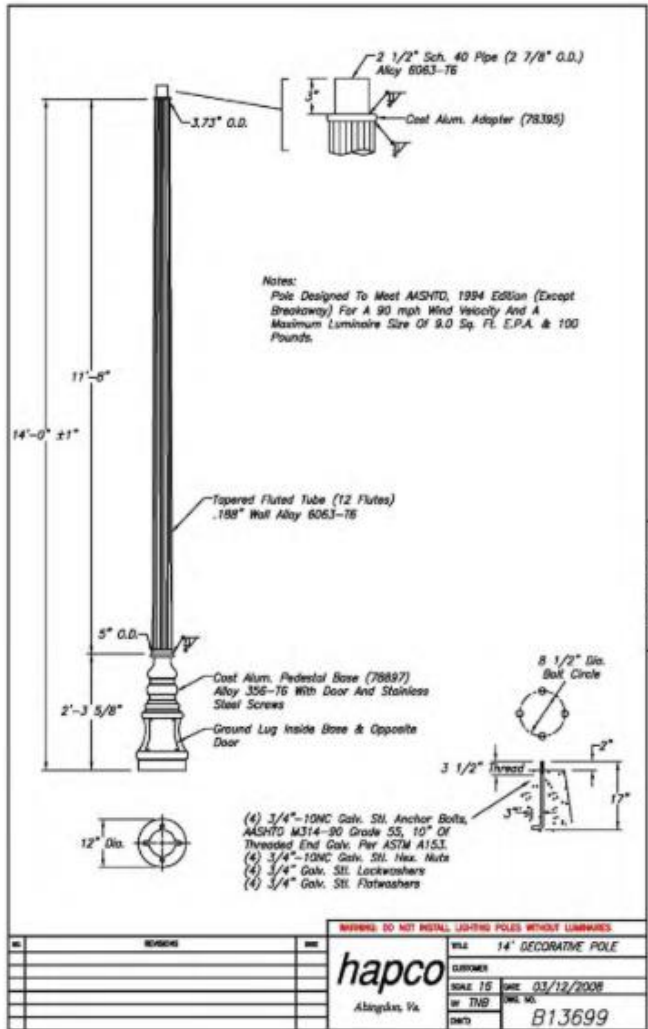
Removal & Abandonment: Facilities abandoned for 12 months shall be removed and the City may remove any facilities which are a safety hazard or no longer maintained.

Nonconforming Facilities: Legally established facilities may continue.

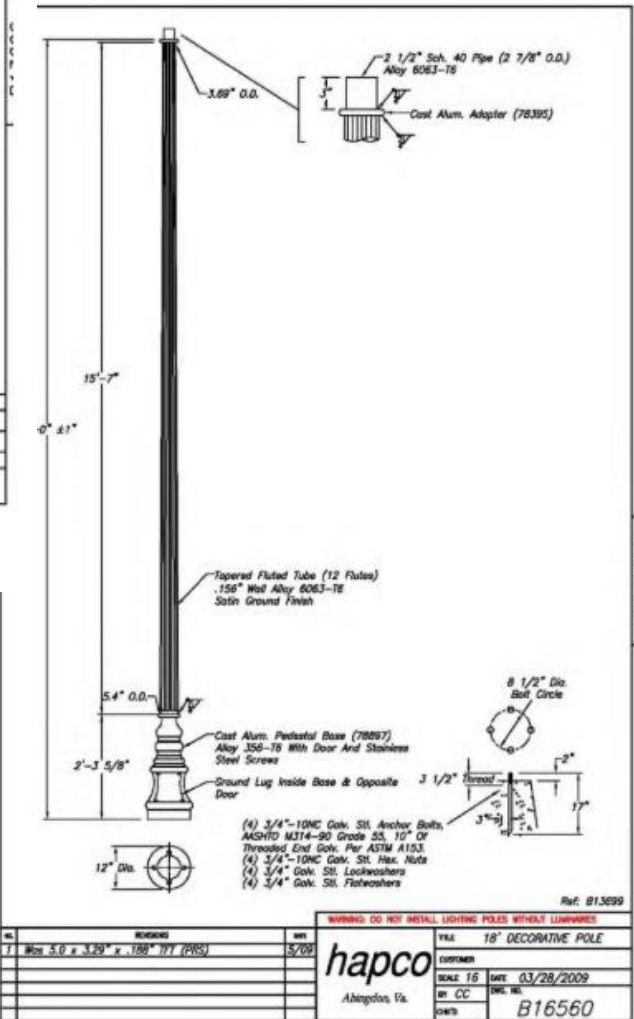
ZONING MAP (WITH DOWNTOWN DESIGN OVERLAY + HISTORIC DISTRICTS)



DESIGN SPECIFICATIONS OF DOWNTOWN DESIGN OVERLAY & HISTORIC DISTRICT POLES



14' DECORATIVE LIGHT POLE



18' DECORATIVE LIGHT POLE

NOTES:
1. SEE LAYOUT PLAN. FOUR 18' DECORATIVE LIGHT POLES AT CORNERS OF SEVENTH AVENUE AND LOCUST STREET ONLY.
2. 14' AND 18' DECORATIVE LIGHT POLES, TRAFFIC SIGNALS, AND PEDESTRIAN SIGNALS ARE BEING PURCHASED BY THE CITY. CONTRACTOR IS RESPONSIBLE FOR TRANSPORT FROM CITY OPERATIONS CENTER TO THE SEVENTH AVENUE PROJECT AREA AND FOR INSTALLATION OF LIGHTS.

EXAMPLES OF EXISTING DOWNTOWN POLES



EXAMPLES OF SMALL CELL POLES



Source: [Jeffrey Beall](#), [CC BY 4.0](#), via Wikimedia Commons

Stealth Small Cell Pole

Equipment hidden inside the pole structure



Source: Comments of Crown Castle, WT Docket No. 15-180, at 14 (filed September 28, 2015)

Small Cell on a Lamp Post

Small facility deployed in historic Pittsburgh, PA

Small Cell on Utility Poles



Source: Comments of PCIA - Attachment, WT Docket No. 15-180, at 23 (filed September 28, 2015).

COMMITTEE RECOMMENDATION

The proposed amendment was only briefly reviewed by the Downtown Design Overlay 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 VI. GENERAL PROVISIONS

ARTICLE VI – GENERAL PROVISIONS

Section 6-20. Small Wireless Facility Design and Placement Standards

Sec.6-20- 1. Purpose and Intent

a) The purpose of this subsection is to:

- i. Facilitate deployment of wireless infrastructure;
- ii. Protect the public health, safety, and welfare; and
- iii. Preserve the aesthetic character of the public realm.

b) These standards are intended to be:

- i. Technologically neutral;
- ii. Non-discriminatory; and
- iii. Consistent with applicable federal and state law.

2. Applicability

a) This subsection applies to all small wireless facilities and associated support structures located within the public right-of-way or on publicly owned property with the exception of small wireless facility located in an interior structure or upon the site of any stadium or athletic facility.

b) These standards shall apply to:

- i. New poles;
- ii. Replacement poles; and
- iii. Collocation on existing structures.

c) Where these standards conflict with state or federal law, such law shall control.

3. Administrative Review and Approval

a) Small wireless facilities shall be subject to administrative review.

b) Applications shall be approved if they meet all applicable standards of this Ordinance.

c) The City shall act on applications within the timeframes established by applicable law.

d) Applications shall not be denied for aesthetic reasons unless:

1. The standards are reasonable;
2. The standards are no more burdensome than those applied to other infrastructure deployments; and
3. The standards are published in advance.

4. Placement and Location Standards

a) Preferred Location Hierarchy

Small wireless facilities shall be located in the following order of preference:

- 1) Collocation on existing structures including telecommunication facilities;
- 2) Collocation on existing utility poles;
- 3) Collocation on existing streetlight poles;
- 4) Replacement of existing poles;
- 5) New poles, where no feasible alternative exists.

b) Spacing

New small wireless facility poles shall be separated by a minimum distance of three hundred (300) feet unless the applicant demonstrates that a lesser distance is necessary for service.

c) Prohibited Locations

Small wireless facilities shall not be located:

- 1) Where they would contribute to the obstruction of required sidewalks or ADA access;
- 2) Within a 10' x 70' sight triangle at intersections;
- 3) In a manner that interferes with traffic control devices or public safety operations;
- 4) To the maximum extent feasible, new standalone small cell poles must be aligned with the extension of intersecting side-property lines, rather than directly in front of a primary residential facade or storefront window.
- 5) On property listed on or eligible for listing on the National Register of Historic Places.
- 6) On property which a locally-designated historic landmark.

- 7) Within designated National Register or local historic districts unless no feasible alternative exists;

Note: For purposes of this section, the term "historic" shall refer to districts or landmarks which have been nominated to the National Register of Historic Places or designated pursuant to chapter 28 of the City Code

d) Underground Districts

In areas where utilities are underground, new poles shall be prohibited unless:

- 1) No feasible alternative exists; and
- 2) The facility is designed to minimize visual impact.

5. Design Standards

- a) Antennas shall not exceed a height of three feet (3').
- b) All facilities shall be designed and placed to minimize visual impact and be compatible with surrounding streetscape elements. Where no required lighting is included with the facility, locations adjacent to street trees shall be considered to assist with concealment.
- c) Equipment and wiring shall be fully concealed, shrouded, or integrated into the pole.
- d) All mounting hardware, bolts, and brackets must be hidden from public view using a tapered concealment shroud connecting the base of the radio shroud to the pole.
- e) All wiring, cabling, and hardware shall be concealed.
- f) No new ground disturbance shall be permitted that would exceed the depth and width of any previous ground disturbance (including footings and anchoring mechanisms). Except up to four lightning grounding rods up to ¾-inch in diameter may be installed.

f). Pole Design

- 1) Downtown Design Overlay. Per Sec. 5-28, when located within the Downtown Design Overlay Zoning District, poles shall be constructed according to City of Hendersonville specifications for Downtown District post shown below and coated in a color matching other City facilities as approved by the Public Works Director.

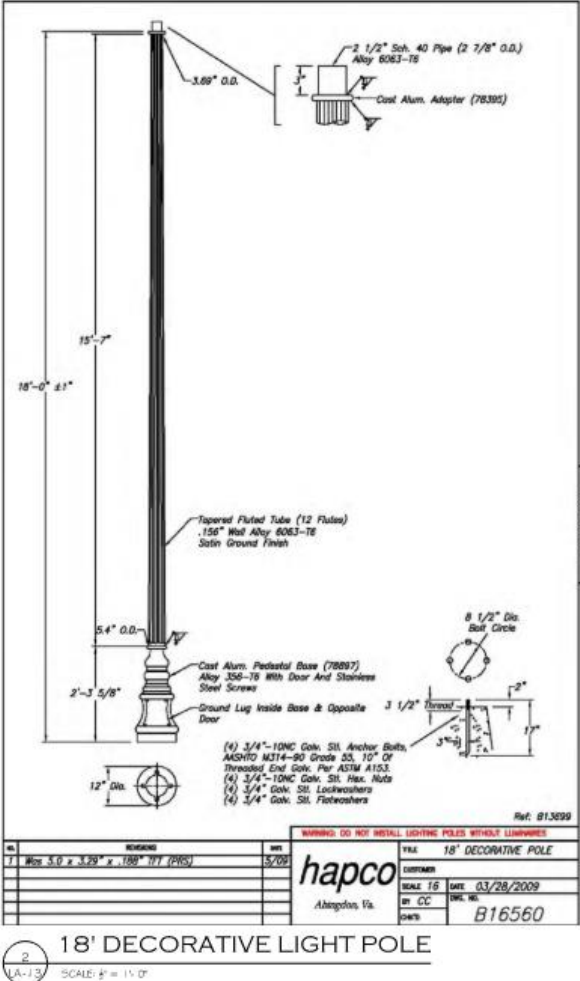
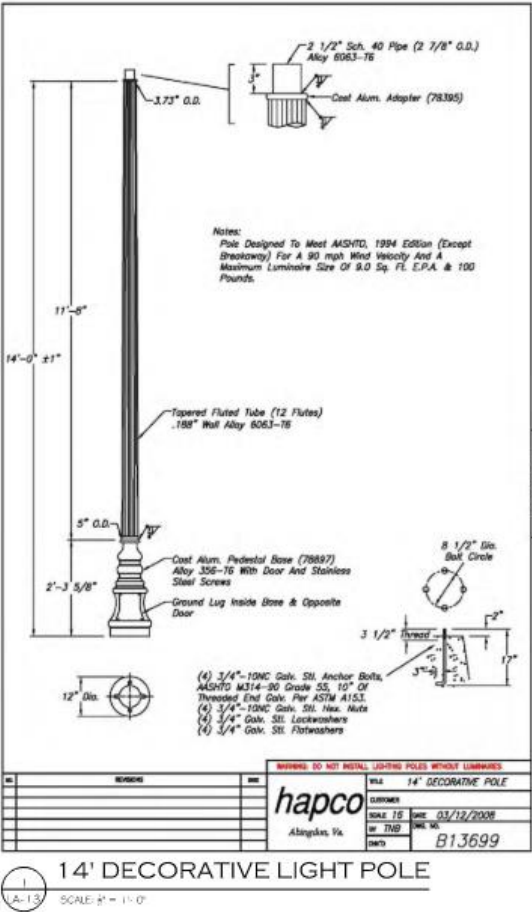


Figure 1: Design Specifications for 14' & 18' Decorative Poles



Figure 2: Photo example of 14' Decorative Pole



Figure 3: Photo example of 18' Decorative Pole

- 2) Other Historic Districts. In designated historic districts (Local and National Register) outside of the Downtown Design Overlay, newly proposed facilities shall be reviewed by SHPO. New poles shall meet same specifications as above.
- 3) Residential Zoning Districts. Facilities shall meet the following requirements when located within areas zoned PRD, PMH, R-40, R-20, R-20, R-15, R-10, R-6 or any of these districts' Conditional Zoning District counterpart:
 - a. Facilities shall be:
 - i. Collocated on existing poles or
 - ii. Collocated on replacement poles that combine to serve as a streetlight or traffic light, where small wireless facilities are concealed and poles are consistent in height and design with adjacent streetscape elements.
 - b. Pole height shall not exceed twenty-five feet (25')
- 2) Non-Residential Zoning Districts. Facilities shall meet the following requirements when located within areas zoned PCD, RCT, C-2, C-3, I-1, PMD, PID or any of these districts' Conditional Zoning District counterpart:
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- i. Fifty (50) feet for freestanding poles; or
- ii. Ten (10) feet above the height of an existing structure for collocated facilities, unless otherwise allowed by law.

2. Finish shall be non-reflective and made of material consistent with utility poles within the district.

e) Mixed Use Zoning Districts. Facilities shall meet the following requirements when located within areas zoned C-1, C-4, MIC, GHMU, HMU, UVCZD, URCZD, CHMU or any of these districts' Conditional Zoning District counterpart:

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- a) Antennas shall be enclosed within a shroud integrated into the pole.
- b) Equipment cabinets shall be internal or flush-mounted to the pole.
- c) The following dimensional limits shall apply unless otherwise preempted by law:
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- d) Color and finish shall match the supporting structure.

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- a) Foundations shall comply with applicable engineering and building code requirements.
- b) All conduit and utility connections shall be underground where feasible.
- c) Equipment shall be internally separated by ownership where applicable.

9. Noise and Ventilation

- a) Facilities shall utilize passive ventilation where feasible.
- b) Noise from mechanical equipment shall not exceed:
 - 1) Thirty (30) dBA measured at one (1) meter; or
 - 2) Applicable local noise ordinance standards, whichever is more restrictive.

10 Identification and Safety

- a) Facilities shall include required safety signage.
- b) Identification plates shall not exceed four (4) inches by six (6) inches and shall include:
 - 1. Provider name;
 - 2. Facility ID; and
 - 3. Emergency contact information.

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- a) Facilities that are abandoned or not in use for a period of twelve (12) months shall be removed.
- b) The City may require removal if the facility:
 - 1. Creates a safety hazard; or
 - 2. Is no longer maintained in accordance with this Section.

12 Nonconforming Facilities

- a) Legally existing facilities that do not conform to these standards may continue.
- b) Modifications shall comply with applicable federal and state law regarding eligible facilities requests.

ARTICLE XII. DEFINITION OF TERMS

Small Cell Wireless Facility - A wireless facility that meets the following qualifications:

- a. Each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements, if enclosed, could fit within an enclosure of no more than 6 cubic feet.
- b. All other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet. For the purposes of this sub-subdivision, the

following types of ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, ground-based enclosures, grounding equipment, power transfer switches, cut-off switches, vertical cable runs for the connection of power and other services, or other support structures.

Micro Wireless Facility - a telecommunication device no larger than 24 inches in length, 15 inches in width, and 12 inches in height, with an exterior antenna no longer than 11 inches A micro wireless facility is not considered a small cell wireless facility.

AMENDMENT STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	LAND SUPPLY, SUITABILITY & INTENSITY Supply: N/A Suitability: N/A Intensity: N/A
	FUTURE LAND USE & CONSERVATION MAP Character Area Designations: Downtown (primarily) Character Area Descriptions: Somewhat Consistent Zoning Crosswalk: N/A Focus Area: 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>
	Existing Conditions: The conditions of rights-of-way throughout the City of Hendersonville vary. However, within much of the city, it is characteristic to have numerous utility poles which contribute to an appearance of visual clutter, especially along thoroughfares. The preemptions allowing for the addition of new poles for small cell facilities has the potential to add to the visual clutter and create safety concerns as a result. Standards which require safe placement and construction and first require collocation on existing poles can assist in stabilizing the visual appearance and safety of rights-of-way in the City. GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: N/A Healthy & Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: N/A

	Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A <u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Inconsistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent <u>DOWNTOWN MASTER PLAN:</u> RELIABLE & ACCESSIBLE UTILITY SERVICES - Infrastructure and utilities within downtown should be positioned to support existing development and future redevelopment opportunities. ACCESSIBLE & AVAILABLE COMMUNITY USES AND SERVICES - Downtown should be the center for exceptional public facilities and services. DESIGN STANDARDS - Pedestrian-friendly environments should be expanded and clear of obstacles. Lighting should be pedestrian-scaled. Use trees, shrubs, and other landscaping elements to conceal service areas, utilities, and parking spaces.
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment - Recent installation of small cell facilities, application of permits to install underground wiring for small cell facilities, and permit applications for above ground small cell facilities have prompted City staff to prioritize the initiation of these proposed code 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 - The proposed amendment would allow for the installation of facilities that are designed to improve communication infrastructure and do so in an orderly fashion which is safe and minimizes visual impacts. Some claims have been made to suggest that radiofrequency (RF) used by these facilities are a public health concern. However, major health organizations state that the RF emissions fall well within strict guidelines and pose no known health risk.

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
6) Effect on Natural Environment	The proposed text amendment would not directly impact the provision of publicly-provided services but may enhance communication technology needed to effectively and efficiently provide public services. 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 - Some research suggest that the wireless spectrum or radiofrequency (RF) used by these facilities have an impact on local flora and fauna including tree damage, absorption of radiation in honeybees and impacts to circadian rhythms and migration patterns. Small cell wireless facilities transmit data using mid- and high-band spectrum vs the traditional low-band spectrum. However, major health organizations state that the RF emissions fall well within strict guidelines and pose no known health risk.

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*.
2. Compatibility - The proposed text amendment is designed to prioritize compatibility within the constraints of federal and state law.
3. Changed Conditions - The text amendment is a timely response to emerging demand for new small cell facilities.
4. Public Interest – The text amendment proposes to allow for the orderly deployment of small cell facilities which will help to enhance communications infrastructure.
5. Public Facilities – The deployment of small cell facilities proposes to enhance the communication network.
6. Effect on Natural Environment – No known impacts at this time.

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 Comprehensive Plan Goals and Guiding Principles

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 aligns with state law and federal guidelines*
- The proposed amendment allows for the installation, expansion, and improvement of telecommunications infrastructure*
- The proposed amendment establishes standards for order, compatibility and safety in the deployment of small cell facilities.*

DRAFT [Rational for Denial]

- The proposed amendment is overly restrictive and hinders improvements to the local telecommunications network*
- The proposed amendment is overly relaxed and does not go far enough in protecting the public from the impacts of widespread deployment of small cell facilities.*

Small Cell Wireless Facilities (26-47-CZD)		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	N/A	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	N/A	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	N/A	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Downtown	
Character Area Description (Pg. 122-131)	Somewhat Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	N/A	
Focused Intensity Node (Pg. 119)	Somewhat Consistent	
Focus Area Map (Pg. 134-159)	N/A	

Small Cell Wireless Facilities (26-47-CZD)		
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.	N/A	N/A
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.	N/A	N/A
Range of housing types provided to help maintain affordability in Hendersonville.	N/A	N/A
Housing condition/quality exceeds minimum standards citywide	N/A	N/A
Healthy and Accessible Natural Environment (Pg. 94)		
Recreational (active and passive) open spaces are incorporated into the development.	N/A	N/A
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	N/A	N/A
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	N/A	N/A
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent	
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	N/A	N/A
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.	N/A	
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.	N/A	N/A
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	N/A	N/A
Design embraces the principles of walkable development.	Consistent	
Reliable & Accessible Utility Services		

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

Ordinance #

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO
AMEND CITY OF HENDERSONVILLE ZONING ORDINANCE, ARTICLE XII.
'DEFINITION OF TERMS' AND ARTICLE XVI. 'SUPPLEMENTARY STANDARDS'
FOR SMALL CELL WIRELESS FACILITIES**

WHEREAS, the Planning Board reviewed this petition for a zoning text amendment at its regular meeting on July 9, 2026; voting 8-0 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 August 6, 2026, 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, Session Law 2017-159 governs authority to standardize the deployment of small cell wireless facilities in North Carolina, and

WHEREAS, General Statute allows for small cell facilities to be regulated by design standards, and

WHEREAS, the City of Hendersonville aims to establish order, compatibility and safety in the deployment of small cell facilities across its jurisdiction, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on August 6, 2026,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville to amend City of Hendersonville Zoning Ordinance, Article XII. 'Definition of Terms' And Article XVI. 'Supplementary Standards' for Small Cell Wireless Facilities

ZONING ORDINANCE

ARTICLE VI – GENERAL PROVISIONS

Section 6-20. Small Wireless Facility Design and Placement Standards

Sec.6-20- 1. Purpose and Intent

a) The purpose of this subsection is to:

1. Facilitate deployment of wireless infrastructure;
2. Protect the public health, safety, and welfare; and
3. Preserve the aesthetic character of the public realm.

b) These standards are intended to be:

1. Technologically neutral;
2. Non-discriminatory; and
3. Consistent with applicable federal and state law.

2. Applicability

a) This subsection applies to all small wireless facilities and associated support structures located within the public right-of-way or on publicly owned property with the exception of small wireless facility located in an interior structure or upon the site of any stadium or athletic facility.

b) These standards shall apply to:

1. New poles;
2. Replacement poles; and
3. Collocation on existing structures.

c) Where these standards conflict with state or federal law, such law shall control.

3. Administrative Review and Approval

a) Small wireless facilities shall be subject to administrative review.

b) Applications shall be approved if they meet all applicable standards of this Ordinance.

c) The City shall act on applications within the timeframes established by applicable law.

d) Applications shall not be denied for aesthetic reasons unless:

1. The standards are reasonable;
2. The standards are no more burdensome than those applied to other infrastructure deployments; and
3. The standards are published in advance.

4. Placement and Location Standards

a) Preferred Location Hierarchy

Small wireless facilities shall be located in the following order of preference:

1. Collocation on existing structures including telecommunication facilities;
2. Collocation on existing utility poles;
3. Collocation on existing streetlight poles;
4. Replacement of existing poles;
5. New poles, where no feasible alternative exists.

b) Spacing

New small wireless facility poles shall be separated by a minimum distance of three hundred (300) feet unless the applicant demonstrates that a lesser distance is necessary for service.

c) Prohibited Locations

Small wireless facilities shall not be located:

1. Where they would contribute to the obstruction of required sidewalks or ADA access;
2. Within a 10' x 70' sight triangle at intersections;
3. In a manner that interferes with traffic control devices or public safety operations;
4. To the maximum extent feasible, new standalone small cell poles must be aligned with the extension of intersecting side-property lines, rather than directly in front of a primary residential facade or storefront window.
5. On property listed on or eligible for listing on the National Register of Historic Places.
6. On property which a locally-designated historic landmark.
7. Within designated National Register or local historic districts unless no feasible alternative exists;

Note: For purposes of this section, the term "historic" shall refer to districts or landmarks which have been nominated to the National Register of Historic Places or designated pursuant to chapter 28 of the City Code

d) Underground Districts

In areas where utilities are underground, new poles shall be prohibited unless:

1. No feasible alternative exists; and
2. The facility is designed to minimize visual impact.

5. Design Standards

- a) Antennas shall not exceed a height of three feet (3').
- b) All facilities shall be designed and placed to minimize visual impact and be compatible with surrounding streetscape elements. Where no required lighting is included with the facility, locations adjacent to street trees shall be considered to assist with concealment.
- c) Equipment and wiring shall be fully concealed, shrouded, or integrated into the pole.
- d) All mounting hardware, bolts, and brackets must be hidden from public view using a tapered concealment shroud connecting the base of the radio shroud to the pole.
- e) All wiring, cabling, and hardware shall be concealed.
- f) No new ground disturbance shall be permitted that would exceed the depth and width of any previous ground disturbance (including footings and anchoring mechanisms). Except up to four lightning grounding rods up to ¾-inch in diameter may be installed.

f). Pole Design

- 1. Downtown Design Overlay. Per Sec. 5-28, when located within the Downtown Design Overlay Zoning District, poles shall be constructed according to City of Hendersonville specifications for Downtown District post shown below and coated in a color matching other City facilities as approved by the Public Works Director.

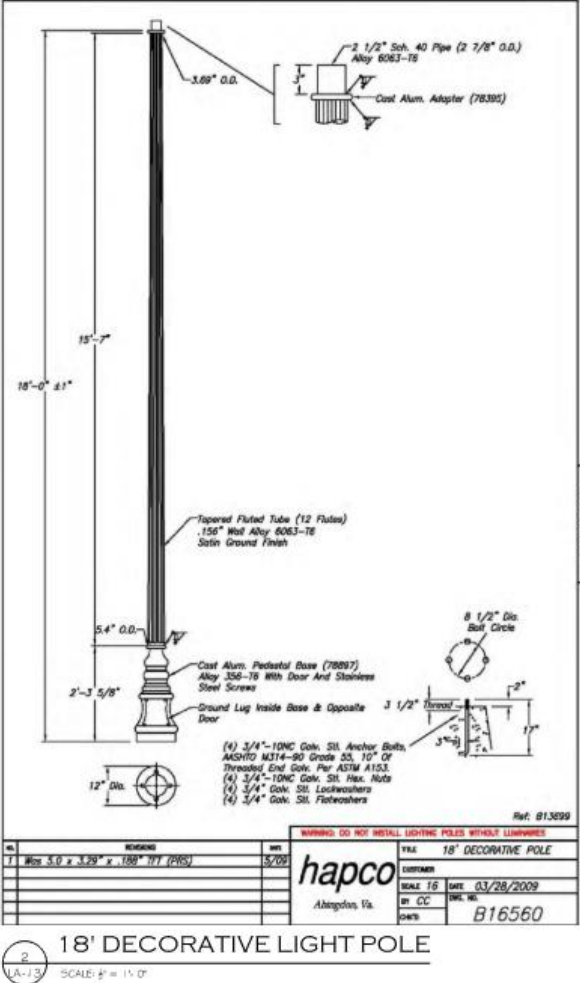
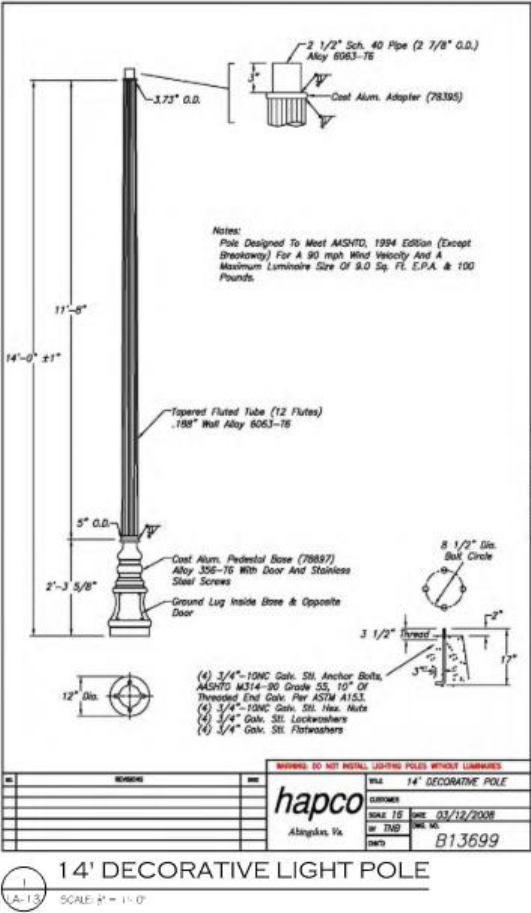


Figure 1: Design Specifications for 14' & 18' Decorative Poles



Figure 2: Photo example of 14' Decorative Pole



Figure 3: Photo example of 18' Decorative Pole

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Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of August, 2026.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

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

Cloudpermit application number / Número de solicitud de Cloudpermit
US-NC30720-P-2026-99

PIN / Número de rollo
9568881652

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

Description of Subject Property

Address / Dirección
160 6TH AVE E

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

PIN / Número de rollo
9568881652

Purpose of Application

Application type / Tipo de solicitud
Text Amendment — Zoning Text Amendment

Applicant, Property owner

Last name / Apellido Manley	First name / Nombre de pila Matthew	Corporation or partnership / Corporación o sociedad City of Hendersonville
Street address / Dirección de la calle 160 SIXTH AVENUE EAST HENDERSONVILLE NC 28792	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia NC	ZIP code / Código postal 28792
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8286740168	
Fax	Email / Correo electrónico	

Applicant-Company Information

Applicant Name: Matthew Manley	Company Name: City of Hendersonville	Authorized Representative Title (if applicable) Long-Range Planning Manager
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Property Owner-Company Information

Property Owner Name:

Matthew Manley

Company Name (if applicable, check
corresponding box below)

City of Hendersonville

Authorized Representative
(if applicable)

Long-Range Planning Manager

Section 4, Item A.

Declaration and Signatures**Applicant**

I, Matthew Manley (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 06/23/2026, 8:58:28 AM EDT by Matthew Manley with an authorization letter from Matthew Manley. /
Firmado digitalmente el 23/6/26 8:58:28 EST por Matthew Manley con una carta de autorización de Matthew Manley.

Property owner

I, Matthew Manley (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 06/23/2026, 8:58:44 AM EDT by Matthew Manley with an authorization letter from Matthew Manley. /
Firmado digitalmente el 23/6/26 8:58:44 EST por Matthew Manley con una carta de autorización de Matthew Manley.

Information			Section 4, Item A.
Applicable Sections of Zoning Code to be changed: Article V and Article XVI	Description of Proposal: Add standards for the design and deployment of Small Cell Wireless Facilities	Reason for change Currently have outdated standards designed for previous generations of telecommunications facilities.	

Section 11-1 Standards	
The advisability of amending the text of the Zoning Ordinance 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 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 Aligns with Downtown Master Plan and the Goal Area "RELIABLE & ACCESSIBLE UTILITY SERVICES" - Objective: "Broadband is expanded to all parts of the city, helping residents and business owners keep pace with an everchanging world"
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 The installation of small cell facilities must be done in coordination with other public utilities.
c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.	Complete The installation of small cell facilities must be done in coordination with other public utilities.
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.	Complete The installation of small cell facilities must be done in coordination with other public utilities.
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.	Complete The installation of small cell facilities must be done in coordination with other public utilities.
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	Complete Some research claims that the wireless spectrum has an impact on local flora and fauna including tree damage, absorption of radiation in honeybees and impacts to circadian rhythms and migration patterns. Small cell wireless facilities transmit data using mid- and high-band spectrum vs the traditional low-band spectrum.

Applicant (Developer) Company Information	
Authorized Representative Name: Matthew Manley	Company Name (if applicable, check corresponding box below) City of Hendersonville
Company Type: ☐ Corporation: ☐ Limited Liability Company: ☐ Trust: ☐ Partnership: ☒ Other:	If other: Municipality
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Long-Range Planning Manager	

Property Owner Company Information (if different from Applicant)		
Authorized Representative Name: Matthew Manley		Company Name (if applicable, check corresponding box) City of Hendersonville
Company Type: ☐ Corporation: ☐ Limited Liability Company: ☐ Partnership: ☒ Other:		If other: Municipality
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Long-Range Planning Manager		



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	August 13, 2026
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Small-Scale Multi-Family to R-6 (26-44-ZTA) – Matthew Manley, AICP – Long-Range Planning Manager		

SUGGESTED MOTION(S):

<u>For Recommending Approval:</u> I move City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV. Establishment of Districts & Article V. – Zoning District Classifications, as presented by staff, based on the following: 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 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. 2. 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: 1. The proposed amendment creates an opportunity to address the need for additional missing middle housing. 2. The proposed amendment establishes standards to encourage walkable neighborhoods. 3. The proposed amendment would allow development that complements the architecture of existing traditional single-family homes. [DISCUSS & VOTE]	<u>For Recommending Denial:</u> I move City Council <u>deny</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV. Establishment of Districts & Article V. – Zoning District Classifications, as presented by staff, based on the following: 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 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. 2. We [<u>do not find</u>] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because: 1. The proposed amendment is incompatible with existing residential districts 2. The proposed amendment will create traffic congestion 3. The proposed amendment will result in substantial loss of privacy [DISCUSS & VOTE]
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SUMMARY: *The Tamara Peacock Company (architects) have petitioned the City of Hendersonville to amend the City’s Zoning Ordinance to add ‘Small-Scale Multi-Family Residential’ as a permitted use in the R-6, High Density Residential Zoning District. ‘Small-scale multi-family residential’ allows up to 8 units on any parcel and includes a series of architectural and site design standards that must be adhered to, though structures with 4 dwellings or less are exempt from architectural design standards per state statute.*

City staff developed the “small-scale multi-family” land use as the City’s first “missing middle” housing strategy. It became permissible in the MIC Zoning District in 2023. The use was also recently extended by being made permissible in the C-4, Zoning District. No developments have utilized the provisions to date. The proposal to further expand this use to R-6 would add ‘small-scale multi-family’ to an additional 4% of the land area of the City’s Zoning Jurisdiction. R-6 Zoning is located entirely within city limits and is close to the center of the City. In its proximity to downtown, R-6 is similarly located to the MIC Zoning District, which makes up 1.1% of the City’s land area, and the C-4 Zoning District, which makes up just 0.3% of the land area.

The proposal come on the heels of recent housing-related zoning code reforms which overhauled all residential districts to permit more infill development. These reforms specifically maintained an allowance of 8.5 units/acre in Minor Planned Residential Developments in R-6, but allowed units <1,200 Sq Ft GFA to count as 0.5 units – thus doubling allowable densities.

PROJECT/PETITIONER NUMBER:	26-44-ZTA – Small-Scale Multi-Family to R-6
PETITIONER NAME:	Tamara Peacock Architecture
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan Consistency & Criteria Evaluation 3. Draft Ordinance

ZONING TEXT AMENDMENT: SMALL-SCALE MULTI-FAMILY TO R-6 ZONING DISTRICT (26-44-ZTA)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY



- Project Name & Case #:
 - Small-Scale Multi-Family to R-6
 - 26-44-ZTA
- Applicant:
 - Nicolle Robello, The Tamara Peacock Company
- Articles Amended:
 - Zoning Ordinance
 - Article IV
 - Article V
- Zoning Districts Impacted:
 - R-6
- Future Land Use Designations:
 - Multi-Generational Living
 - Family Neighborhood Living

Summary

The Tamara Peacock Company (architects) have petitioned the City of Hendersonville to amend the City’s Zoning Ordinance to add ‘Small-Scale Multi-Family Residential’ as a permitted use in the R-6, High Density Residential Zoning District. ‘Small-scale multi-family residential’ allows up to 8 units on any parcel and includes a series of architectural and site design standards that must be adhered to, though structures with 4 dwellings or less are exempt from architectural design standards per state statute.

City staff developed the “small-scale multi-family” land use as the City’s first “missing middle” housing strategy. It became permissible in the MIC Zoning District in 2023. The use was also recently extended by being made permissible in the C-4, Zoning District. No developments have utilized the provisions to date. The proposal to further expand this use to R-6 would add ‘small-scale multi-family’ to an additional 4% of the land area of the City’s Zoning Jurisdiction. R-6 Zoning is located entirely within city limits and is close to the center of the City. In its proximity to downtown, R-6 is similarly located to the MIC Zoning District, which makes up 1.1% of the City’s land area, and the C-4 Zoning District, which makes up just 0.3% of the land area.

The proposal come on the heels of recent housing-related zoning code reforms which overhauled all residential districts to permit more infill development. These reforms specifically maintained an allowance of 8.5 units/acre in Minor Planned Residential Developments in R-6, but allowed units <1,200 Sq Ft GFA to count as 0.5 units – thus doubling allowable densities.

AMENDMENT OVERVIEW - AMMENDMENT ANALYSIS

The City of Hendersonville has been petitioned with an application requesting to amend the City’s Zoning Ordinance to allow “Small-Scale Multi-Family” residential uses in the R-6, High Density Zoning District. In 2023, City Staff developed a new use for the zoning ordinance called “Small-Scale Multi-Family”. This city-initiated ZTA was the City’s very first housing-focused text amendment in response to the covid-era housing crisis. This residential district allows for up to 8 units on any lot. Rather than be density based, the district uses height and setback limitations and landscaping and site design standards to limit the scale of development. The use was initially applied to the MIC district and was more recently expanded to the C-4 zoning district. There have been no Small-Scale Multi-Family developments to date.

Development allowances currently permitted in R-6 under Minor PRD were part of a series of sweeping housing-related zoning reforms that were adopted in the Spring of 2025. These reforms relaxed a range of density and dimensional standards in order to increase housing stock. These reforms simultaneously stiffened site design and transportation standards in order to ensure quality development outcomes. Revisions specifically overhauling the Planned Residential Development Conditional Zoning District (PRD), and Minor PRD as a result, were designed to tailor the district to new mixed housing type neighborhoods and infill developments in existing neighborhoods by allowing duplexes, triplexes and quadplexes in addition to single-family detached homes and townhomes. These changes were further complimented by the new 0.5 unit provision for units under 1,200 Sq Ft – allowing density calculations to double for smaller sized units. These change were designed to create naturally-affordable housing options by removing disincentivizes that restricted the construction of smaller sized units.

Major differences between Minor PRD and Small-Scale Multi-Family include Minor PRD being a density based development option that allows 8.5 / 17 units per acre in R-6. While small-scale multi-family is not density based, but rather allows up to 8 units on any parcel within the constraints of max height, setbacks, parking, landscaping, etc. Another major difference between these two approaches is that the Minor PRD standards require 40% Open Space while small-scale multi-family has no open space requirement.

R-6 zoning districts are located entirely in the City Limits (unlike other residential zoning districts which extend to the ETJ) and they are located in close proximity to downtown. R-6 districts are located in areas that are comparable to MIC (1.1 acres) and C-4 (0.3 acres), which combine to make up 1.4 % of the City’s land area - compared to R-6 which makes up approximately 4% of the land area.

LEGISLATIVE COMMITTEE + PLANNING BOARD RECOMMENDATION

The proposed amendment was reviewed by the Legislative Committee at their meeting July 28th. The Legislative Committee provided feedback to Planning Staff which resulted in various clarifications. Some considerations of material modifications were discussed but in general the proposal was supported as presented.

PROPOSED TEXT REVISIONS

The following revisions to the zoning code are presented for your consideration. Items underlined in green text are new additions to the ordinance. The Supplementary Standard for Small-Scale Multi-Family are included for reference as are the standards for a Minor PRD in comparison.

ZONING ORDINANCE

ARTICLE IV - ESTABLISHMENT OF DISTRICTS

Sec. 4-5. Classification of uses

USE	R-40	R-20	R-15	R-10	R-6	PRDCZD	PMHCZD	RCT	MIC	C-1	C-2	C-3	C-4	CMU	PCDCZD	I-1	PMDCZD	PIDCZD	GHMU	HMU	UVCZD	URCZD	CHMU
Residential dwellings, small-scale multi-family	-	-	-	-	<u>P</u>	-	-	-	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-

ARTICLE V - ZONING DISTRICT CLASSIFICATIONS

Sec. 5-5. R-6 High-Density Residential Zoning District Classification.

This zoning district classification is intended for areas in which the principal use of land is to permit high-density residential development.

5-5-1. Permitted uses. The following uses are permitted by right in the R-6 High Density Residential Classification, provided that they meet all requirements of this section and all other requirements established in this appendix:

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Accessory structures

Adult care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling

Camps

Child care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling

Home occupations

Neighborhood community centers

Parks

Planned residential developments (minor), subject to the requirements of article VII, below

Religious institutions containing no more than 50,000 square feet of gross floor area

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, small-scale multi-family subject to supplementary standards contained in section 16-4, below

Signs, subject to the provisions of article XIII

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

5-5-2. Special uses.

The following uses shall be permitted in the R-6 High Density Residential Zoning District Classification only upon issuance of a special use permit pursuant to article X and shall be subject to special use requirements contained in section 16-4, below:

Bed and breakfast facilities

Public utility facilities

Residential care facilities

Schools, primary and secondary, containing no more than 50,000 square feet of gross floor area

5-5-3. Dimensional requirements.

Minimum lot area in square feet:	6,000
Minimum lot width at building line in feet:	45
Minimum yard requirements in feet:	
Principal structure	Front: 8. Any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet.
	Side: 5
	Rear: 10
Accessory structures	Front: Located to side or rear of principal structure.
	Side: 5
	Rear: 5
Maximum height in feet:	35

Subject to the zoning district's permitted uses, accessory dwelling units (ADU), single-family dwellings and two-family dwellings may be developed using alternative dimensional requirements. See article VIII, exceptions and modifications, section 8-4, reduced flag pole lots and small lots.

ARTICLE XVI. SUPPLEMENTARY STANDARDS

16-4-27 Residential dwellings, small-scale multi-family.

- a) For the purposes of these standards, small-scale multi-family shall include all developments not subject to the N.C. Residential Code for One- and Two-Family Dwellings including triplexes, quadplexes, and other small apartment buildings. Any of the architectural design standards below may be implemented voluntarily for single-family attached (townhomes) and multiple detached units on a single parcel (detached multi-family) constructed subject to N.C. Residential Code for One- and Two-Family Dwellings.
- b) Maximum height for any structure shall be 42 feet.
- c) Maximum footprint for any principal structure shall be 4,000 square feet.
- d) All street-facing sides of a corner lot are considered fronts.
- e) Building placement.
 - 1) Buildings shall be situated as close to the minimum front setback as practicable.
 - 2) Buildings shall be situated to provide off-street parking to the rear and/or side of the building(s).
 - 3) Buildings shall be situated to protect and accentuate important mountain vistas and views of significant historic sites.
 - 4) Buildings shall be situated to provide well-defined, street-facing entrance(s) with a connecting walkway with a direct, safe, pedestrian connection to the street.
 - i. For buildings on corner lots, an entrance may be placed at the corner, thereby eliminating the need for side entrances.
 - 5) Buildings shall offset front-loading garages and carports, if provided, behind the front façade by a minimum of ten feet.
 - i. Front-loading garages and carports shall be visually designed to form a secondary building volume.
 - ii. The width of an attached garage shall not exceed 50 percent of the total building façade.
 - 6) Canopies, awnings, cornices, balconies, front-facing covered porches and stoops and similar architectural accents are permitted to extend from the building up to five feet into a required minimum setback and/or required common open space.
- f) Architectural design standards.
 - 1) The following standards apply to all façades (front, rear and side) of buildings:
 - i. No wall shall exceed 16 feet in length without an offset. A building façade which is less than 16 feet in length shall not require an offset.
 - ii. Offsets shall have a minimum depth or projection of one and one-half feet.

- iii. Each façade shall use fenestration and do so in a manner which is proportional to the overall scale of the building.
- iv. All building façades shall contain at least two building materials which shall contrast in color and texture.
- v. When multiple wall materials are combined on one façade, the designer is encouraged to place the heavier material(s) below.
- vi. Building materials shall be used consistently on the exterior of the building. The following building materials are prohibited for exterior façade application:

- (1) Plain concrete block (with or without paint);
- (2) Reflective glass;
- (3) More than 50 percent glass on any façade;
- (4) Vinyl siding; and
- (5) Any other materials not customarily used in conventional construction.

vii. Exposed foundations shall consist of stone, stucco, brick or decorative block. If crawlspaces of porches are enclosed, they shall be enclosed with similar materials or lattice or any combination thereof.

viii. Windows. Windows shall either be (1) recessed a minimum of three inches from the façade, or (2) trimmed. If trim is used, it shall be a minimum of four inches (nominal) in width and shall project beyond the façade.

2) The following standards apply to all street-facing façades (fronts) of buildings:

i. Detailed design shall be provided by using at least two of the following architectural features on all elevations.

- (1) Dormers.
- (2) Gables.
- (3) Recessed entries.
- (4) Cupolas or towers.
- (5) Pillars, columns or posts.
- (6) Corbels.
- (7) Bay windows.
- (8) Balconies.
- (9) Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation).
- (10) Parapets/Decorative cornices and roof lines (required for buildings with flat roofs).
- (11) Wood siding with two and one-half inch to four and one-half inch reveal.

3) Pitched roofs on residential buildings shall have a pitch between 5:12 and

12:12. Eaves (with a minimum 12-inch projection) shall be provided with a pitched roof.

4) Useable porches and/or stoops, at least eight feet in width and six feet in depth, shall be located on the front and/or side of the home. Porches and stoops may encroach into front setback up to five feet.

5) Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure and with similar roof pitch.

6) Walls and fences located in the front yard shall be no more than four feet above grade. The use of chain link fencing is prohibited in front yards. For corner lots, both street-facing sides shall be considered fronts. Rear yard and side yard fences are not subject to these standards.

g) On-street parking. On-street parking is encouraged for all local streets and thoroughfares.

1) On-street parking abutting the development parcel shall count toward meeting the off-street parking requirements for the district.

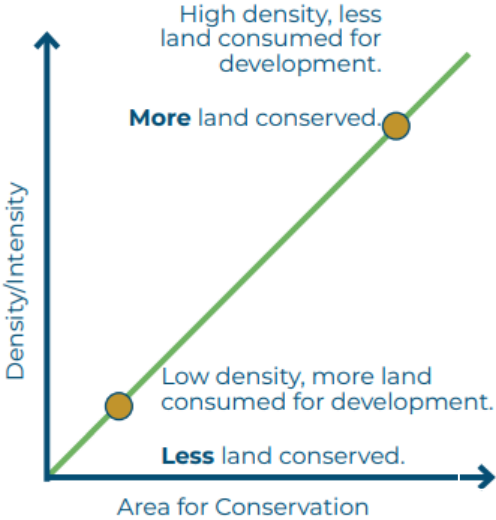
2) On-street parking may take the form of parallel or angle parking and shall be built according to city or state standards as applicable in order to count towards minimum parking requirements.

h) Off-street parking.

1) All off-street parking lots shall be provided at the side or rear of buildings or the interior of a block of buildings and not closer to the street than the edge profile of the structures.

2) Off-street parking shall not be adjacent to street intersections.

EXAMPLES OF MISSING MIDDLE HOUSING DEVELOPMENT



GEN H FIGURE 4.11 – DENSITY INTENSITY VS CONSERVATION

Figure 4.11 Density Intensity vs. Conservation Diagram

GEN H COMPREHENSIVE PLAN -DESIREABLE & AFFORDABLE HOUSING (p.110-111)

OPPORTUNITY: Missing Middle Housing

Dynamic neighborhoods are those that offer a high quality of life, diverse and affordable housing options, and easy access to amenities such as parks, schools, shopping, entertainment, and employment opportunities. In many communities throughout the country, local initiatives are focused on creating or supporting “missing middle” housing options for residents.

“Missing middle” housing refers to small- to medium-sized homes that are available at various price points and are compatible in scale and character with the surrounding neighborhood. These homes can be built as part of infill development projects or used to transition between land uses and densities in a new activity center. Examples of missing middle housing include duplexes, triplexes, quadplexes, courtyard apartments, live-work units, cottage courtyards, townhomes, and small-scale apartments.

Having more missing middle housing in Hendersonville would provide more diverse housing options for both renters and owners and help to foster socioeconomic diversity in the community. It would be a welcome change compared to the large-scale, standalone garden apartment complexes that have been built in Hendersonville over the last decade.

In order to accommodate unique conditions or circumstances in different neighborhoods, exceptions or alternative design treatments and standards for infill development opportunities in existing neighborhoods may be necessary in the future.

To promote missing middle housing in existing neighborhoods, some general considerations include ensuring that new home building architecture is compatible with existing adjacent homes, addressing potential flooding issues, and providing adequate parking provisions.



Townhome examples with varying architecture styles | AARP

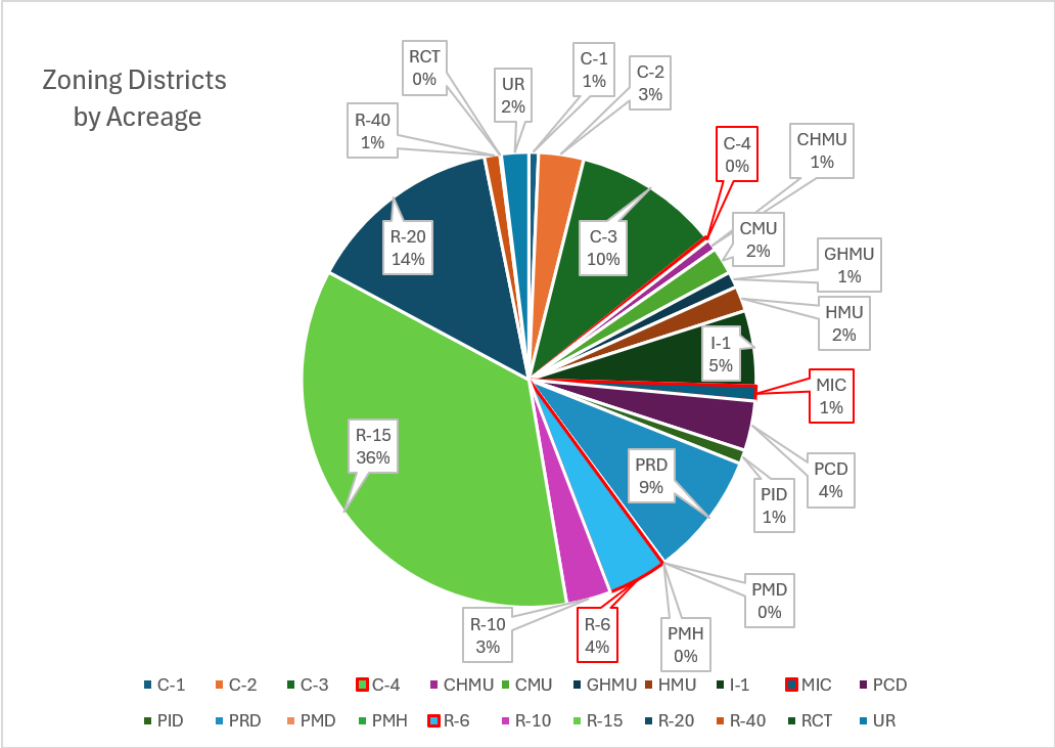


Kirkland Danielson Grove cottage court | Cottage Company and Missing Middle Housing



Live/work units | Missing Middle Housing

ZONING DISTRICTS BY ACREAGE



GEN H COMPREHENSIVE PLAN -CHARACTER AREA PERCENTAGES

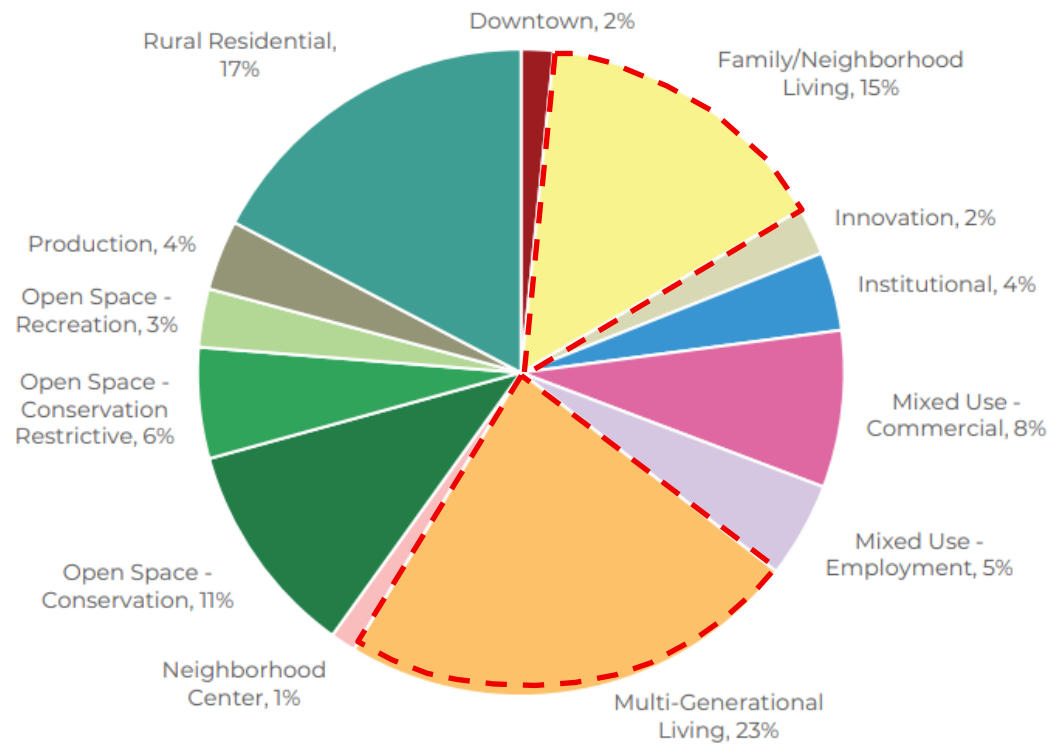
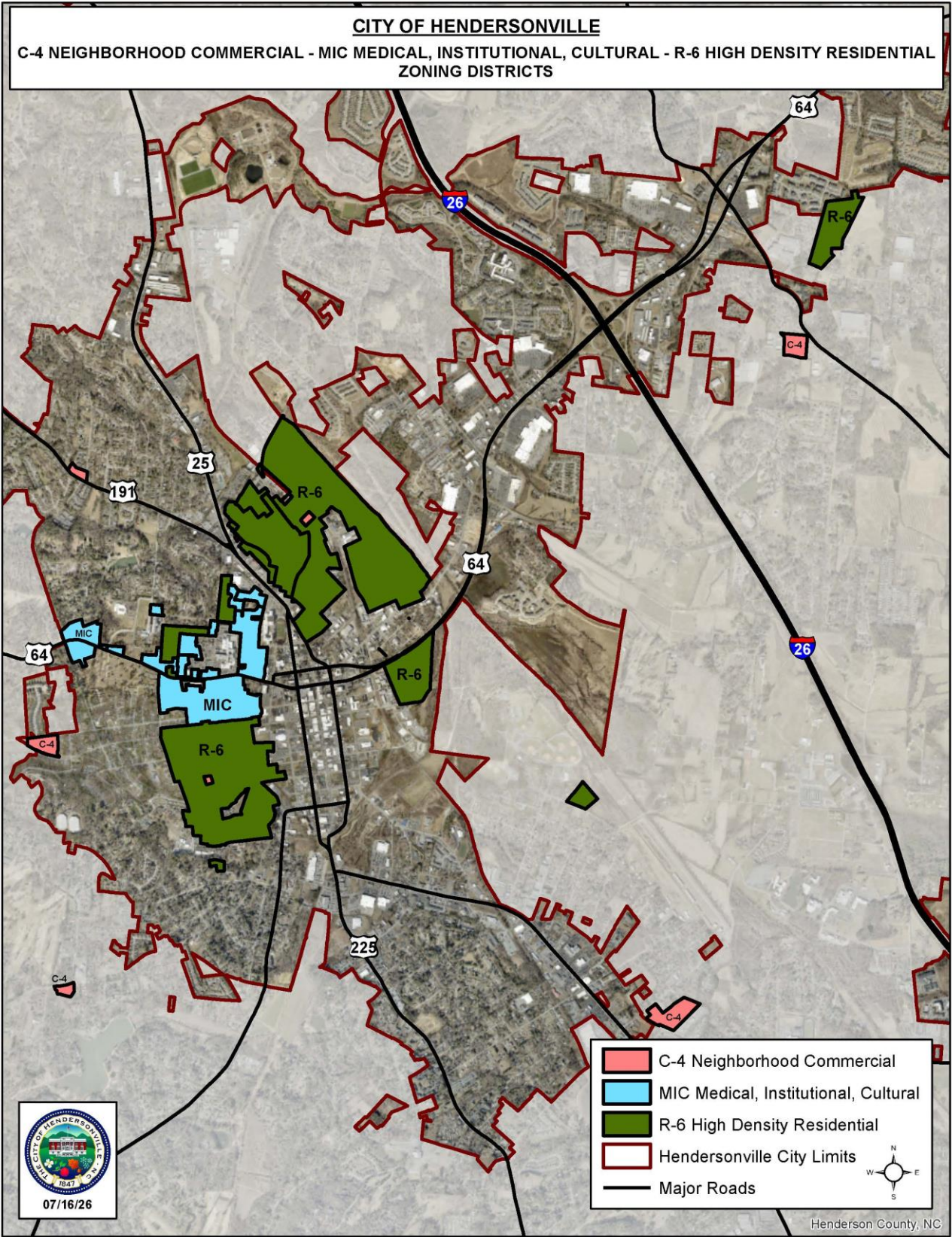


Figure 4.13.1 - Character Area percentages (rounded to whole percent) for study area. ROW is not included acreage percentages.

LOCATION MAP OF R-6, MIC, & C-4 ZONING DISTRICTS



AMENDMENT STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<u>LAND SUPPLY, SUITABILITY & INTENSITY</u> Supply: The Land Supply Map shows some but not an abundance of opportunities for development/redevelopment of “Undeveloped” & “Underdeveloped” land in the City’s R-6 zoning districts. Suitability: Land Suitability Maps show that a majority of R-6 land include in the land supply is ‘moderately suitable’ to ‘most suitable’ for Residential development. 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: Family Neighborhood Living & Multi-Generational Living Character Area Descriptions: MGL = Consistent FNL = Inconsistent (Regarding FNL: The character description of FNL does not accommodate multi-family residential. While the majority of R-6 districts are designated as Multi-Generational Living (which does accommodate small-scale multi-family infill housing, the specific R-6 neighborhoods of Hyman Heights and Green Meadows are designated as “Family Neighborhood Living” in the Future Land Use map. These designation were made as a means of highlighting the desire to preserve the existing character of those neighborhoods and to combat gentrification. Of note is that Hyman Heights is a as a locally-designated historic district and therefore better protected from the impacts of new development. Zoning Crosswalk: Consistent 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>
	<i>In addition to a general analysis, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating the zoning text amendment’s compatibility. The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan. Those items that are directly addressed have been starred*.</i> <u>EXISTING CONDITIONS</u> The City’s Strategic Housing Plan has a Supply Goal as follows: Goal 1 <i>To promote affordable household Housing & Transportation expenses, the City will grow its percentage of households to 18% of Henderson County’s Total Households over the next 5 years. To achieve this, the City will accommodate <u>3,047 units</u> of the projected additional 4,300 Units needed. [the total units needed from 2020-2030 is <u>7,086 units</u>]</i> <i>The City currently has 1,184 units completed, 1,744 under construction,</i>

	and 3,688 more units entitled (-173 inactive units). This leaves a remaining housing gap of 3,726 units needed. GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Somewhat Inconsistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: N/A Accessible & Available Community Uses and Services: N/A Resilient Community: Consistent GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: N/A Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Inconsistent 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 City recently adopted significant housing-related zoning reforms. Specifically, R-6 allows 8.5 units/acre under the standards of a Minor PRD. While this is unchanged from previous allowed density under Minor PRD, the most significant change is the allowance that units 1,200 Sq Ft GFA or smaller count as 0.5 units in a density calculation – thus doubling the density for smaller sized residential dwellings.
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 - By allowing up to 8 units and requiring design standards, the proposed amendment would allow for a compatible infill development with a mix of housing types and increased “gentle density” of market-rate naturally-occurring affordable housing.
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 allow for 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. However, there is the potential for some loss of trees where new units are placed on existing undeveloped land.

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

- 1. Comprehensive Plan Consistency - Staff finds the proposed text amendment to be split in its consistency with the Gen H Comprehensive Plan. While the majority of R-6 districts are designated as MGL – which is consistent with the addition of Small-Scale Multi-Family - Hyman Heights and Green Meadows, are R-6 neighborhoods designated as ‘Family Neighborhood Living’ - which is inconsistent with the proposal. Hyman Heights is protected as a local historic district.
- 2. Compatibility – The proposal allows for “gentle density” and the integration of small-scale multi-family housing with design standards that encourage compatibility with neighboring traditional single-family homes.
- 3. Changed Conditions - The text amendment is a response to the need for additional “attainable housing” in the city.
- 4. Public Interest – Increased housing stock and expanded utilization of existing land provides benefits to those in need of housing.
- 5. Public Facilities - Allows for greater utilization of existing infrastructure
- 6. Effect on Natural Environment – Potential for some mature tree loss on existing lots.

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 Goals & Guiding Principals.

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 address the need for additional missing middle housing.*
- *The proposed amendment establishes standards to encourage walkable neighborhoods.*
- *The proposed amendment would allow development that complements the architecture of existing traditional single-family homes.*

DRAFT [Rational for Denial]

- *The proposed amendment is incompatible with existing residential districts*
- *The proposed amendment will create traffic congestion*
- *The proposed amendment will result in substantial loss of privacy*

Small-Scale Multi-Family to R-6 26-44-ZTA		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	Consistent	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	Consistent	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	MGL (Consistent) / FNL (Inconsistent)	
Character Area Description (Pg. 122-131)	Consistent	Inconsistent
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focus Area Map (Pg. 134-159)	Consistent	

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.

Inconsistent

Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.

Inconsistent

Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.

Inconsistent

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.

N/A

N/A

Historic preservation is utilized to maintain the city's identity.

Inconsistent

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.

N/A

N/A

Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.

N/A

N/A

Design embraces the principles of walkable development.

Consistent

Reliable & Accessible Utility Services

Wastewater treatment (service and capacity) adequately serves existing and future development

Consistent

Satisfying Work Opportunities (pg. 96)

The development promotes quality job options.

N/A

N/A

The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent	
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	N/A	N/A
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	N/A	N/A
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A
Resilient Community		
Adaptation to a changing world (e.g., economic, technological, social, environmental, etc.) is a priority of City leaders.	Consistent	
A fiscally sound government ensures the City's ability to function efficiently and remain competitive, particularly in the face of unexpected challenges.	Consistent	
GUIDING PRINCIPALS (pg. 98)		
Mix of Uses (Pg. 98)		
Revitalization of Outdated Commercial Areas	N/A	N/A
New business and office space promotes creative hubs.	N/A	N/A
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.		Inconsistent
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	

Section 5, Item A.

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND CITY OF HENDERSONVILLE ZONING ORDINANCE, ARTICLE IV. ESTABLISHMENT OF DISTRICTS, ARTICLE V. – ZONING DISTRICT CLASSIFICATIONS, AND ARTICLE XVI. SUPPLEMENTARY STANDARDS TO ALLOW ‘SMALL-SCALE MULTI-FAMILY AS A PERMITTED USE IN R-6, HIGH DENSITY RESIDENTIAL ZONING DISTRICT

WHEREAS, the Planning Board reviewed this petition for a zoning text amendment at its regular meeting on August 13, 2026; 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 September 3, 2026, 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, the proposed revisions to the City’s Zoning Ordinance are intended to improve regulatory conditions under which the housing stock may be increased, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on September 3, 2026,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville to amend City of Hendersonville Zoning Ordinance, Article IV. Establishment of Districts, Article V. – Zoning District Classifications, And Article XVI. Supplementary Standards to Allow ‘Small-Scale Multi-Family as a Permitted Use In R-6, High Density Residential Zoning District.

ZONING ORDINANCE

ARTICLE IV - ESTABLISHMENT OF DISTRICTS

Sec. 4-5. Classification of uses

USE	R-40	R-20	R-15	R-10	R-6	PRDCZD	PMHCZD	RCT	MIC	C-1	C-2	C-3	C-4	CMU	PCDCZD	I-1	PMDZD	PIDZD	GHMU	HMU	UVZD	URZD	CHMU
Residential dwellings, small-scale multi-family	-	-	-	-	P	-	-	-	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-

ARTICLE V - ZONING DISTRICT CLASSIFICATIONS

Sec. 5-5. R-6 High-Density Residential Zoning District Classification.

This zoning district classification is intended for areas in which the principal use of land is to permit high-density residential development.

5-5-1. Permitted uses. The following uses are permitted by right in the R-6 High Density Residential Classification, provided that they meet all requirements of this section and all other requirements established in this appendix:

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Accessory structures

Adult care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling

Camps

Child care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling

Home occupations

Neighborhood community centers

Parks

Planned residential developments (minor), subject to the requirements of article VII, below

Religious institutions containing no more than 50,000 square feet of gross floor area

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, small-scale multi-family subject to supplementary standards contained in section 16-4, below

Signs, subject to the provisions of article XIII

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

5-5-2. Special uses.

The following uses shall be permitted in the R-6 High Density Residential Zoning District Classification only upon issuance of a special use permit pursuant to article X and shall be subject to special use requirements contained in section 16-4, below:

Bed and breakfast facilities

Public utility facilities

Residential care facilities

Schools, primary and secondary, containing no more than 50,000 square feet of gross floor area

5-5-3. Dimensional requirements.

Minimum lot area in square feet:	6,000
Minimum lot width at building line in feet:	45
Minimum yard requirements in feet:	
Principal structure	Front: 8. Any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet.
	Side: 5
	Rear: 10
Accessory structures	Front: Located to side or rear of principal structure.
	Side: 5
	Rear: 5
Maximum height in feet:	35

Subject to the zoning district's permitted uses, accessory dwelling units (ADU), single-family dwellings and two-family dwellings may be developed using alternative dimensional requirements. See article VIII, exceptions and modifications, section 8-4, reduced flag pole lots and small lots.

ARTICLE XVI. SUPPLEMENTARY STANDARDS

16-4-27 Residential dwellings, small-scale multi-family.

a) For the purposes of these standards, small-scale multi-family shall include all developments not subject to the N.C. Residential Code for One- and Two-Family Dwellings including triplexes, quadplexes, and other small apartment buildings. Any of the architectural design standards below may be implemented voluntarily for single-family attached (townhomes) and multiple detached units on a single parcel (detached multi-family) constructed subject to N.C. Residential Code for One- and Two-Family Dwellings.

b) Maximum height for any structure shall be 42 feet.

c) Maximum footprint for any principal structure shall be 4,000 square feet.

d) All street-facing sides of a corner lot are considered fronts.

e) Building placement.

1) a. Buildings shall be situated as close to the minimum front setback as practicable.

2) b. Buildings shall be situated to provide off-street parking to the rear and/or side of the building(s).

3) c. Buildings shall be situated to protect and accentuate important mountain vistas and views of significant historic sites.

4) d. Buildings shall be situated to provide well-defined, street-facing entrance(s) with a connecting walkway with a direct, safe, pedestrian connection to the street.

i. For buildings on corner lots, an entrance may be placed at the corner, thereby eliminating the need for side entrances.

5) e. Buildings shall offset front-loading garages and carports, if provided, behind the front façade by a minimum of ten feet.

i. Front-loading garages and carports shall be visually designed to form a secondary building volume.

ii. The width of an attached garage shall not exceed 50 percent of the total building façade.

6) f. Canopies, awnings, cornices, balconies, front-facing covered porches and stoops and similar architectural accents are permitted to extend from the building up to five feet into a required minimum setback and/or required common open space.

f) Architectural design standards.

1) The following standards apply to all façades (front, rear and side) of buildings:

i. No wall shall exceed 16 feet in length without an offset. A building façade which is less than 16 feet in length shall not require an offset.

ii. Offsets shall have a minimum depth or projection of one and one-half feet.

iii. Each façade shall use fenestration and do so in a manner which is proportional to the overall scale of the building.

iv. All building façades shall contain at least two building materials which shall contrast in color and texture.

v. When multiple wall materials are combined on one façade, the designer is encouraged to place the heavier material(s) below.

vi. Building materials shall be used consistently on the exterior of the building. The following building materials are prohibited for exterior façade application:

(1) ~~1~~ Plain concrete block (with or without paint);

(2) ~~2~~ Reflective glass;

(3) ~~3~~ More than 50 percent glass on any façade;

(4) ~~4~~ Vinyl siding; and

(5) ~~5~~ Any other materials not customarily used in conventional construction.

vii. Exposed foundations shall consist of stone, stucco, brick or decorative block. If crawlspaces of porches are enclosed, they shall be enclosed with similar materials or lattice or any combination thereof.

viii. Windows. Windows shall either be (1) recessed a minimum of three inches from the façade, or (2) trimmed. If trim is used, it shall be a minimum of four inches (nominal) in width and shall project beyond the façade.

2) ~~b~~ The following standards apply to all street-facing façades (fronts) of buildings:

i. Detailed design shall be provided by using at least two of the following architectural features on all elevations.

(1) ~~i~~ Dormers.

(2) ~~ii~~ Gables.

(3) ~~iii~~ Recessed entries.

(4) ~~iv~~ Cupolas or towers.

(5) ~~v~~ Pillars, columns or posts.

(6) ~~vi~~ Corbels.

(7) ~~vii~~ Bay windows.

(8) ~~viii~~ Balconies.

(9) ~~ix~~ Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation).

~~(10) x.~~ Parapets/Decorative cornices and roof lines (required for buildings with flat roofs).

~~(11) xi.~~ Wood siding with two and one-half inch to four and one-half inch reveal.

3) ~~e.~~ Pitched roofs on residential buildings shall have a pitch between 5:12 and 12:12. Eaves (with a minimum 12-inch projection) shall be provided with a pitched roof.

4) ~~d.~~ Useable porches and/or stoops, at least eight feet in width and six feet in depth, shall be located on the front and/or side of the home. Porches and stoops may encroach into front setback up to five feet.

5) ~~e.~~ Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure and with similar roof pitch.

6) ~~f.~~ Walls and fences located in the front yard shall be no more than four feet above grade. The use of chain link fencing is prohibited in front yards. For corner lots, both street-facing sides shall be considered fronts. Rear yard and side yard fences are not subject to these standards.

g) On-street parking. On-street parking is encouraged for all local streets and thoroughfares.

1) ~~a.~~ On-street parking abutting the development parcel shall count toward meeting the off-street parking requirements for the district.

2) ~~b.~~ On-street parking may take the form of parallel or angle parking and shall be built according to city or state standards as applicable in order to count towards minimum parking requirements.

h) Off-street parking.

1) ~~a.~~ All off-street parking lots shall be provided at the side or rear of buildings or the interior of a block of buildings and not closer to the street than the edge profile of the structures.

2) ~~b.~~ Off-street parking shall not be adjacent to street intersections.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 3rd day of September, 2026.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

Once Preliminary Site Plan approval is granted, the applicant will be responsible for submitting a Final Site Plan for review. Additionally, the proposed subdivision is categorized as an Expedited Subdivision and will be administratively reviewed by Staff. Upon issuance of a Final Site Plan and Expedited Subdivision Plan approvals, construction of the proposed development may commence.

PROJECT/PETITIONER NUMBER:	26-46-SPR
PETITIONER NAME:	- Alex Ward of Pisgah Surveying, PLLC [Applicant] - Ryan Howell of Haywood Ventures, LLC. [Owner]
ATTACHMENTS:	- Staff Report - Preliminary Site Plan Packet - Application / Owner Signature Addendum

PRELIMINARY SITE PLAN-1910 HAYWOOD RD (26-46-SPR)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2

PRELIMINARY SITE PLAN AND MINOR PRD REVIEW GUIDELINES 3

EXISTING ZONING & LAND USE 3

SITE IMAGES 4

SITE IMAGES 5

SITE IMAGES 6

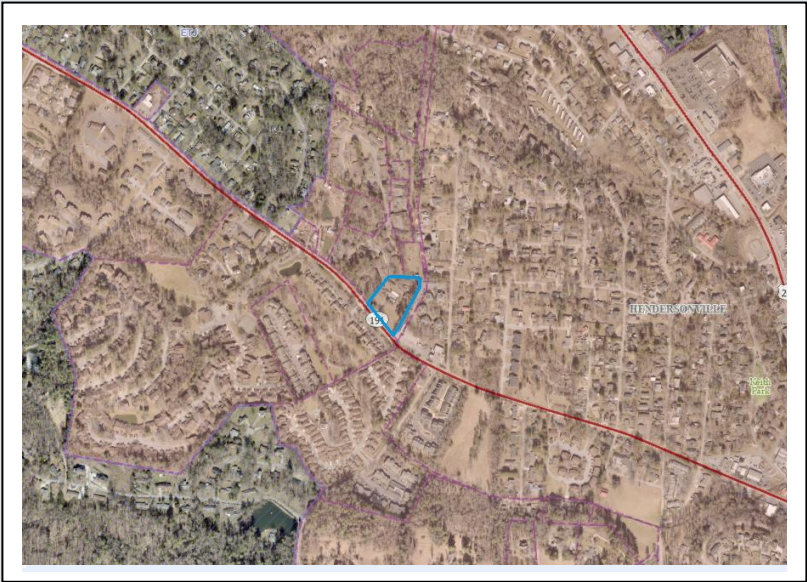
PROPOSED DEVELOPMENT DETAILS 7

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS 7



PROJECT SUMMARY

- Project Name & Case #:
 - 1910 Haywood Rd
 - 26-46-SPR
- Applicant & Property Owner:
 - Alex Ward of Pisgah Surveying, PLLC [Applicant]
 - Ryan Howell of Haywood Ventures, LLC. [Owner]
- Property Address:
 - 1910 Haywood Road
- Project Acreage:
 - 2.28 acres
- Parcel Identification (PIN):
 - PIN 9569-23-4829
- Parcel Zoning:
 - R-15 Medium Density Residential
- Future Land Use Designation:
 - Multi-Generational Living
- Requested Uses:
 - Minor Planned Residential
- Type of Review:
 - **Administrative-** Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from Pisgah Surveying, PLLC (applicant) and Haywood Ventures, LLC (property owner). The applicant is proposing to establish a Minor Planned Residential Development (Minor PRD) and create two new additional buildable lots from the site of an existing duplex development along Haywood Road (PIN 9569-23-4829). The 2.28-acre property is currently zoned R-15 Medium Density Residential.

The proposal includes the addition of two 1,800 square-foot residential structures on two newly-proposed lots of approximately 0.28 acres each. The existing site contains five buildings consisting of 2 single-family homes and 3 duplexes. The duplex units are each under 1,200 square feet. Utilizing the “½ -Unit” or “Double Density” provision under Sec. 6-1-2 of the Zoning Ordinance, the resulting density on this site would be 4 full units + (6 half units x 0.5 = 3), for a total of 7 units. An R-15 Minor PRD allows a max. density of 4 units/acre or 9 units for this 2.28-acre site.

Once Preliminary Site Plan approval is granted, the applicant will be responsible for submitting a Final Site Plan for review. Additionally, with the creation of 2 new lots, the proposed subdivision is categorized as an ‘Expedited Subdivision’ which will be administratively reviewed by Staff. Upon issuance of an approved Final Site Plan and Final Plat, construction on the newly-established lots may commence.

PRELIMINARY SITE PLAN AND MINOR PRD REVIEW GUIDELINES

Review of Preliminary Site Plans

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. Review of preliminary plans is a function of the Planning Board.

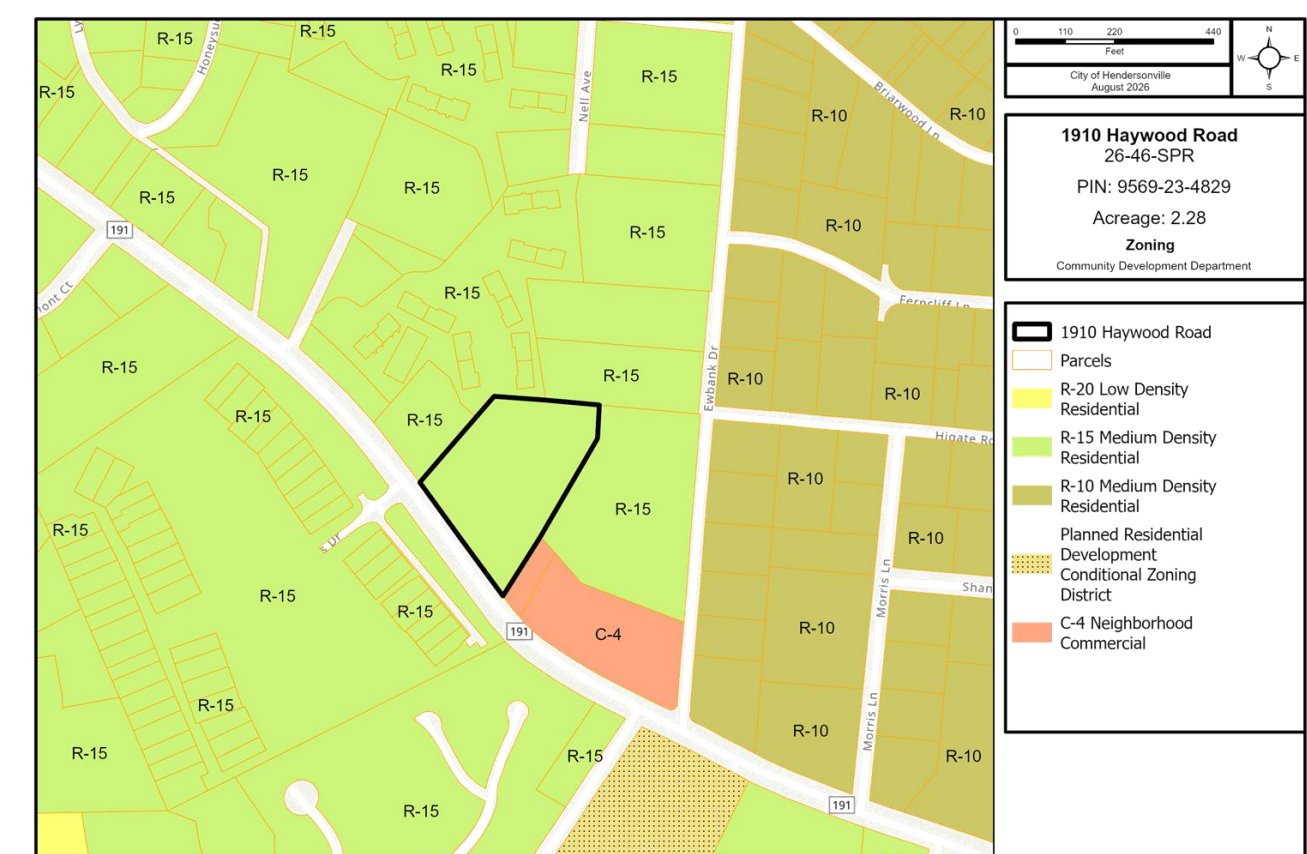
Preliminary plan review is required of all development undergoing Site Plan Review for the following:

- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units***

*Though the unit count for density calculation is under 9 units (7 units) the total unit count will be 10 units. While Sec. 6-1-2 allows for ½ units for calculating density when units are <1,200 Sq Ft, it goes on to say: “Unit counts will remain as whole numbers for the purposes of applying other aspects of the zoning code such as determining level of review, applying minimum parking requirements, etc.”

Approval of a preliminary site plan shall not entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval. In this case, a final subdivision plat approval will also be required prior to vertical construction.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned R-15 Medium Density Residential. The property fronts on Haywood Road (Highway 191) which is maintained by NCDOT. The property has one private drive, Canary Hollow Lane.

The property to the southeast is zoned C-4 Neighborhood Commercial, but all other surrounding properties are zoned R-15.

SITE IMAGES



View of the site frontage from the private driveway facing northwest along Haywood Road.



View of the site frontage from the private driveway facing southeast along Haywood Road.

SITE IMAGES



View from Haywood Road up Canary Hollow Lane



View from existing shared parking area accessed by Canary Hollow Lane with view of existing duplexes in the background.

SITE IMAGES



View of the site proposed for two new vacant lots / two single-family homes, facing the property from Haywood Road.



View of the site proposed for two new vacant lots / single-family homes, facing southeast from Canary Hollow Lane

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:**
 - R-15 Minor Planned Residential Development
- **Proposed Units:**
 - 2 - Existing Single-Family Homes
 - 6 - Duplex Dwellings (units)
 - 2 - Proposed Single-Family Homes
 - 10 Total Dwellings
- **Acreage/Density**
 - 2.28 acres
 - Proposed Density: 7 units or 3.07 units/acre
 - 4 full units + 3 “double density” units (6 half units) = 7 units
 - “Residential units under 1,200 square feet in gross floor area shall count as one-half unit (0.5 units) for the purposes of calculating density” (Sec 6-1-2)
 - Allowed Density: 4 units per acre X 2.28 acres = ~~9.12~~ units
- **Natural Resource**
 - The property has a natural slope of less than 15.1% which does not trigger any additional steep slope requirements.
 - The site has no associated streams.
 - The site does not have any associated floodplains.
 - The majority of existing tree canopy along the perimeter of the site will remain undisturbed.
- **Streets**
 - The site fronts along Haywood Road (Hwy 191) with one existing private drive (Canary Hollow Lane).
- **Parking**
 - Required: 13 spaces (1 parking space per unit for 1–2-bedroom units and 1.5 parking spaces for 3+ bedroom units.)
 - Provided: 22 spaces
- **Sidewalks**
 - There is an existing sidewalk on the south side of Haywood road which satisfies the sidewalk requirements for the site.
- **Public Utilities**
 - The site is served by City of Hendersonville Water and Sewer.
- **Landscaping**
 - A detailed landscaping plan is not required for preliminary site plan approval, but the plan has outlined the following landscaped areas:
 - Common Open Space

- Existing Tree Canopy
- Final Site Plan will have to reflect compliance with required plantings or utilization of tree credits for Common Space and Open Space plantings as well as Street Trees.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Preliminary Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Preliminary Site Plan (7-3-3) with exceptions listed below.

- Landscaping
 - Preliminary Site Plan approval does not require the full Landscaping requirements to be shown but does require: “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;” (Sec 7-3-3.2-n).
 - The Preliminary Site Plan does not indicate new canopy installation areas. However, the plan does illustrate the existing tree line. While the site does not trigger tree canopy preservation requirements, the existing trees and vegetation may provide credits toward the landscaping requirements. It is unclear to staff what trees and vegetation within the disturbance area are proposed to be protected or if new landscaping will be proposed.
- Subdivision
 - All utility and access easements will be conveyed on the subdivision plat.

CITY ENGINEER

Preliminary Site Plan Comments:

- No Outstanding Comments

WATER / SEWER

Preliminary Site Plan Comments:

- No Outstanding Comments

FIRE MARSHAL

Preliminary Site Plan Comments:

- No Outstanding Comments

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

PUBLIC WORKS**Preliminary Site Plan Comments:**

- No Outstanding Comments

NCDOT**Preliminary Site Plan Comments:**

- No Outstanding Comments

TRANSPORTATION IMPACT**Preliminary Site Plan Comments:**

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

Staff Analysis:Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the 1910 Haywood Road project meets the Zoning Ordinance standards established for Minor Planned Residential Developments (Section 5-14) and Preliminary Site Plan Review (Section 7-3-3.2) with the exception of the preliminary landscaping plan.

ABBREVIATIONS

DB...DEED BOOK
PB...PLAT BOOK
PG...PAGE
R/W...RIGHT OF WAY
PIN...PARCEL IDENTIFICATION NUMBER
NAD 83...NORTH AMERICAN DATUM OF 1983
NAVD 88...NORTH AMERICAN VERTICAL DATUM OF 1988
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
NTS...NOT TO SCALE
T...TOTAL DISTANCE
TYP...(TYPICAL)
AG...ABOVE GRADE (0.2'-0.5' TYP)
BG...BELOW GRADE (0.2'-0.5' TYP)
TR...TRACT
ID...SURVEYOR'S IDENTIFICATION CAP
L/L...LEFT OF AND NORMAL TO LINE
P/E...POSSIBLE ENCROACHMENT
U/B...UTILITY BUILDING, BUILDOUT, OR ACCESS STRUCTURE
P/A/I...PER AERIAL IMAGERY (LOCATION APPROXIMATE)
T/G/F/A...TOTAL GROSS FLOOR AREA

COLOR LEGEND

PINK = PROPOSED UTILITIES
BLUE = PROPOSED STRUCTURES
GREEN = PROPOSED PLANTINGS
RED = PROPOSED DEMOLITION & LIMITS OF DISTURBANCE (LD)

LEGEND

⊙ EXISTING IRON PIPE (EIP)
⊙ EXISTING IRON REBAR (EIR)
⊗ OTHER EXISTING MONUMENT AS NOTED
▲ PUBLISHED GEODETIC MONUMENT
○ CALCULATED POINT (NOT SET)
⊕ COMMUNICATIONS VAULT (CVLT)
⊕ ELECTRIC METER (EM)
⊕ GAS METER (GM)
⊕ GAS TEST STATION (GTS)
⊕ WATER METER (WM)
⊕ FIRE HYDRANT (FH)
⊕ IRRIGATION CONTROL VALVE (ICV)
⊕ SANITARY SEWER CLEANOUT
⊕ UTILITY POLE
⊕ LIGHT POLE
⊕ GUY ANCHOR
⊕ HEATING & AIR UNIT (HVAC)
⊕ SPOT ELEVATION (GROUND SURVEYED)
~ DENOTES CONTINUATION OF FEATURE
--- SURVEYED BOUNDARY LINE
--- NEW PUBLIC RIGHT OF WAY LINE
--- NEW PRIVATE EASEMENT LINE
--- ADJOINING DEED LINE OR CONDOMINIUM
--- INTERIOR TRACT LINE (NOT SURVEYED)
--- PLANNED RESIDENTIAL DEVELOPMENT
--- SETBACK (0' FRONT, 5' SIDE, 20' REAR)
--- TIE LINE ONLY
--- BOARD FENCE LINE
--- WIRE FENCE LINE
--- OVERHEAD UTILITY LINE
--- MARKED SANITARY SEWER LINE (SEE NOTE 2)
--- GIS INDEX CONTOUR (SEE NOTE 6)
--- GIS INTERIM CONTOUR (SEE NOTE 6)
--- DRAINAGE DITCH
--- CULVERT (STORM PIPE)
--- TREELINE

DEVELOPMENT NOTES

- PROJECT SITE & ADJOINING PROPERTIES ARE LOCATED ENTIRELY WITHIN HENDERSONVILLE CITY LIMITS.
- PROJECT SITE & ADJOINING PROPERTIES ARE ZONED R-15 BY CITY OF HENDERSONVILLE EXCEPTING 1908 HAYWOOD RD, PIN 9569-23-4657 TO SOUTHEAST OF PROJECT SITE.
- SEE DEED BOOK 532 PAGE 221 DECLARATION OF CONDOMINIUM FOR HAYWOOD PARK. DEDICATIONS INCLUDE COMMON AREAS AND FACILITIES THROUGHOUT ENTIRETY OF PROJECT SITE EXCLUDING THE INDIVIDUAL INTERIOR APARTMENT SPACES DETAILED AS UNITS 1A, 1B & 2B, 1C, 2C, 1D, 2D, 1E, AND 2E THIS PLAN SET. PROPOSED NEW COMMON OPEN SPACES EXCLUDE LOTS 2 & 3, AND LAND OCCUPIED BY STREETS, DRIVES, PARKING AREAS OR STRUCTURES, AREAS OF RIGHT OF WAY DEDICATION, AND SPACES LESS THAN 24' IN WIDTH.
- ALL CONSTRUCTION AND/OR DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF HENDERSONVILLE, HENDERSON COUNTY, AND NC DEPARTMENT OF TRANSPORTATION LAND DEVELOPMENT CODES, STANDARDS, AND SPECIFICATIONS AS APPLICABLE.

SITE INFORMATION

ADDRESS: 1910 HAYWOOD ROAD, HENDERSONVILLE, NC 28791
PROPERTY OWNER(S): HAYWOOD VENTURES, LLC
PIN: 9569-23-4829
REFERENCE DEED BOOK/ PAGE: 4036/540
ZONING DISTRICT: R-15
MINOR P.R.D. DENSITY STANDARDS: 4.0 UNITS PER ACRE
MINOR P.R.D. DIMENSIONAL STANDARDS:
FRONT: 0' (PARKING SITUATED IN REAR)
SIDE: 5'
REAR: 20'
MAX HEIGHT: 35'
TOTAL PROJECT AREA: 2.28 ACRES

DEVELOPMENT INFORMATION

SITE DENSITY: (5 EX. UNITS + 2 NEW UNITS)/2.28 ACRES = 3.07 UNITS PER ACRE
(BY DENSITY STANDARD OF DUPLEX UNITS UNDER 1200 SQ.FT.)

PARKING: 3 UNITS 3+ BEDROOMS = 6 SPACES, 7 UNITS 2 BEDROOMS = 7 SPACES
13 TOTAL SPACES REQUIRED, 22 TOTAL SPACES PROPOSED

PROPOSED LOT AREAS
LOT 1: 1.72 ACRES
LOT 2: 0.28 ACRES
LOT 3: 0.28 ACRES

PROPOSED COMMON OPEN SPACES:

BUILDING SITE COVERAGE:
(EXISTING & PROPOSED)

STREETS & PARKING SITE COVERAGE:
(EXISTING & PROPOSED)

OTHER FACILITIES COVERAGE:
(PATIOS, PORCHES, SIDEWALKS ETC.)

TOTAL IMPERVIOUS SURFACES:
(EXISTING & PROPOSED)

PROPOSED TOTAL DISTURBANCE:

*SEE DEVELOPMENT NOTE 3
**PERIMETER SETBACKS ACCOUNT FOR LESS THAN 50% OF PROPOSED COMMON OPEN SPACE

PLAN SET SHEET 1 OF 6

THIS SHEET IS PART OF A PLAN SET
AND IS INTENDED TO ACCOMPANY ALL
OTHER SHEETS IN THIS SET AND IS TO
BE CONSIDERED INCOMPLETE WITHOUT
ALL OTHER SHEETS TO SUPPORT IT.

AREA OF SURVEY 2.28 ACRES

BEING ALL OF
DEED BOOK 4036 PAGE 540
PIN 9569-23-4829
CONDOMINIUM BOOK 100 PAGE 3 & 7A
1910 HAYWOOD ROAD

SCALE: 0 20 40 60
1" = 20'

THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

CLASS OF SURVEY: CLASS A HORIZONTAL
POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.03' (HORIZONTAL)
0.05' (VERTICAL)
LOCALIZED POINT (NAIL & WASHER):
N 593.727.05
E 962.374.58
GPS/GNSS FIELD PROCEDURE: REAL TIME NETWORK (NC RTN)
DATE(S) OF SURVEY: 3/13/26
DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) NAVD 88 (V)
GEIOD MODEL: GEIOD 18
FIXED CONTROL: CORS (NC RTN)
COMBINED GRID FACTOR(S): 0.99977601
UNITS: US SURVEY FOOT

SURVEY NOTES

- NO CERTIFICATION TO REGULATORY OR TITLE MATTERS THIS SURVEY. SURVEYED AREA IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, & REGULATIONS ETC. OF RECORD. ANNOTATION OF ADJOINING PROPERTIES SHOWN PER COUNTY GIS, DEEDS, AND PLATS OF RECORD, NOT SURVEYED.
- NO CERTIFICATION TO THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES OR FEATURES THIS SURVEY. THOSE SHOWN ARE BASED SOLELY UPON APPARENT & CONSPICUOUS ABOVE GROUND FACILITIES OR UTILITY LOCATE MARKINGS UNLESS OTHERWISE NOTED.
- DISTANCES ARE HORIZONTAL GROUND US SURVEY FEET, COORDINATES ARE NC STATE PLANE (NAD83/11), AREAS CALCULATED BY COORDINATE METHOD. BOUNDARY MONUMENTATION FOUND OR SET FLUSH WITH EXISTING GRADE ±0.2' UNLESS OTHERWISE NOTED.
- BY GRAPHICAL DETERMINATION, SURVEYED AREA DOES NOT LIE IN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 3700956900J, EFFECTIVE DATE 10/2/2008.
- THE SURVEYED AREA IS ZONED R-15 BY CITY OF HENDERSONVILLE. ANY STREAMS, LAKES, WETLANDS, ETC. MAY BE SUBJECT TO ADDITIONAL REGULATORY BUFFERS.
- GIS CONTOURS PROVIDED BY NC GEOGRAPHIC INFORMATION COORDINATING COUNCIL (NC ONE MAP) - 2' VERTICAL INTERVAL - NOT GROUND SURVEYED.
- PER DEED BOOK 4036 PAGE 540, PROPERTY IS SUBJECT TO ALL COVENANTS, RESTRICTIONS, LIMITATIONS, AND USES SET OUT IN DECLARATION OF CONDOMINIUM - SEE DEED BOOK 532 PAGE 221.
- LOTS 1 TO BENEFIT FROM ACCESS AND MAINTENANCE RIGHTS OF ANY EXISTING UTILITIES UPON LOTS 2 & 3 SHOWN OR NOT SHOWN THIS SURVEY.
- PLAT NOT PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30.

PRELIMINARY:
NOT FOR RECORDATION,
CONVEYANCES OR SALES

INITIAL SUBMITTAL: 5/28/26
REVISION 1: 8/31/26

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	3/23/26	BOUNDARY & LOCATION SURVEY	ADW
2.	4/17/26	ADDITIONAL UTILITIES & VEGETATION	ADW
3.	PRELIM.	PLAN SET: RESIDENTIAL PLANNED DEVELOPMENT	ADW

DATE OF PLAT: PRELIMINARY
DRAWN BY: ADW
DATES OF SURVEY: 3/13/26 - 4/16/26
FIELD WORK: HLM

MINOR PLANNED RESIDENTIAL
DEVELOPMENT SITE PLAN FOR:
HAYWOOD VENTURES, LLC
(PROPERTY OWNER OF RECORD)
PROJECT #26013H • PIN 9569-23-4829
CITY OF HENDERSONVILLE, HENDERSONVILLE
TOWNSHIP, HENDERSON COUNTY, NC

PISGAH SURVEYING, PLLC

1503 ORLEANS AVE, HENDERSONVILLE, NC 28791
(828) 515-1929 • NC FIRM #P-2288

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

Cloudpermit application number / Número de solicitud de Cloudpermit
US-NC30720-P-2026-82

PIN / Número de rollo
9569234829

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

Description of Subject Property

Address / Dirección
1910 2-E HAYWOOD RD

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

PIN / Número de rollo
9569234829

Purpose of Application

Application type / Tipo de solicitud
Site Plan Review — Preliminary Site Plan Review

Applicant

Last name / Apellido Ward	First name / Nombre de pila Alex	Corporation or partnership / Corporación o sociedad Pisgah Surveying, PLLC
Street address / Dirección de la calle 1503 Orleans Ave	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia North Carolina	ZIP code / Código postal 28791
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8285151929	
Fax	Email / Correo electrónico [REDACTED]	

Property owner		
Last name / Apellido Howell	First name / Nombre de pila Ryan	Corporation or partners Corporación o sociedad Haywood ventures LLC
Street address / Dirección de la calle 1910 Haywood Rd	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio HENDERSONVILLE	State / Provincia North Carolina	ZIP code / Código postal 28791
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8289746818	
Fax	Email / Correo electrónico [REDACTED]	

Section 5, Item B.

Applicant-Company Information		
Applicant Name: Alex Ward	Company Name: Pisgah Surveying, PLLC	Authorized Representative Title (if applicable) Managing Director

Property Owner-Company Information		
Property Owner Name: Ryan Howell	Company Name (if applicable, check corresponding box below) Haywood Ventures, LLC	Authorized Representative Title (if applicable)

Applicant

I, Alex Ward (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 05/28/2026, 5:31:28 PM EDT by Alex Ward. / Firmado digitalmente el 28/5/26 17:31:28 EST por Alex Ward.

Property owner

I, Ryan Howell (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 05/28/2026, 5:38:52 PM EDT by Ryan Howell. / Firmado digitalmente el 28/5/26 17:38:52 EST por Ryan Howell.

Preliminary Site Plan Review Triggers:

Section 5, Item B.

Projects proposing any of the following must submit a complete application at least 32 days prior to any Planning

Board meeting.

- Any commercial, industrial or institutional development consisting of 20,000 or more square feet of floor area.
- Addition of more than 30 parking spaces.
- Any minor planned residential development consisting of nine or more dwelling units.

Information

Type of Plan Review
Preliminary

List 10 digit PIN or 7 digit PID number for each property
9569234829

CHECK TYPE OF DEVELOPMENT
Residential

Current Zoning
R-15

Total Acreage
2.28

Proposed Building Sq.ft.
12950.0 sq.ft.

of Dwelling Units
10

Applicant (Developer) Company Information

Authorized Representative Name:
Alex Ward

Company Name (if applicable, check corresponding box below)
Pisgah Surveying, PLLC

Company Type:

If other:

☐ Corporation: ☒ Limited Liability Company: ☐ Trust:
☐ Partnership: ☐ Other:

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

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:
Ryan Howell

Company Name (if applicable, check corresponding box below)
Haywood Ventures, LLC

Company Type:

If other:

☐ Corporation: ☒ Limited Liability Company: ☐ Trust:
☐ Partnership: ☐ Other:

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