



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley

MEETING DATE: January 15, 2026

AGENDA SECTION: New Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Rezoning: Conditional Rezoning – 1207 Kanuga Rd Rezoning | R-15 to C-4 CZD (25-93-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9568-61-2215) from R-15, Medium Density Residential Zoning District to C-4 CZD, Neighborhood Commercial Conditional Zoning District for the renovation and reuse of an existing structure for a professional office and construction of 4 townhomes based on the preliminary site plan and list of conditions [dated 12/31/25] submitted by and agreed to by the applicant and presented at this meeting and subject to the following:

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

1. 1 – professional office building
2. 4 - Residential dwellings, Single-Family Attached

[#2 is for amendments to uses or conditions discussed and agreed upon in the public meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed – continue motion below with .3(2) using numbering in parenthesis]:

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

1. Maximum tree protection required for large magnolia at rear of existing structure. Allow for reduction of 10' buffer at curve in proposed driveway to reduce potential impact on root system of magnolia tree.

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PINs: 9568-61-2215) from R-15, Medium Density Residential Zoning District to C-4, Neighborhood Commercial Zoning District based on the following:

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

The petition for C-4 zoning is inconsistent with the Future Land Use and Conservation Map Designation of 'Family Neighborhood Living'

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

1. The proposed zoning is incompatible with the surrounding land uses
2. The proposed zoning would result in increased traffic congestion to the surrounding area
3. The proposed zoning would result in environmental degradation

[DISCUSS & VOTE]

3.(2.) The petition is found to be Inconsistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition for C-4 zoning is inconsistent with the Future Land Use and Conservation Map Designation of 'Family Neighborhood Living'.

4.(3.) We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The proposed zoning is compatible with surrounding residential & non-residential land uses
2. The proposed zoning allows for a mix of uses at an intersection which experiences significant vehicular traffic
3. The proposed zoning allows for nodal development with non-residential uses confined by floodplains and located along the minor arterial roadway
4. Surrounding low density residential uses primarily front and gain access from Local streets.

5.(4.) Furthermore, we propose to amend the Character Area of the subject property on the Gen H Comprehensive Plan Future Land Use & Conservation Map to that of 'Neighborhood Center'.

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville in receipt of a Conditional Zoning District petition from Greg Grooms of Blue Pinnacle Homes [applicant / property owner], to rezone a 0.81 Acre parcel at 1207 Kanuga Rd (PIN: 9568-61-2215) from R-15, Medium Density Residential to C-4 CZD, Neighborhood Business Conditional Zoning District.

The property is located at the corner of Drake St and Kanuga Rd near the intersection of Kanuga Rd and State St. The confluence of Shepherd Creek and Mud Creek is in close proximity though the subject property is primarily outside of the 100-yr floodplain.

The Future Land Use Character Area designation of the property is Family Neighborhood Living, however it is located in close proximity to parcels designated as Neighborhood Center.

As a CZD, if approved, the development and use of the property would be limited to the stated list of uses and the proposed developed depicted on the preliminary site plan.

PROJECT/PETITIONER NUMBER:	25-93-CZD
PETITIONER NAME:	<ul style="list-style-type: none"> • Greg Grooms, Blue Pinnacle Homes [Applicant + Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Comp Plan Consistency & Evaluation 3. NCM Summary 4. Proposed Zoning Map 5. Draft Ordinance 6. Application