



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** April 9, 2026

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

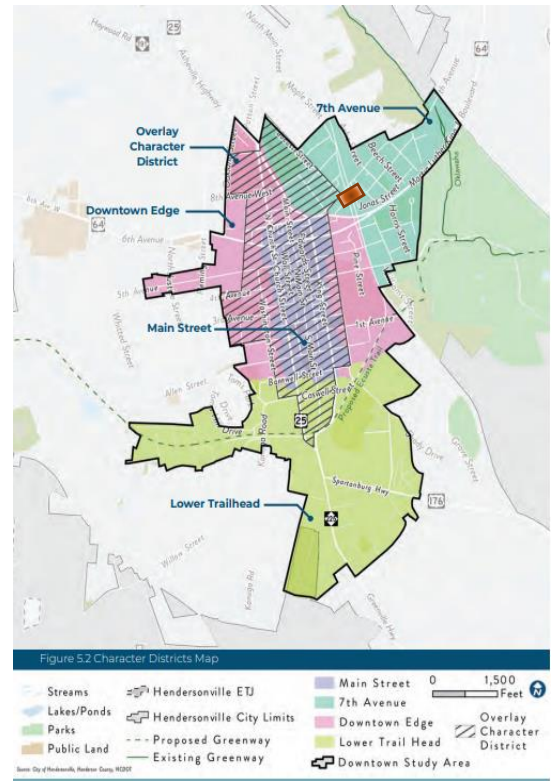
TITLE OF ITEM: Zoning Text Amendment: Downtown Design Overlay District (25-23-ZTA) – Matthew Manley, AICP – Long-Range Planning Manager

SUGGESTED MOTION(S):

<u>For Approval:</u>	<u>For Denial:</u>
N/A	N/A

***SUMMARY:** The City of Hendersonville has initiated a zoning text amendment to create a new Overlay Zoning District for the Downtown area. Overlay Districts have special standards that are in addition to/supersede the underlying zoning district’s standards. The Downtown Design Overlay District standards are based on the Downtown Master Plan (Chapter 5 of the Gen H Comprehensive Plan). The boundaries of the district are based on the character area boundaries also established in the Downtown Master Plan. There are 4 distinct character areas within the overlay district boundaries as depicted on the map.*

The rationale for creating the DDO is due to the fact that the current zoning districts that govern and guide development in the city core, which are C-1, C-2, and CMU, contain little-to-no design standards. The Main St Local Historic District is the only tool regulating design in a meaningful way within the boundaries of that district. Hendersonville’s Downtown is notable for its character which is in large part established by its built form. Main St and 7th Ave are attractive locations for private investment. New developments and the potential threat of demolition of historic structures can detract from the prized character of Hendersonville’s Downtown districts. Adoption of strengthened Design Standards and/or additional historic protections can guide new development in a way that is compatible with the existing form. Adoption of Local Historic District Design Standards can also be used to guide new development while adding additional measures to help protect and preserve existing historic structures.



Steps to Adoption:

1. Review approach with Legal Department with consideration given to the ‘downzoning law’. – [Complete / On-going]
2. Present to City Council for general consensus, feedback and support – [Needed]
3. Planning Staff to transfer Design Standards from Comp Plan form to Ordinance form – [Complete]
4. Present to Downtown Advisory Board’s Economic Vitality Committee, Planning Board Committee, and Key Stakeholders – [In Process]
5. Planning Staff to continue to review ordinance language and ensure compatibility with existing ordinance structure, cross-references, etc. – [Outstanding]
6. Have information meetings with property owners and engage with broader public to get additional feedback. [Outstanding]
7. Finalize draft design standard language and overlay boundaries - [Outstanding]
8. Move through adoption process- [Outstanding]

Related Gen H Implementation Projects:

- Project 2.01: Utilize existing Mixed Use Zoning Districts to introduce multi-family housing in commercial corridors and redevelopment areas*
- Project 4.03: Study entry corridors and other areas as needed for the development of appropriate Design Guidelines in new UDO (Project 4.01)
- Project 4.04: Update development standards in new UDO (Project 4.01) to catalyze aging commercial redevelopment; consider developing form-based code standards for activity centers
- Project 4.05: Explore additional Municipal Service Districts (MSDs) and consider merging or expanding current MSDs or using other mechanisms to catalyze downtown redevelopment in the 7th Avenue, Downtown Edge, Lower Trail Head districts, and other key nodes and commercial corridors
- Project 4.06: Provide incentives for activation/ redevelopment of upper floors in downtown

Related Gen H Goals:

Authentic Community Character –

- Downtown remains the heart of the community and gathering spaces, like a central community park, are the focal point of civic activity and celebration.
- Gateways set the tone, presenting the image/brand of the community to all who enter.
- Historic preservation is key to maintaining the city’s identity.
- Arts and cultural activities enhance the community while conveying its history and heritage.
- City Centers and neighborhoods are preserved through quality development.
- Local businesses and entrepreneurs are supported by the community.

Vibrant Neighborhoods –

- Through design, the places where people live are connected to nearby destinations, amenities, and services

PROJECT/PETITIONER NUMBER:	25-23-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	1. Draft language to be presented at meeting