



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Sam Hayes **MEETING DATE:** August 6th, 2026

AGENDA SECTION: Public Hearings **DEPARTMENT:** Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning – Ironwood Square | 26-43-RZO – *Sam Hayes, Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move 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 the staff analysis and because:

The proposed zoning of C-3 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use – Commercial'.

2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. C-3 zoning would allow for greater economic use of the subject property given the wide range of permitted uses
2. C-3 Zoning along this corridor could lead to additional opportunities for commercial uses along a corridor that is seeing moderate development pressure.

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council **deny** 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 the staff analysis and because:

The proposed zoning of C-3 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use – Commercial'.

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

1. C-3 Zoning is found to be incompatible with the surrounding land uses
2. C-3 Zoning would increase commercial activity along Signal Hill Rd and potentially lead to negative impacts on traffic flow and residential uses.

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville has initiated a Zoning Map Amendment application for three properties located at 831, 835, 837 Case Street, Pins 9577-79-2337, 9577-79-3365, and 9577-79-4384 totaling 0.87 Acres. The property is currently Henderson County Community Commercial. The subject properties were recently annexed into the City limits at the July 2nd City Council meeting. Because of this, the City has 60 days to zone the properties.

The City is requesting initial zoning of the properties to C-3 Highway business, which aligns with other adjacent properties in the City limits.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the CHMU district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

PROJECT/PETITIONER NUMBER:	26-43-RZO
PETITIONER NAME:	o City Initiated
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan Consistency & Criteria Evaluation Worksheet 3. Planning Board Summary 4. Draft Ordinance 5. Proposed Zoning Map 6. Application