



PLANNING BOARD RECOMMENDATION

IRONWOOD SQUARE (26-43-CZD)

MEETING DATE: JULY 9TH, 2026

PETITION REQUEST: Initial Zoning: C-3 Highway Business

APPLICANT/PETITIONER: City of Hendersonville [Applicant/City Initiated Zoning], Conserving Carolina, Henderson County Children and Family Resource Center [Owner]

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 6-0 to recommend approval of this petition and adopted the following motion:

PLANNING BOARD MOTION:

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.

OVERVIEW OF BOARD ACTION

BOARD ACTION:

The Planning Board convened on this project for 20 minutes.

Motion:

- Kyle Gilgis

Second:

- Laura Flores

Yeas:

- Jim Robertson, Betsey Zafra, David McKinley, Kyle Gilgis, Tamara Peacock, Laura Flores

Nays:

- None

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

Recused: None