



WORKSPACE INFORMATION

Application number 26-56-RZO	Category Standard Rezoning	Workspace state Application complete
Workspace created 08/07/2026, 10:11:51AM EDT	Application submitted 08/12/2026, 2:56:14 PM EDT	
Assignee Sarah McLaurin	Package generation date 09/02/2026, 3:04:45 PM EDT	

LOCATION INFORMATION

Address 101 S GROVE ST, Hendersonville, NC	Property information 9568876293,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Jared DeRidder WGLA Engineering, PLLC	724 5th Avenue W Hendersonville [REDACTED] [REDACTED]	Applicant
Chris Todd Henderson County	100 N. King Street Hendersonville [REDACTED] [REDACTED]	Property owner
Chris Todd Henderson County	100 N King Street Hendersonville [REDACTED]	Property owner

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Map Amendment (Standard Rezoning)

Property Information	
Current Zoning C-1SU	Proposed Zoning C-1
Adjacent Parcel Numbers and Uses	
PIN: 9568875244	Use: COMMERCIAL
PIN: 9568875098	Use: COMMERCIAL
PIN: 9568875098	Use: COMMERCIAL
PIN: 9568878278	Use: COMMERCIAL
PIN: 9568879210	Use: COMMERCIAL

Section 11-1 Standards

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map 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 this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto.

THE EXISTING PARCEL IS LOCATED IN THE DOWNTOWN EDGE OVERLAY CHARACTER DISTRICT. THE COMPREHENSIVE PLAN DESIGNATES THIS DISTRICT AS ACCOMODATING COMMERCIAL AND OFFICE GROWTH.

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. (Also, see NCGS 160-601 (d) Down-Zoning)

THE PARCEL CONTAINS TWO COMMERCIAL STRUCTURES WITH ASSOCIATED SURFACE PARKING, CONSISTENT WITH THE SURROUNDING USE.

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

N/A

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. (Also, see NCGS 160D-601 (d) Down-Zoning)

THE PARCEL CONTAINS TWO EXISTING COMMERCIAL BUILDINGS THAT WERE CONSTRUCTED IN 1960 WITH ASSOCIATED PARKING. C-1 ZONING IS A COMPATIBLE SURROUNDING USE.

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. (Also, see NCGS 160D-601 (d) Down-Zoning)

THE PARCEL IS SERVICED BY CITY OF HENDERSONVILLE UTILITIES AND SERVICES.

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

THERE WOULD BE NO ADDITIONAL ENVIRONMENTAL IMPACTS FROM ITS CURRENT USE.



Zoning-Applicant (Developer) Company Information

Applicant (Developer) Company Information		
Authorized Representative Name: Chris Todd		Company Name (if applicable, check corresponding box below) Henderson County
Company Type:		If other: Government
☐ Corporation:	☐ Limited Liability Company:	
☐ Partnership:	☒ Other:	
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Assistant County Manager		



Zoning-Property Owner Company Information

Property Owner Company Information (if different from Applicant)		
Authorized Representative Name: Chris Todd		Company Name (if applicable, check corresponding box below) Henderson County
Company Type:		If other: Government
☐ Corporation:	☐ Limited Liability Company:	
☐ Partnership:	☒ Other:	
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Assistant County Manager		



Rezoning Pre-Consultation Form

Project Description

Project Description

Rezoning request for PIN#9568-87-6293

Total Project Area (acres) 0.52	Total Lots/Units 1	Proposed building square footage: 0.0 sq.ft.	Gen H Future Land Use Designation: Downtown
Current Zoning District C-1SU	Proposed Zoning District C-1	Proposed Meeting Date Option 1 08/10/2026	Proposed Meeting Date Option 2 08/10/2026
Proposed Meeting Time Option 1 10:00 AM			Proposed Meeting Time Option 2 1:00 PM