



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Sarah McLaurin **MEETING DATE:** September 10th, 2026

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

TITLE OF ITEM: Rezoning: Standard Rezoning – 101 S Grove Street | 26-56-RZO – Sarah McLaurin, Planner II

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 9568-87-7059 and 9568-87-6293) from C-1SU Central Business Special Use to C-1 Central 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-1 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Downtown'.

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. A return to the previous base zoning, C-1 Central Business, restores potential development opportunities on this property by permitting the same uses available to other adjacent C-1 properties.
2. C-1 zoning is designed to promote development in the Downtown district which the subject parcels are within.

[DISCUSS & VOTE]

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 property (PINs 9568-87-7059 and 9568-87-6293) from C-1SU Central Business Special Use to C-1 Central 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-1 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Downtown'.

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. Rezoning to a standard C-1 Central Business eliminates the current conditions and site plan on the site that may impact the future of the development.
2. Rezoning to a standard zoning district eliminates limited uses that were approved as part of the Special Use District and allows for a range of permitted uses under C-1 zoning.

[DISCUSS & VOTE]

SUMMARY: Jared DeRidder of WGLA Engineering PLLC has initiated a Zoning Map Amendment application for a property located at 101 South Grove Street (PINs 9568-87-7059 and 9568-87-6293) totaling 0.77 Acres. The property is currently zoned C-ISU Central Business Special Use.

The Applicant is requesting a return to base zoning of C-I Central Business, which aligns with other adjacent properties. Special Use Districts are no longer created within City Zoning, but existing Districts such as the one created for this site in 2003 are similar to the Conditional Zoning Districts (CZDs) used today. Both Special Use Districts and CZDs impose special conditions on top of base zoning and are tied to an approved site plan.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the C-I 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:	26-56-RZO
PETITIONER NAME:	• Jared DeRidder of WGLA Engineering PLLC (Applicant) • Chris Todd of Henderson County (Property Owner)
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan Consistency & Criteria Evaluation Worksheet 3. Draft Ordinance 4. Proposed Zoning Map 5. Application