



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Sam Hayes

MEETING DATE: July 2nd, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Rezoning: Standard Rezoning–Quattlebaum Properties F LLC (25-37-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 (PIN 9588-40-7325) from Henderson County Zoning RC – Regional Commercial to CHMU – Commercial Highway Mixed Use, based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

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. The proposed map amendment would rezone the property to an appropriate zoning district meant for the Upward Road corridor.
2. The adjacent property uses are congruent with the proposed zoning.

[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 (PIN 9588-40-7325) from Henderson County Zoning RC – Regional Commercial to CHMU – Commercial Highway Mixed Use, based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

2. 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. The proposed zoning district and rezoning is not appropriate for the type of development in this area.

[DISCUSS & VOTE]

***SUMMARY:** The City of Hendersonville has initiated a standard rezoning for a property located along Upward Road. The property owner has submitted a petition to annex the parcel, identified as PIN 9588-40-7325. If annexed into the City, the property must be assigned a zoning designation. Because the applicant did not request a specific zoning district in the annexation petition, the City has proposed CHMU (Commercial Highway Mixed Use) zoning.*

CHMU was established specifically for properties along the Upward Road corridor. Surrounding parcels that have been annexed into the City through satellite annexations are also predominantly zoned CHMU.

PROJECT/PETITIONER NUMBER:	25-37-RZO
PETITIONER NAME:	<ul style="list-style-type: none">• City of Hendersonville (Initial zoning only done if the property is successfully annexed into the City)
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Comprehensive Plan Review3. Annexation Plat for Reference4. Proposed Zoning Map5. Draft Ordinance