



PLANNING BOARD RECOMMENDATION  
SPARTANBURG HIGHWAY MEDICAL OFFICE BUILDING (25-  
23-CZD)  
MEETING DATE: JUNE 12<sup>TH</sup>, 2025

PETITION REQUEST: Rezoning: Commercial Highway Mixed Use-Conditional Zoning District (CHMU-CZD)  
APPLICANT/PETITIONER: John Bryant, Vice President, Operations and Support Services for UNC Health Pardee [Applicant] & Bryan Rhodes, Capital Projects Construction Manager for Henderson County Government [Owner]

**PLANNING BOARD ACTION SUMMARY:**

The Planning Board voted 7-0 to recommend approval of this petition and adopted the following motion:

**PLANNING BOARD MOTION:**

Ms. Peacock moved 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: 9578-41-6876 & 9578-42-5074) from C3-SU, Highway Business Special Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District, for the construction of a 42,520 square foot medical office building based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 6-4-25] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses.
  - a. Permitted Uses:
    - i. Offices, business, professional and public.
2. Permitted uses and applicable conditions presented on the site plan shall be amended to include "During final site plan approval, the existing piped blueline stream running through the property shall be reviewed and evaluated. If the City of Hendersonville, in coordination with the developer's engineer, determines that the pipe's integrity or capacity is inadequate to serve its intended function, it shall be removed and replaced or fixed as part of the project's construction".
3. 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.
4. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:
  1. The proposed development would provide citizens who reside on the southern side of Henderson County the opportunity to have primary care, physical therapy, and pharmacy service within a closer proximity to where they live.
  2. The proposed development is within close proximity to other institutional uses along this corridor.

Ms. Gilgis seconded the motion which passed unanimously.

## OVERVIEW OF BOARD DISCUSSION FROM MEETING MINUTES

The Planning Board convened on this project for **30 minutes**.

*Ms. Gilgis asked whether this portion of Spartanburg Highway consists of five lanes, including a center turn lane. Mr. Morrow confirmed, stating it includes two travel lanes in each direction and a center turn lane.*

*She then inquired whether the entrance from Spartanburg Highway to the proposed facility would be a full-access entrance rather than a right-in/right-out only. Mr. Morrow responded that it would be a full-access entrance with no right-in/right-out restriction.*

*Ms. Gilgis asked about the mention of a crosswalk on Spartanburg Highway. Mr. Morrow clarified that the reference was likely to the zoning crosswalk mentioned in the Comprehensive Plan, not to a physical crosswalk currently proposed on Spartanburg Highway. He noted that the applicant will be providing a crosswalk from the staff parking area and pointed this out on the site plan. Aside from site access points, this is the only crosswalk connection being proposed.*

*The Chair noted that a CHMU-CZD has not previously been established along Spartanburg Highway and questioned why a C-3 CZD designation was not proposed instead. Mr. Morrow explained that the City is working to phase out the C-3 zoning designation, which is historically the commercial highway corridor zoning. He referenced the development patterns along Four Seasons Boulevard as something the City does not wish to replicate. He further stated that the CHMU zoning is consistent with the Gen H Comprehensive Plan and aligns with the City's long-term vision.*

*John Bryant, Vice President of Operations and Support Services for UNC Health Pardee, located at 800 N. Justice Street, addressed the Board. He stated that aligning with the Gen H Comprehensive Plan and expanding healthcare services to the southern part of the county are priorities for the organization. Providing access to services closer to where people live is a central focus. Mr. Bryant emphasized that the project meets all zoning ordinance requirements and that the team views this as a benefit not only to Henderson County residents but also as an opportunity to increase healthcare access in the southern region of the county.*

*He noted that they received positive feedback from the Neighborhood Compatibility Meeting (NCM) and made responsive revisions. The development team has met with City Planning staff on multiple occasions, receiving constructive feedback and guidance.*

*The Chair asked Mr. Bryant to provide the Board with a summary of the project's history, need, and funding. Mr. Bryant gave a brief overview, explaining that the project involves a partnership with Henderson County, which is acting as the borrower of funds. The tenants will be responsible for repaying that borrowing. He also discussed plans for expanding services and constructing new facilities.*

*The Chair asked for clarification on parking—specifically, whether the number of proposed spaces met, exceeded, or fell short of the requirement. Mr. Morrow responded that the proposed number exceeds the requirement: 170 spaces are required, and 196 are proposed. He noted that the site is within the Entry Corridor Overlay, where a 20% parking reduction is permitted, but the applicant has elected not to utilize that reduction.*

*The applicant further explained the reasoning behind providing more parking than the ordinance requires.*

## OVERVIEW OF BOARD DISCUSSION FROM MEETING MINUTES CONTINUED

*The Chair asked whether the existing stream pipe is sufficient, whether it had been inspected, and when it was originally installed.*

*Tom Jones, with WGLA Engineering located at 724 5th Avenue West, stated that his firm is serving as the civil engineer for the project. He explained that the existing pipe on the site is old and will need to be evaluated, and it will probably have to be replaced. As part of the site work, the team will analyze the pipe to determine whether it is adequate for the expected flow. The final determination regarding the appropriate course of action; whether rehabilitation or replacement will be made following that assessment.*

*Mr. Jones emphasized that the pipe will not be allowed to deteriorate; it will either be repaired or replaced, and its size will also be evaluated during that process.*

*The Chair inquired about adding a condition to require the pipe be inspected and repaired or replaced as necessary. Mr. Morrow responded that such a condition could be recommended. The Chair noted that while he trusts the work will be done appropriately, including a formal condition might be beneficial.*

## PUBLIC COMMENTS:

**Ken Fitch, 1046 Patton Street (zoom)** stated he would like to commend the Planning team for this project. The NCM was remarkably productive. One of the issues he raised was the flow of traffic through the site. That is something that will have to be worked out. He explained the reasons why he thought this facility was important. He discussed having a bus stop. He stated there is a piped blueline stream and asked what the condition was of the pipe.

**Glenn Lange, 623 Ferncliff** stated he is with the Hendersonville Tree Board and is a certified wildlife biologist. He stated he wanted to compliment that particular design team particularly the folk working on the landscaping plan because he has seen very few developments that utilize almost entirely native plants. Native plants provide the best conditions we can for our ecosystem. It is very commendable that they are doing this.

## BOARD ACTION:

Motion:

- Tamara Peacock (Vice Chair)

Second:

- Kyle Gilgis

Yeas:

- Tamara Peacock (Vice-Chair), Donna Waters, Kyle Gilgis, Jim Robertson (Chair), Bob Johnson, David McKinley, Lauren Rippey

Nays:

- None

Absent: Laura Flores, Mark Russell

Recused: None