



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	October 9, 2025
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Rezoning: Standard Rezoning –Locust St Small Area Rezoning 25-58-RZO – <i>Matthew Manley, AICP Long-Range Planning Manager</i>		

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 properties possessing PINS: 9569-80-4214 & 9569-80-2387 & 9569-80-4629, from I-1, Industrial Zoning District to CMU, Central Mixed Use Zoning District, 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 CMU 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. CMU Zoning is more compatible than I-1 Zoning due to the differences in dimensional standards and permitted uses.
2. CMU Zoning better protects the existing character of the built environment and supports recent reinvestment in the economic vitality of the 7th Ave District
3. CMU Zoning will protect against incompatible Industrial uses.
4. Due to new requirements under S.B. 382, property owners must provide their consent for a rezoning of this nature. Though adjacent property owners were provided the information and opportunity to consent

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 properties possessing PINS: 9569-80-4214 & 9569-80-2387 & 9569-80-4629, from I-1, Industrial Zoning District to CMU, Central Mixed Use Zoning District, 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 CMU 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. CMU Zoning would reduce the number of permitted uses
2. CMU Zoning would reduce the required dimensional standards (setbacks, min. lot size, etc.)
3. CMU Zoning would further shift the area from its industrial roots

[DISCUSS & VOTE]

to the rezoning only those included in the motion have consented.

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville is initiating a rezoning for consenting property owners in the Locust St Area to rezone properties from I-I, Industrial to CMU, Central Mixed Use. These owners and properties include multiple condo owners at 822 Locust St (PIN: 9569-80-4214), R Four Holdings at 824 Locust St Ste 300 (PIN: 9569-80-2387) and Scott & Dean Miller at 0 Lynn St (PIN: 9569-80-4629). Previously Daniel Huggins & Hailey Lamoreux (Applicants / Owners) at 824 Locust St Suite 400 (PIN: 9569-80-2471) along with Dennis Dunlap at 415 8th Ave E (PIN: 9569-80-4238), Kari Moer at 824 Locust St Suite 200 (PIN: 9569-80-2395), and Daniel Mock with AYD Partners at 0 Lynn St (PIN: 9569-80-3335) participated in a rezoning to CMU for this area. Additional property owner were given the opportunity to participate as well. The three additional properties before you represent those providing consent. Any future rezonings in this area will be by petition of the property owners.

Planning Staff initially identified the need for a rezoning of the I-I properties in this area over 4 years ago. Though a 'small area rezoning' did not take place at that time, with the submittal of a rezoning application for CMU in August 2025, Planning Staff opened up the opportunity for select properties to join in on the rezoning. Per new state laws, property owners must consent to rezonings of this nature. Properties participating in the rezoning will benefit in the following ways:

- 1) CMU Zoning would make non-conforming buildings conforming;
- 2) CMU Zoning would permit current land uses to continue;
- 3) CMU Zoning would permit additional desired future land uses that I-I zoning does not;
- 4) CMU Zoning would prevent incompatible uses.

PROJECT/PETITIONER NUMBER:	25-07-RZO
PETITIONER NAME:	○ Southern Appalachian Brewing (Cubbins), R Four Holdings (Tolles), Daniel Mock, & Hunting Creek Associates – Condo Owners of 822 Locust St (PIN: 9569-80-4214) ○ R Four Holdings (Tolles) – Owners of 824 Locust St Ste 300 (PIN: 9569-80-2387) ○ Scott & Dean Miller – Owners of 0 Lynn St (PIN: 9569-80-4629)
ATTACHMENTS:	1. Staff Report 2. Zoning District Comparison 3. Comprehensive Plan Consistency & Criteria Evaluation Worksheet 4. Draft Ordinance 5. Consent Forms