CITY OF HENDERSONVILLE

PLANNING BOARD
AGENDA ITEM SUMMARY

SUBMITTER: Lew Holloway **MEETING DATE:** 11/13/2026

AGENDA SECTION: OTHER BUSINESS **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: Elimination of Minimum Parking Requirements (Alignment w/ State Law) – *Lew Holloway, Community Development Director*

SUGGESTED MOTION(S):

No motion suggested; presentation is for initial introduction and discussion. Board recommendation will be addressed at the December Planning Board Mtg.

SUMMARY:

Session Law 2026-39 (H.B. 162) amended G.S. 160D-702(c) to limit local government authority to require off-street parking spaces. The session law is effective on January 1, 2027. This presentation will provide an overview of the proposed changes to the City of Hendersonville Zoning Ordinance which are intended to bring our code into compliance with the new limitations established by state law. Consideration will be given to elements that will add clarity to design requirements for any spaces that are provided.

PROJECT/PETITIONER NUMBER: City Initiated Zoning Text Amendment

PETITIONER NAME:

ATTACHMENTS: Draft Amended Zoning Text