



PLANNING BOARD RECOMMENDATION

PROJECT#: 25-58-RZO

MEETING DATE: October 9, 2025

PETITION REQUEST: Locust St Area Rezoning

APPLICANT/PETITIONER: City of Hendersonville (Applicant)

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)

PLANNING BOARD ACTION SUMMARY:

Staff gave a 2-minute presentation on the consenting property owners that have joined the Locust St area rezoning initiated by staff. Staff referenced the information presented at the Planning Board's previous meeting and the specific properties that also consented to have their property rezoned since that meeting. The Planning Board asked questions pertaining to which properties did not participate. In total Planning Board considered this item for 4 minutes.

OWNER PRESENTATION: No owners presented

PUBLIC COMMENT: One question was asked about the location of Locust St.

MOTION:

Tamara Peacock moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

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'.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. CMU Zoning is more compatible than I-I 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.

BOARD ACTION

- **Motion/Second:** Peacock / Gilgis
 - **Yeas:** Waters, Russell, Johnson, Gilgis, Rippy, Zafra, McKinley, Peacock (Vice), Robertson (Chair)
 - **Nays:** N/A **Absent:** Flores