



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** August 11th, 2026

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Sheetz Upward Road – Variance (26-50-VAR) – Sam Hayes | *Planner II*

SUGGESTED MOTION(S):

1. For Recommending Approval:

With regard to the request by Jesse Hanlin for a variance from *Section 5-27-5.2.1* to:

1. *Reduce the 100 ft minimum corner clearance to 71.7 ft.*

I move the Board to find that (must find all of these):

- 1) An unnecessary hardship **would** result from the strict application of the ordinance.
- 2) The hardship **results** from the conditions that are peculiar to the property, such as location, size, or topography.
- 3) The hardship **did not** result from actions taken by the applicant or the property owner.
- 4) The requested variance **is consistent** with the spirit, purpose, and intent of the regulation, such that public safety **is secured** and substantial justice **is achieved**.

For the following reasons: ***[list factual basis for Approval here.]***

The strict application of the ordinance would result in significant challenges to the internal vehicular flow, which is a direct result of the peculiar conditions of the property.

[DISCUSS & VOTE]

1. For Recommending Denial:

With regard to the request by Jesse Hanlin for a variance from *Section 5-27-5.2.1* to:

1. *Reduce the 100 ft minimum corner clearance to 71.7 ft.*

I move the Board to find that (must find at least one of these):

- 1) An unnecessary hardship **would not** result from the strict application of the ordinance.
- 2) The hardship **does not** result from the conditions that are peculiar to the property, such as location, size, or topography.
- 3) The hardship **did** result from actions taken by the applicant or the property owner.
- 4) The requested variance **is not** consistent with the spirit, purpose, and intent of the regulation, such that public safety **is not** secured and substantial justice **is not** achieved

For the following reasons: ***[list factual basis for Denial below.]***

The strict application of the 100 ft minimum corner clearance does not meet the threshold for unnecessary hardship. The hardship is a self-created hardship that is not directly related to the peculiar conditions of the property.

Based on the foregoing findings I further move the Board deny the request for a variance.

[DISCUSS & VOTE]

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SUMMARY:

The Community Development Department has received an application from Jesse Hanlin, and engineer for Blue Ridge Engineering, PLLC, for a variance from Section 5-27-5.2.1 – Transportation requirements in accordance with the requirement that corner clearance along a side street be 100 ft. The subject property is currently zoned CHMU – Commercial Highway Mixed Use. The specific variance requested is for the following:

Variance Request: The Applicant is requesting a variance from the requirement that corner clearance along a side street be 100 ft. The applicant is requesting to decrease this corner clearance to 71.7 ft.

The subject property is 2.65 acres and is zoned CHMU - Commercial Highway Mixed Use. The property is currently vacant, however, a gas station is proposed for the site. The site plan has gone through the preliminary site plan review process and was approved by the planning board with the condition that either the corner clearance requirement is met *or* a variance is granted from the Board of Adjustment.

PROJECT/PETITIONER NUMBER:	26-50-VAR
PETITIONER NAME:	Jesse Hanlin – Blue Ridge Engineering, PLLC (Applicant) Quattlebaum Properties F LLC (Owner)
EXHIBITS:	A. Staff Report B. Application C. Warranty Deed D. Site Photos