



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** June 24, 2026
AGENDA SECTION: Presentation **DEPARTMENT:** Community Development

TITLE OF ITEM: Direction on Zoning Text Amendment: Downtown Design Overlay (26-23-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

N/A

SUMMARY: The City of Hendersonville has initiated an amendment to the City’s Zoning Ordinance by developing a “Downtown Design Overlay Zoning District” based on the design guidelines and “Downtown” study area boundaries established in Downtown Master Plan (Chapter 5 of Gen H Plan). The Downtown Master Plan was adopted in August 2024. Shortly after adoption, the Downzoning Law was adopted by the NC General Assembly. The effective of this new law paused implementation of this project, however staff has now developed these standards so as to comply with this changed state law.

The rationale for the Downtown Design Overlay (DDO) is based upon the fact that the current zoning districts that govern and guide development in the city core (C-1, C-2, & CMU) have little or no design standards. The Main St Local Historic District is the only tool regulating design in a meaningful way within the boundaries of Downtown. Hendersonville’s Downtown is notable for its character which is in large part established by its built form. Main St and 7th Ave are attractive locations for private investment. New developments and the potential threat of demolition of historic structures can detract from the prized character of Hendersonville’s Downtown districts. Establishing Design Standards can guide new development in a way that is compatible with the existing form.

Adoption of the DDO can also serve to catalyze additional projects designed to protect community character. The DDO will help to facilitate discussions around the expansion or creation of additional local historic districts - which can also be used to guide new development while adding additional measures to help protect and preserve existing historic structures. The DDO will also serve as a model for our commercial corridors where strategies related to additional design standards can be used in conjunction with increased opportunities for by-right development to spur redevelopment.

In regards to comprehensive plan consistency, the proposed DDO will directly or indirectly address 5 implementation projects identified in Gen H. It will help to advance 6 Gen H Goals under “Authentic Community Character” and 1 Goal under “Vibrant Neighborhoods”.

PROJECT/PETITIONER NUMBER:	26-23-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Draft DDO Ordinance3. Draft Small Cell Ordinance