



**CITY OF HENDERSONVILLE  
AGENDA ITEM SUMMARY  
PLANNING DIVISION**

**SUBMITTER:** Sam Hayes

**MEETING DATE:** June 12<sup>th</sup>, 2025

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning: Standard Rezoning–Quattlebaum Properties F LLC (Sheetz Upward Road) (25-37-RZO) – *Sam Hayes–Planner II*

**SUGGESTED MOTION(S):**

<b><u>For Recommending Approval:</u></b>	<b><u>For Recommending Denial:</u></b>
<p>I move Planning Board recommend City Council <b>adopt</b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN 9588-40-7325) from Henderson County Zoning RC – Regional Commercial to CHMU – Commercial Highway Mixed Use, based on the following:</p> <p><b>1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p>The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.</p> <p><b>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:</b></p> <ol style="list-style-type: none"> <li>The proposed map amendment would rezone the property to an appropriate zoning district meant for the Upward Road corridor.</li> <li>The adjacent property uses are congruent with the proposed use.</li> </ol> <p align="center"><b>[DISCUSS &amp; VOTE]</b></p>	<p>I move Planning Board recommend City Council <b>deny</b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN 9588-40-7325) from Henderson County Zoning RC – Regional Commercial to CHMU – Commercial Highway Mixed Use, based on the following:</p> <p><b>1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p>The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.</p> <p><b>2. 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:</b></p> <ol style="list-style-type: none"> <li>The proposed zoning district and rezoning is not appropriate for the type of development in this area.</li> </ol> <p align="center"><b>[DISCUSS &amp; VOTE]</b></p>

*SUMMARY: The City of Hendersonville has initiated a standard rezoning for a property located along Upward Road. The property owner has submitted a petition to annex the parcel, identified as PIN 9588-40-7325. If annexed into the City, the property must be assigned a zoning designation. Because the applicant did not request a specific zoning district in the annexation petition, the City has proposed CHMU (Commercial Highway Mixed Use) zoning.*

*CHMU was established specifically for properties along the Upward Road corridor. The proposed use for the property—a gas station—is permitted within the CHMU district. Additionally, surrounding parcels that have been annexed into the City through satellite annexations are also predominantly zoned CHMU.*

<b>PROJECT/PETITIONER NUMBER:</b>	25-37-RZO
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"> <li>• City of Hendersonville (Initial zoning only done if the property is successfully annexed into the City)</li> </ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Comprehensive Plan Review</li> <li>3. Annexation Plat for Reference</li> <li>4. Proposed Zoning Map</li> <li>5. Draft Ordinance</li> </ol>