



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

SUBMITTER: Matthew Manley **MEETING DATE:** February 5, 2026

AGENDA SECTION: Public Hearing **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: C-2 Dimensional Standards (25-92-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

<u>For Approval:</u>	<u>For Denial:</u>
<p>I move City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Zoning Ordinance Article V. – ‘Zoning District Classifications’, Section 5-7 to update the Dimensional Standards for the C-2, Secondary Business Zoning District based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="margin-left: 20px;">The proposed amendment aligns with the Gen H Comprehensive Plan Future Land Use Map & Downtown Master Plan.</p> <p>2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The proposed amendment allows for greater utilization of private property.2. The proposed amendment creates an opportunity to accommodate infill development.3. The proposed amendment allows for walkable, urban development. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>I move City Council <u>deny</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – ‘Zoning District Classifications’, Section 5-7 to update the Dimensional Standards for the C-2, Secondary Business Zoning District based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="margin-left: 20px;">The proposed amendment aligns with the Gen H Comprehensive Plan Future Land Use Map & Downtown Master Plan.</p> <p>2. We [do not find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The proposed amendment would no longer require a suburban pattern of development.2. The proposed amendment would allow a traditional urban form.3. The proposed amendment allows for townhome development in areas where there currently are few townhome developments. <p style="text-align: center;">[DISCUSS & VOTE]</p>

SUMMARY: The City of Hendersonville has initiated a zoning text amendment to modify the dimensional standards of the C-2, Secondary Business Zoning District. The proposed updates to this zoning district are precipitated by changes to state law, specifically the ‘downzoning’ law which went into effect late last year. This law eliminated the City’s authority to rezone property at its discretion. It requires property owner consent for any rezoning that would be deemed a “downzoning” according to the definition provided in the law.

According to the Comprehensive Plan the C-2 Zoning District has very limited applicability when it comes to achieving the vision set out in the Gen H Plan. There are multiple reasons for this, one of which is the Dimensional Standards which require a 15' front setback and a min. lot size of 8,000/6,000 Sq Ft. The C-2 Secondary Business zoning district is primarily located in the periphery of Downtown. Substantial front setbacks are suburban in nature and contrary to the traditional urban pattern of development called for in the Gen H Plan. In large part, C-2 has been replaced by the CMU Zoning District in many areas outside of downtown. However, key portions of the City, such as the Kanuga Rd are still zoned C-2. While fully replacing C-2 with CMU zoning would help to guide future development in alignment with the vision established in the Gen H Plan, due to downzoning laws, this type of “area rezoning” is impractical if not infeasible. As a temporary fix to this, staff is proposing to reduce the min. lot size and front setback in C-2 to, at a minimum, not prohibit new development from aligning with the Downtown Design Standards found in Chapter 5 of the Gen H Plan.

Planning Board unanimously supported the proposed amendment at their meeting on January 15, 2026.

PROJECT/PETITIONER NUMBER:	25-92-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Planning Board Summary3. Draft Ordinance Changes