



PLANNING BOARD RECOMMENDATION

PROJECT#: 25-92-ZTA

MEETING DATE: January 15, 2026

PETITION REQUEST: C-2 Dimensional Standards (25-92-ZTA)

APPLICANT/PETITIONER: City of Hendersonville (Applicant)

PLANNING BOARD ACTION SUMMARY:

Staff gave a 10-minute presentation on the requested zoning text amendment covering information related to guidance from the Gen H Comprehensive Plan as well as reviewing the criteria for considering a text amendment. The Planning Board asked questions pertaining to if the City was being oppositional with the State with the proposed amendment. They were informed that we are not. In total Planning Board considered this item for 20 minutes.

PUBLIC COMMENT:

Ken Fitch, 1046 Patton St – Suggested that the amendment introduces the use of townhomes into this district and that by doing so the amendment would encourage gentrification in areas like 7th Ave.

DELIBERATION:

Staff clarified that townhomes are already allowed in C-2 under a Minor Planned Residential District, but multi-family is not allowed beyond quadplexes. The main focus of amendment was to reduce the front setbacks to allow for parking in the rear of lots.

MOTION:

Bob Johnson, moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed amendment aligns with the Gen H Comprehensive Plan Future Land Use Map & Downtown Master Plan.

**REASONABLENESS STATEMENT:
[Rationale for Approval]**

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.

BOARD ACTION

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