



PLANNING BOARD RECOMMENDATION

PROJECT#: 25-93-CZD

MEETING DATE: January 15, 2026

PETITION REQUEST: 1207 Kanuga Rd Rezoning R-15 to C-4 CZD (25-93-CZD)

APPLICANT/PETITIONER: City of Hendersonville (Applicant/Owner)

PLANNING BOARD ACTION SUMMARY:

Staff gave a 30-minute presentation on the requested zoning text amendment covering information related to the details of the site and proposed site plan, guidance from the Gen H Comprehensive Plan as well as reviewing the criteria for considering a rezoning. The Planning Board asked questions about the following:

- Future sidewalk projects along Kanuga Rd - the potential timeline for sidewalks in this area and what would happen in the meantime if the applicant were to install only a sidewalk segment – Staff: Short segment along this property could be used in small project to extend sidewalks to connect to State St or be utilized in a larger project Future NCDOT project.
- Emergency access on one-way driveway – Staff: Fire Marshal will review Final Site Plan
- Clarification of the proposed condition related to waiving sidewalk requirements on Kanuga Rd – Staff: explained typical requirement for construction or fee-in-lieu of construction. Also provided 3rd option to construct equivalent sidewalk elsewhere in City.
- If the previous small area rezoning for C-4 that came to Planning Board in November, which involved this property, went to City Council – Staff: No it did not.
- Why was this C-4 CZD instead of R-15 CZD? - Staff: R-15 does not allow for office uses and CZD cannot be used to add uses that are otherwise not permitted in a zoning district. C-4 was the right fit in terms of limiting the intensity of commercial uses.
- What is zoning of the neighboring body shop? – R-15 (Legal Non-Conforming)
- How many units would be allowed on .81 Acres by-right under R-15? – Staff: 3 of any size. 6 if units are 1,200 Sq Ft or less.

In total Planning Board considered this item for 1 hour & 36 minutes.

APPLICANT:

The applicant was present and spoke about the intent of project and the overall limited impact and improvement to tree canopy. He discussed details related to parking and sidewalk installation.

PUBLIC COMMENT:

TD King 116 Carriage Walk Ln – described extensive increase in traffic in this area and he thinks the project will make traffic worse.

Ken Fitch, 1046 Patton St – Said improvements to site plan have been made since the NCM. He emphasized that parking was important consideration. He asked questions about impacts to the Transition Zone and streambank. He also asked about utility connections. He commented on the need for Open Space and the character of the area being residential.

DELIBERATION:

Discussion was held on the topic of the proposed waiving of sidewalk requirements on Kanuga and what the various options were including the constraints on the site that will make sidewalk construction difficult. They also discussed stormwater and traffic concerns. The designation of FNL and the character of the neighborhood were also discussed.

MOTION:

Donna Waters moved that the Planning Board recommend approval providing that the Condition related to waiving sidewalks be removed as well as the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The petition for C-4 CZD zoning is consistent with the Future Land Use and Conservation Map Designation of Family Neighborhood Living because of the small-scale commercial use and the fact that it is going in an existing residential structure and would maintain that existing character. And the residential units would fall into the current zoning.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. The proposed zoning is compatible with surrounding residential and nonresidential land uses.
2. The proposed zoning allows for a mix of uses at an intersection which experiences significant vehicular traffic.
3. The proposed zoning allows for nodal development with nonresidential uses confined by the floodplains and located along minor arterial roadway.
4. Surrounding low density residential uses primarily front and gain access from local streets.

BOARD ACTION

- **Motion/Second:** Waters / Johnson
- **Yeas:** Waters, Johnson, Rippy, McKinley, Zafra, Robertson (Chair)
- **Nays:** N/A
- **Absent:** Gilgis, Flores, Peacock, Russell (left at 5:47pm)