PLANNING BOARD RECOMMENDATION
COMPLEAT KIDZ (25-60-CZD)
MEETING DATE: SEPTEMBER 11TH, 2025

PETITION REQUEST: Rezoning: Medical, Institutional, and Cultural – Conditional Zoning District (MIC-CZD)

APPLICANT/PETITIONER: John Bryant, Vice President, Operations and Support Services for UNC Health Pardee [Applicant] & Bryan Rhodes, Capital Projects Construction Manager for Henderson County Government [Owner]

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 6-0 to recommend **approval** of this petition and adopted the following motion:

PLANNING BOARD MOTION:

3. We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because: 1.The petition utilizes an existing building and existing infrastructure. 2. The petition is in close proximity to schools, medical facilities, and existing neighborhoods making it an ideal location for the services offered. 3. The petition will improve pedestrian connectivity in the area. Ms. Waters seconded the motion which passed unanimously.

Ms. Flores moved the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning -designation of the subject property (PINs: 9569-40-2580 and 9569-40-3593) from PID-CZD (Planned Institutional Development – Conditional Zoning District) to MIC-CZD (Medical, Institutional, and Cultural – Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant, and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:
   a. Office, business, professional, and public
2. 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 because:
   a. The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation as defined in Chapter IV of the Gen H Comprehensive Plan.
3. We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:
   a. The petition utilizes an existing building and existing infrastructure.
   b. The petition is in close proximity to schools, medical facilities, and existing neighborhoods making it an ideal location for the services offered.
   c. The petition will improve pedestrian connectivity in the area.

Ms. Waters seconded the motion which passed unanimously.

OVERVIEW OF BOARD DISCUSSION FROM MEETING MINUTES

The Planning Board convened on this project for **30 minutes**.

Jennifer Lahn stated she was the RVP for Real Estate and Facilities for Kare Partners. She stated the last time they attended a meeting a couple of people had concerns in regard to traffic and parking so she just wanted to make sure and address that a little bit. Within their staffing they will have two full time staff people on the property there for their services. All of their other service providers are fee-for-service basis so they will be coming and going. There will be an ebb and flow throughout the day so the 30 parking spots will accommodate their use. She does not foresee that there will be any issues. They have also been in contact with the schools, spoke with the principal, found out what their carpool schedule is and they can adjust their drop-off times to help ease some of the concerns of the neighborhood. They are excited to come to Hendersonville and they hope to be a really great, viable community partner with the City of Hendersonville.

Chair asked what age group are the children. Ms. Lahn stated two to eight year olds. Chair stated so your services are geared for two to eight year olds. Ms. Lahn stated yes, and the families, it's a drop-off most of the time. They do some parent training also which is when parents would stay but for the most part, parents, it's a carpool, they drop off and then services are provided. The parents come back and pick them up.

Chair asked what type of therapy do they provide. Ms. Lahn stated it is pediatric therapy. It is children with autism. They are going to get some ABA therapy, speech therapy, physical therapy, occupational therapy. Chair stated the one he was concerned about is behavioral therapy. Ms. Lahn stated they don't do behavioral therapy in that sense. They don't have behavioral issues. These are children that are diagnosed with autism, some aspect of it. In fact they will be working with the schools and have referrals from them. It is actually a great partnership.

Chair asked staff if the five foot wooden fence satisfied the buffer requirement or is that being offered as an alternative to satisfying the buffer. Mr. Hayes stated an alternative to satisfy the buffer partially because of the viability of actually planting things into that strip. Chair stated so we don't have an alternative. If you can't plant these plants because of this narrow space, you can put up a fence, but are there any standards for the fence? Where did we come up with five feet and made of wood. Mr. Hayes stated that was proposed by the applicant and not staff driven. Staff thought this would be better added as a condition.

OVERVIEW OF BOARD DISCUSSION FROM MEETING MINUTES CONTINUED

PUBLIC COMMENTS:

Ken Fitch, 1046 Patton Street (zoom) *stated the NCM and the discussions after were extensive and detailed regarding this very unique program with its special use that would be located there. The discussions were also about how the building would function and spaces utilized. There was support for the specific program that was presented however, the primary issue raised by the neighbors is the impact on traffic because we all know how that area functions. One question not answered was how the building and its access and egress function in relation to the school. He was concerned about this property getting rezoned for offices or medical offices and this causing problems in the future.*

BOARD ACTION:

Motion:

- Laura Flores

Second:

- Donna Waters

Yeas:

- Donna Waters, Jim Robertson (Chair), Bob Johnson, David McKinley, Laura Flores, Mark Russell

Nays:

- None

Absent: Kyle Gilgis, Lauren Rippy, Tamara Peacock (Vice-Chair)

Recused: None