



PLANNING BOARD RECOMMENDATION

PROJECT#: 25-58-RZO

MEETING DATE: September 11, 2025

PETITION REQUEST: 824 400 Locust St + Area Rezoning

APPLICANT/PETITIONER: Daniel Huggins & Hailey Lamoreux (Applicants / Owners)

City of Hendersonville (Applicant)

Dennis Dunlap (Consenting Property Owner)

Daniel Mock (Consenting Property Owner)

Kari Moers (Consenting Property Owner)

PLANNING BOARD ACTION SUMMARY:

Staff gave an 18-minute presentation on the requested rezoning as well as the area rezoning initiated by staff covering information related to guidance from the Gen H Comprehensive Plan as well as reviewing the criteria for considering a rezoning. The Planning Board asked questions pertaining to engagement with property owners, the future of I-I zoning in the city, and feedback from property owners. In total Planning Board considered this item for 50 minutes.

OWNER PRESENTATION:

The property owner, Daniel Huggins of 824 Locust St Suite 400, was present. He discussed the need for the rezoning, the historic character of the property, and the overall vision for the Locust St / 7th Ave District.

PUBLIC COMMENT:

Kevin & Karlia Rhea of Locust St LLC at 824 Locust St. Suite 100, who had not consented as of the Planning Board meeting, provided information about their interest and reservations as it relates to their potential inclusion in the rezoning. They stated that they just were not ready to consent at that time. They wanted to retain opportunities for heavy industrial options at their location in case a future tenant desired to locate in their building. They also acknowledged that their current Small-Scale Manufacturing tenant was permitted under CMU. They stated that the area was changing and that it should change, but they were unsure if the changes could hurt them financially. They also asked about the impacts of non-conforming standards on their building.

Bonnie Likens of 744 N Grove St spoken in favor of the rezoning and the addition of residential uses. They spoke to the changes in the area and the protection of the existing historic character.

DELIBERATION:

The Planning Board began deliberations by asking staff to follow-up on questions posed during public comments. Additional clarification was provided by staff on the ownership status of the various properties under consideration and the application of non-conforming standards as it relates to the specific properties under I-I zoning vs CMU. The Planning Board asked to clarify which specific properties were up for their consideration at the evening's meeting. Staff clarified that it was the 4 properties highlighted on the map. Questions were also asked about the differences in buffering requirements between I-I and CMU.

After the public hearing and staff's follow up answers, the Planning Board deliberated for 4 minutes before making a motion.

MOTION:

Donna Waters moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed zoning of CMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Downtown'.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. CMU Zoning is more compatible than I-I Zoning due to the differences in dimensional standards and permitted uses.
2. CMU Zoning better protects the existing character of the built environment and supports recent reinvestment in the economic vitality of the 7th Ave District
3. CMU Zoning will protect against incompatible Industrial uses.
4. Other neighboring properties zoned I-I were provided an opportunity to rezone their properties to CMU to avoid any appearance of spot zoning and to create a cohesive zoning district. However due to new requirements under S.B. 382, property owners must provide their consent for a rezoning of this nature. Though adjacent property owners were provided the information and opportunity to consent to the rezoning only those included in the motion have consented. 0

BOARD ACTION

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