



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Sam Hayes, Planner II

MEETING DATE: October 2nd, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Compleat KiDZ (25-60-CZD) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move 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 [dated September 22nd, 2025] 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:

- Office, business, professional, and public

*[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language. **Disregard #2 if not needed.**]*

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

3(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:

For Recommending Denial:

I move City Council **deny** 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 following:

1. 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 the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

2. We do not 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 will impact traffic in the area, causing safety issues for the neighboring schools and residential.
2. The proposed use is not appropriate for the area.

[DISCUSS & VOTE]

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. 4(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. [DISCUSS & VOTE]	
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SUMMARY: *Here's a revised version of your text:*

The proposed project would rezone the properties located at 913 and 917 9th Avenue West from PID-CZD to MIC-CZD. These two parcels together total approximately 0.95 acres.

In 2023, the properties were rezoned to MIC-CZD for a proposed daycare center. However, because it was a conditional zoning district, the approved use was limited to that specific purpose. The current applicant now seeks to convert the existing building into office space, which requires a new rezoning request. They are proposing to rezone the property to MIC-CZD to align with the intended office use.

The submitted site plan meets the zoning and landscaping requirements for the MIC-CZD district. However, due to existing site constraints—primarily the presence of an existing building—the developer has proposed several conditions as part of the request.

PROJECT/PETITIONER NUMBER:	25-60-CZD
PETITIONER NAME:	Kathryn Thomas [applicant], David Lee [owner]
ATTACHMENTS:	1. Staff Report 2. Planning Board Summary 3. Comprehensive Plan & FLUM Consistency Worksheet 4. Goals & Guiding Principles Evaluation Worksheet 5. Proposed Site Plan 6. Neighborhood Compatibility Summary 7. Draft Ordinance 8. Application / Owner Signature Addendum / LLC Record

