



Planning application

For use by Principal Authority / Para uso de la Autoridad Principal

Cloudpermit application number / Número de solicitud de Cloudpermit
US-NC30720-P-2026-99

PIN / Número de rollo
9568881652

Application submitted to / Solicitud presentada a
Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección
160 6TH AVE E

Municipality / Municipio
Hendersonville, NC, North Carolina /
Hendersonville, NC, Carolina del Norte

PIN / Número de rollo
9568881652

Purpose of Application

Application type / Tipo de solicitud
Text Amendment — Zoning Text Amendment

Applicant, Property owner

Last name / Apellido Manley	First name / Nombre de pila Matthew	Corporation or partnership / Corporación o sociedad City of Hendersonville
Street address / Dirección de la calle 160 SIXTH AVENUE EAST HENDERSONVILLE NC 28792	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia NC	ZIP code / Código postal 28792
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8286740168	
Fax	Email / Correo electrónico	

Applicant-Company Information

Applicant Name: Matthew Manley	Company Name: City of Hendersonville	Authorized Representative Title (if applicable) Long-Range Planning Manager
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Property Owner-Company Information		
Property Owner Name: Matthew Manley	Company Name (if applicable, check corresponding box below) City of Hendersonville	Authorized Representative Title (if applicable) Long-Range Planning Manager

Declaration and Signatures

Applicant

I, Matthew Manley (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Digitally signed on 06/23/2026, 8:58:28 AM EDT by Matthew Manley with an authorization letter from Matthew Manley. / Firmado digitalmente el 23/6/26 8:58:28 EST por Matthew Manley con una carta de autorización de Matthew Manley.

Property owner

I, Matthew Manley (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Digitally signed on 06/23/2026, 8:58:44 AM EDT by Matthew Manley with an authorization letter from Matthew Manley. / Firmado digitalmente el 23/6/26 8:58:44 EST por Matthew Manley con una carta de autorización de Matthew Manley.

Information		
Applicable Sections of Zoning Code to be changed: Article V and Article XVI	Description of Proposal: Add standards for the design and deployment of Small Cell Wireless Facilities	Reason for change Currently have outdated standards designed for previous generations of telecommunications facilities.

Section 11-1 Standards

The advisability of amending the text of the Zoning Ordinance is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of the Ordinance, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto.	Complete Aligns with Downtown Master Plan and the Goal Area "RELIABLE & ACCESSIBLE UTILITY SERVICES" - Objective: "Broadband is expanded to all parts of the city, helping residents and business owners keep pace with an everchanging world"
b) Compatibility with surrounding uses – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property	Complete The installation of small cell facilities must be done in coordination with other public utilities.
c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.	Complete The installation of small cell facilities must be done in coordination with other public utilities.
d) Public Interest. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.	Complete The installation of small cell facilities must be done in coordination with other public utilities.
e) Public Facilities. Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.	Complete The installation of small cell facilities must be done in coordination with other public utilities.
f) Effect on Natural Environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife	Complete Some research claims that the wireless spectrum has an impact on local flora and fauna including tree damage, absorption of radiation in honeybees and impacts to circadian rhythms and migration patterns. Small cell wireless facilities transmit data using mid- and high-band spectrum vs the traditional low-band spectrum.

Applicant (Developer) Company Information

Authorized Representative Name: Matthew Manley	Company Name (if applicable, check corresponding box below) City of Hendersonville
Company Type: <input type="checkbox"/> Corporation: <input type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Trust: <input type="checkbox"/> Partnership: <input checked="" type="checkbox"/> Other:	If other: Municipality
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Long-Range Planning Manager	

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:

Matthew Manley

Company Name (if applicable, check corresponding box below)

City of Hendersonville

Company Type:

Corporation:

Limited Liability
Company:

Trust:

Partnership:

Other:

If other:
Municipality

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

Long-Range Planning Manager