



**CITY OF HENDERSONVILLE  
AGENDA ITEM SUMMARY  
PLANNING DIVISION**

**SUBMITTER:** Matthew Manley                      **MEETING DATE:** August 6, 2026

**AGENDA SECTION:** New Business                      **DEPARTMENT:** Community Development

**TITLE OF ITEM:** Zoning Text Amendment: Small Cell Wireless Facilities (26-47-ZTA) – Matthew Manley, AICP – Long-Range Planning Manager

**SUGGESTED MOTION(S):**

<u>For Approval:</u>	<u>For Denial:</u>
<p>I move Planning Board recommend City Council <b>adopt</b> an ordinance amending the official City of Hendersonville Zoning Ordinance Article XII. ‘Definition of Terms’ And Article XVI. ‘Supplementary Standards’ for Small Cell Wireless Facilities based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p style="padding-left: 40px;">The proposed amendments aligns with the Gen H Comprehensive Plan Goals &amp; Guiding Principles</p> <p><b>2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <ol style="list-style-type: none"> <li>1. The proposed amendment aligns with state law and federal guidelines</li> <li>2. The proposed amendment allows for the installation, expansion, and improvement of telecommunications infrastructure</li> <li>3. The proposed amendment establishes standards for order, compatibility and safety in the deployment of small cell facilities.</li> </ol> <p align="center"><b>[DISCUSS &amp; VOTE]</b></p>	<p>I move Planning Board recommend City Council <b>deny</b> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article XII. ‘Definition of Terms’ And Article XVI. ‘Supplementary Standards’ for Small Cell Wireless Facilities based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p style="padding-left: 40px;">The proposed amendments aligns with the Gen H Comprehensive Plan Goals &amp; Guiding Principles</p> <p><b>2. We [do not find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <ol style="list-style-type: none"> <li>1. The proposed amendment is overly restrictive and hinders improvements to the local telecommunications network</li> <li>2. The proposed amendment is overly relaxed and does not go far enough in protecting the public from the impacts of widespread deployment of small cell facilities.</li> </ol> <p align="center"><b>[DISCUSS &amp; VOTE]</b></p>

*SUMMARY: The City of Hendersonville has initiated a zoning text amendment to address the deployment of small cell wireless telecommunications facilities across the city. The proposed updates to this zoning ordinance are precipitated by state and federal laws on this same topic. These existing laws limit what can be done to address these facilities at the local level. The proposed ordinance is based upon model policies that reflect conformance with state and federal regulations.*

*Small cell wireless facilities are a type of infrastructure that helps improve cell phone and wireless internet service—especially in areas where signals are weak or overloaded. They are small, low-powered antennas that transmit data within the larger cellular network. They are much smaller than the traditional cell towers. These facilities are typically found on standalone poles in the right-of-way but can be mounted to) existing structures such as streetlights, utility poles, traffic signals, and buildings.*

*The proposed standards provide guidance for the installation of small cell facilities in much the same way that the City’s existing telecommunication zoning standards guide where and how traditional towers are installed. Because small cell facilities are and will continue to be located along public rights-of-way, aesthetic standards are a principal focus for certain areas of town (downtown + historic districts) to address concerns over appearance and visual clutter*

<b>PROJECT/PETITIONER NUMBER:</b>	26-47-ZTA
<b>PETITIONER NAME:</b>	City of Hendersonville
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Draft Ordinance Changes</li><li>3. Comprehensive Plan Consistency &amp; Evaluation</li></ol>