



WORKSPACE INFORMATION

Application number
26-43-RZO

Category
Standard Rezoning

Workspace state
Application complete

Workspace created
05/28/2026, 1:04:27 PM EDT

Application submitted
06/08/2026, 10:20:40 AM EDT

Assignee
Sam Hayes

Package generation date
06/29/2026, 4:11:47 PM EDT

LOCATION INFORMATION

Address
847 CASE STREET, Hendersonville, NC

Property information
9577792337,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Sam Hayes	160 6th Avenue E Hendersonville +1 8282030307	Applicant
Emily Balcken Children and Family Resource Center	851 Case Street Hendersonville [REDACTED]	Property owner
Kieran Roe Conserving Carolina	847 Case Street Hendersonville [REDACTED]	Property owner
Sam Hayes	160 6th Avenue E Hendersonville [REDACTED]	Applicant

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Map Amendment (Standard Rezoning)

Property Information	
Current Zoning County - Community Commercial	Proposed Zoning C-3

Adjacent Parcel Numbers and Uses	
PIN: 9577794384	Use:
PIN: 9577793365	Use:
PIN: 9577792337	Use:
PIN:	Use:
PIN:	Use:

Section 11-1 Standards

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map 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 this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto.

The site is designated mixed use - commercial on the future land use map of the comprehensive plan, which aligns with the C-3 designation.

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. (Also, see NCGS 160-601 (d) Down-Zoning
Surrounding properties within the city are zoned C-3.

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

The City Council is hearing the annexation petition at its July 2nd meeting.

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. (Also, see NCGS 160D-601 (d) Down-Zoning)

The surrounding properties within the city limits are all zoned C-3.

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. (Also, see NCGS 160D-601 (d) Down-Zoning)

The property will be served by City water/sewer.

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

No significant impact on the natural environment, however, any development will be required to conform to the City's natural environment protection standards.



Zoning-Applicant (Developer) Company Information

Applicant (Developer) Company Information

Authorized Representative Name:

Company Name (if applicable, check corresponding box below)

Company Type:

If other:

Corporation:

Limited Liability
Company:

Trust:

Partnership:

Other:

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



Zoning-Property Owner Company Information

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:

Company Name (if applicable, check corresponding box below)

Company Type:

If other:

Corporation:

Limited Liability
Company:

Trust:

Partnership:

Other:

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



Rezoning Pre-Consultation Form

Project Description			
Project Description Initial zoning of 847 and 851 Case street. Three properties, pins: 9577792337, 9577793365, 9577794384.			
Total Project Area (acres) 0.87	Total Lots/Units 3	Proposed building square footage: 0.0 sq.ft.	Gen H Future Land Use Designation: mixed-use commercial
Current Zoning District Community Commercial	Proposed Zoning District C-3	Proposed Meeting Date Option 1 05/28/2026	Proposed Meeting Date Option 2 05/29/2026
Proposed Meeting Time Option 1 10:00 AM			Proposed Meeting Time Option 2 10:00 AM