



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley

MEETING DATE: November 13, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Rezoning: Standard Rezoning – Kanuga Rd Area Rezoning | R-15 to C-4 (25-59+77-RZO) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9568-61-2215, 9568-61-3453, & 9568-61-4766) from R-15, Medium Density Residential Zoning District to C-4, Neighborhood Commercial Zoning District based on the following:

1. The petition is found to be Inconsistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition for C-4 zoning is inconsistent with the Future Land Use and Conservation Map designation of 'Family Neighborhood Living' and consistent with the designation of 'Neighborhood Center'.

2. 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 proposed zoning is compatible with surrounding non-residential land uses
2. The proposed zoning allows for a mix of uses at an intersection which experiences significant vehicular traffic
3. The proposed zoning allows for nodal development with non-residential uses in an area proximate to a major intersection, along a minor arterial roadway, and confined by floodplains.

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PINs: 9568-61-2215, 9568-61-3453, & 9568-61-4766) from R-15, Medium Density Residential Zoning District to C-4, Neighborhood Commercial Zoning District based on the following:

1. The petition is found to be Inconsistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition for C-4 zoning is inconsistent with the Future Land Use and Conservation Map designation of 'Family Neighborhood Living' and consistent with the designation of 'Neighborhood Center'.

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 proposed zoning is incompatible with the surrounding land uses
2. The proposed zoning would result in increased traffic congestion to the surrounding area
3. The proposed zoning would result in environmental degradation

[DISCUSS & VOTE]

<p>4. The surrounding low density residential uses primarily front and gain access from local streets rather than fronting on arterial roadways.</p> <p>3. Furthermore, we propose to amend the Character Area designation of 1207 & 1201 Kanuga Rd on the Gen H Comprehensive Plan Future Land Use & Conservation Map to that of ‘Neighborhood Center’.</p> <p>[DISCUSS & VOTE]</p>	
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SUMMARY: Greg Grooms of Blue Pinnacle Homes is petitioning to rezone one parcel at 1207 Kanuga Rd from R-15, Medium Density Residential to C-4, Neighborhood Commercial. In order to form a cohesive Neighborhood Commercial District, the City of Hendersonville is also initiating the zoning of 1201 & 1155 Kanuga Rd to be rezoned from R-15 to C-4. The 0.81 acre property located at Drake St + Kanuga Rd is owned by Greg Grooms of Blue Pinnacle Homes (9568-61-2215). The 0.23 acre property located at Drake St + Kanuga Rd + State St is owned by Gary & Cynthia Barnwell (9568-61-3453). The 1.56 acre property at the corner of State St + Kanuga Rd is owned by Marilyn Gordon & Family of Miken, LLC (9568-61-4766). The properties are located in the City’s ETJ.

There are a number of existing commercial uses in vicinity of the properties. Kanuga Rd and State St represent the intersection of an Arterial and a Collector (high traffic volume intersection). The confluence of Shepherd Creek and Mud Creek is also in close proximity though the subject properties are primarily outside of the 100-yr floodplain.

The Future Land Use Character Area designation of the properties at 1207 & 1201 Kanuga Rd are Family Neighborhood Living, however the property at 1155 Kanuga Rd and the parcel across the street are designated as Neighborhood Center. Future Land Use Character Area designations are often painted with broad strokes, and it is customary for interpretations of appropriate future land use characteristics to continue to evolve on a parcel-by-parcel level over time.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the C-4 zoning district would be allowed on the site.

PROJECT/PETITIONER NUMBER:	25-38-RZO
PETITIONER NAME:	<ul style="list-style-type: none"> • Greg Grooms, Blue Pinnacle Homes [Applicant + Owner] • City of Hendersonville [Applicant] • Gary & Cynthia Barnwell [Owner] • Miken, LLC (Gordon Family) [Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Comp Plan Consistency Evaluation 3. Proposed Zoning Map 4. Draft Ordinance 5. Application