



PLANNING BOARD RECOMMENDATION

101 S GROVE ST (26-56-RZO)

MEETING DATE: OCTOBER 1ST, 2026

PETITION REQUEST: Standard Rezoning – CISU to CI

APPLICANT/PETITIONER: Applicant: Jared DeRidder of WGLA Engineering PLLC (Applicant), Henderson County, Representative: Chris Todd (Property Owner)

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 7-0 to recommend **approval** of this petition and adopted the following motion:

PLANNING BOARD MOTION:

Ms. Gilgis moved the 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 9568-87-7059 and 9568-87-6293) from C-ISU, Central Business Special Use to C-I, Central Business based on the following: 1. The petition is found to be consistent with the City of Hendersonville's Gen H Comprehensive Plan based on the information from the staff analysis, and because the proposed zoning of C-I aligns with the Gen H 2045 Comprehensive Future Land Use and Conservation Map and the character area description for downtown. 2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis public hearing, and because a return to the previous base zoning of C-I Central District restores potential development opportunities on this property by permitting the same uses available to other adjacent C-I properties, and C-I zoning is designated to promote development in the downtown district which the subject parcels are within. Ms. Waters seconded the motion which passed unanimously.

OVERVIEW OF BOARD ACTION

BOARD ACTION:

The Planning Board convened on this project for 20 minutes.

Motion:

- Kyle Gilgis

Second:

- Donna Waters

Yeas:

- Jim Robertson, Betsey Zafra, Lauren Rippy, Bob Johnson, Mark Russell

Nays:

- None

Absent: Tamara Peacock, David McKinley, Laura Flores

Recused: None