

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** April 7, 2025

**SUBJECT:** Public Hearing for Rezoning Application #R-2025-02, Fireside Golf, Residential One (R1) to Local Commercial (LC)

**PRESENTER:** Liz Hanson, Planner I

**ATTACHMENTS:**

1. Staff Report
2. Certification of Public Hearing Notification
3. Comprehensive Plan Statement
4. Staff PowerPoint Presentation

### **SUMMARY OF REQUEST:**

Rezoning Application R-2025-02, submitted on February 19, 2025, requests that the County rezone approximately 25.67 acres of land from the Residential One (R1) zoning district to the Local commercial (LC) zoning district. The zoning map amendment application is for all of PIN: 9660-39-3429 with access from Brookside Camp Road (SR 1528). The property owner is Brookside Camp Holdings, LLC and the applicant is Madison McMahan.

The Technical Review Committee reviewed the application on March 18, 2025, and made a motion to forward it to the Planning Board for their review and recommendation. The Planning Board reviewed this application at their March 20, 2025, meeting and voted unanimously to forward it to the Board of Commissioners with a favorable recommendation.

### **PUBLIC NOTICE:**

Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42-303 and §42-346 (C) of the Henderson County Land Development Code and State Law. Notice of the April 7, 2025, public hearing regarding rezoning application #R-2025-02 was published in the Hendersonville Lightning on March 26, 2025, and April 2, 2025. The Planning Department sent notices of the hearing via first-class mail to the owners of properties within 400 feet of the Subject Area on March 21, 2025, and posted signs advertising the hearing on March 21, 2025.

### **BOARD ACTION REQUESTED:**

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. A suggested motion is provided.

#### **Suggested Motion:**

I move that the Board approve rezoning application #R-2025-02 to rezone the Subject Area to the Local Commercial (LC) zoning district based on the recommendations of the 2045 Comprehensive Plan and the attached Comprehensive Plan Statement.



# STAFF REPORT

## HENDERSON COUNTY PLANNING DEPARTMENT

100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

**Prepared by:**  
Liz Hanson, Planner I

---

**APPLICATION #**  
R-2025-02

**BOARD OF COMMISSIONERS MEETING DATE:**  
April 7, 2025

---

**PROPERTY OWNERS**  
Brookside Camp Holding LLC

**PROPERTY LOCATION/ADDRESS**  
485 Brookside Camp Rd  
Hoopers Creek Township

---

**APPLICANTS**  
Maddison McMahan

**PIN:**  
9660-39-3429

---

### **SUMMARY OF REQUEST**

A rezoning of the above referenced PINs (hereafter the subject area from Residential One (R1) to Local Commercial (LC).

<b>Existing Zoning</b>	Residential One (R1)
<b>FLUM Character Area</b>	Infill Area
<b>Existing Land Use</b>	Vacant
<b>Site Improvements</b>	NA
<b>Request Acreage</b>	2.81

---

### **ADJACENT ZONING**

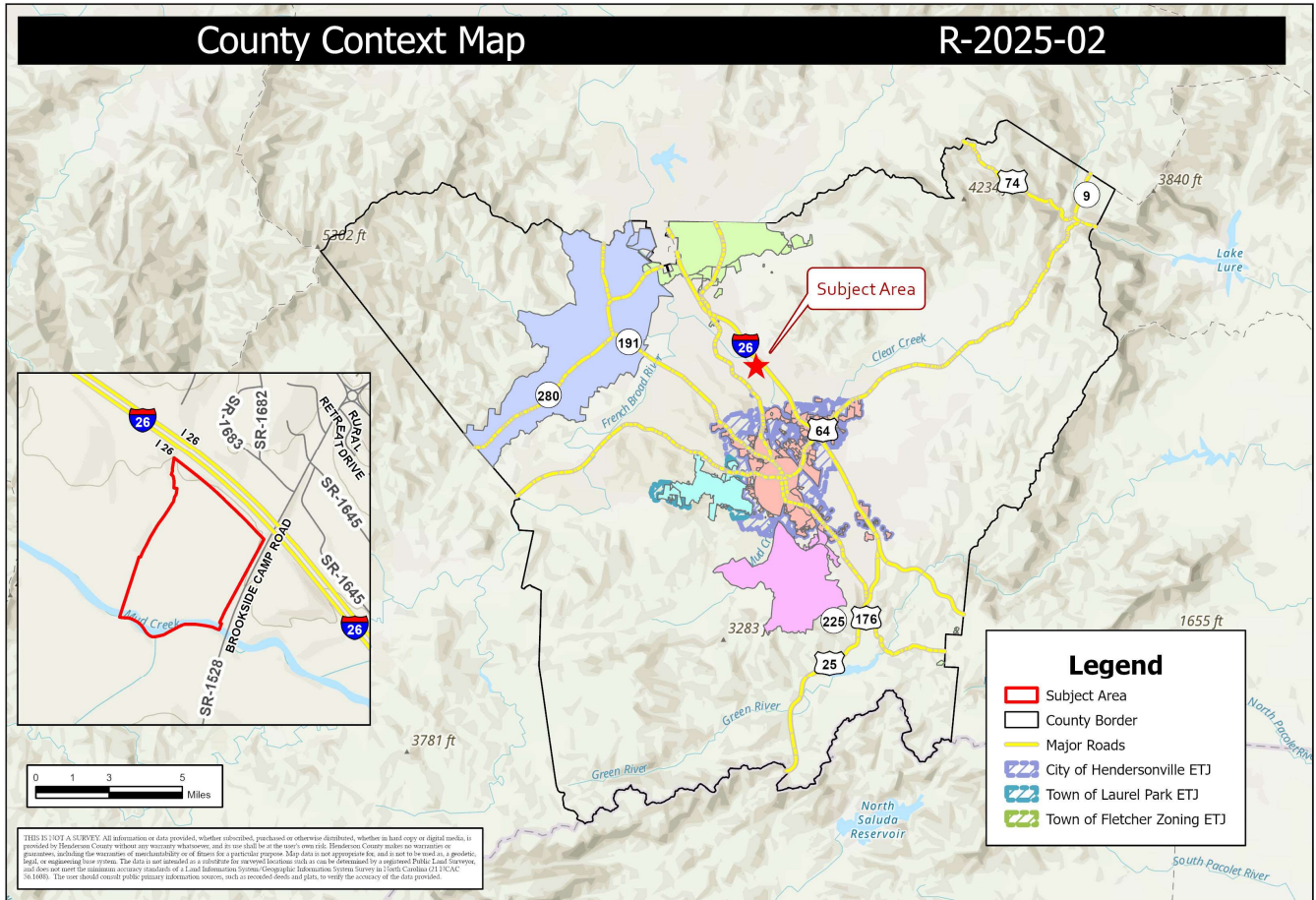
<b>North</b>	R2
<b>East</b>	LC
<b>South</b>	R1
<b>West</b>	I

### **USE OF LAND**

Residential
Commercial
Vacant
Vacant

---

Map A: County Context



Property Owner(s): Brookside Camp Holding LLC  
 Total Acreage: 25.67  
 Residential One (R1) to Local Commercial (LC)



**BACKGROUND:**

The applicant, Brookside Camp Holding LLC, seeks to rezone PIN 9660-39-3429 from Residential One (R1) to Local Commercial (LC). The subject area is approximately 25.67 acres. The subject area currently has access from Brookside Camp Road (SR 1528). The property owner is Brookside Camp Holding, LLC and the applicant is Madison McMahan.

Map B: Subject Area



Property Owner(s): Brookside Camp Holding LLC  
 Total Acreage: 25.67  
 Residential One (R1) to Local Commercial (LC)

**SUBJECT AREA & ADJACENT PROPERTIES:**

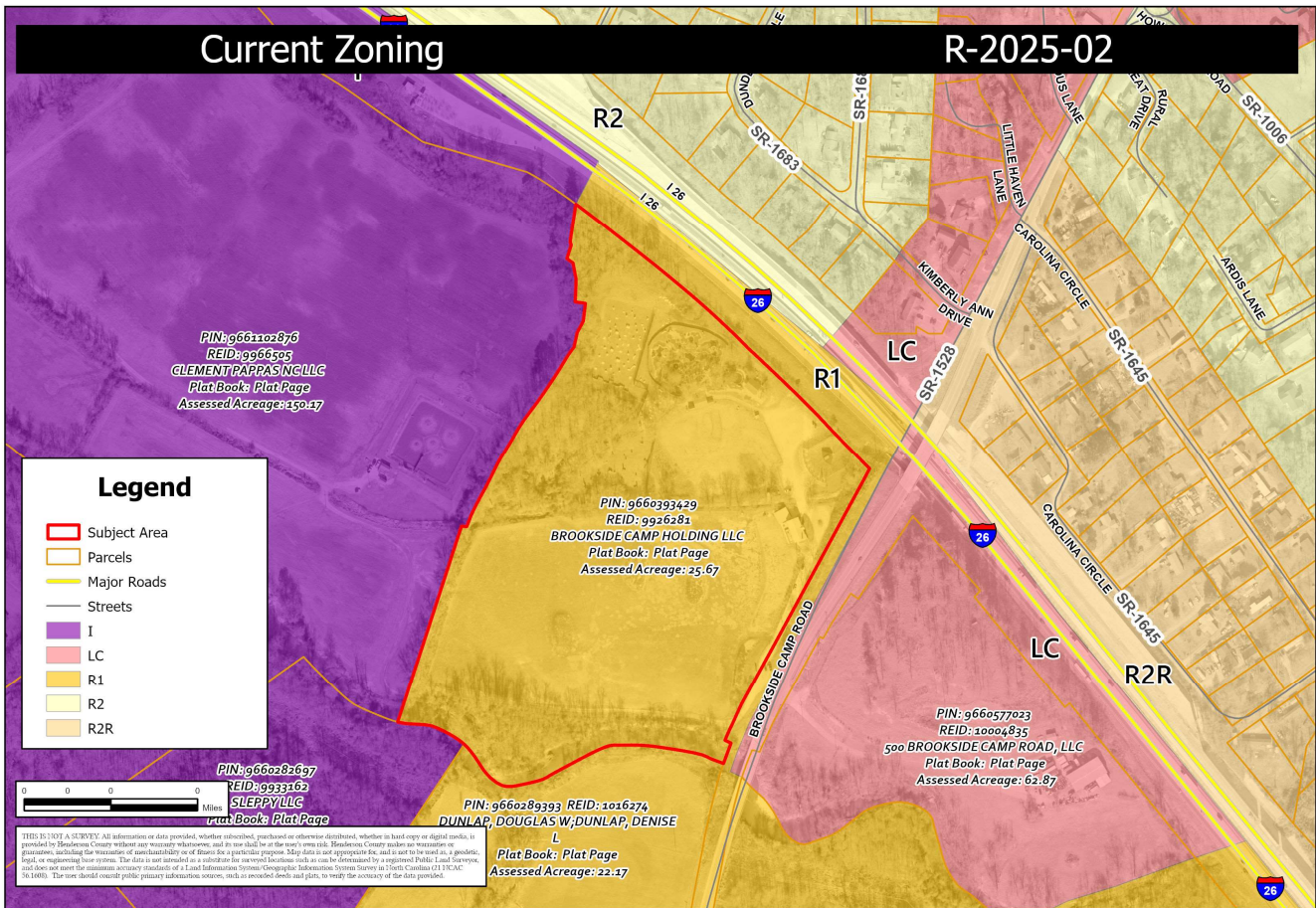
**West:** The parcels to the West of the subject area are currently vacant.

**South:** The parcel to the South of the subject area is currently vacant.

**East:** The parcel to the East of the subject area contains commercial structures.

**North:** The parcels to the North of the subject area, across I-26, contain residential structures.

**Map C: Current Zoning**



Property Owner(s): Brookside Camp Holding LLC  
 Total Acreage: 25.67  
 Residential One (R1) to Local Commercial (LC)



**Zoning History**

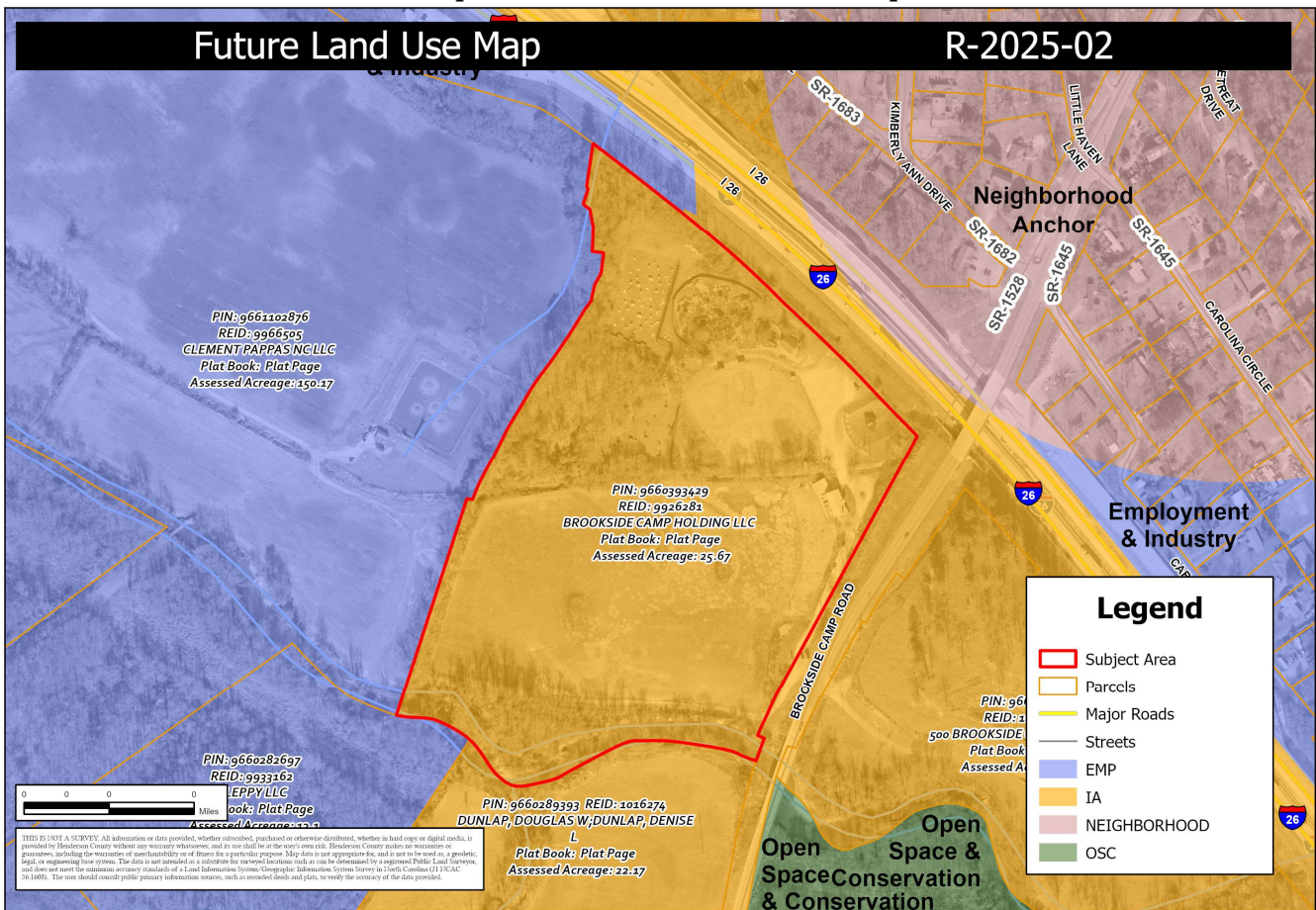
In November 2002, the subject area and surrounding parcels underwent the US 25 North Zoning Study. This study led to the rezoning of the area surrounding the subject area. The subject area was originally zoned for commercial use and rezoned for residential use after the adoption of the Land Development Code in 2007. The current use of land is commercial.

**District Comparison:**

**Residential One (R1):** The purpose of Residential District One (R1) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high-density *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general use district is typically meant to be utilized in areas designated as Utility Service Area (USA) in the *Comprehensive Plan*. (LDC §42-27)

**Local Commercial (LC):** The purpose of the Local Commercial District (LC) is to foster orderly growth where the *principal use* of land is commercial and residential. The intent of this district is to allow for *commercial development uses* and *residential development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on a local or *neighborhood* scale; (2) is compatible with adjacent development and the surrounding community; and (3) will minimize congestion and sprawl. (LDC §42-33)

**Map D: 2045 Future Land Use Map**



Property Owner(s): Brookside Camp Holding LLC  
Total Acreage: 25.67  
Residential One (R1) to Local Commercial (LC)



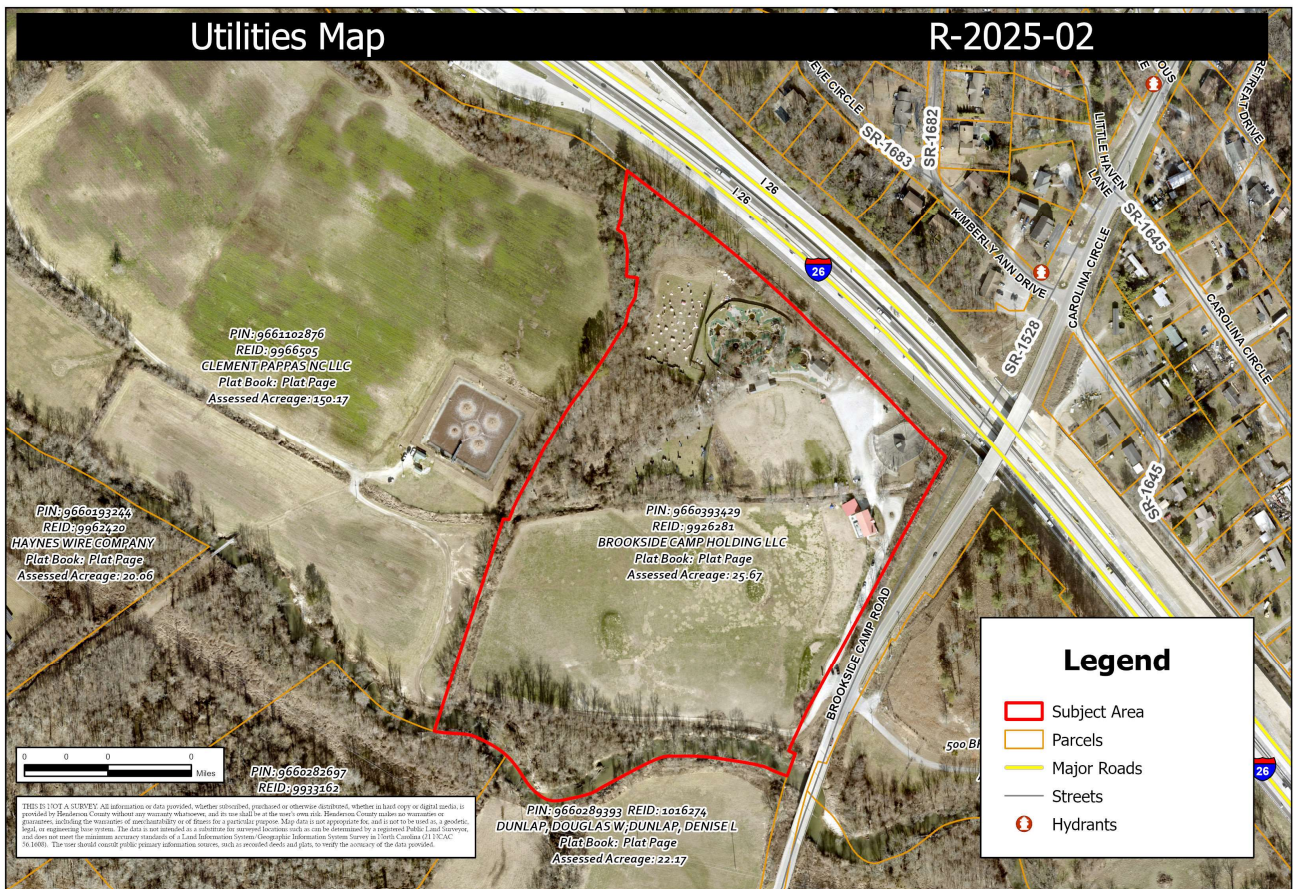
**2045 Comprehensive Plan Compatibility**

The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in the **Infill Area** character area.

**Infill Area:** Infill Area consists of residentially focused areas that include a mix of housing types inside subdivisions and planned developments. These areas should have an improved transportation network and accommodate a variety of home options. Universal design that allows *aging-in-place* should be encouraged where appropriate.

- **Where:** Found near existing municipalities and existing development. Inside the defined *Utility Service Area*.
  - The subject area is near the intersection of Brookside Camp Rd (SR 1528) and I-26.
- **Density:** The maximum allowable density range is four to eight units per acre (gross density).
- **Uses:** A mix of types, including single family, townhomes, and apartments where appropriate.
- **Utility Access:** Served by utilities.

**Map F: Utilities Map**



Property Owner(s): Brookside Camp Holding LLC  
 Total Acreage: 25.67  
 Residential One (R1) to Local Commercial (LC)



**Water and Sewer**

The subject area is not currently connected to any utilities.

**Existing Roads and Easements**

The subject area currently has access from Brookside Camp Road (SR 1528).

**Technical Review Committee (TRC) Recommendations**

The Technical Review Committee reviewed this application at their March 18, 2025, meeting and voted to forward it on to the Planning Board.

**Planning Board Recommendations**

The Planning Board reviewed this application at their March 20, 2025, meeting and voted unanimously to forward it on to the Board of Commissioners with a favorable recommendation.

**Board of Commissioners Public Hearing**

The Public Hearing for this application is scheduled for April 7, 2025.

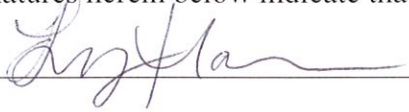


**Certification of Notice of Public Hearing**

In accordance with NCGS 160D-343 the Planning Department certifies notice of the April 7, 2025 hearing regarding Rezoning Application #R-2025-02 were:

1. Submitted to the Hendersonville Lightning on March 21, 2025 to be published on March 26, 2025 and April 2, 2025 by Liz Hanson;
2. Sent, via first class mail, to the owners of properties adjacent to the Subject Area(s) on March 21, 2025 by Liz Hanson;
3. Sent, via first class mail, to the property owner on March 21, 2025, by Liz Hanson; and
4. Signs were posted on the Subject Area(s) on March 21, 2025, by Liz Hanson.

The signatures herein below indicate that such notices were made as indicated herein above:

1. 

STATE OF   NORTH CAROLINA  

COUNTY OF   HENDERSON  

I,   Toby Linville  , a Notary Public, in and for the above County and State, do hereby certify that

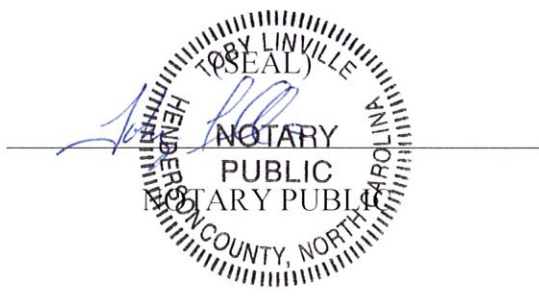
  Liz Hanson  

personally appeared before me this day.

WITNESS my hand and notarial seal, this the   21   day of   MARCH  , 2025.

My commission expires:

  6/29/26  





**REZONING APPLICATION #R-2025-02  
FIRESIDE GOLF  
COMPREHENSIVE PLAN STATEMENT**

Related to rezoning application #R-2025-02, the Comprehensive Plan states the following:

**Plan Goal 6: Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.**

- Rec 6.1: Increase high-wage employment and foster growth in the local tax base.
  - C: Consider small scale business development in the Neighborhood Anchors to promote local spending.
  
- Rec 6.3: Advance small businesses and entrepreneurs.
  - A: Encourage development of office, retail, and light industrial space through land use and zoning decisions.

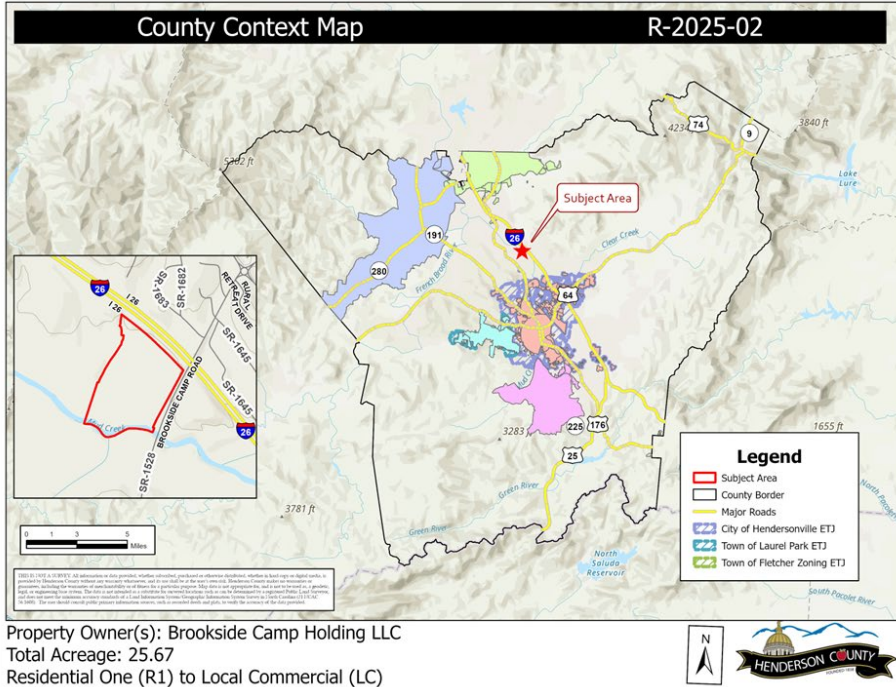
The Board should determine if the proposed amendment provides for the sound administration of the Land Development Code while balancing property rights and promoting reasonable growth within the County.

	<h1>REZONING #R-2025-02 FIRESIDE GOLF</h1>	
	<p>Board of Commissioners • April 7, 2025 • 5:30 PM</p>	

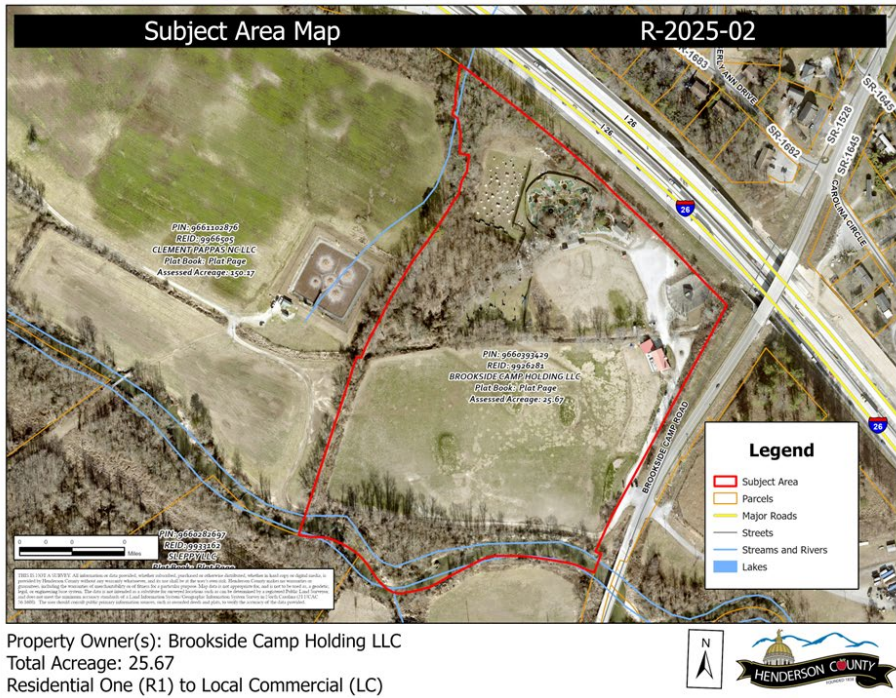
1

<h2>APPLICATION BACKGROUND</h2>	<ul style="list-style-type: none"><li>• Rezoning Application #R-2025-02, submitted on February 19, 2025, requests that the County rezone approximately 25.67 acres of land from the Residential One (R1) zoning district to the Local Commercial (LC) zoning district.</li><li>• The zoning map amendment application is for all of PIN # 9660-39-3429 with access from Brookside Camp Road (SR 1528)</li><li>• The property owner is Brookside Camp Holding LLC, and the applicant is Madison McMahan.</li><li>• The Technical Review committee reviewed this application at its March 18, 2025, meeting.</li><li>• The Planning Board reviewed this application at their March 20, 2025, meeting and voted unanimously to forward it to the Board of Commissioners with a favorable recommendation.</li></ul>
-------------------------------------	---

2



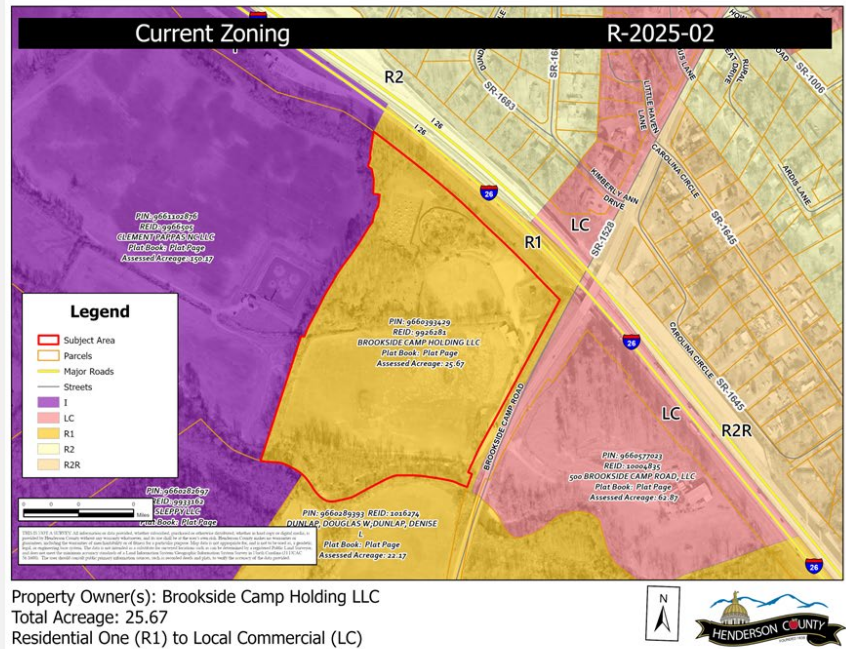
3



4

**Residential One (R1):** The purpose of Residential District One (R1) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for medium to high-density residential development consistent with the recommendations of the Comprehensive Plan.

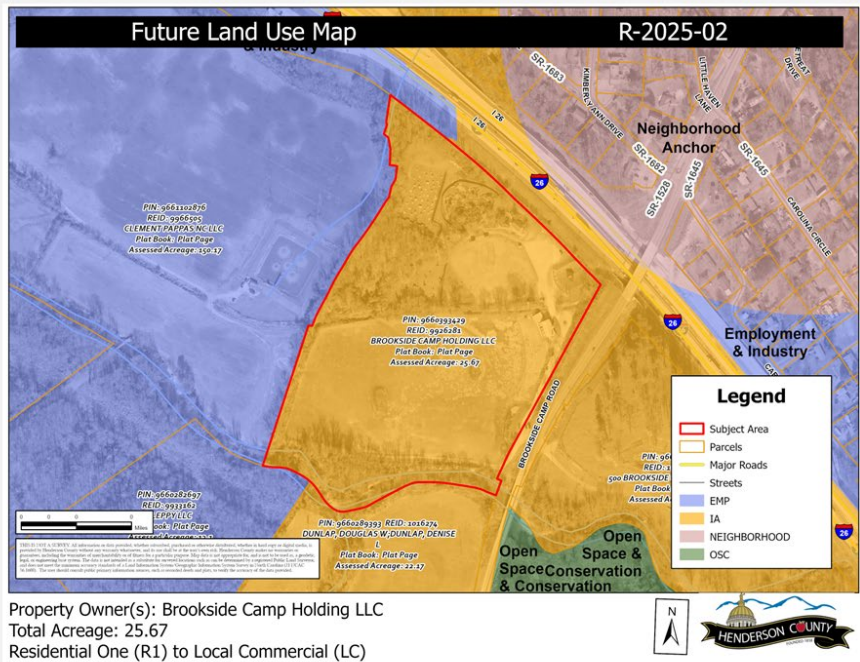
**Local Commercial (LC):** The purpose of the Local Commercial District (LC) is to foster orderly growth where the principal use of land is commercial and residential. The intent of this district is to allow for commercial development uses and residential development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on a local or neighborhood scale; (2) is compatible with adjacent development and the surrounding community; and (3) will minimize congestion and sprawl.



5

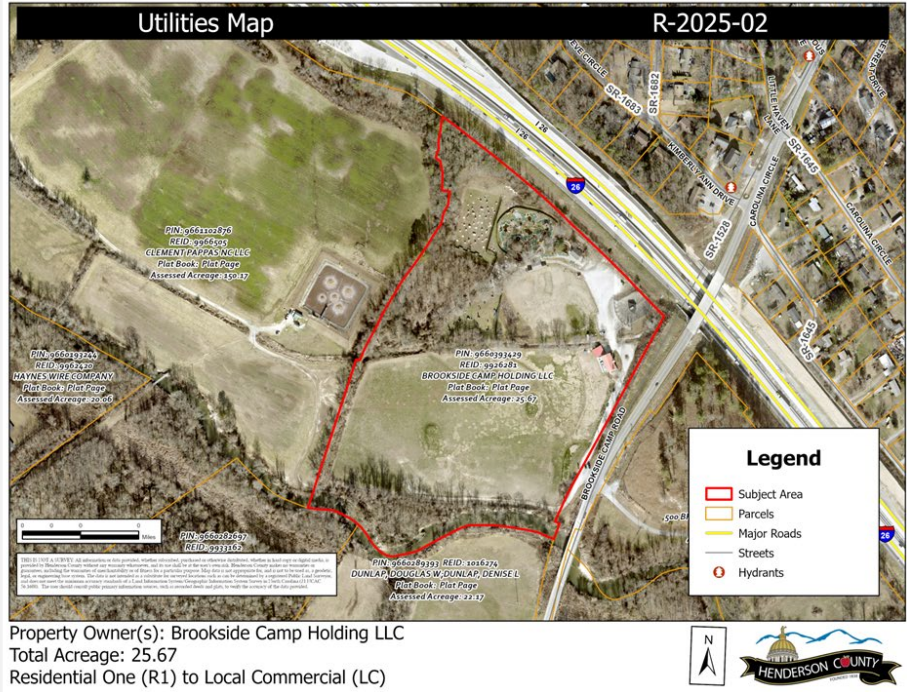
**Infill Area:** Infill Area consists of residentially focused areas that include a mix of housing types inside subdivisions and planned developments. These areas should have an improved transportation network and accommodate a variety of home options. Universal design that allows aging-in-place should be encouraged where appropriate.

- Where: Found near existing municipalities and existing development. Inside the defined Utility Service Area.
  - The subject area is near the intersection of Brookside Camp Rd (SR 1528) and I-26.
- Density: The maximum allowable density range is four to eight units per acre (gross density).
- Uses: A mix of types, including single-family, townhomes, and apartments where appropriate.
- Utility Access: Served by utilities.



6

The subject area is not connected to any utilities.



7

COMPREHENSIVE PLAN STATEMENT

**Plan Goal 6: Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.**

- Rec 6.1: Increase high-wage employment and foster growth in the local tax base.
- C: Consider small scale business development in the Neighborhood Anchors to promote local spending.
- Rec 6.3: Advance small businesses and entrepreneurs.
- A: Encourage development of office, retail, and light industrial space through land use and zoning decisions

8

