

# REQUEST FOR COMMITTEE ACTION

## HENDERSON COUNTY PLANNING BOARD

**MEETING DATE:** April 17, 2025

**SUBJECT:** Rezoning Application #R-2025-03, Rolling Ridge, Inc.

**PRESENTER:** Carlos Martinez, Planner I

**ATTACHMENTS:** 1.) Staff Report  
2.) Comprehensive Plan Statement  
3.) Consent to Downzoning  
4.) PowerPoint Slides

### **SUMMARY OF REQUEST:**

Staff received rezoning application #R-2025-03, for PIN: 9599-32-1880, owned by Rolling Ridge, Inc (hereafter the subject area). The subject area is located on Ridge Road and J H Hyder Road. The owner has requested the 1.28-acre property be rezoned from Industrial (I) to Residential Two Rural (R2R). The application was submitted on February 12, 2025, and Chris Stepp is the agent for the application.

### **ACTION REQUESTED:**

Staff requests the Planning Board make a recommendation to the Board of Commissioners on application #R-2025-03 for approximately 1.28 acres to rezone from I to R2R.

### **Suggested Motion:**

I move the Planning Board forward rezoning application #R-2025-03 to the Board of Commissioners for its review and recommendation with any comments as discussed.



# STAFF REPORT

## HENDERSON COUNTY PLANNING DEPARTMENT

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

**Prepared by:**

Carlos Martinez, Planner I

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**APPLICATION #**  
R-2025-03

**PLANNING BOARD MEETING DATE:**  
April 17, 2025

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**PROPERTY OWNER**  
Rolling Ridge, Inc

**PROPERTY LOCATION/ADDRESS**  
Blue Ridge Township

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**APPLICANT**  
Chris Stepp

**PIN(S):**  
9599-32-1880

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### SUMMARY OF REQUEST

To rezone the above-referenced PIN (hereafter the subject area) from Industrial (I) to Residential Two Rural (R2R).

<b>Existing Zoning</b>	Industrial (I)
<b>FLUM Character Area</b>	Neighborhood Anchor
<b>Existing Land Use</b>	Vacant
<b>Site Improvements</b>	NA
<b>Request Acreage</b>	1.28

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### ADJACENT ZONING

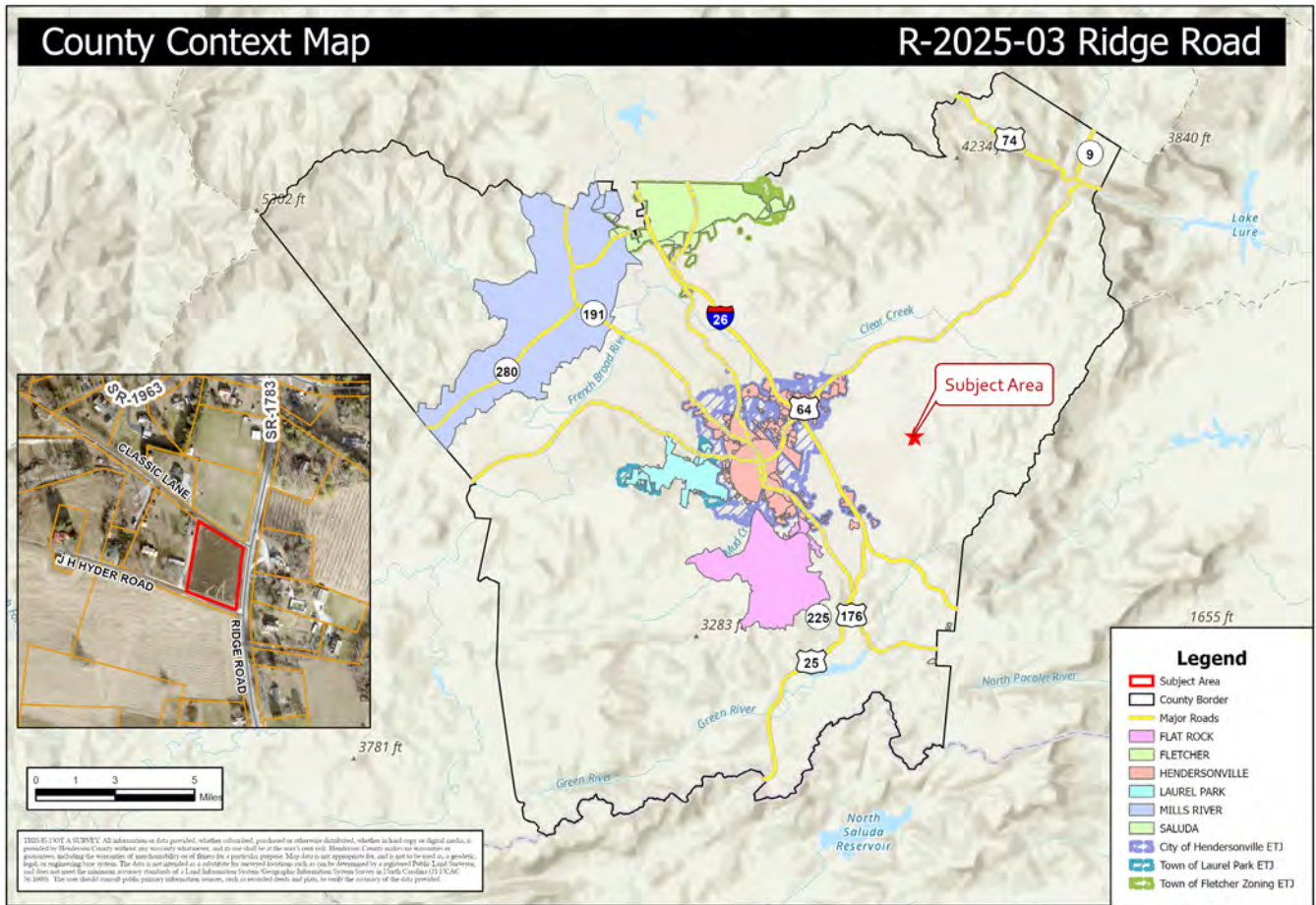
<b>North</b>	R2R
<b>East</b>	LC
<b>South</b>	I
<b>West</b>	R2R

### PROPERTY CLASS

Residential, Vacant
Residential
Commercial, Vacant
Residential

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### Map A: County Context



Applicant: Chris Stepp  
 Total Surveyed Area: 1.28 acres  
 Industrial (I) to Residential Two Rural (R2R)



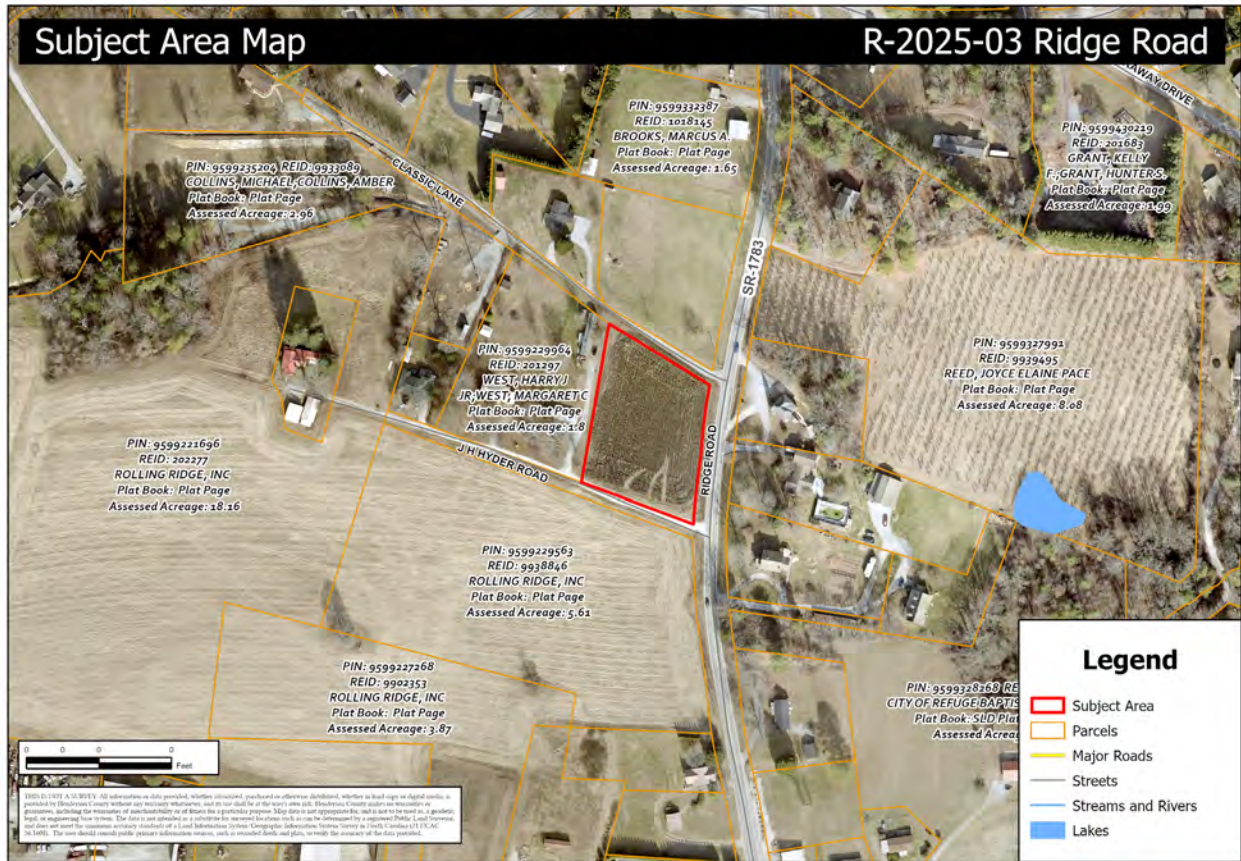
### BACKGROUND:

Rezoning application #R-2025-03 is for PIN: 9599-32-1880 (hereafter, the subject area). Rolling Ridge, Inc. owns the parcel with frontage along Ridge Road. The applicant is seeking to rezone the parcel from Industrial (I) to Residential Two Rural (R2R). The subject area is approximately 1.28 acres. The parcel is currently vacant.

The subject area was part of a 40.55-acre rezoning approved on September 4<sup>th</sup>, 2018, at the request of the property owners. Due to an estate settlement, this parcel is being conveyed to a different owner than the rest of the 40 acres.

The subject area was rezoned from Residential Two Rural (R2R) to Industrial (I) at that time. A split-zoned area was rezoned from Local Commercial (LC) to Residential Two Rural (R2R), and the remaining area was rezoned from Local Commercial (LC) to Industrial (I). The subject area is zoned Industrial only.

Map B: Subject Area



Applicant: Chris Stepp  
 Total Surveyed Area: 1.28 acres  
 Industrial (I) to Residential Two Rural (R2R)



**SUBJECT AREA & ADJACENT PROPERTIES:**

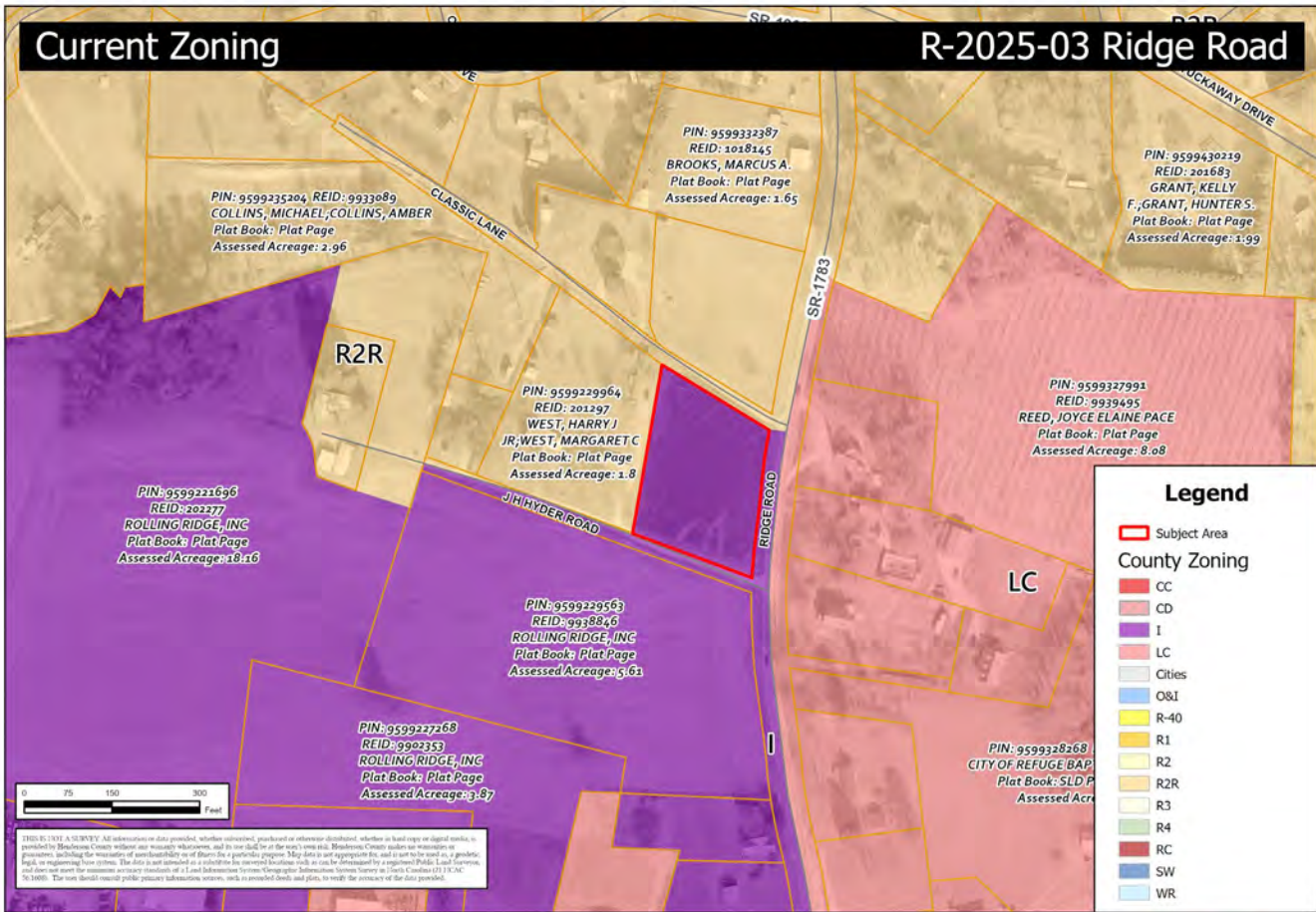
**West:** Residential uses are west of the property. Commercial vacant land is further west.

**South:** Predominantly commercial uses are south of the subject area.

**East:** Ridge Road (which is classified as a Collector Road) runs along the eastern edge. Residential uses and an orchard are beyond.

**North:** The adjacent lot to the north is vacant, and residential uses are further north.

Map C: Current Zoning



Applicant: Chris Stepp  
 Total Surveyed Area: 1.28 acres  
 Industrial (I) to Residential Two Rural (R2R)

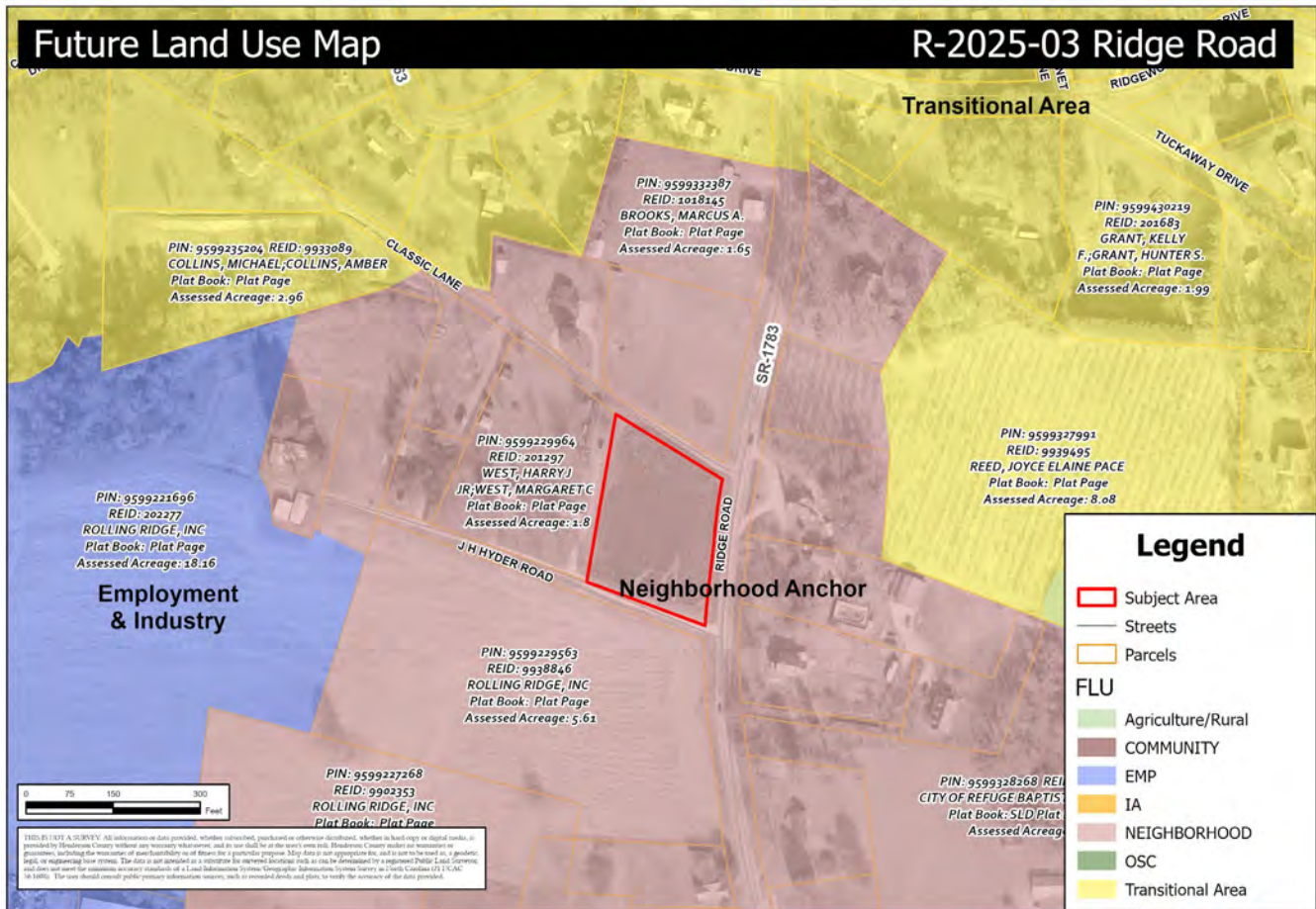


**District Comparison:**

**Industrial (I):** “The purpose of the Industrial District (I) is to foster orderly growth where the principal use of land is a mixture of industrial and heavy commercial. The intent of this district is to allow for industrial and heavy commercial development that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land uses; and (3) is sensitive to its impact on surrounding land uses and the environment (natural and man-made). This general use district is meant to be in the Utility Service Area (USA) as defined in the Comprehensive Plan.” Residential dwellings are not permitted in the Industrial District.

**Residential District Two Rural (R2R):** “The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium-density *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This *general use district* is typically meant to be utilized outside areas designated as Utility Service Area (USA) in the *Comprehensive Plan*.” Standard residential density in Residential District Two Rural is 1 unit per acre. The maximum density is two units per acre. The maximum height is 40’.

Map D: 2045 Future Land Use Map



Applicant: Chris Stepp  
 Total Surveyed Area: 1.28 acres  
 Industrial (I) to Residential Two Rural (R2R)



**Neighborhood Anchor (NA)**

*Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, or crossroads. (Pt. 2, pg. 45)*

- **Where:** Typically found at intersections of State Roads or thoroughfares
- **Uses:** Small services and retail, churches, fuel stations, light industry, mix of residential types including small-scale multi-family
- **Utility Access:** Utilities are typically not necessary due to the small-scale of development, but may be necessary for some development types

**2045 Comprehensive Plan Compatibility**

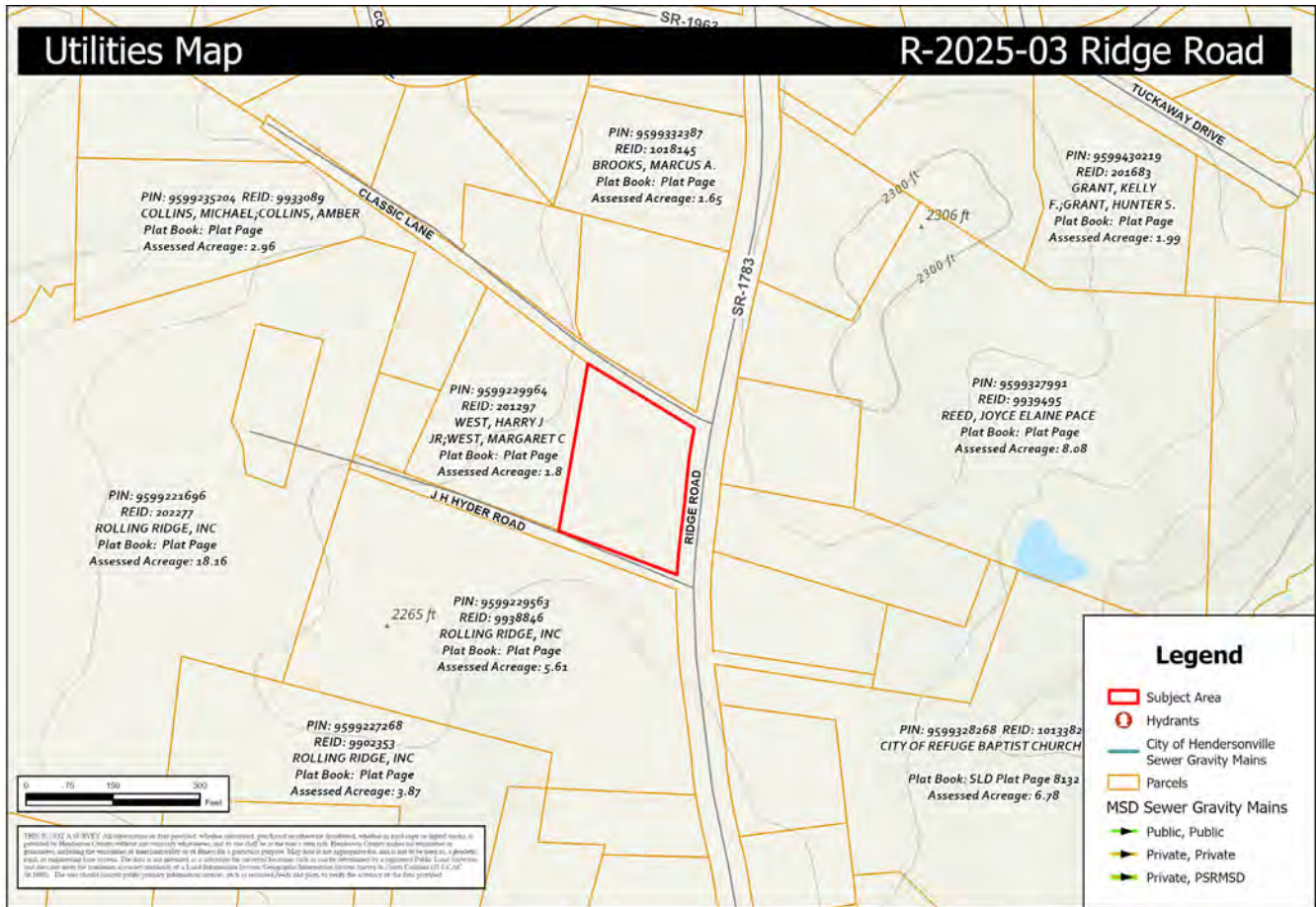
**Plan Goal 1: Coordinate Development near Existing Community Anchors**

- **Rec 1.1:** Grow where infrastructure and services exist, in and around municipalities, community investments, and anchors.

**Plan Goal 7: Diversify Housing Choices and Increase Availability**

- **Rec 7.2:** Encourage development of housing.

Map F: Utility Map



Applicant: Chris Stepp  
 Total Surveyed Area: 1.28 acres  
 Industrial (I) to Residential Two Rural (R2R)



**Water and Sewer**

The subject area does not have access to the City of Hendersonville sewer. However, the property has access to the COH water.

**Existing Access**

The subject area has access from Ridge Road (SR 1783) and JH Hyder Road, a private road off Ridge Road.

**Technical Review Committee (TRC) Recommendations**

The Technical Review Committee (TRC) met on April 15, 2025, to review the rezoning application.

**Planning Board Recommendations**

The Planning Board will meet on April 17, 2025, to review and vote to recommend or not recommend the rezoning application.

**Board of Commissioners Public Hearing**

TBD. Staff anticipates a public hearing in May.





**REZONING APPLICATION #R-2025-03  
RIDGE ROAD  
COMPREHENSIVE PLAN STATEMENT**

Related to rezoning application #R-2025-03, the Comprehensive Plan states the following:

**Plan Goal 1: Coordinate Development near Existing Community Anchors**

- Rec 1.1: Grow where infrastructure and services exist, in and around municipalities, community investments, and anchors.

**Plan Goal 7: Diversify Housing Choices and Increase Availability**

- Rec 7.2: Encourage development of housing.

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.

CONSENT TO DOWNZONING

I, ANTHONY BYERS, PRESIDENT ROLLING RIDGE INC, formally acknowledge and consent to the downzoning of a 1.28-acre property located at PIN: 9599321880 (Ridge Rd). I understand that this change in zoning designation from Industrial (I) to Residential Two Rural (R2R) will impact the permitted uses and development potential of the property.

Henderson County staff has informed me that the proposed downzoning is entirely voluntary and that I am not required to agree to the rezoning. The staff explained the process to me, and I understand my involvement is voluntary.

I voluntarily applied for rezoning of the property at PIN: 9599321880 on February 12, 2025, which was processed by the Henderson County Planning Department. This statement serves as my formal consent and acknowledgment that I am aware of and agree to downzoning my property.

ANTHONY BYERS, PRESIDENT  
ROLLING RIDGE INC  
Printed Name

Anthony Byers Signature Date 2-26-25

Additional Signatories, if applicable:

Charlene Byers Dix Beneficiaries of the RMB TT  
Printed Name

Charlene Byers Dix Signature Date 3-10-25

Shirley Byers Beneficiaries of the RMB TT  
Printed Name

Shirley Byers Signature Date 3-10-25

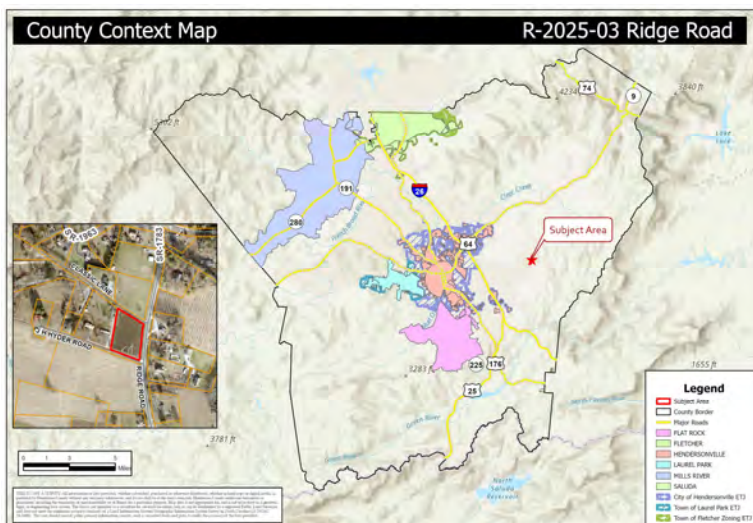
# REZONING APPLICATION: R-2025-03

Planning Board • April 17, 2025 • 5:30 PM

Henderson County Planning Department

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- This zoning map amendment is for a portion of PIN: 9599-32-1880 with access from Ridge Road (SR 1783).
- The parcel is 1.28 acres.
- Zoned Industrial.



Applicant: Chris Stepp  
Total Surveyed Area: 1.28 acres  
Industrial (I) to Residential Two Rural (R2R)

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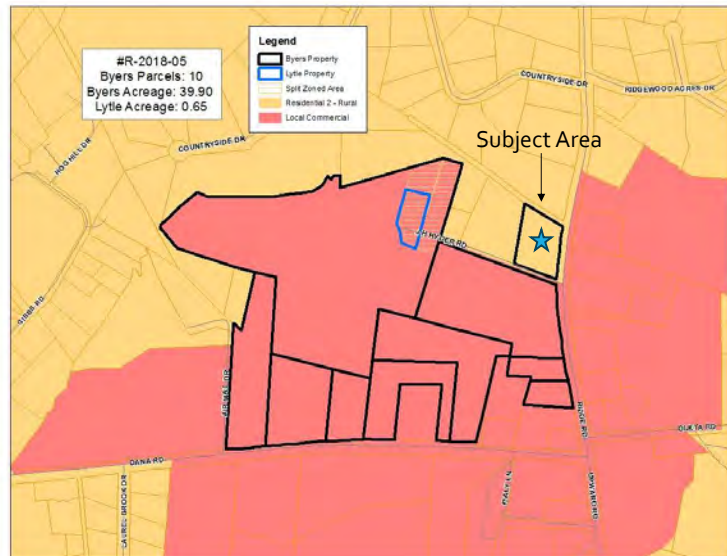
- Rezoning Application R-2025-03, submitted on February 12, 2025, requests that the County rezone 1.28 acres of land from Industrial (I) to Residential District Two Rural (R2R).
- The property owner and applicant is Rolling Ridge, Inc.
- On April 15, 2025, the Technical Review Committee motioned to forward the application to the Planning Board for its review and recommendation.



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**Historical Rezoning: #R-2018-05**

- Rezoning was approved at the BOC meeting on September 4<sup>th</sup>, 2018.
- Subject area was rezoned from Residential Two Rural (R2R) to Industrial (I)
- Split-zoned area was rezoned from Local Commercial (LC) to Residential Two Rural (R2R)
- Remainder was rezoned from Local Commercial (LC) to Industrial (I)
- 40.55 Acres / 11 Parcels

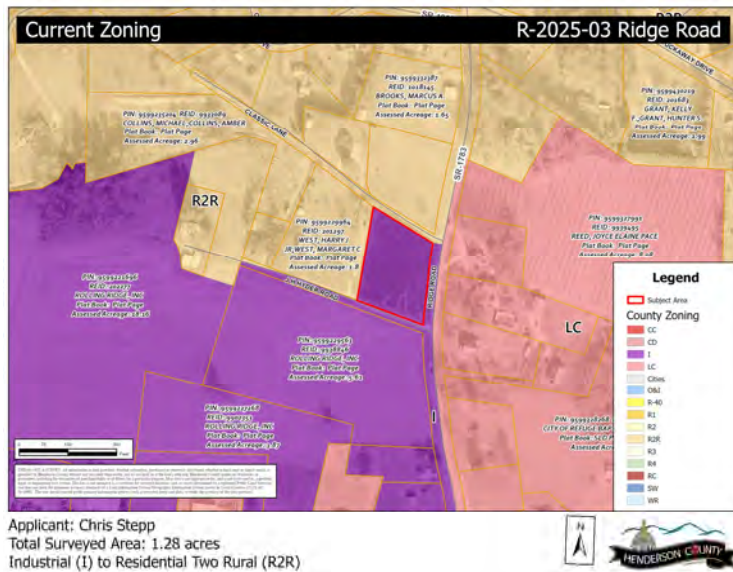


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I

- No Residential Uses
- Warehousing and Storage
- Treatment Plants
- Manufacturing and Production Operations

- R2R** Standard density: 1 unit per acre
- Residential Uses (Single-family, two-family, and accessory dwellings by right. Multifamily and Adult Care Homes with special use)
  - Accessory structures (Garage, Greenhouse, Carport, Storage Shed, etc.)
  - Accessory Uses (Home occupation, home school, dumpster, solar panels)
  - Educational Uses (Religious institutions, schools, childcare)



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**Neighborhood Anchor (NA)**

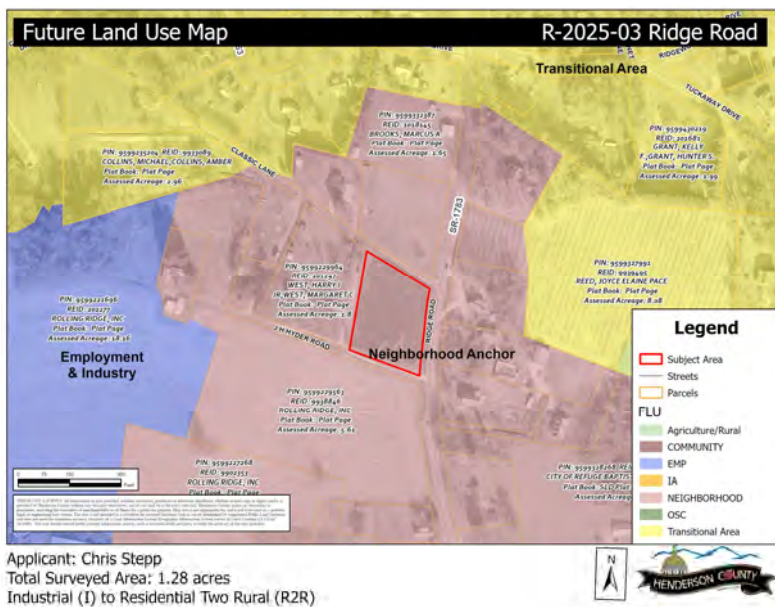
"Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, and/or crossroads. (Part 2, page 45).

**Where:** Typically found at intersections of State Roads or thoroughfares

- Near the intersection of Dana Road and Ridge Road

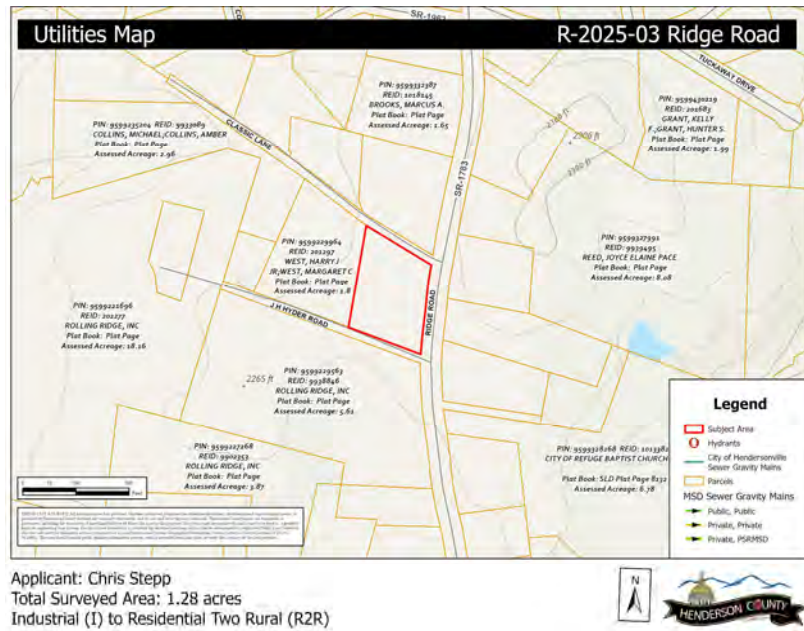
**Uses:** Small services and retail, churches, fuel stations, light industry, mix of residential types including smallscale multi-family

- R2R allows residential uses



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The subject area does not have access to the City of Hendersonville sewer. However, the property has access to the COH water.



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# 2045 Comprehensive Plan Statement

## Plan Goal 1: Coordinate Development near Existing Community Anchors

- Rec 1.1: Grow where infrastructure and services exist, in and around municipalities, community investments, and anchors.

## Plan Goal 7: Diversify Housing Choices and Increase Availability

- Rec 7.2: Encourage development of housing.

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# Thank you!

## Questions?

Rezoning Application: R-2025-03



Henderson County Planning Department