

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY PLANNING BOARD

**MEETING DATE:** December 19, 2024

**SUBJECT:** Rezoning Application #R-2024-06 Grandview Ln

**PRESENTER:** Liz Hanson, Planner

**ATTACHMENTS:** 1.) Staff Report  
2.) Power Point Handouts  
3.) Statement of Consistency

### **SUMMARY OF REQUEST:**

Rezoning Application R-2024-06, submitted on June 17, 2024, requests that the County rezone approximately 34.91 acres of land from the Estate Residential (R-40) zoning district to the Local Commercial (LC) zoning district. The zoning map amendment application is for all of PIN: 9640-87-2872 with access from Grandview Ln (SR 1310). The property owner is Mills River LLC, and the applicant is Grant James.

The Technical Review Committee reviewed the application on December 17, 2024, and made a motion to forward to the Planning Board for their review and recommendation.

### **ACTION REQUESTED:**

Staff requests the Planning Board make a recommendation to the Board of Commissioners on rezoning application (R-2024-06) for approximately 34.91 acres to rezone from Estate Residential (R-40) to Local Commercial (LC).

### **Suggested Motion:**

I move to recommend rezoning application #R-2024-06 to the Board of Commissioners, as it is reasonable and consistent with the 2045 Comprehensive Plan.



# STAFF REPORT

## HENDERSON COUNTY PLANNING DEPARTMENT

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

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

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**APPLICATION #**  
R-2024-06

**PLANNING BOARD MEETING DATE:**  
DECEMBER 19, 2024

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**PROPERTY OWNERS**  
Mills River LLC

**PROPERTY LOCATION/ADDRESS**  
151 Grandview Ln  
Hendersonville Township

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**APPLICANT**  
Grant James

**PIN(S):**  
9640-87-2872

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### **SUMMARY OF REQUEST**

A rezoning of the above referenced PINs (hereafter the subject area from Estate Residential (R-40) to Local Commercial (LC).

<b>Existing Zoning</b>	Estate Residential (R-40)
<b>FLUM Character Area</b>	Neighborhood Anchor
<b>Existing Land Use</b>	Residential
<b>Site Improvements</b>	NA
<b>Request Acreage</b>	34.91

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### **ADJACENT ZONING**

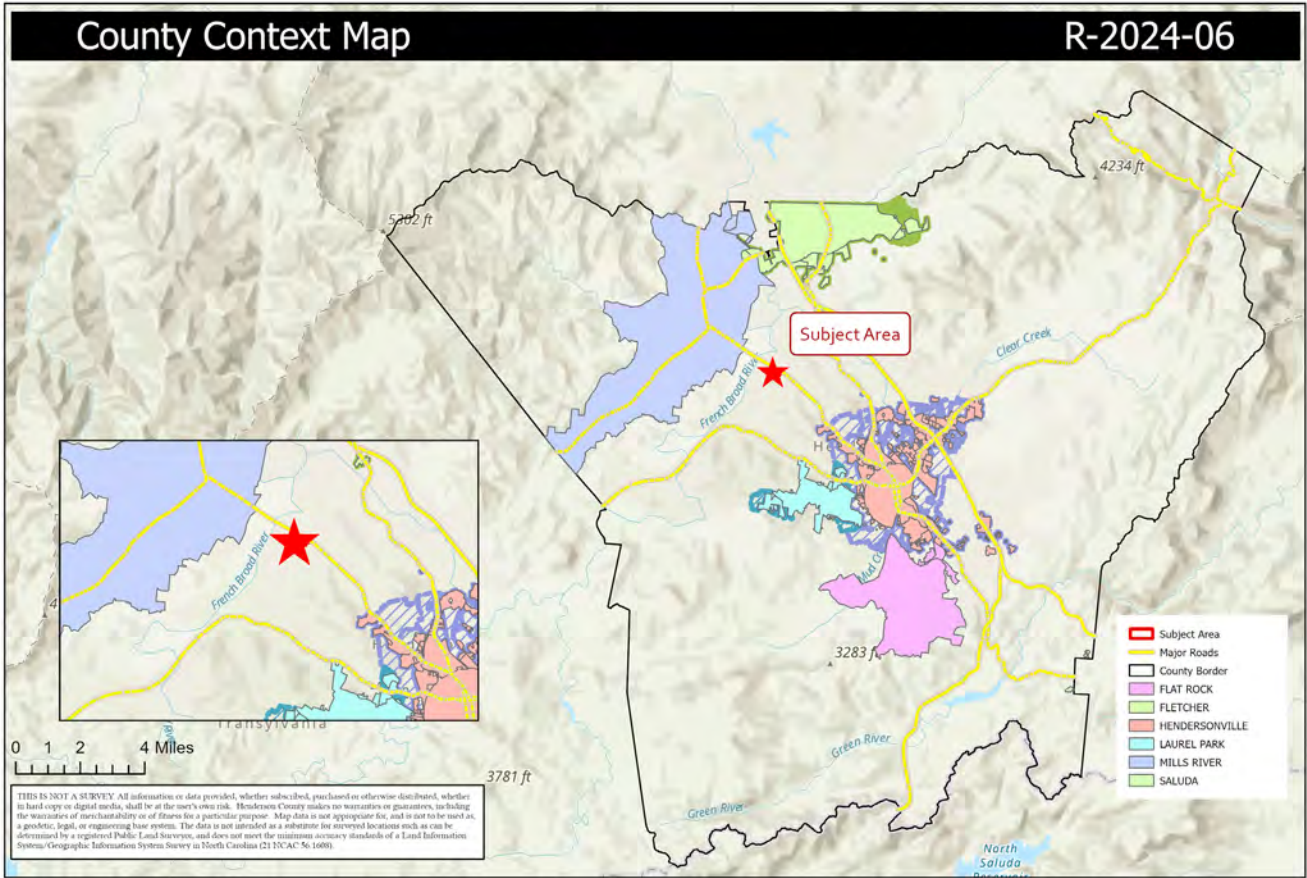
<b>North</b>	R2
<b>East</b>	R-40, LC
<b>South</b>	R-40, LC
<b>West</b>	R-40

### **USE OF LAND**

Vacant, Residential
Vacant, Residential
Residential, Commercial
Vacant, Residential

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Map A: County Context



Property Owner: Mills River LLC Applicant: Grant James  
Total Acreage: 34.91  
Estate Residential (R-40) to Local Commercial (LC)



**BACKGROUND:**

The applicant, Grant James, is seeking to rezone PIN 9640-87-2872 from Estate Residential (R-40) to Local Commercial (LC). The subject area is approximately 34.91 acres. The parcel currently contains two residential structures, a greenhouse, and an industrial warehouse.

Staff mailed letters regarding the rezoning application to three adjacent property owners, to see if they were interested in joining the rezoning request. Staff received a response from one property owner who did not wish to join the rezoning request. Staff did not receive a response from the other two property owners.

Map B: Subject Area



Property Owner: Mills River LLC Applicant: Grant James  
Total Acreage: 34.91  
Estate Residential (R-40) to Local Commercial (LC)

**SUBJECT AREA & ADJACENT PROPERTIES:**

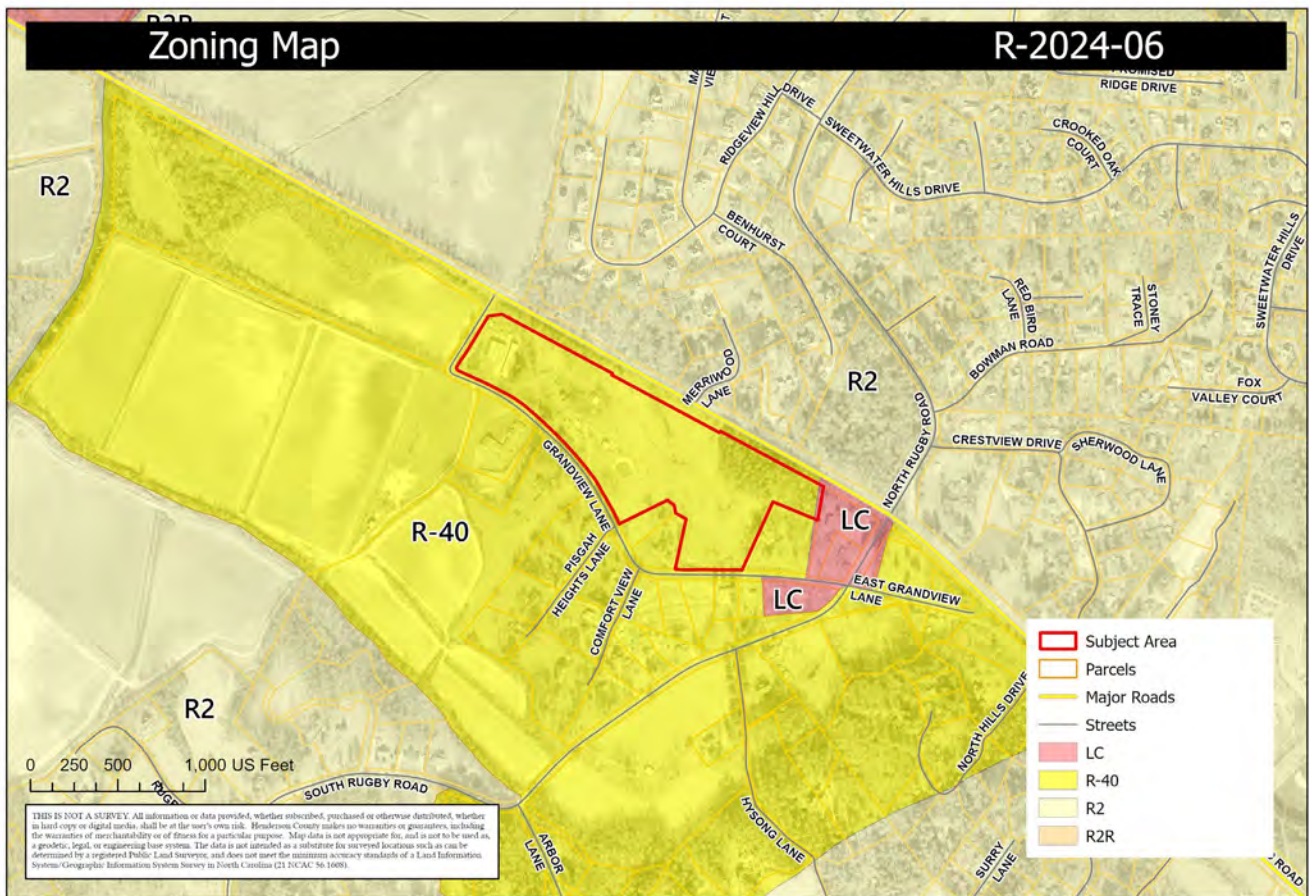
**West:** To the West of the subject area is a mix of residential structures, vacant land, and the French Broad Baptist Church.

**South:** The parcels to the South of the subject area contain residential structure and some vacant land.

**East:** The parcels to the East of the subject area contain residential structures.

**North:** To the North of the subject area, across Haywood Road, are residential structures and some vacant land.

**Map C: Current Zoning**



Property Owner: Mills River LLC Applicant: Grant James  
Total Acreage: 34.91  
Residential Two Rural (R2R) to Conditional District (CD)

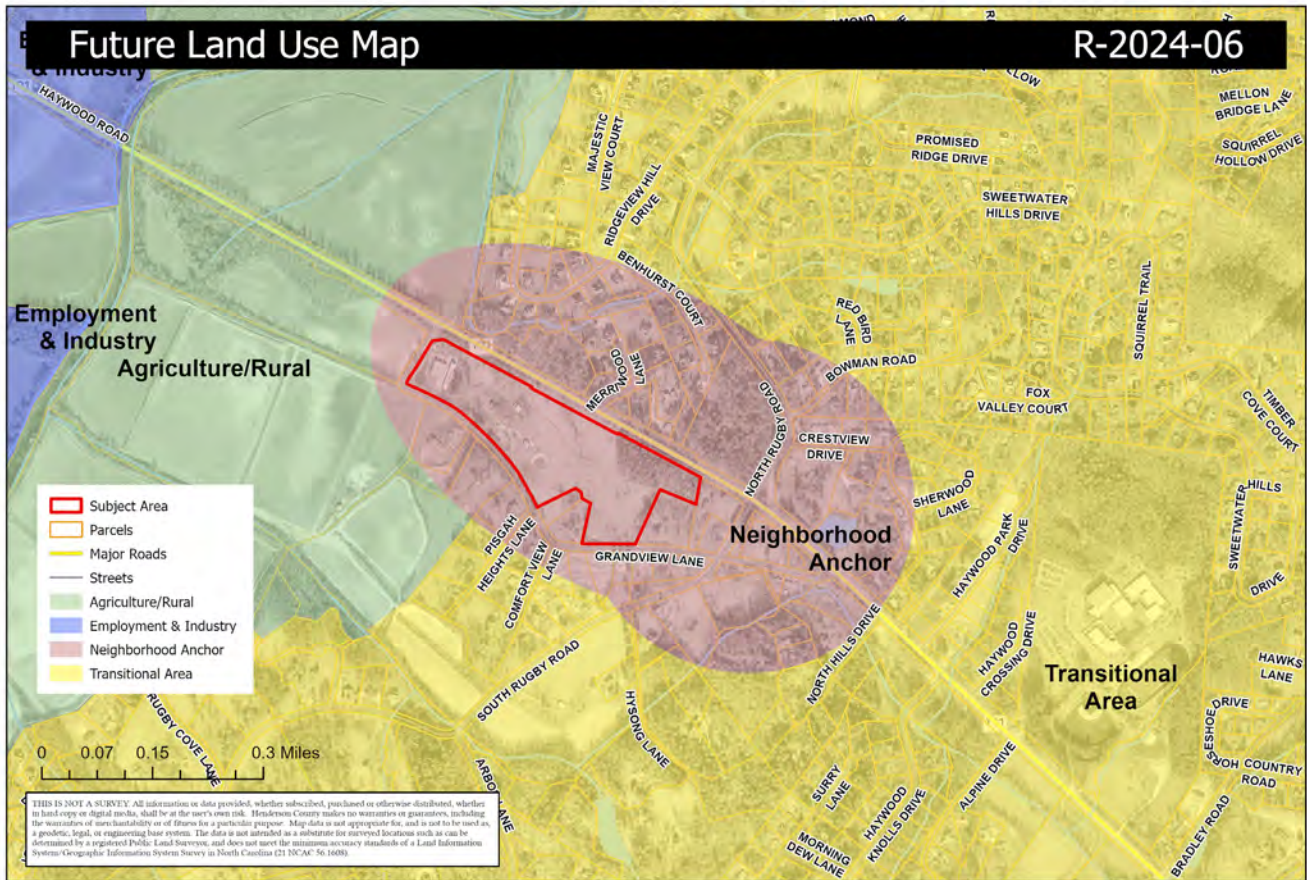


**District Comparison:**

**Estate Residential (R-40):** “The Estate Residential District (R-40) is established to maintain the zoning in place prior to the adoption of this Chapter 42. This district is established as a district in which the principal use of the land is for low-density residential use. This district is intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment. This district is also intended to be a quiet, low-density neighborhood consisting of single-family residences. The R-40 District shall not be extended from the locations designated on the Official Zoning Map, nor shall new R-40 District areas be designated except where initiated by the Board of Commissioners or Planning Board. The R-40 District may be altered or removed. (LDC §42-37).

**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: Mills River LLC Applicant: Grant James  
 Total Acreage: 34.91  
 Residential Two Rural (R2R) to Conditional District (CD)



**2045 Comprehensive Plan Compatibility**

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

**Neighborhood Anchor:** "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. These areas typically follow a development pattern where commercial uses are clustered directly adjacent to a crossroads, surrounded by residential development and agricultural uses." (Part 2, page 45).

- **Where:** Typically found at intersections of State Roads or thoroughfares.
  - The subject area located near the intersection of two State Roads, S Rugby Rd (SR 1309) and Haywood Rd (NC 191).
- **Uses:** Small services and retail, churches, fuel stations, light industry, mix of residential types.
  - Local Commercial (LC) principal use of land is commercial and residential.

- **Utility Access:** Utilities are typically not necessary for small-scale development but may be necessary for other development types.
  - Utilities are located on the subject area.

**Map F: Utilities Map**



Property Owner: Mills River LLC Applicant: Grant James  
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**Water and Sewer**

Currently the subject area is served by well water and a septic system.

**Existing Roads and Easements**

The subject area currently has access from Grandview Ln (SR 1310) and frontage along Haywood Rd (NC 191).

**Technical Review Committee (TRC) Recommendations**

The Technical Review Committee will review this application at their December 17, 2024, meeting.



**Planning Board Recommendations**

TBD

**Board of Commissioners Public Hearing**

TBD

# REZONING APPLICATION: R-2024-06

Planning Board • December 19, 2024 • 5:30 PM

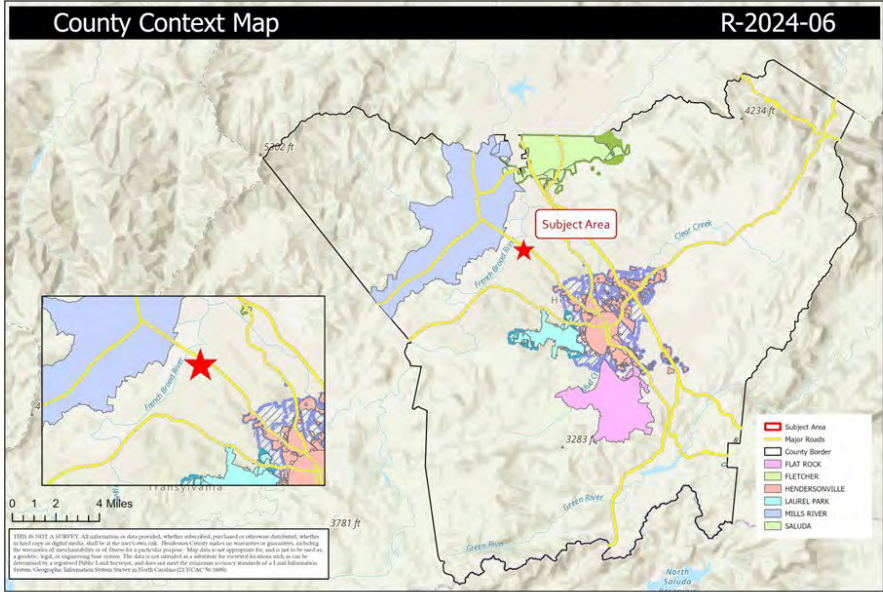
Henderson County Planning Department

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## APPLICATION BACKGROUND

- Rezoning Application R-2024-06, submitted on June 17<sup>th</sup>, 2024, requests that the County rezone approximately 34.91 acres of land from the Estate Residential (R-40) zoning district to the Local Commercial (LC) zoning district.
- The zoning map amendment application is for all of PIN: 9640-87-2872 with access from Grandview Ln (SR 1310) and frontage along Haywood Road (NC 191).
- The property owner is Mills River LLC, and the applicant is Grant James.
- The Technical Review Committee reviewed this application at their December 17, 2024, meeting and saw no issues with the application.

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Property Owner: Mills River LLC Applicant: Grant James  
 Total Acreage: 34.91  
 Estate Residential (R-40) to Local Commercial (LC)



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Property Owner: Mills River LLC Applicant: Grant James  
 Total Acreage: 34.91  
 Estate Residential (R-40) to Local Commercial (LC)



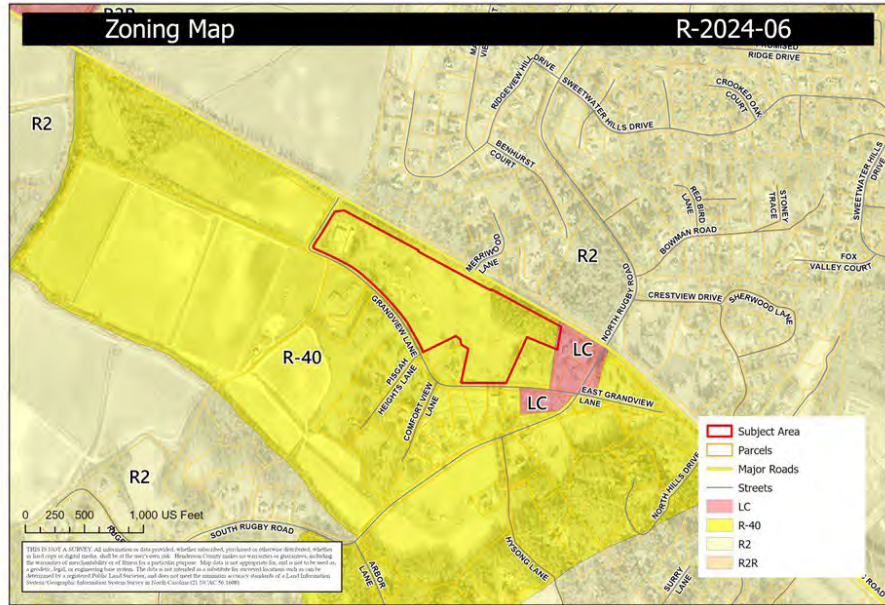
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**Estate Residential (R-40):**

The Estate Residential District (R-40) is established to maintain the zoning in place prior to the adoption of this Chapter 42. This district is established as a district in which the principal use of the land is for low-density residential use.

**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.



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**Neighborhood Anchor:**

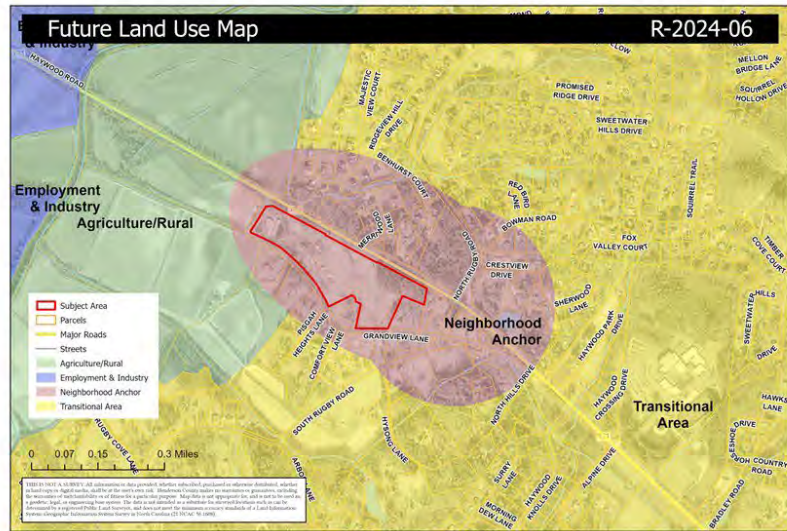
“Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, and/or crossroads. These areas typically follow a development pattern where commercial uses are clustered directly adjacent to a crossroads, surrounded by residential development and agricultural uses.”

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

The subject area is located near the intersection of two State Roads, S Rugby Rd (SR 1309) and Haywood Rd (NC 191).

- **Utility Access:** Utilities are typically not necessary for small-scale development but may be necessary for other development types. Utilities are located in the subject area.

- **Uses:** Small services and retail, churches, fuel stations, light industry, mix of residential types. Local Commercial (LC) principal use of land is commercial and residential.



Property Owner: Mills River LLC Applicant: Grant James  
Total Acreage: 34.91  
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## NEXT STEPS

A public hearing will be set by the Board of Commissioners  
at a later date.

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## THANK YOU!

Rezoning Application R-2024-06



Henderson County Planning Department

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**PLANNING BOARD REVIEW – APPLICATION R-2024-06  
CONSISTENCY WITH THE 2045 COMPREHENSIVE PLAN**

On December 19, 2024, the Planning Board reviewed map amendment application R-2024-06. Based on the following determinations, the Board finds that the application request is consistent with the 2045 Comprehensive Plan.

The Board determined that it is reasonable, in the public interest, and consistent with the 2045 Comprehensive Plan located therein because of the following reasons:

- **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 determines that the proposed amendment provides for the sound administration of the Land Development Code while balancing property rights and promoting reasonable growth within the County.