

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: June 4, 2024

SUBJECT: Rezoning Application R-2024-02 Hoopers Creek

PRESENTER: Liz Hanson, Planner

ATTACHMENTS: 1.) Staff Report
2.) Application

SUMMARY OF REQUEST:

Rezoning Application R-2024-02, submitted on May 1st, 2024, requests that the County rezone approximately 13.27 acres of land from the Residential Two Rural (R2R) zoning district to the Residential One (R1) zoning district. The zoning map amendment application is for all of PINs: 9673-21-1888 & 9673-22-2365 with access and frontage along Hooper Creek Rd (SR 1553). The property owners are Kenneth and Alline Rhodes, and the applicant is Hoopers Creek Land, LLC.

ACTION REQUESTED:

Staff requests the Technical Review Committee make a recommendation to the Planning Board on rezoning application (R-2024-02) for approximately 13.27 acres from Residential Two Rural (R2R) to Residential One (R1).

Suggested Motion:

Motion that the Technical Review Committee forward rezoning application R-2024-02 to the Planning Board for review.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

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

Prepared by:

Liz Hanson, Planner I

APPLICATION #
R-2024-02

TECHNICAL REVIEW COMMITTEE MEETING DATE:
JUNE 4, 2024

PROPERTY OWNER
Kenneth Rhodes
Alline Rhodes

PROPERTY LOCATION/ADDRESS
384 Hoopers Creek Rd
390 Hoopers Creek Rd, Hoopers Creek Township

APPLICANT
Hoopers Creek Land, LLC

PIN(S):
9673-21-1888 & 9673-22-2365

SUMMARY OF REQUEST

A rezoning of the above referenced PINs (hereafter the subject area from Residential Two Rural (R2R) to Residential One (R1)

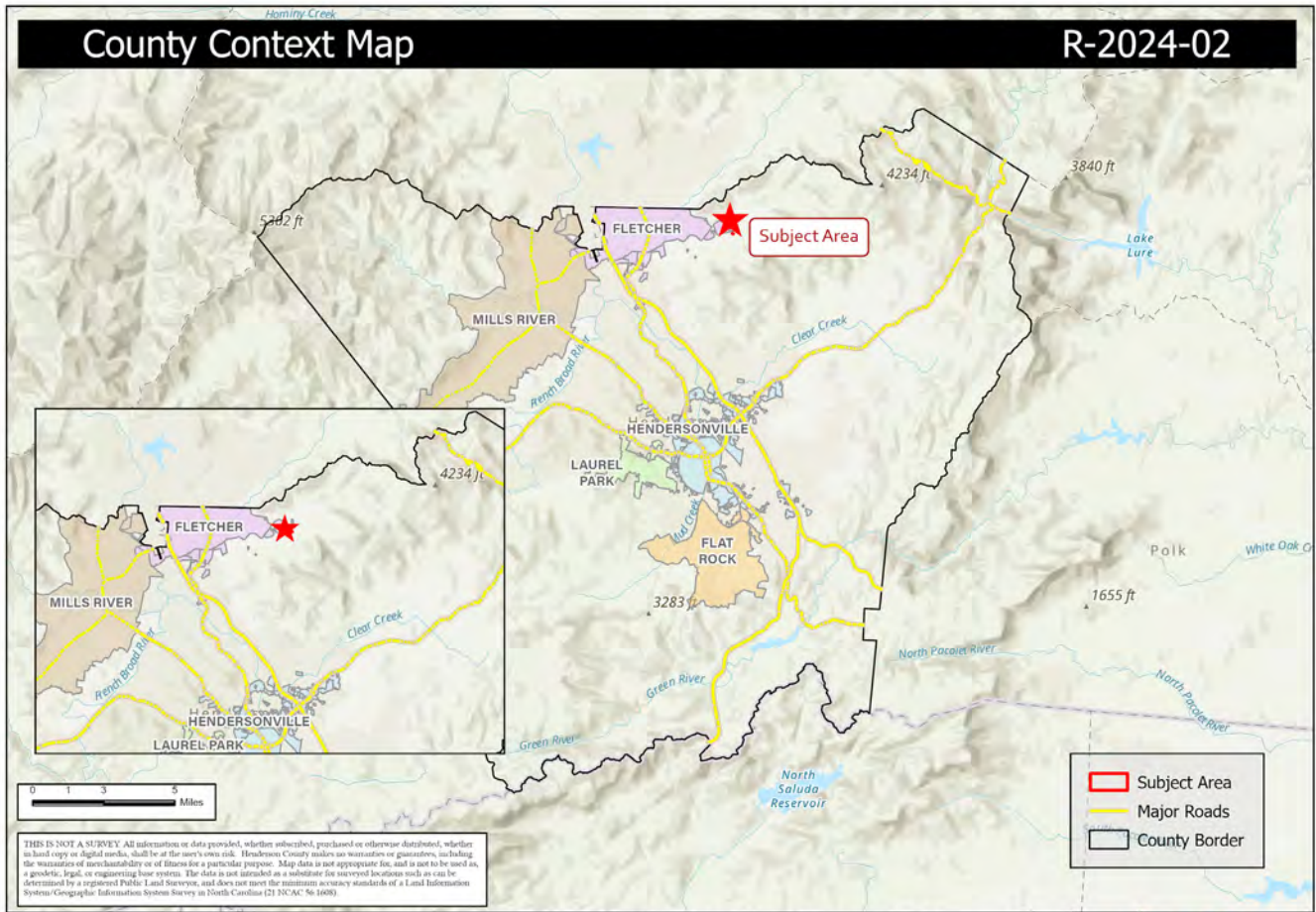
Existing Zoning	Residential Two Rural (R2R)
FLUM Character Area	Transitional Area
Existing Land Use	Single Family Residential
Site Improvements	NA
Request Acreage	13.27

ADJACENT ZONING

PROPERTY CLASS

North	R2R	Vacant, Residential
East	R2R	Commercial, Residential
South	Fletcher (R-3)	Residential, Commercial
West	R2R	Residential

Map A: County Context



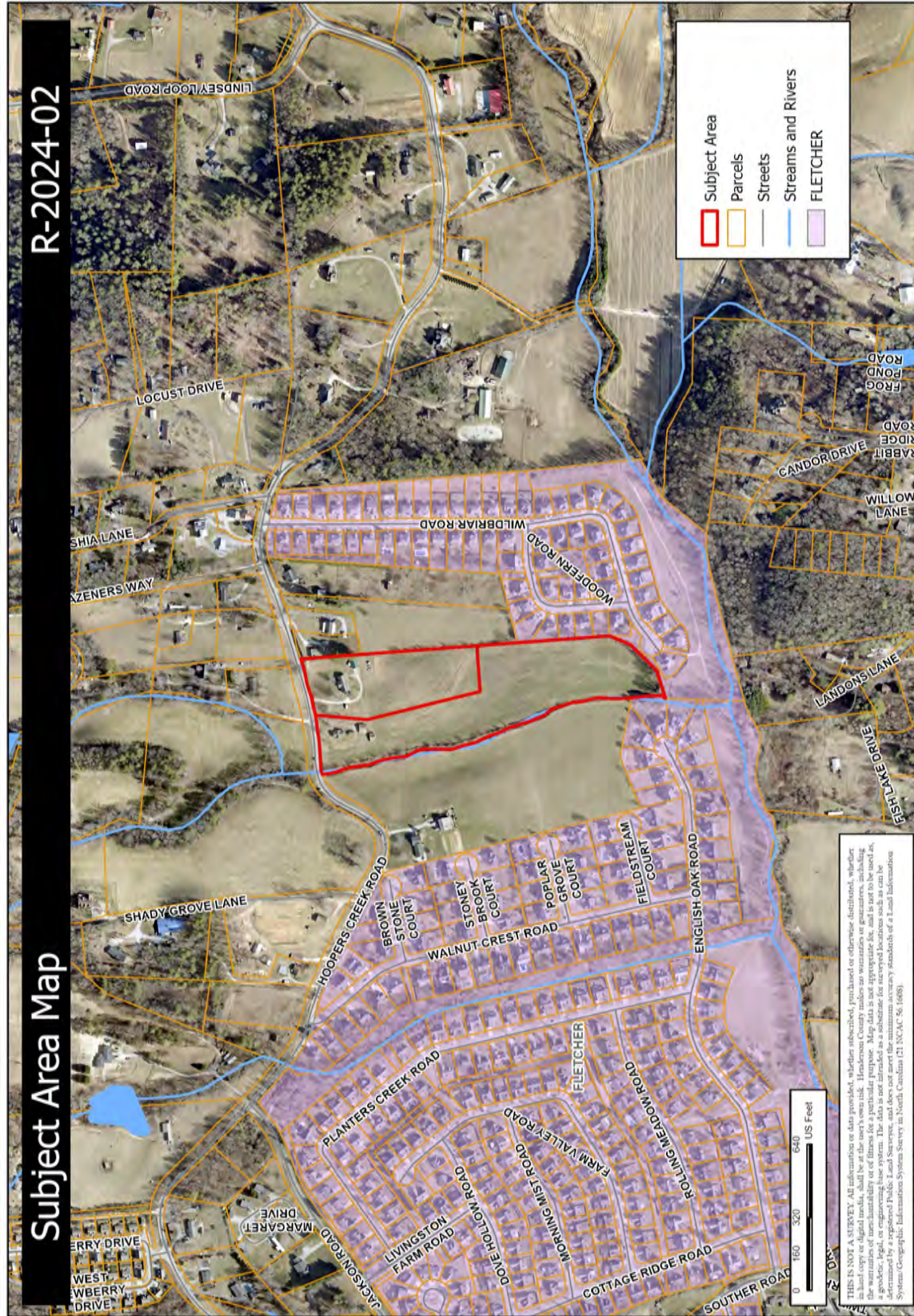
Property Owner: Kenneth & Alline Rhodes Applicant: Hoopers Creek Land, LLC
Total Acreage: 13.27
Residential Two Rural (R2R) to Residential One (R1)



BACKGROUND:

The applicant, Hoopers Creek Land, LLC, is seeking to rezone PINs 9673-21-1888 and 9673-22-2365 from Residential Two Rural (R2R) to Residential One (R1). The subject area is 13.27 acres in total. The parcels each contain one residential structure and personal storage structures.

Map B: Subject Area



Property Owner: Kenneth & Alline Rhodes Applicant: Hoopers Creek Land, LLC
 Total Acreage: 13.27
 Residential Two Rural (R2R) to Residential One (R1)

SUBJECT AREA & ADJACENT PROPERTIES:

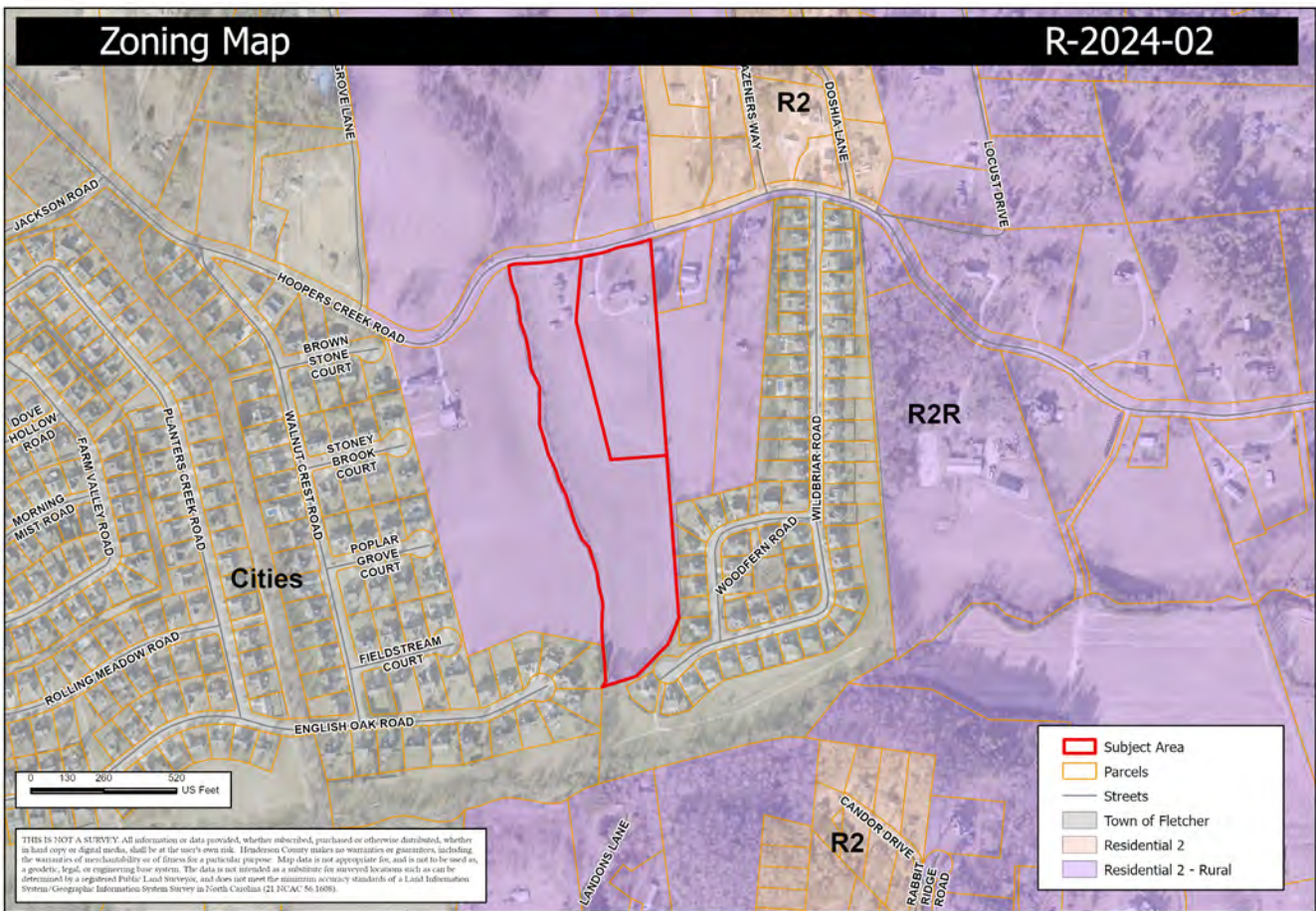
West: The property to the west of the subject area contains a residential structure and storage building. A stream separates the subject area and the parcel to the west.

South: South of the subject area is within the Town of Fletcher’s jurisdiction. The property is the Cove at Livingston Farm and the Reserve at Livingston Farm neighborhoods, including residential structures.

East: The property to the east of the subject area contains a residential structure and vacant land.

North: To the north of the subject area, across Hoopers Creek Road, is a residential structure and vacant land.

Map C: Current Zoning



Property Owner: Kenneth & Alline Rhodes Applicant: Hoopers Creek Land, LLC
Total Acreage: 13.27
Residential Two Rural (R2R) to Residential One (R1)



District Comparison:

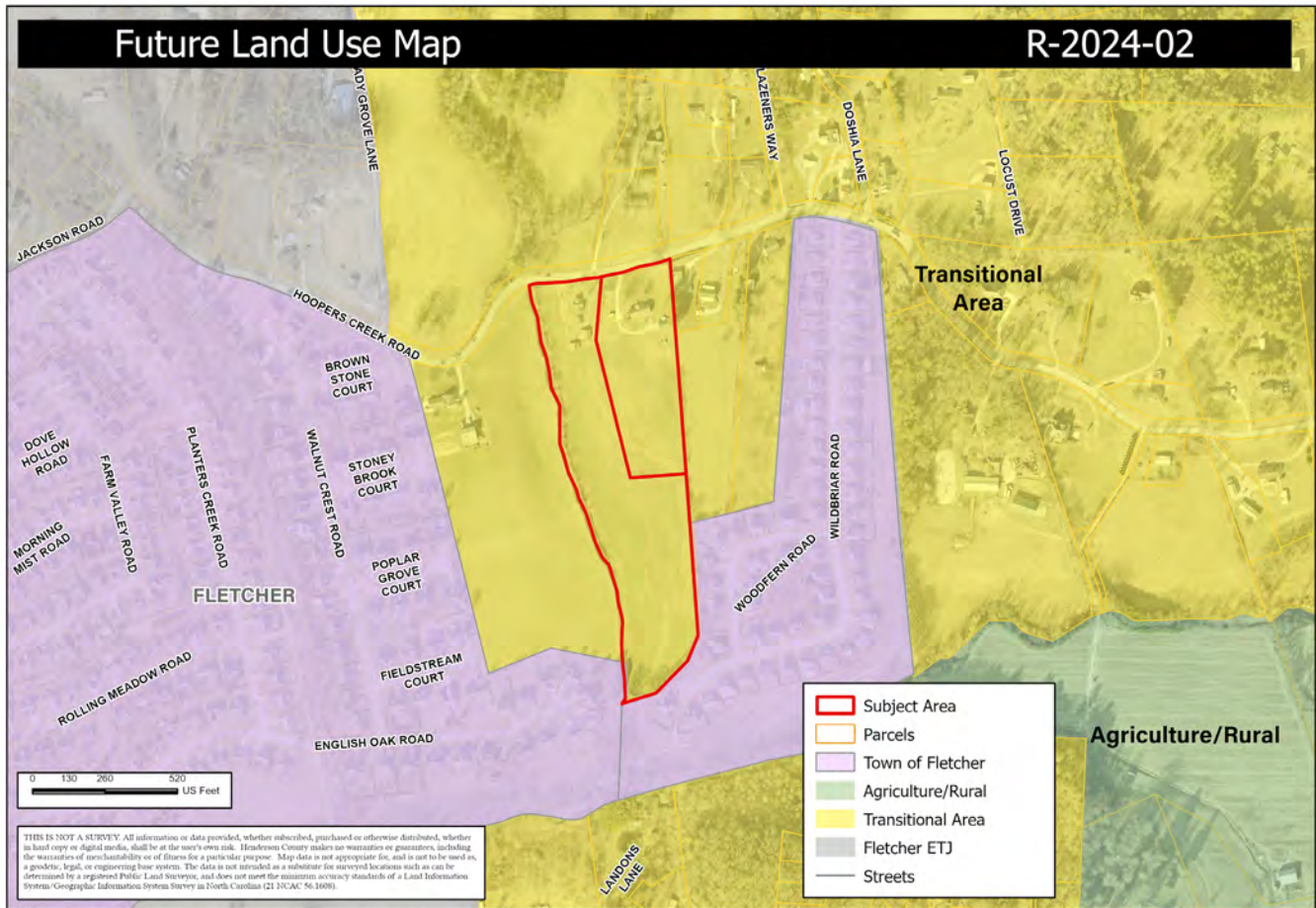
Residential Two Rural (R2R): “The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development and rural commercial and light industrial development 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 is 1 unit per acre. The maximum density in Residential Two Rural (R2R) is two units per acre. The maximum height is 40’. (LDC §42-27).

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*.” Standard residential density in Residential One is 4 units per acre. Intermediate residential density is 6 units per acre. The maximum density in Residential One, for multifamily developments is 16 units per acre. The maximum height is 40’ (LDC §42-27).

Adjacent Development:

To the East, South, and West of the subject area are the Cove at Livingston Farm and the Reserve at Livingston Farm neighborhoods. These residential structures are within the town of Fletcher’s jurisdiction. The average parcel size for the Cove at Livingston Farm is 0.26 acres. The average parcel size for the Reserve at Livingston Farm is 0.38 acres.

Map D: 2045 Future Land Use Map



Property Owner: Kenneth & Aline Rhodes Applicant: Hoopers Creek Land, LLC
 Total Acreage: 13.27
 Residential Two Rural (R2R) to Residential One (R1)



2045 Comprehensive Plan Compatibility

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

Transitional Area: "Transitional Area encompasses residential areas of limited density" (Part 2, page 44).

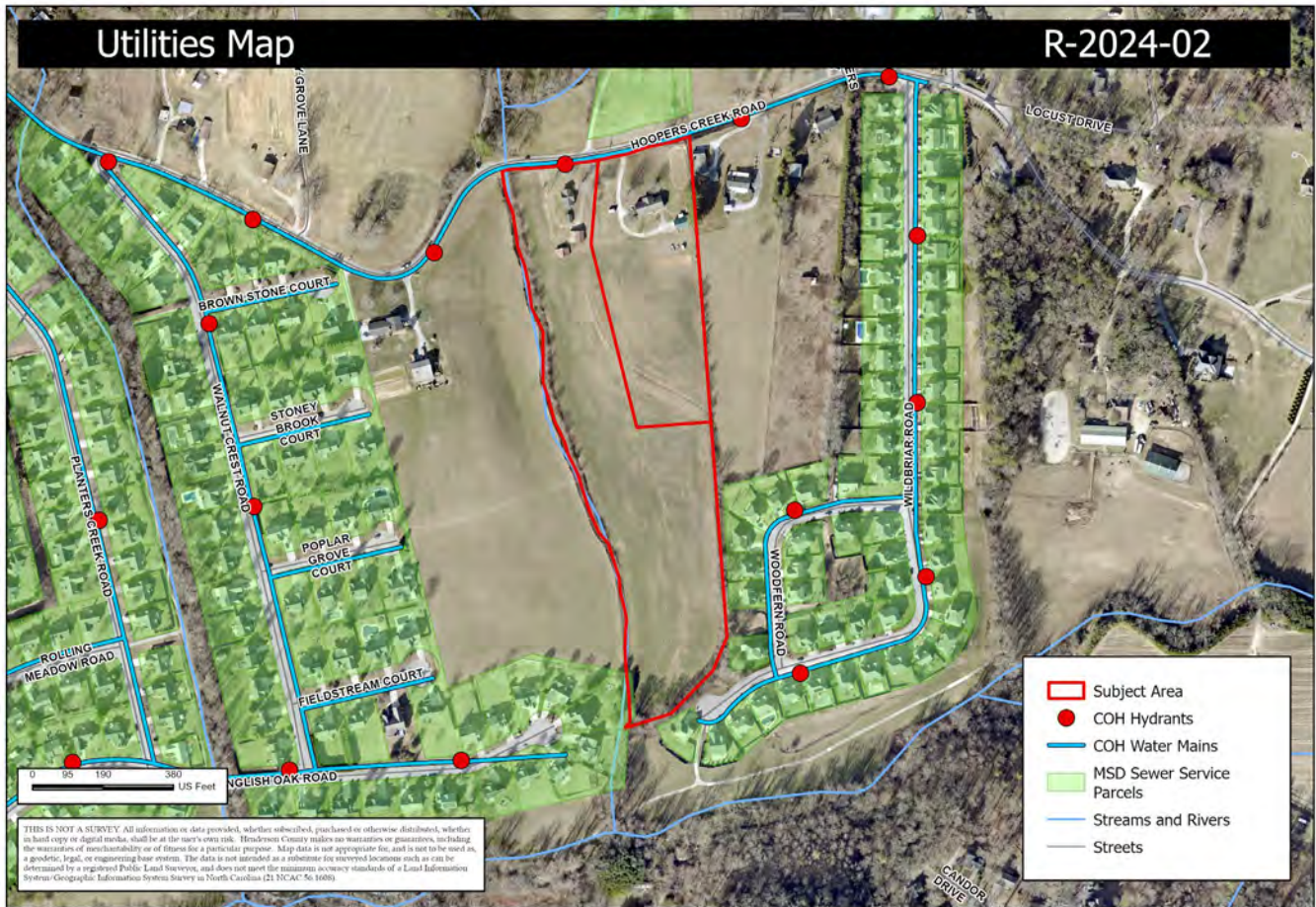
- **Where:** Outside the core of the Utility Service Area and working agricultural lands.
 - The subject area is outside of the Utility Service Area and working agricultural lands
- **Density:** The maximum allowable density range is two to four units per acre (gross density).
 - Residential One (R1) has a standard density of four units per acre
- **Uses:** Single family residential, potentially some appropriately sized multi-family as part of planned developments, agricultural uses.
 - Residential One (R1) is intended for primarily residential uses.

- **Utility Access:** Varies.
 - The subject area is proposing a connection to the Metropolitan Sewerage District (MSD) public sewer and city of Hendersonville public water.

Goal 7: Diversify Housing Choices and Increase Availability

- Residential One (R1) zoning helps accomplish Goal 7 of the 2045 Comprehensive Plan. R1’s primary goal is to offer more housing choices, which can help bridge the gap in Middle Housing Development (2045 Comp Plan page 86).

Map F: Utilities Map



Property Owner: Kenneth & Alline Rhodes Applicant: Hoopers Creek Land, LLC
Total Acreage: 13.27
Residential Two Rural (R2R) to Residential One (R1)



Water and Sewer

The applicant is proposing connections to Metropolitan Sewerage District (MSD) public sewer and City of Hendersonville public water, which are located on the adjacent parcel.

Existing Roads and Easements

The subject area currently has access from Hoopers Creek Road (SR 1553).

Technical Review Committee (TRC) Recommendations

TBD

Planning Board Recommendations

TBD

Board of Commissioners Public Hearing

TBD



HENDERSON COUNTY PLANNING DEPARTMENT
100 N. King Street | Hendersonville, NC 28792 | 828-697-4819

MAP AMENDMENT APPLICATION FORM

GENERAL INFORMATION

Date of Application: 4/12/2024

Previously Submitted: Yes No

Date of Pre-Application Conference: 1/30/2024

Type of Map Amendment (Circle One): Rezoning Conditional Zoning Special Mixed Use/Conditional

Site Plan Attached: Yes No

Permission to acquire aerial footage of subject area: Yes No

PARCEL INFORMATION*

PIN: 9673211888 Deed Book/Page: 2008E / 147 Tract Size (Acres): 8.85

Zoning District: County Fire District: Fletcher Watershed: French Broad Floodplain: Zone AE

Location of property to be developed:

384 Hoopers Creek Rd.

*If subject area contains multiple PIN's please attach a list and the above parcel information for each tract or individual PIN.

REZONING REQUEST

Attached is:

A description of the property in question sufficient to unequivocally describe and identify said property. Such description may take the form of a property survey, a legal description or a legible copy of a County cadastral or composite tax map clearly annotated with district lines which follow political boundaries, geographical features or property lines.

Current Zoning District: R2R Requested Zoning District: R1

CONTACT INFORMATION

Property Owner:

Name: RHODES, KENNETH;RHODES, ALLINE D.

Phone: _____

Address: 384 HOOPERS CREEK RD

City, State, and Zip: Fletcher, NC 28732

Applicant:

Name: Hoopers Creek Land, LLC

Phone: 864-210-8400

Address: 2435 East North, STE 1108-373

City, State, and Zip: Greenville, SC 29615



HENDERSON COUNTY PLANNING DEPARTMENT
100 N. King Street | Hendersonville, NC 28792 | 828-697-4819

Contact Information

Property Owner:

Name: Ken Rhodes, Margaret Ella Blazer and Nancy Holbert

Phone: _____

Email: _____

Address: 384 Hoopers Creek Rd.

Agent:

Name: Derek Allen

Phone: 828-254-4778

Email: dja@asklawnc.com

Address: 20 Town Mountain Rd Ste 100 Asheville NC

Plan Preparer:

Name: John Kinnaird

Phone: 828-232-4700

Email: john.kinnaird@cdge.com

Address: 15 Arlington St Asheville, NC 28801

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

Ken Rhodes
Print Applicant (Owner or Agent)

4-9-24
Date

Margaret Rhodes
Signature Applicant (Owner or Agent)

4-9-24
Date

COUNTY STAFF ONLY

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

Community Planning Area: _____

Date Current Zoning Applied: _____



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Email: john.kinnaird@cdge.com

Address: 15 Arlington St Asheville, NC 28801

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

Margaret E Blazer dotloop verified
04/09/24 7:00 PM EDT
ADUU-MEME-75EX-VBRS

Print Applicant (Owner or Agent)

_____ Date

Stephanie McCarron dotloop verified
04/10/24 9:27 PM EDT
MOBJ-GW0Y-ZHLB-CDZD

Attorney-in-fact for Nancy Holbert

Signature Applicant (Owner or Agent)

_____ Date

COUNTY STAFF ONLY

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

Community Planning Area: _____

Date Current Zoning Applied: _____

APPOINTMENT OF AGENT FORM (OPTIONAL)

I Ken Rhodes, Margaret Ella Blazer and Nancy Holbert owner of property located on 384 Hoopers Creek Road
(Name) (Street Name)

recorded in 4145 /407 and having a parcel identification number of 9673-21-1889
(Deed Book/Page) (PIN)

located in Henderson County, North Carolina, do hereby appoint Allen Stahl Kilbourne
(Agent's Name)

to represent me in an **application to the Planning Department** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

Margaret E Blazer dotloop verified
04/08/24 9:11 PM EDT
LNA9-XBEY-DWU1-CUPK
Property Owner

2/1/2024
Date

Stephanie McCarson dotloop verified
04/09/24 8:51 AM EDT
L8/9-TUDX-ZGFI-3LVG

Attorney-in-fact for Nancy Holbert

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