

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: June 4, 2024

SUBJECT: Rezoning Application R-2024-03 Continental Divide

PRESENTER: Liz Hanson, Planner

ATTACHMENTS: 1.) Staff Report
2.) Application

SUMMARY OF REQUEST:

Rezoning Application R-2024-03, submitted on May 15th, 2024, requests that the County rezone approximately 21.82 acres of land from the Regional Commercial zoning district to the Residential Two Rural (R2R) zoning district. The zoning map amendment application is for all of PINs: 9587-53-2165 and 9587-63-2346 with access and frontage along Continental Divide Dr (SR 1891) and Summit Springs Dr. The property owners are Ann Greenwood Revocable Trust (PIN 9587-53-2165) and Doris K Cole 2016 Irrevocable Trust (PIN 9587-63-2346). The applicants are Richard Greenwood (Applicant, PIN 9587-53-2165) and Michael Cole (Additional Owner, PIN 9587-63-2346).

ACTION REQUESTED:

Staff requests the Technical Review Committee make a recommendation to the Planning Board on rezoning application (R-2024-03) for approximately 21.82 acres from Regional Commercial (RC) to Residential Two Rural (R2R).

Suggested Motion:

Motion that the Technical Review Committee forward rezoning application R-2024-03 to the Planning Board for review.

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Suggested Motion:

Motion that the Technical Review Committee forward rezoning application R-2024-03 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-2024-03

TECHNICAL REVIEW COMMITTEE MEETING DATE:
JUNE 4, 2024

PROPERTY OWNERS
Anne Greenwood
Michael Cole & Doris Cole

PROPERTY LOCATION/ADDRESS
Continental Divide Dr
Blue Ridge Township

APPLICANT
Richard Greenwood

PIN(S):
9587-53-2165 & 9587-63-2346

SUMMARY OF REQUEST

A rezoning of the above referenced PINs (hereafter the subject area from Regional Commercial (RC) to Residential Two Rural (R2R).

Existing Zoning	Regional Commercial (RC)
FLUM Character Area	Transitional Area
Existing Land Use	Vacant
Site Improvements	NA
Request Acreage	21.82

ADJACENT ZONING

North RC

East R2R

South RC

West R1

USE OF LAND

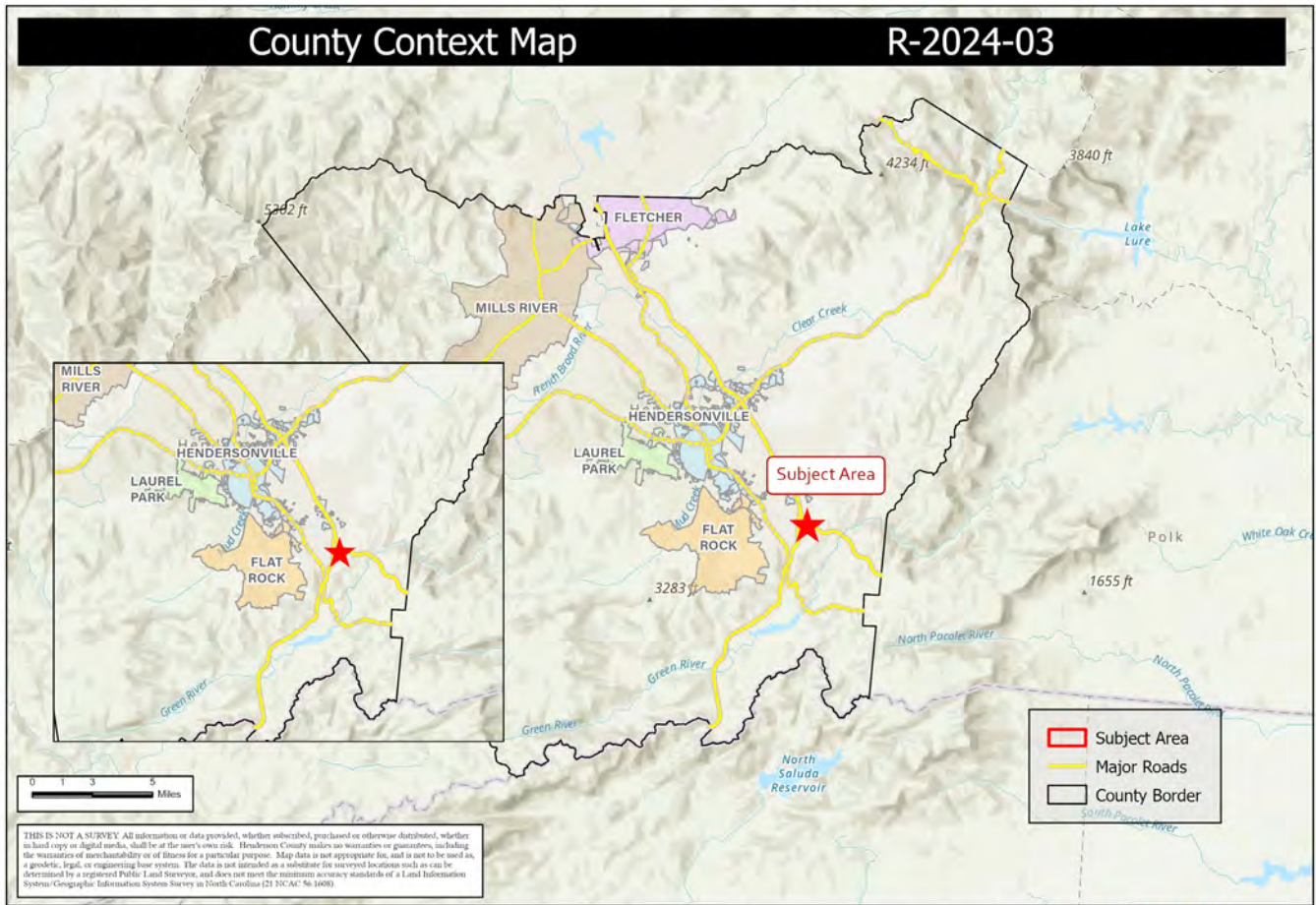
Vacant, Residential

Vacant, Residential

Residential, Commercial

Residential

Map A: County Context



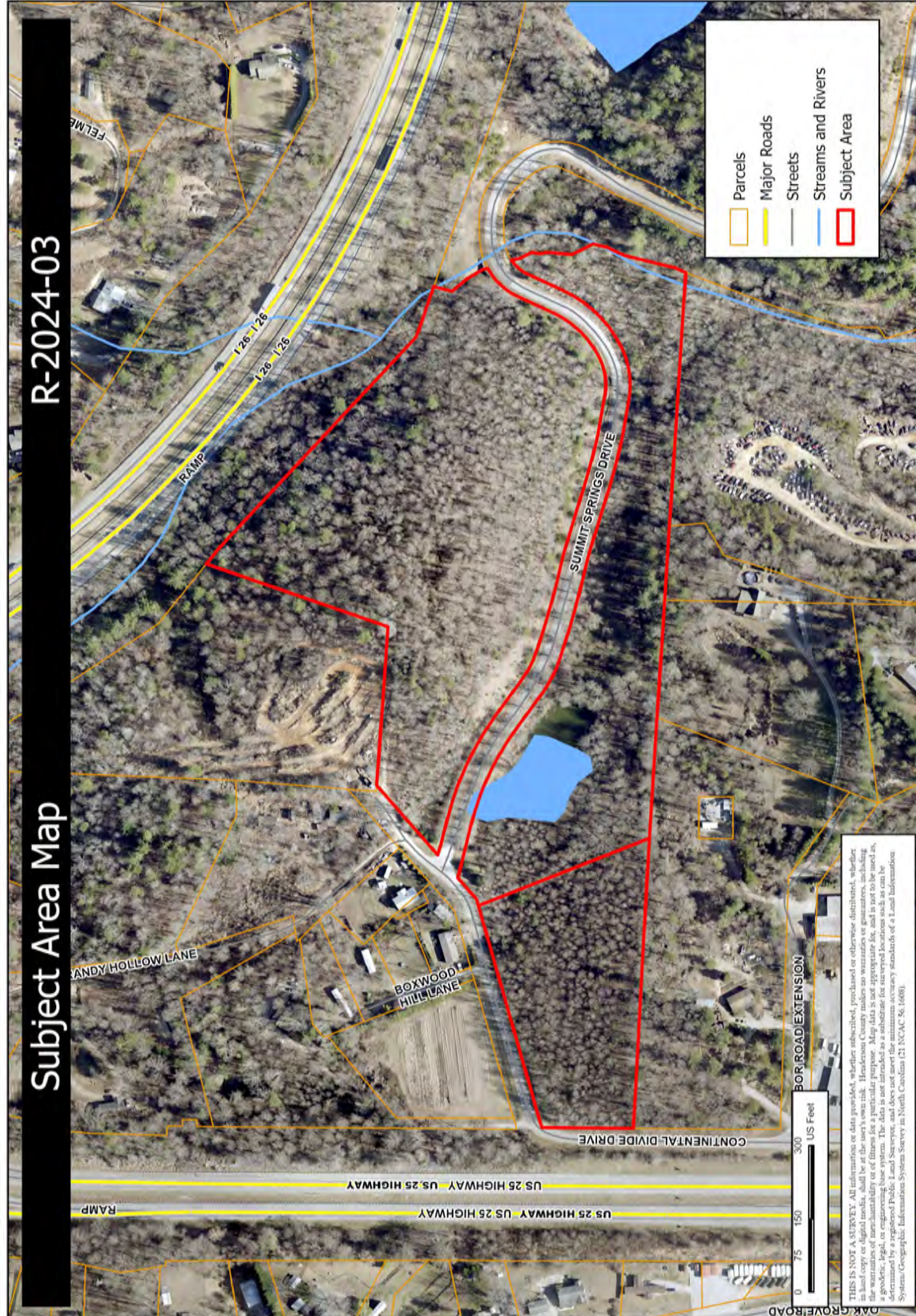
Property Owner(s): Ann Greenwood Revocable Trust & Doris K Cole 2016 Irrevocable Trust
Total Acreage: 21.82
Regional Commercial (RC) to Residential Two Rural (R2R)



BACKGROUND:

The applicant, Richard Greenwood, is seeking to rezone PINs 9587-53-2165 and 9587-63-2346 from Regional Commercial (RC) to Residential Two Rural (R2R). The subject area is 21.82 acres in total. Both parcels are currently vacant. The parcels to the East of the subject area, including PIN 9587-72-3931 and 9587-63-2346, were originally slated to be part of the Summit Springs development. However, this section of the neighborhood was never completed. This development took place starting in 2004, when this area of the County was under Open Use. These parcels are now under private ownership. These parcels (PINs 9587-72-3931 and 9587-63-2346 are also recorded by the NC Department of Environmental Quality as a Brownfield, "Cole Orchard". The NC Brownfields Program did place Land Use Restrictions on the parcels included in the Brownfield boundary, however a variety of residential uses are permitted.

Map B: Subject Area



Property Owner(s): Ann Greenwood Revocable Trust & Doris K Cole 2016 Irrevocable Trust
 Total Acreage: 21.82
 Regional Commercial (RC) to Residential Two Rural (R2R)

SUBJECT AREA & ADJACENT PROPERTIES:

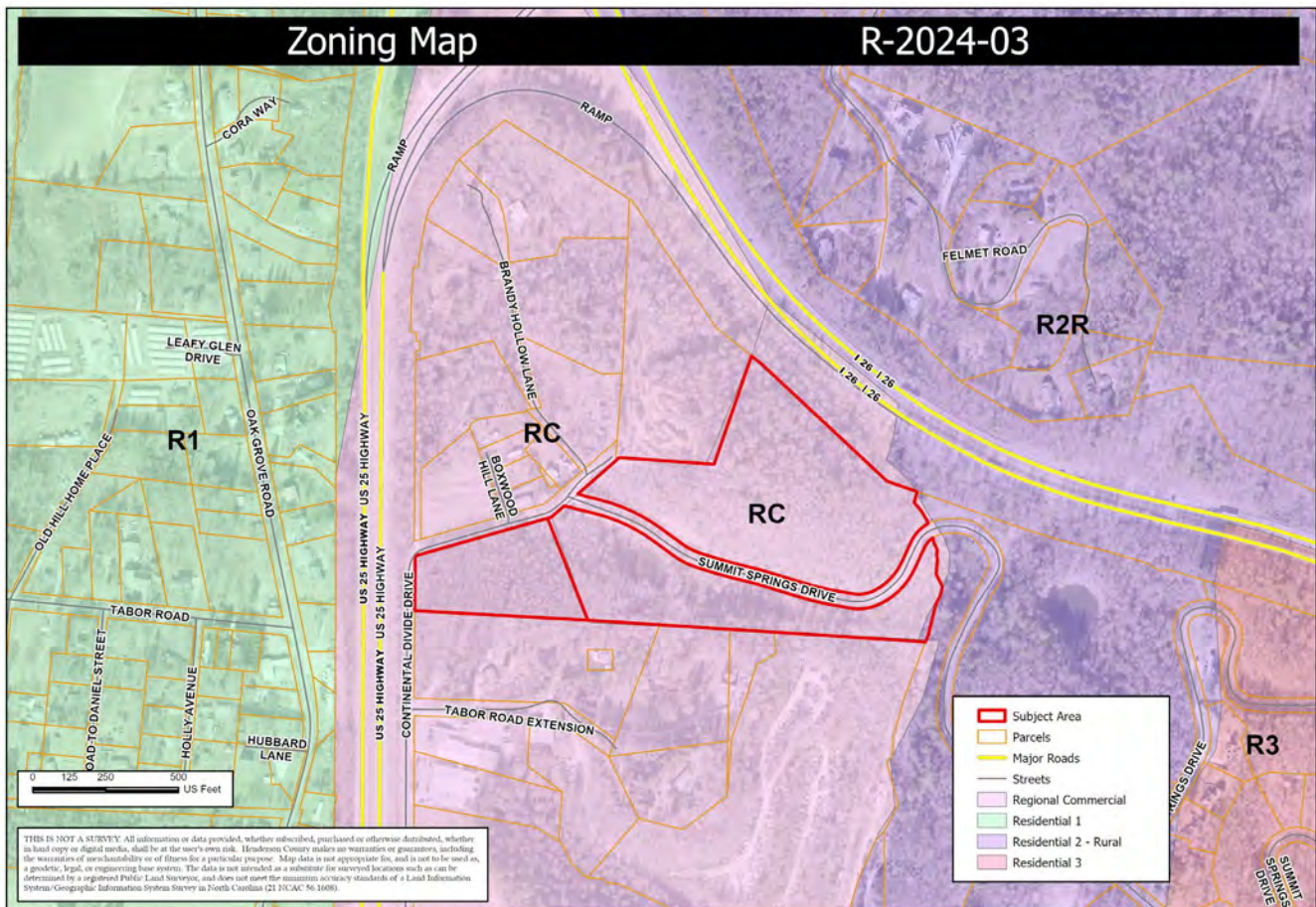
West: To the West of the subject area is US Highway 25. Across US-25, there are residential structures.

South: The parcels to the South of the subject area contain commercial structures and Gosnell's Used Auto Parts.

East: The property to the east of the subject area is vacant. This parcel was originally part of the Summit Springs development; however, it was never completed. It is now under private ownership. There are no related restrictions on the property.

North: To the North of the subject area, across Continental Divide Dr are residential structures and vacant land.

Map C: Current Zoning



Property Owner(s): Ann Greenwood Revocable Trust & Doris K Cole 2016 Irrevocable Trust
Total Acreage: 21.82
Regional Commercial (RC) to Residential Two Rural (R2R)

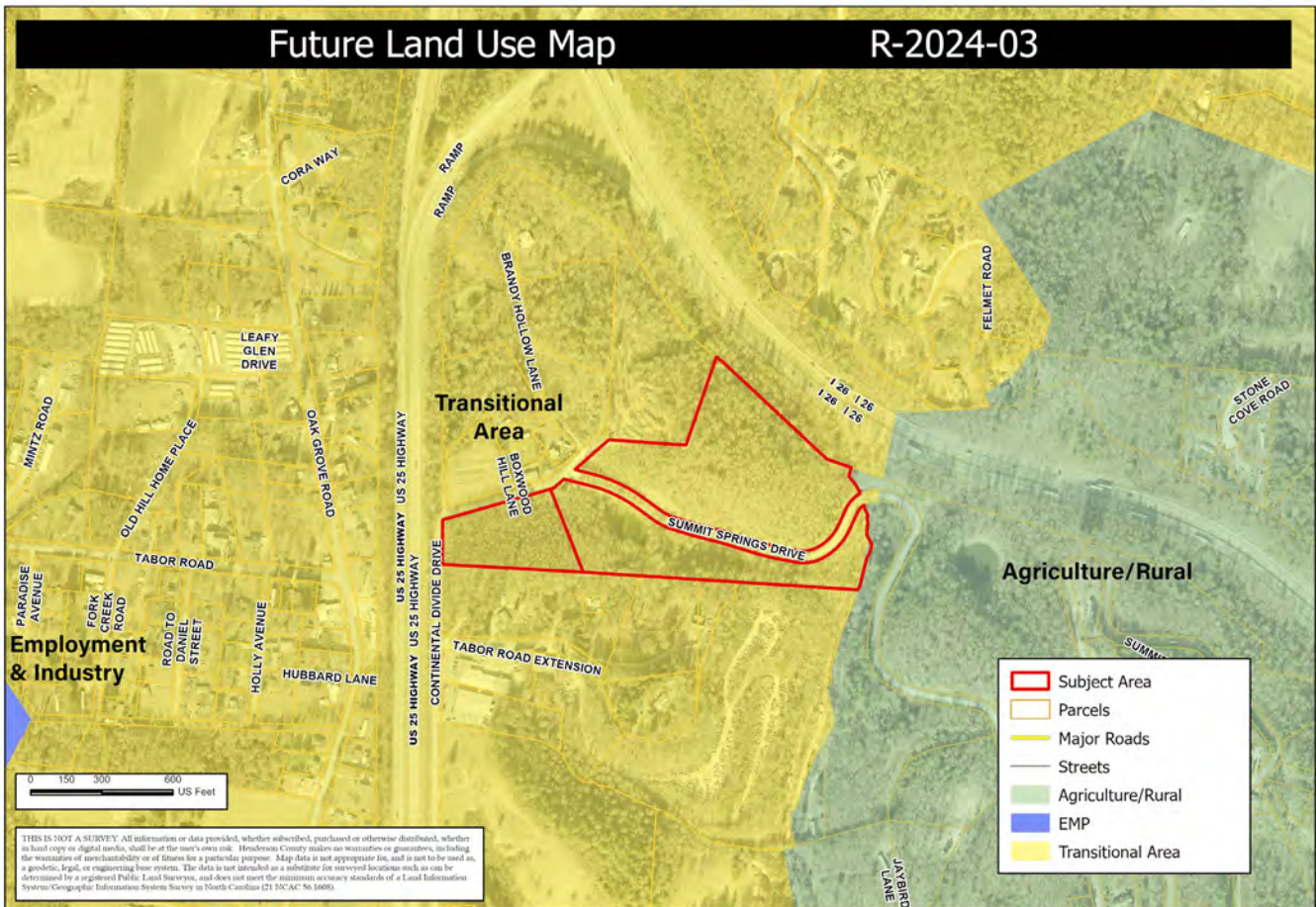


District Comparison:

Regional Commercial (RC): “The purpose of the Regional Commercial District (RC) is to foster orderly growth where the *principal use* of land is commercial. The intent of this district is to allow for *commercial development* that includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on the local, community, and regional level. This general *use district* is meant to be in the Utility Service Area (USA) as defined in the *Comprehensive Plan*.” Residential uses are restricted in this district. (LDC §42-35).

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 and a maximum height of 40’. (LDC §42-27).

Map D: 2045 Future Land Use Map



Property Owner(s): Ann Greenwood Revocable Trust & Doris K Cole 2016 Irrevocable Trust
 Total Acreage: 21.82
 Regional Commercial (RC) to Residential Two Rural (R2R)



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 Two Rural (R2R) has a standard residential density of one unit per acre.
- **Uses:** Single family residential, potentially some appropriately sized multi-family as part of planned developments, agricultural uses.
 - Residential Two Rural (R2R) primary use is residential.
- **Utility Access:** Varies.
 - The subject area is connected to city of Hendersonville public water but not sewer service.

Map F: Utilities Map



Property Owner(s): Ann Greenwood Revocable Trust & Doris K Cole 2016 Irrevocable Trust
Total Acreage: 21.82
Regional Commercial (RC) to Residential Two Rural (R2R)



Water and Sewer

The subject area is connected to city of Hendersonville public water. The subject area does not have sewer service.

Existing Roads and Easements

The subject area currently has access from Continental Divide Drive (SR 1891) and Summit Springs Drive (private).

Technical Review Committee (TRC) Recommendations

TBD

Planning Board Recommendations

TBD

Board of Commissioners Public Hearing

TBD

**HENDERSON COUNTY
MAP AMENDMENT APPLICATION FORM**

GENERAL INFORMATION

Date of Application: _____

Previously Submitted (Circle One): Yes No

Date of Pre-Application Conference: 3/1/21

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

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION*

PIN: 998732165 Deed Book/Page: 3289/186 Tract Size (Acres): 3.5

Zoning District: RC Fire District: Blue Ridge Watershed: N/A Floodplain: N/A

Location of property to be developed: off US 25 and Continental Divide Dr

*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: RC Requested Zoning District: R2R

CONTACT INFORMATION

Property Owner:

Name: Ann B. Cotnam Phone: 386-864-5724
Address: 933 KANUGA RD City, State, and Zip: HENDERSONVILLE NC 28739

Applicant:

Name: RICHARD GREENWOOD Phone: 479-866-555 4449
Address: 933 KANUGA RD City, State, and Zip: HENDERSONVILLE NC 28739

Agent:

Name: _____ Phone: _____
Address: _____ City, State, and Zip: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: _____ Phone: _____
Address: _____ City, State, and Zip: _____

Application No. _____

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

Print Applicant (Owner or Agent)

Signature Applicant (Owner or Agent)

Date

County Use Only

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

Community Planning Area: _____

Date Current Zoning Applied: _____