

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: December 17, 2024

SUBJECT: Rezoning Application R-2024-06 Grandview Ln

PRESENTER: Liz Hanson, Planner I

ATTACHMENTS: 1.) Staff Report

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.

ACTION REQUESTED:

Staff requests the Technical Review Committee review rezoning application #R-2024-06 and forward to the Planning Board for its review and recommendation.

Suggested Motion:

I move the Technical Review Committee forward rezoning application R-2024-06 to the Planning Board 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:

Liz Hanson, Planner I

APPLICATION #
R-2024-06

TECHNICAL REVIEW COMMITTEE MEETING DATE:
DECEMBER 17, 2024

PROPERTY OWNERS
Mills River LLC

PROPERTY LOCATION/ADDRESS
151 Grandview Ln, Hendersonville Township

APPLICANT
Grant James

PIN(S):
9640-87-2872

SUMMARY OF REQUEST

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

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

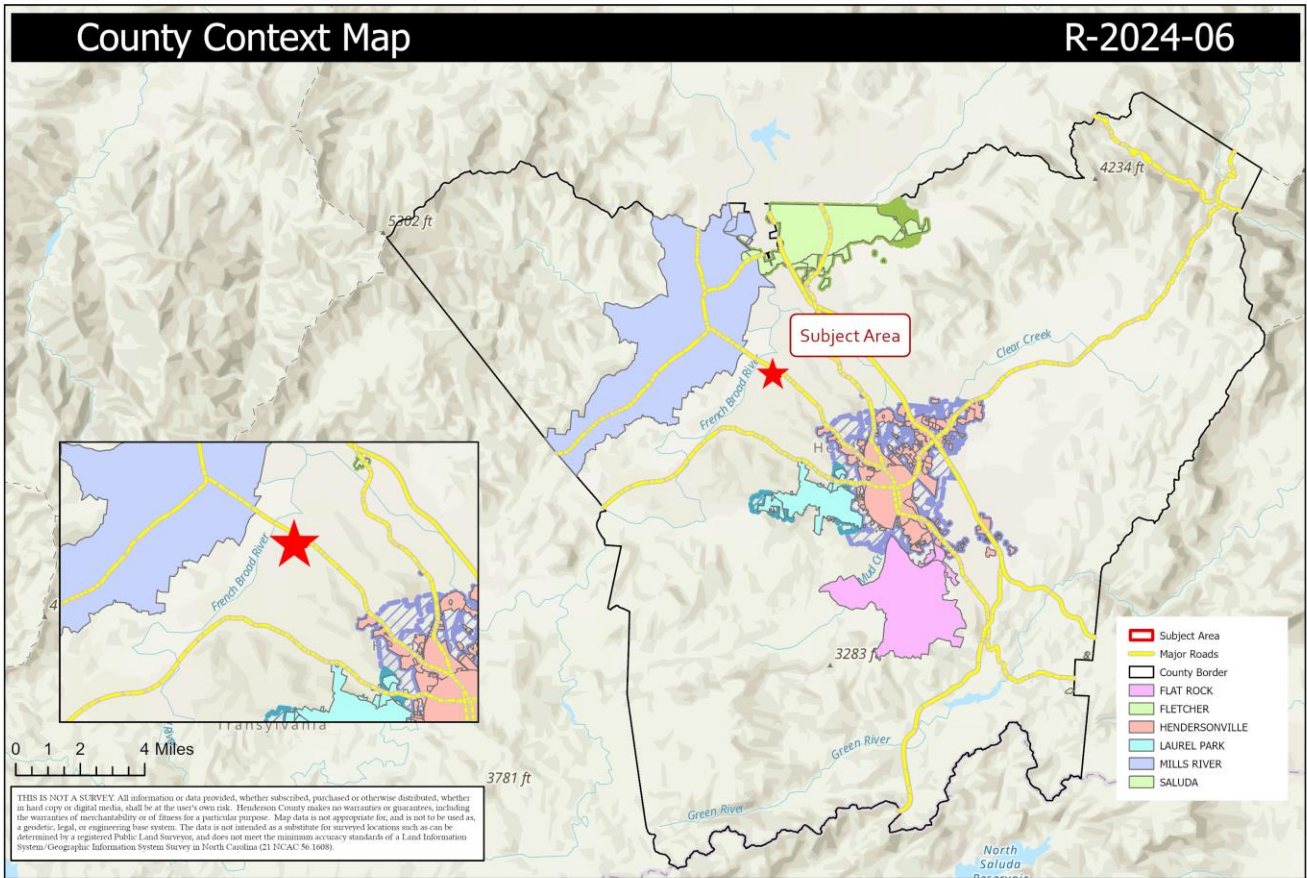
ADJACENT ZONING

| | |
|--------------|----------|
| North | R2 |
| East | R-40, LC |
| South | R-40, LC |
| West | R-40 |

USE OF LAND

| |
|-------------------------|
| Vacant, Residential |
| Vacant, Residential |
| Residential, Commercial |
| Vacant, Residential |

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:

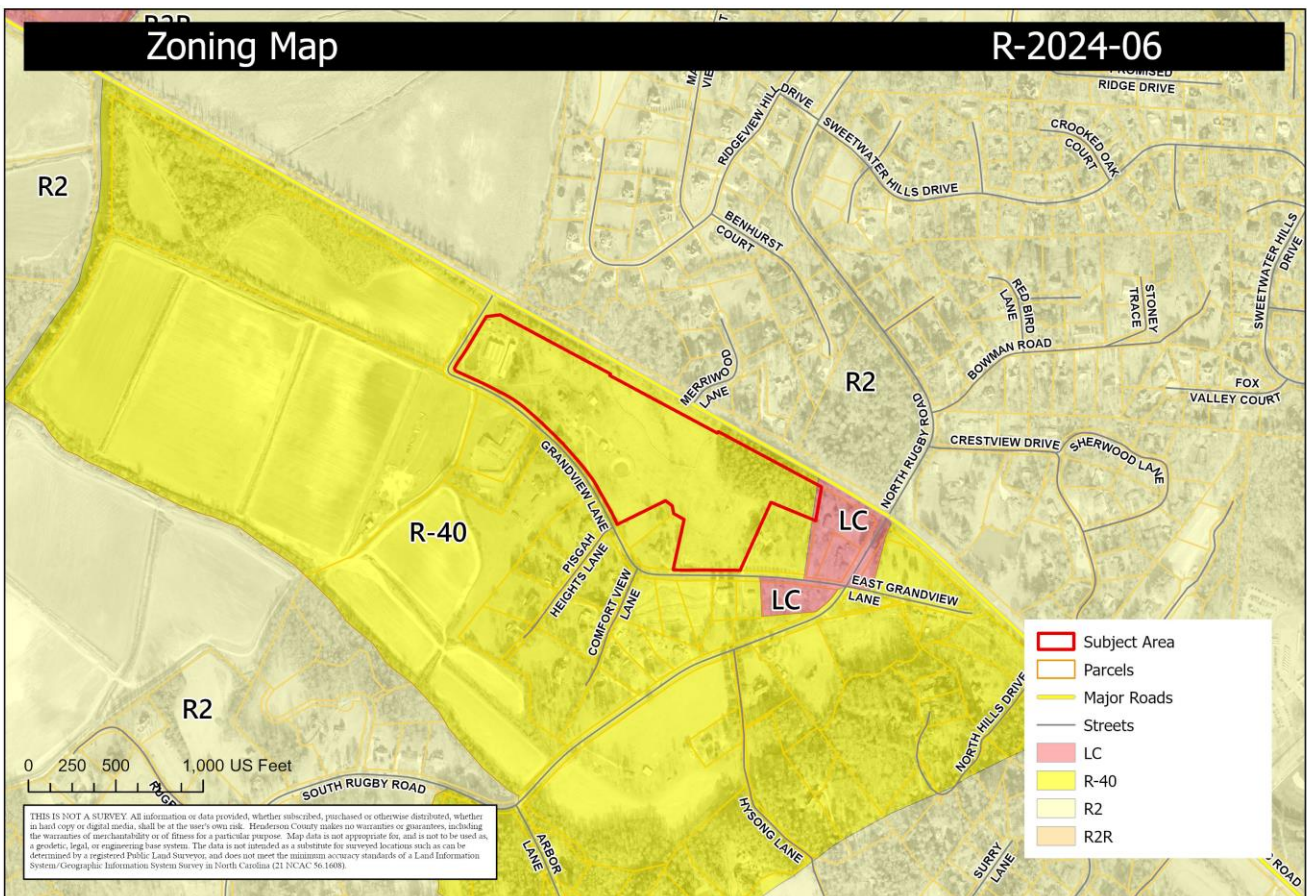
West: To the West of the subject area is a mix of residential structures, vacant land, and the French Broad Baptist Church.

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



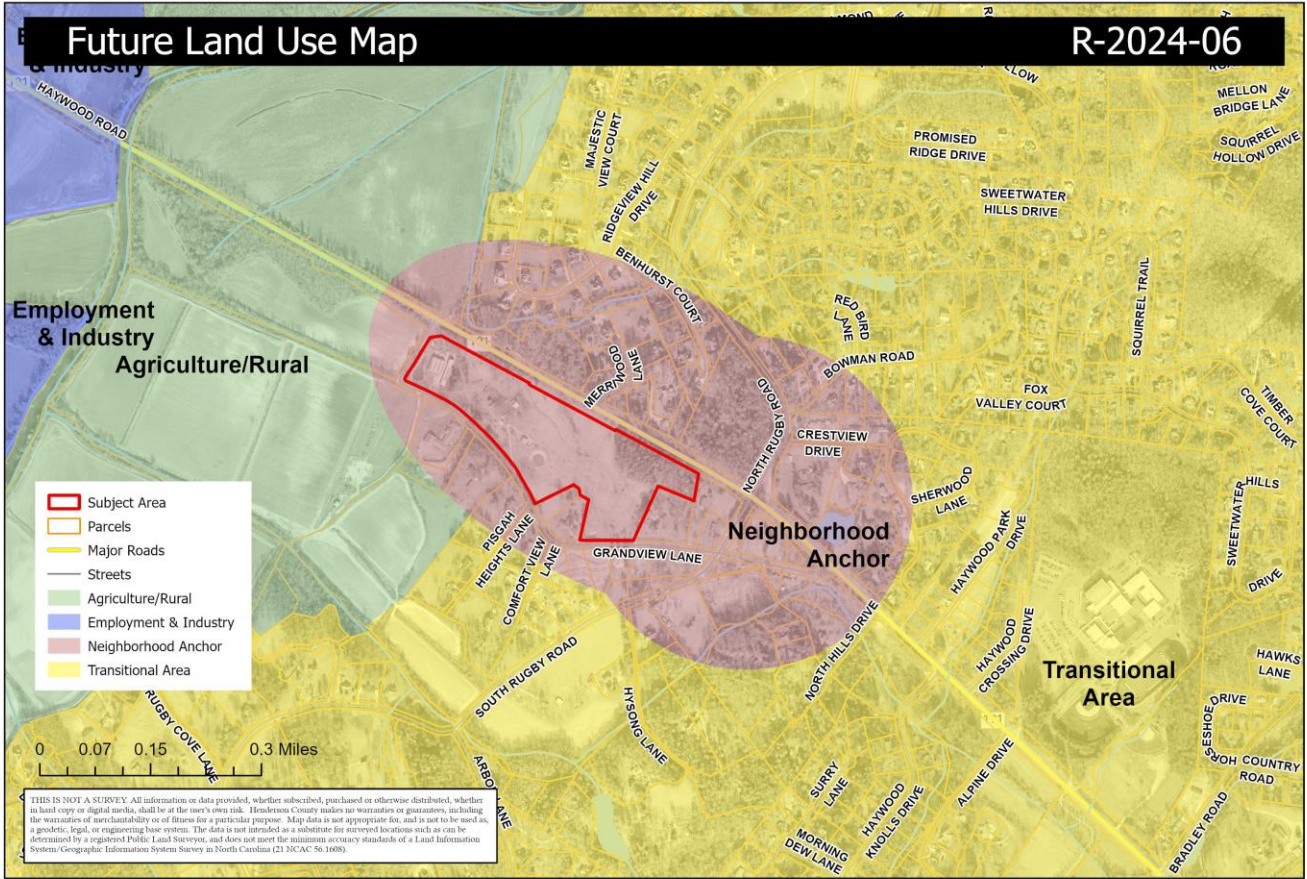
Property Owner: Mills River LLC Applicant: Grant James
Total Acreage: 34.91
Residential Two Rural (R2R) to Conditional District (CD)



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 when 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).



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 within proximity to the subject area.

Map F: Utilities Map



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



Water and Sewer

XXXXXX

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

TBD

Planning Board Recommendations

TBD

Board of Commissioners Public Hearing

TBD