

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: May 5, 2025

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

PRESENTER: Carlos Martinez, Planner I

ATTACHMENTS:

- 1.) Staff Report
- 2.) Certification of Public Hearing Notification
- 3.) Comprehensive Plan Statement
- 4.) Consent to Downzoning
- 5.) 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.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. Per the Henderson County Land Development Code and State Law, notices of the May 5, 2025 public hearing were published in the Hendersonville Lightning on April 23rd, 2025, and April 30th, 2025. Notices were also sent via first-class mail to the property owners within 400' of the Subject Area on April 22nd, 2025, and staff posted signs advertising the hearing on the Subject Area on April 23rd, 2025.

BOARD ACTION REQUESTED:

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. A suggested motion is provided.

Suggested Motion:

I move that the Board approve rezoning application #R-2025-03 to rezone the Subject Area to the Residential Two Rural (R2R) zoning district based on the recommendations of the 2045 Comprehensive Plan and the attached Comprehensive Plan Statement.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

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

Prepared by:

Carlos Martinez, Planner I

APPLICATION #
R-2025-03

BOARD OF COMMISSIONERS MEETING DATE:
May 5, 2025

PROPERTY OWNER
Rolling Ridge, Inc

PROPERTY LOCATION/ADDRESS
Blue Ridge Township

APPLICANT
Chris Stepp

PIN(S):
9599-32-1880

SUMMARY OF REQUEST

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

Existing Zoning

Industrial (I)

FLUM Character Area

Neighborhood Anchor

Existing Land Use

Vacant

Site Improvements

NA

Request Acreage

1.28

ADJACENT ZONING

North R2R

East LC

South I

West R2R

PROPERTY CLASS

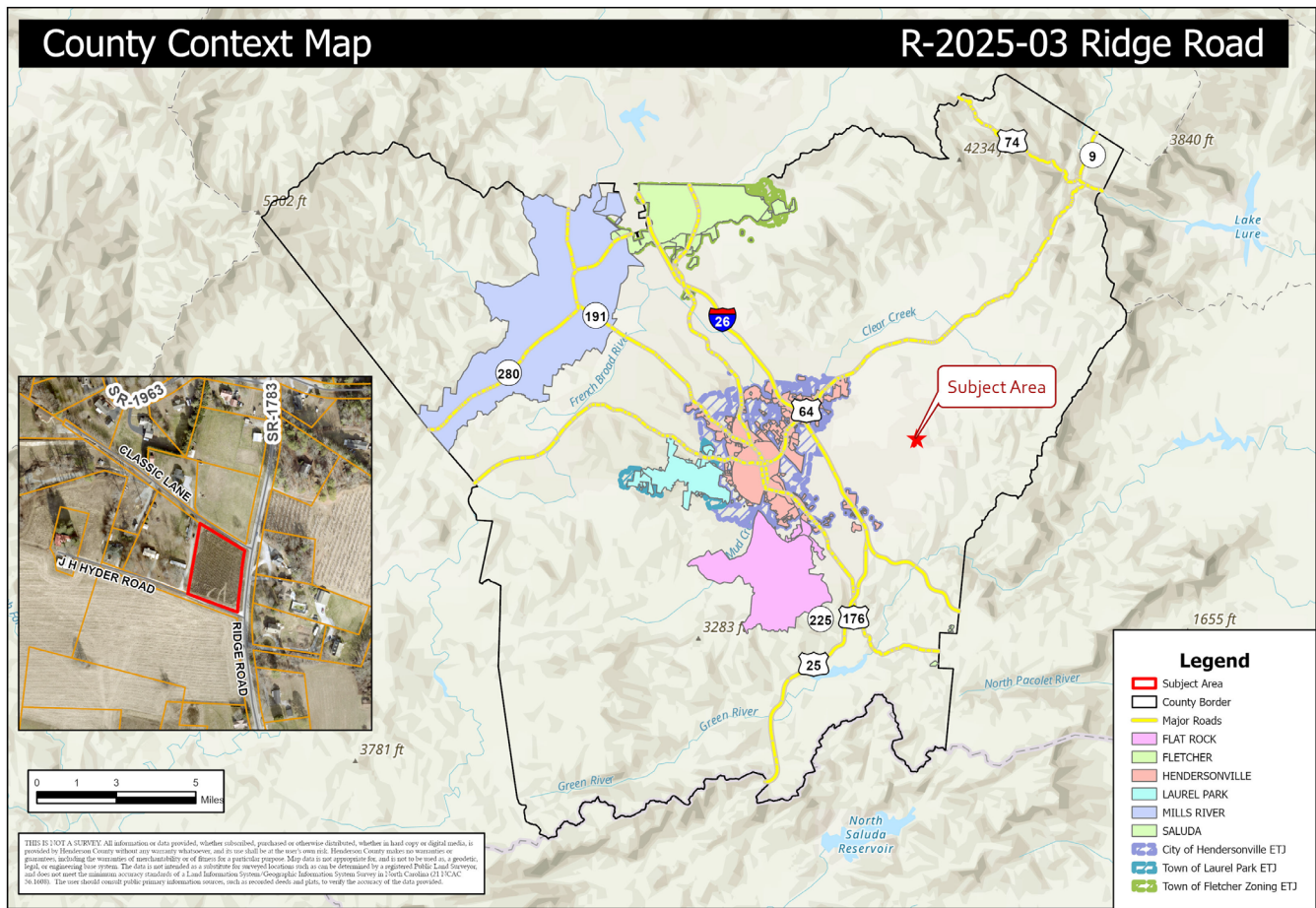
Residential, Vacant

Residential

Commercial, Vacant

Residential

Map A: County Context



Applicant: Chris Stepp

Total Surveyed Area: 1.28 acres

Industrial (I) to Residential Two Rural (R2R)



BACKGROUND:

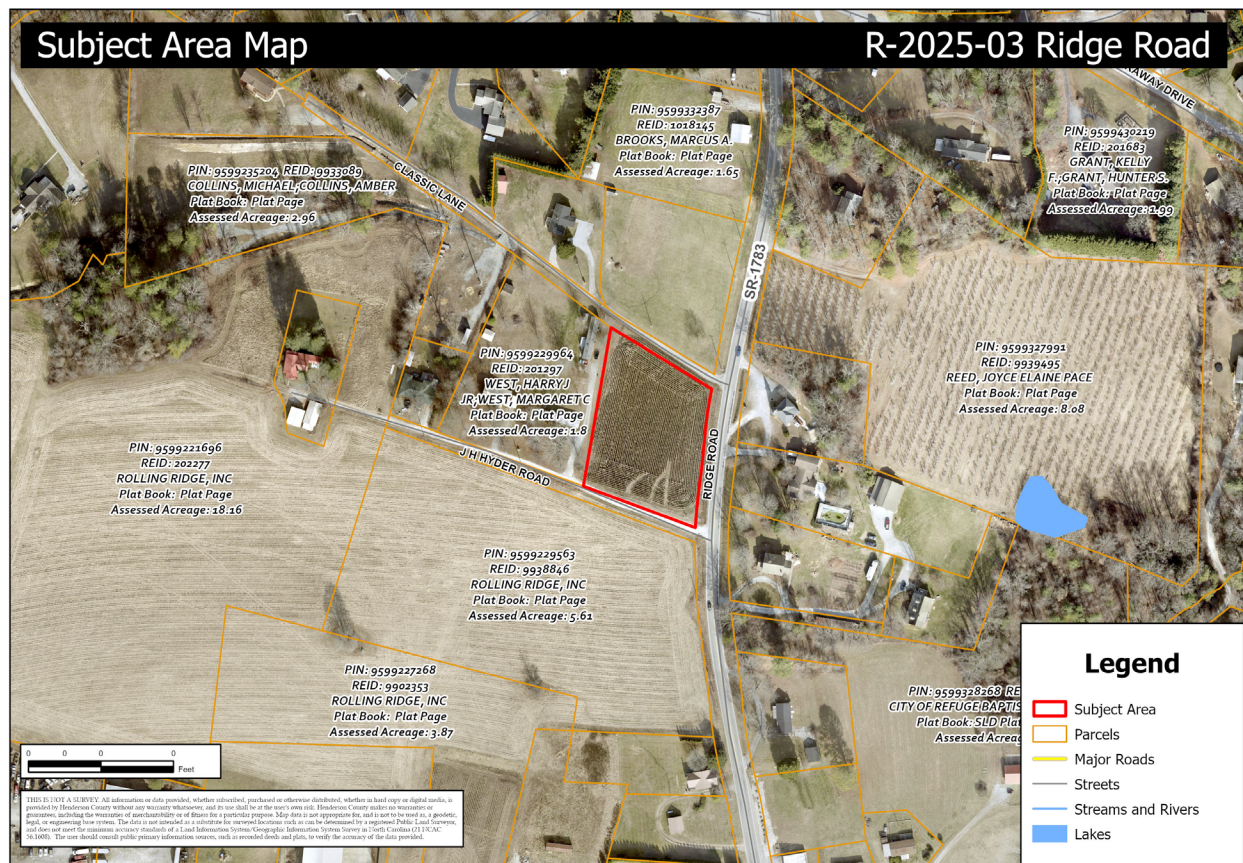
Rezoning application #R-2025-03 is for PIN: 9599-32-1880 (hereafter, the subject area).

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 4th, 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:**

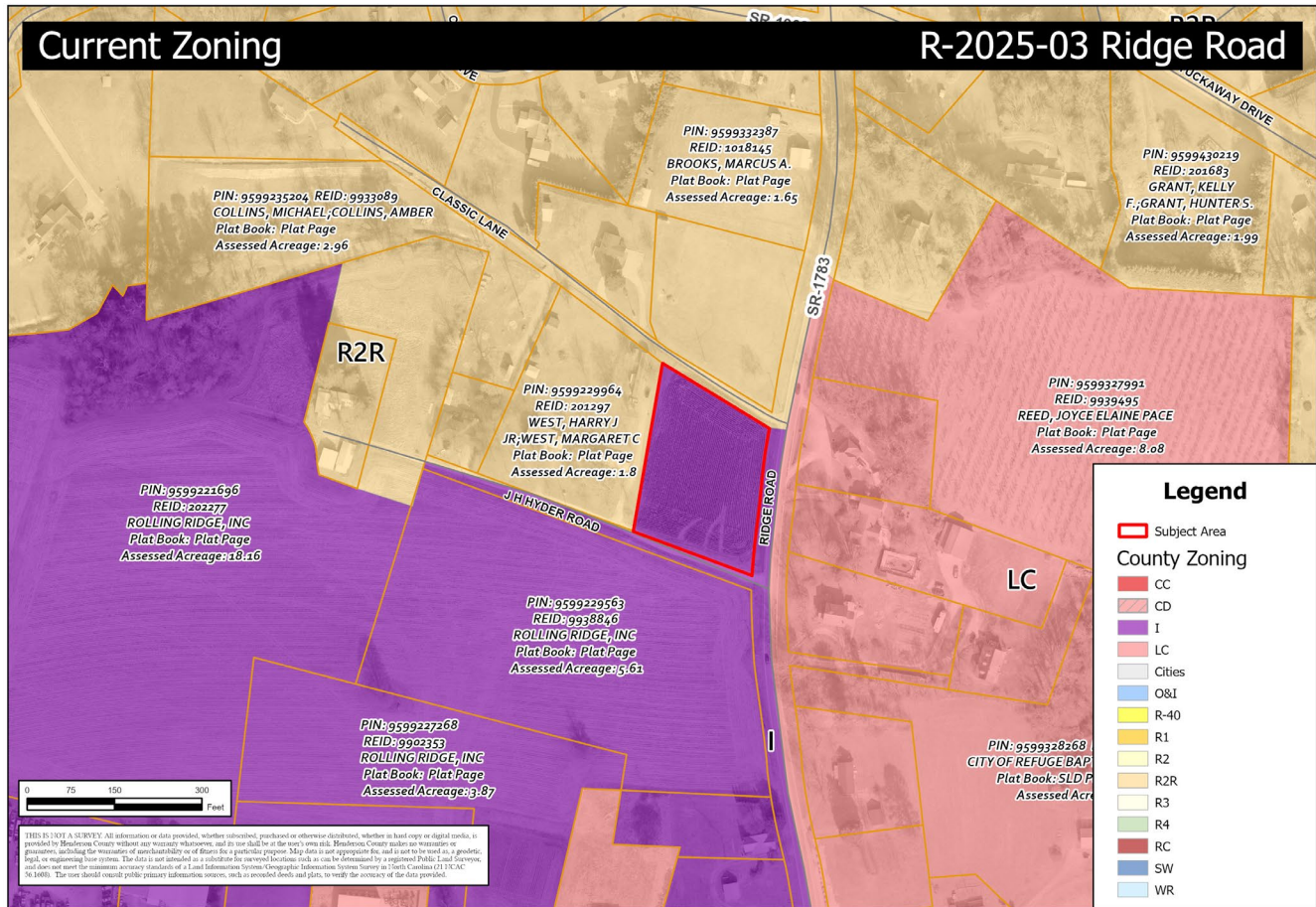
West: Residential uses are west of the property. Commercial vacant land is further west.

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

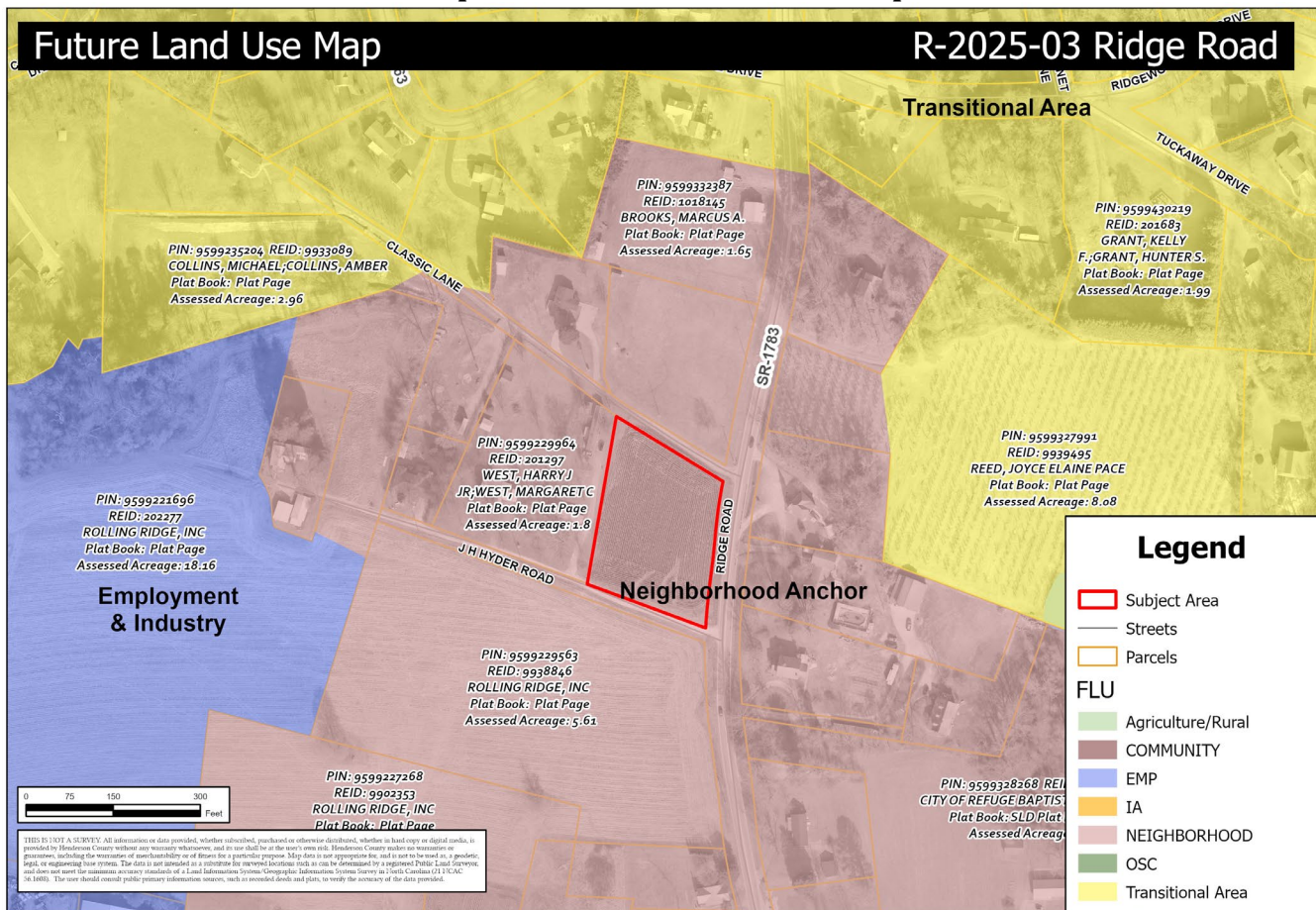
Industrial (I) to Residential Two Rural (R2R)

**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

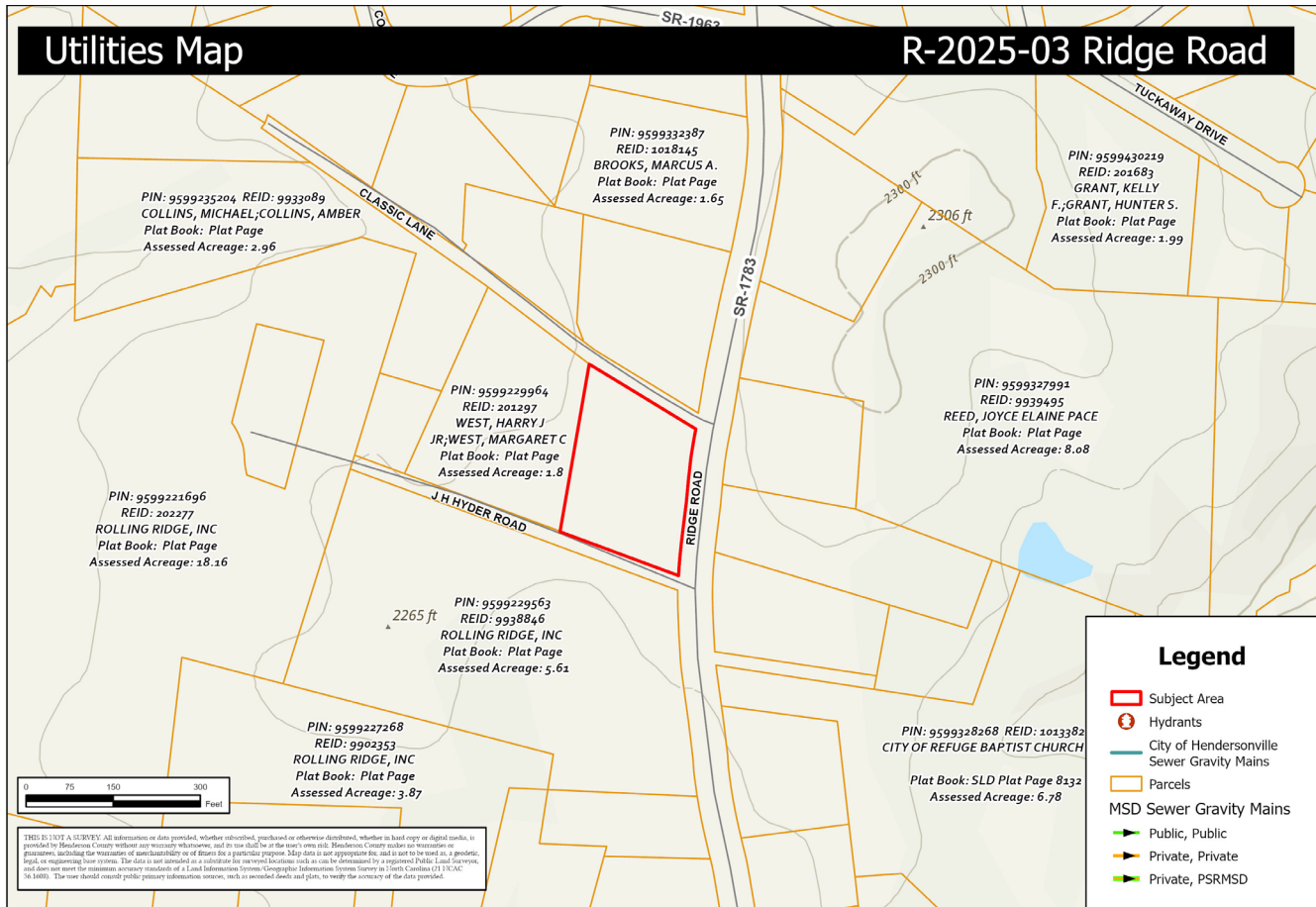
Plan Goal 1: Coordinate Development near Existing Community Anchors

- **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 reviewed this application at their April 17, 2025, meeting and voted unanimously to forward it to the Board of Commissioners with a favorable recommendation.

Board of Commissioners Public Hearing

The Public Hearing for this application is scheduled for May 5, 2025.

Certification of Notice of Public Hearing

In accordance with NCGS 160D-343, the Planning Department certifies notice of the May 5, 2025 hearing regarding Rezoning Application #R-2025-03 were:

1. Submitted to the Hendersonville Lightning on April 17, 2025 to be published on April 23, 2025 and April 30, 2025 by Carlos Martinez;
2. Sent, via first class mail, to the owners of properties adjacent to the Subject Area(s) on April 22, 2025 by Carlos Martinez;
3. Sent, via first class mail, to the property owner on April 22, 2025 by Carlos Martinez; and
4. Signs were posted on the Subject Area(s) on April 23, 2025, by Carlos Martinez.

The signatures herein below indicate that such notices were made as indicated herein above:

1. Carlos Martinez

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

I, Toby Linville, a Notary Public, in and for the above County and State, do hereby certify that

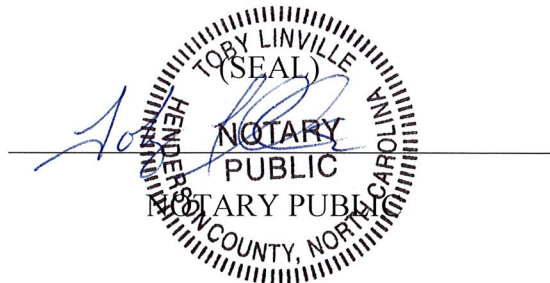
Carlos Martinez

personally appeared before me this day.

WITNESS my hand and notarial seal, this the 24 day of April, 2025.

My commission expires:

6/29/26





**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
Printed Name

Beneficiaries of the RMB TT

Charlene Byers Dix
Signature

Date

3-10-25

Shirley Byers
Printed Name

Beneficiaries of the RMB TT

Shirley Byers
Signature

Date

3-10-25

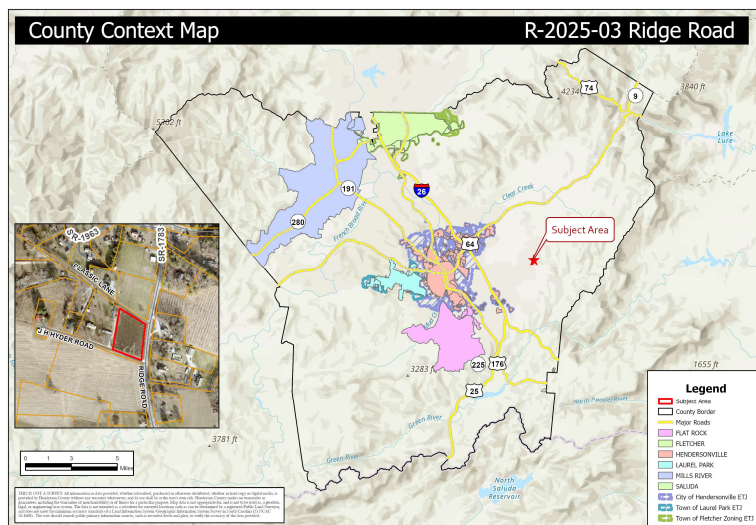
REZONING APPLICATION: R-2025-03

Board of Commissioners • May 5, 2025 • 5:30 PM

Henderson County Planning Department

1

- 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)



2

- 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.

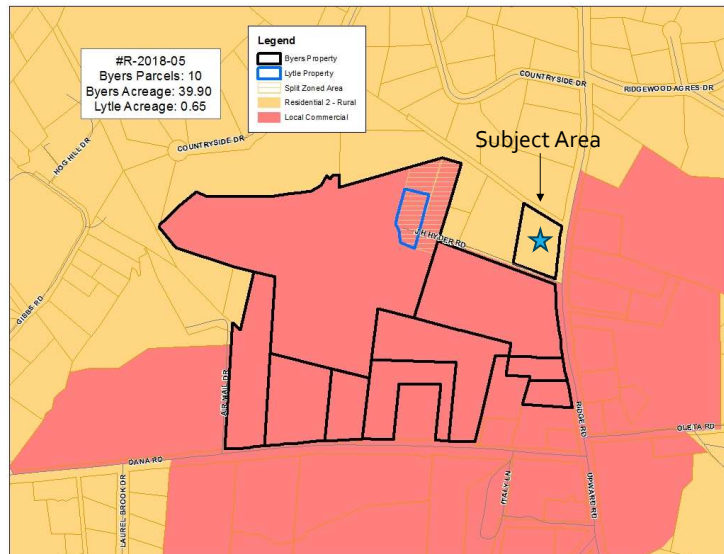


Applicant: Chris Stepp
Total Surveyed Area: 1.28 acres
Industrial (I) to Residential Two Rural (R2R)

3

Historical Rezoning: #R-2018-05

- Rezoning was approved at the BOC meeting on September 4th, 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



4

I

No Residential Uses

Warehousing and Storage

Treatment Plants

Manufacturing and Production Operations

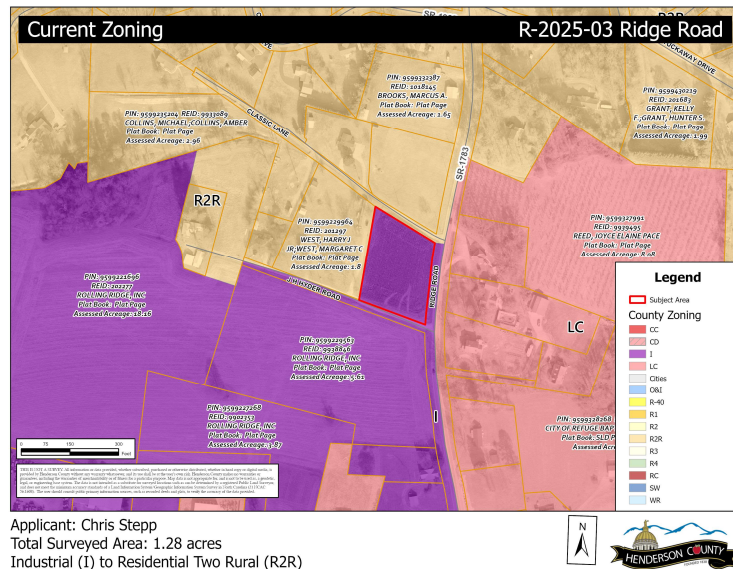
R2R Standard density: 1 unit per acre

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)



5

Neighborhood Anchor (NA)

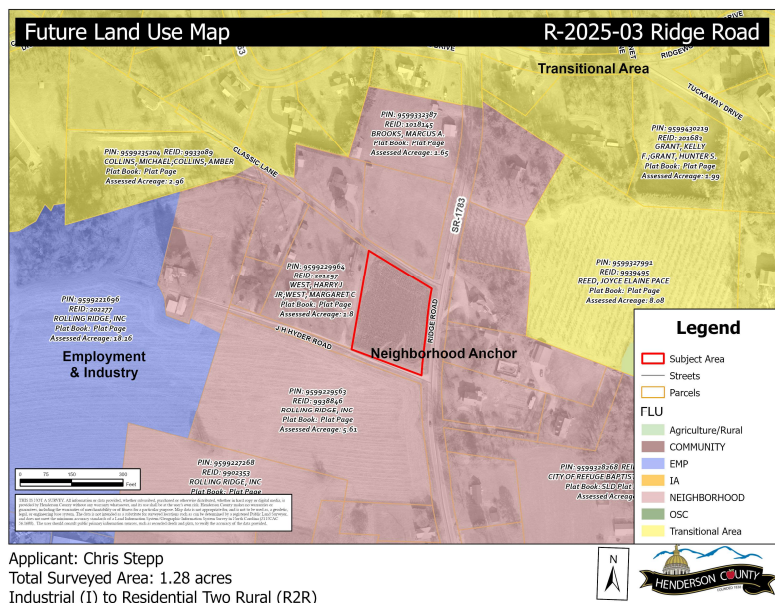
"Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, and/or crossroads. (Part 2, page 45).

Where: Typically found at intersections of State Roads or thoroughfares

- Near the intersection of Dana Road and Ridge Road

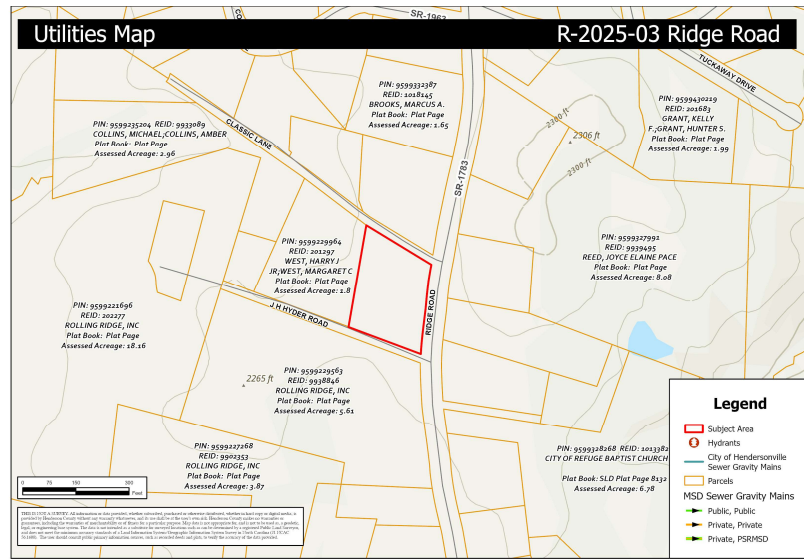
Uses: Small services and retail, churches, fuel stations, light industry, mix of residential types including smallscale multi-family

- R2R allows residential uses



6

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



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



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.

Thank you!

Questions?

Rezoning Application: R-2025-03



Henderson County Planning Department