

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: September 17, 2025

SUBJECT: Rezoning Application #R-2025-08, Vulcan ETJ

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: 1.) Staff Report
2.) Survey Plat
3.) Certification of Public Hearing Notification
3.) Comprehensive Plan Statement
4.) Staff PowerPoint Presentation

SUMMARY OF REQUEST:

The zoning map amendment, application #R-2025-08, is for a portion of PINs: 9670-03-8082 and 9670-12-8754 which is owned by Vulcan Lands, Inc. The subject area is located off Clear Creek Rd and Nix Rd. The parent parcels are currently split zoned between the City of Hendersonville and the County. The owner has requested the 16.12-acre portion of the property in the City of Hendersonville's Extra-territorial Jurisdiction (ETJ) be removed. The City of Hendersonville recently processed and approved this request. Planning Staff initiated the application on July 28, 2025, to rezone approximately 16.12 acres of land and to regulate via the County's Land Development Code.

The Technical Review Committee (TRC) reviewed this application during their August 19, 2025, meeting and voted to forward to the Planning Board. The Planning Board held a public meeting on August 21, 2025, and voted to send forward a favorable recommendation to the Board of Commissioners.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42-303 and §42-346 (C) of the Henderson County Land Development Code and State Law. Notice of the September 17, 2025, public hearing regarding rezoning application #R-2025-08 was published in the Hendersonville Lightning on September 3, 2025, and September 10, 2025. The Planning Department sent notices of the hearing via first-class mail to the owners of properties within 400 feet of the Subject Area on September 3, 2025, and posted signs advertising the hearing on September 4, 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, approve with modifications, or deny) rezoning application #R-2025-08 to rezone the Subject Area to an Industrial (I) zoning district with the attached 2045 Comprehensive Plan Statement based on the recommendations of the 2045 Comprehensive Plan.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

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

Prepared by:

Matt Champion, Zoning Administrator

APPLICATION #
R-2025-08

PLANNING BOARD MEETING DATE:
AUGUST 21, 2025

PROPERTY OWNER
Vulcan Lands, Inc. (Denise Hallett)

PROPERTY LOCATION/ADDRESS
Hendersonville Township

APPLICANT
Henderson County

Portion of PIN(S):
9670-03-8082 & 9670-12-8754

SUMMARY OF REQUEST

To rezone a portion of the above-referenced PINs (hereafter the subject area) formerly located within the City of Hendersonville's Extra Territorial Jurisdiction (ETJ) to Henderson County's Industrial (I)

Existing Zoning

COH R-15 (Medium Density Residential) & COH C-3 (Highway Business)

Existing Land Use

Vacant/Industrial

Site Improvements

Temporary concrete batch plant for I-26 construction

Request Acreage

Approximately 16.12 acres

ADJACENT ZONING

LAND CLASS

North Industrial (I)

Commercial

East Residential One (R1), COH R-10

Commercial

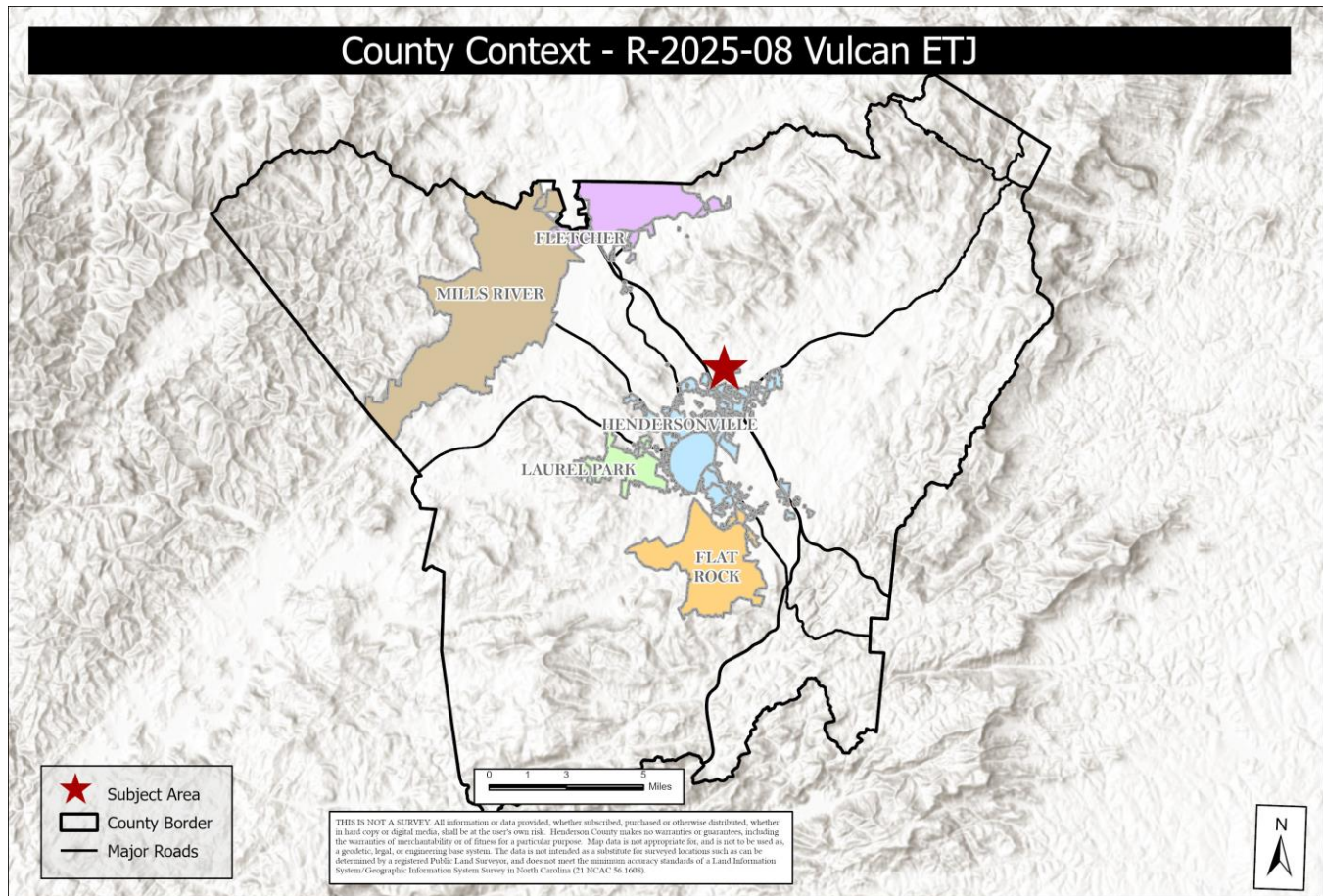
South COH C-3, COH R-15

Residential/Vacant

West Industrial (I), COH C-3

Residential/Commercial

Map A: County Context



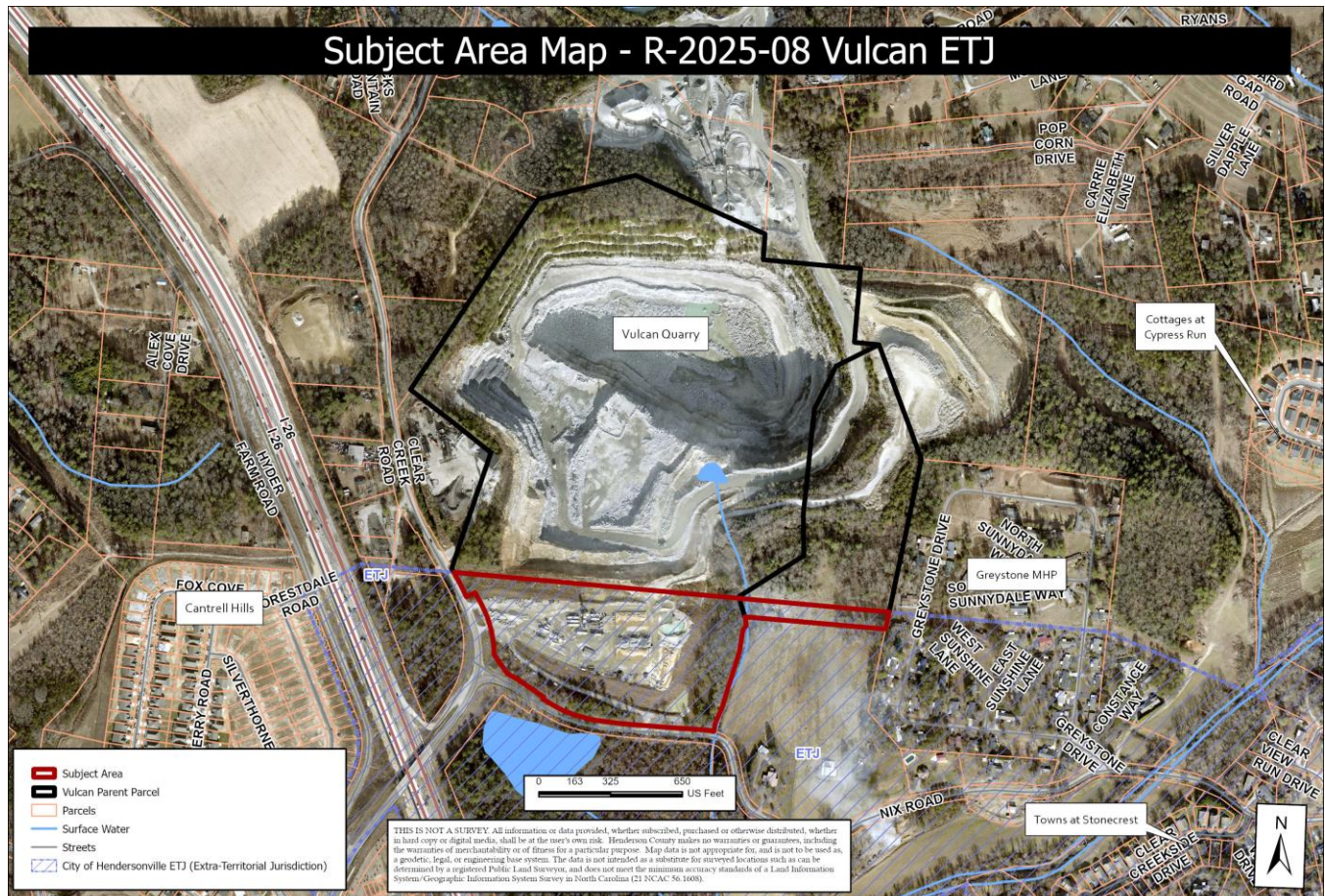
Property Owner: Vulcan Lands, Inc. (Represented by: Denise Hallett & Tom Terrell)
 Subject Area Acreage: 16.12 Acres / Portion of PINs: 9670-12-8754 & 9670-03-8082
 Requested Zoning: Henderson County Industrial (I) Zoning District



BACKGROUND:

The zoning map amendment, application #R-2025-08, is for a portion of PINs: 9670-12-8754 and 9670-03-8082 owned by Vulcan Lands, Inc. It is located off Clear Creek Rd (SR 1503) and north of Nix Rd (SR 1513). The parent parcel is split zoned between the City of Hendersonville and the County. The owner has requested that the approximately 16.12-acre portion of the property in the Extra-Territorial Jurisdiction (ETJ) be removed, and the City is processing this request. Planning Staff initiated the application on July 28, 2025, to rezone approximately 16.12 acres of land and to regulate via the County's Land Development Code. This rezoning will ensure the property owners are only subject to one zoning code instead of two.

Map B: Subject Area

**SUBJECT AREA & ADJACENT PROPERTIES:**

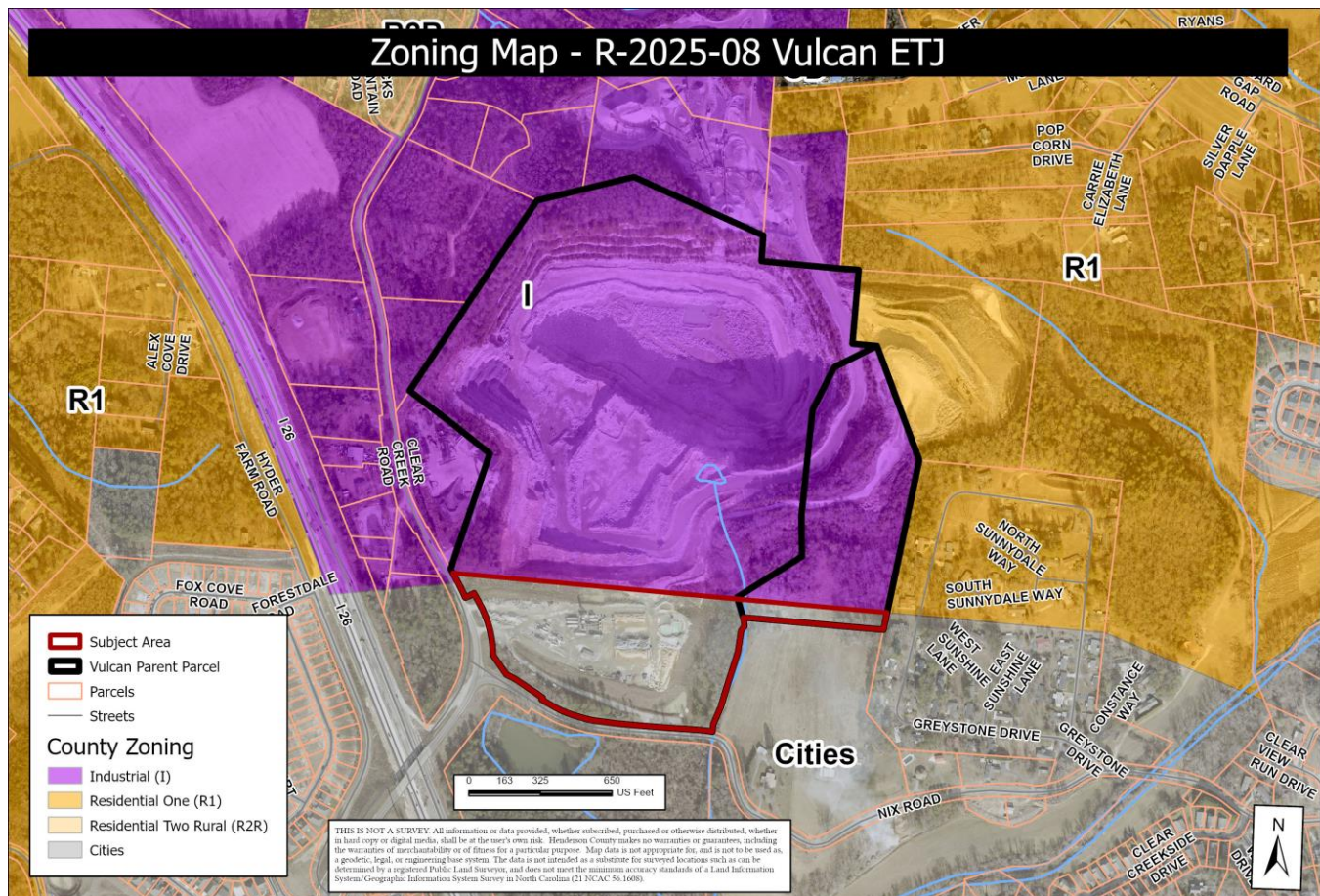
West: Immediately west of the subject area is residential. Interstate 26 (I-26) is located further west.

South: South of the subject area is a vacant parcel and a parcel containing residential structures. Further south is a parcel owned by the City of Hendersonville that is primarily encumbered by the special flood hazard area.

East: The property to the east of the subject area contains residential uses and structures. The Greystone Manufactured Home Park is located east of the subject area.

North: To the north of the subject area is the existing Vulcan Quarry.

Map C: Current Zoning



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**District Comparison:**

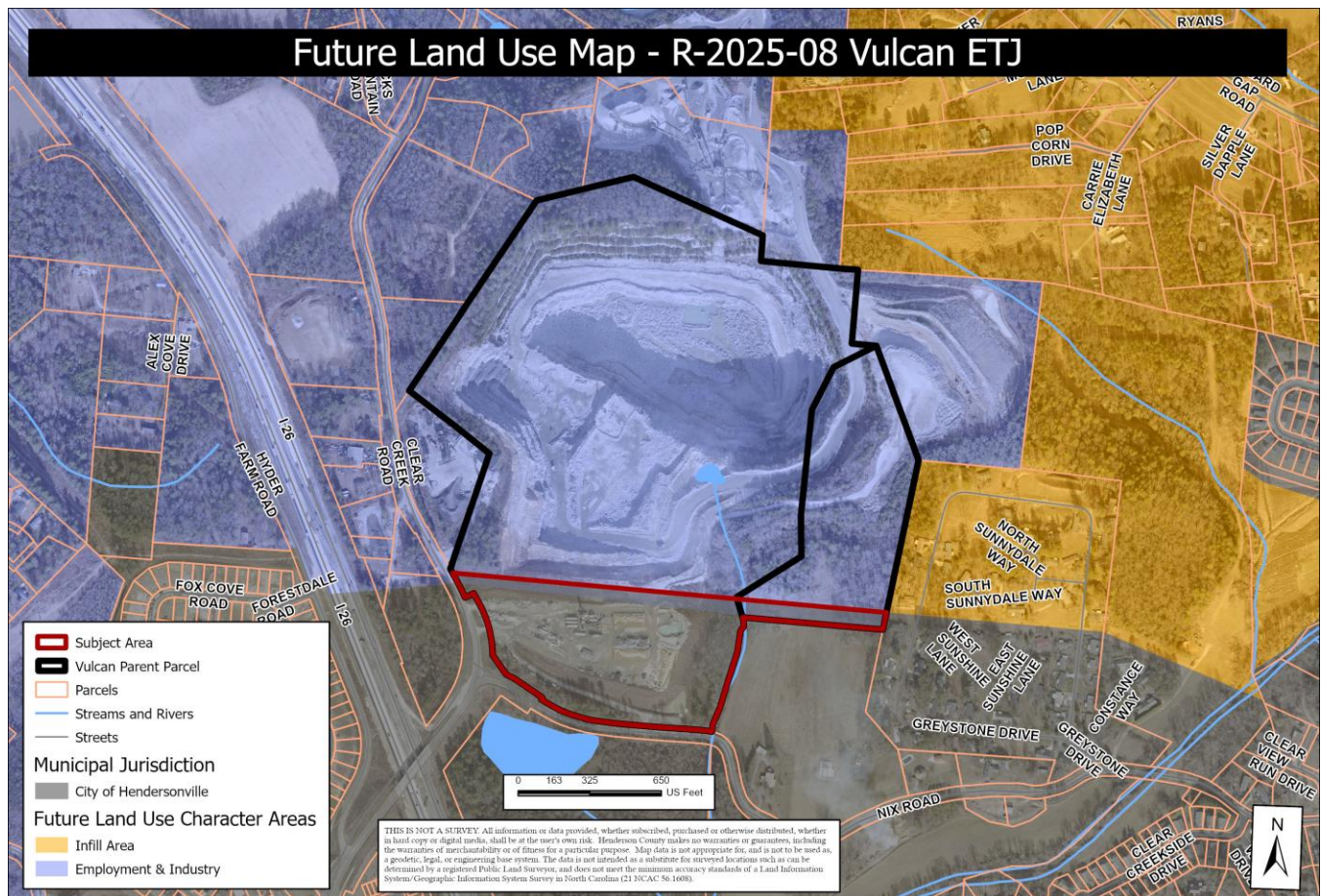
Industrial (I): “The purpose of the Industrial District (I) is to foster orderly growth where the *principal use* of land is a mixture of *industrial* and heavy commercial. The intent of this district is to allow for *industrial* and heavy *commercial development* that: (1) is compatible with adjacent 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*. The Industrial District (I) has a maximum impervious surface area of 80% but does not have a maximum floor area requirement. (LDC §42-36).

City of Hendersonville R-15: This zoning district classification is for areas in which the principal use of land is for medium-density single-family residences. It is expected that all dwellings in such district will have access to public water supplies or public sewage disposal facilities or a

reasonable expectation of such service in the future. Minimum lot area = 15,000 ft² (+7,500 ft² for the second unit for a two-family dwelling) (Code of Ordinances, COH Sec. 5-3).

City of Hendersonville C-3: This zoning district classification is designed primarily to encourage the development of recognizable, attractive groupings of facilities to serve persons traveling by automobile and local residents. Since these areas are generally located on the major highways, they are subject to the public view. They should provide an appropriate appearance, ample parking, and be designed to minimize traffic congestion. Minimum lot area = 6,000ft² (+4,000 ft² for one additional dwelling unit in any building) (Code of Ordinances, COH Sec. 5-8).

Map D: 2045 Future Land Use Map



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2045 Comprehensive Plan Compatibility

The 2045 Comprehensive Plan Future Land Use Map identifies the portion north of the subject area as being in the **Employment & Industry** character area.

Employment and Industry: “Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms including manufacturing, agriculture, distribution, office, research and development (R&D) etc. The design of development sites in these areas should be tailored to be compatible with other nearby uses” (Part 2, page 46).

- **Where:** Strategic areas with highway and utility access, large available parcels
 - The subject area is located within the Utility Service Area. All the subject area is outside of working agricultural lands.
- **Uses:** Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate
 - The subject area is currently used for industrial/commercial purposes
- **Utility Access:** The majority of these areas will be served by utilities
 - The existing concrete batch plant for the I-26 project located on the subject area has a water connection with the City of Hendersonville.

Goal 6: Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.

- Industrial (I) zoning helps accomplish Goal 6 of the 2045 Comprehensive Plan. The Industrial (I) zoning district’s primary goal is to promote economic growth and support the existing local business (2045 Comp Plan page 83).

Water and Sewer

The applicant has access to City of Hendersonville water but does not have access to sewer.

Flood Hazard Area

The subject area is not located within a special flood hazard area.

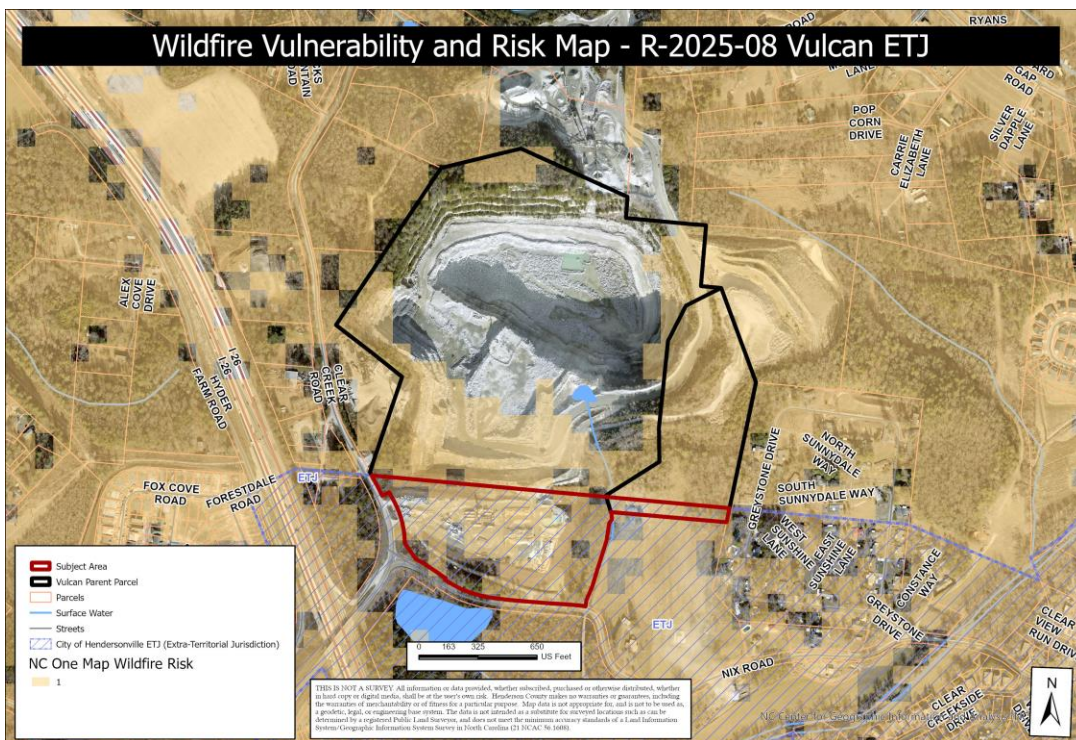
AccelAdapt - Land of Sky Resilience Assessment Tool

AccelAdapt addresses resilience through actionable vulnerability assessments and risk insights. Its data-informed and defensible analyses can improve resilience planning while preparing for a more adaptive future. **This analysis is intended to be informational and is not regulatory.** See images below. There is potential for future debris flow pathways along the parent parcel (most likely mapped due to the quarry operations), as well as a risk of wildfire. The wildfire risk may be reduced with the development of the property since it is currently partially forested.

Map F & G: Landslide & Wildfire Risk



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Technical Review Committee (TRC) Recommendations

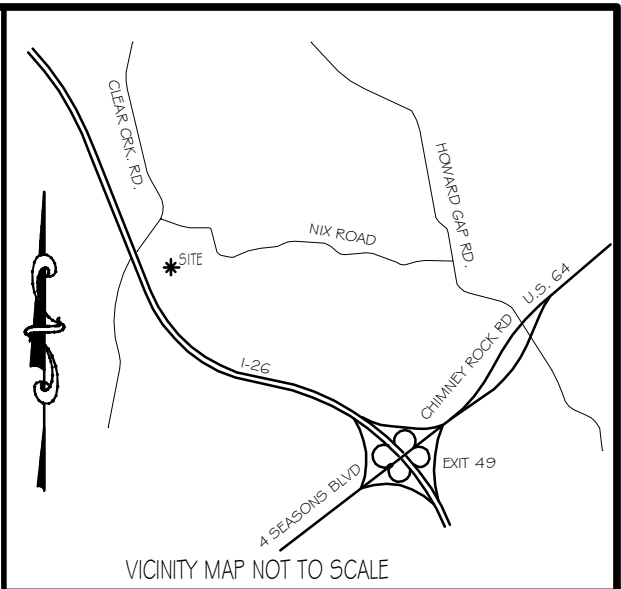
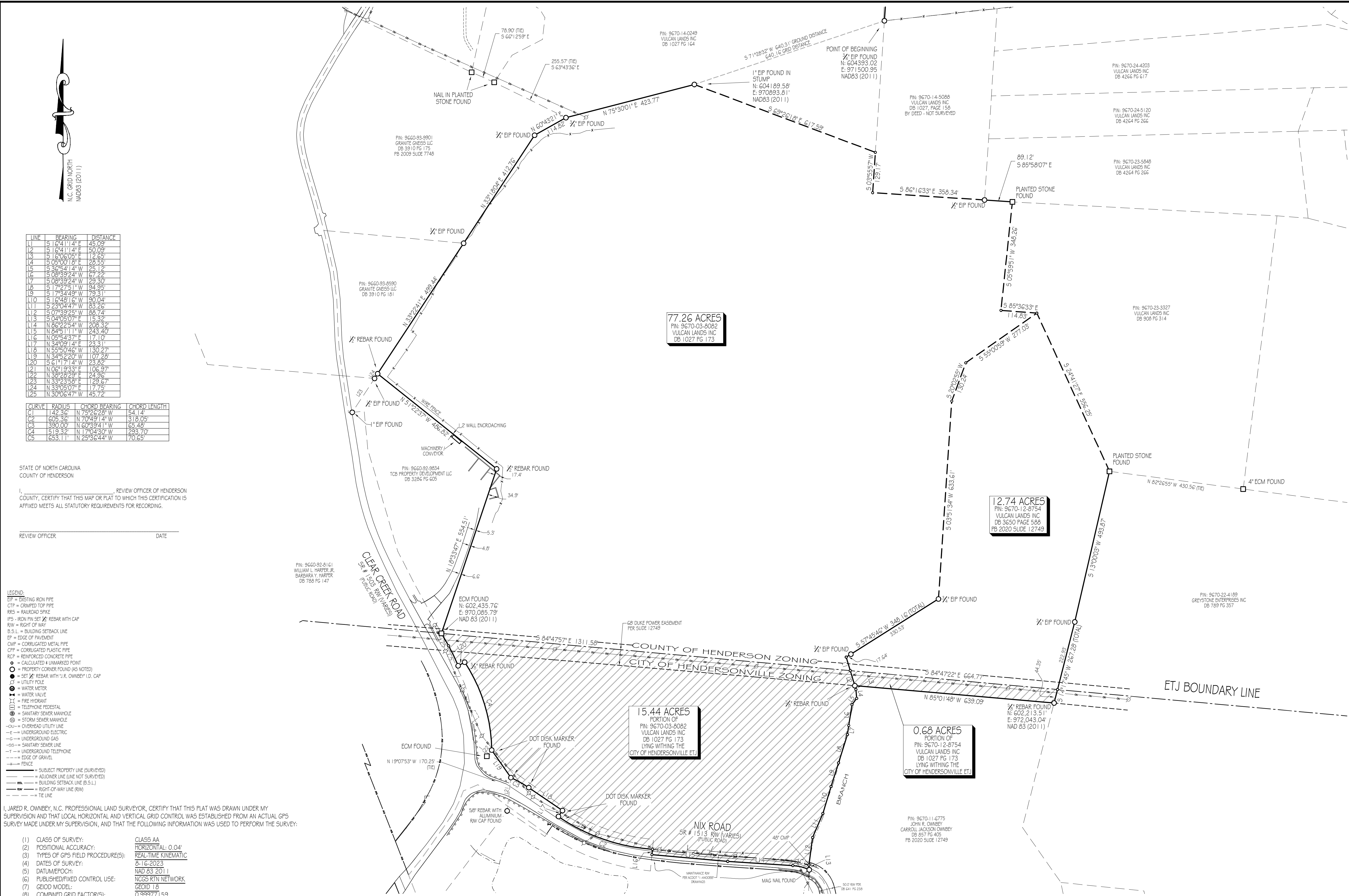
August 19, 2025

Planning Board Recommendations

August 21, 2025

Board of Commissioners Public Hearing

TBD



NOTES:

- * ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
- * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.
- * NO UNDERGROUND UTILITIES WERE LOCATED. CALL 811 OR 1-800-632-4949 BEFORE DIGGING.
- * BASED ON GRAPHICAL DETERMINATION, THE SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER THE NATION FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 37009670002, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2008.
- * ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
- * THE HENDERSON COUNTY ETJ LINE SHOWN HEREON WAS TAKEN FROM SHAPEFILES PROVIDED BY HENDERSON COUNTY GIS.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, A.D., 20____.

N.C. PROFESSIONAL LAND SURVEYOR

OWNBEY
LAND SURVEYING, PLLC

FIRM LICENSE NO. P-1189
522 FLEMING STREET
HENDERSONVILLE, NC 28739
PHONE: (828)-595-9668
MOUNTAINLANDSURVEYOR.COM

I, JARED R. OWNBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(G.I.) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, A.D., 20____.

N.C. PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY FOR
VULCAN LANDS INC.

REFERENCES
PIN: 9670-03-8082
PIN: 9670-12-8754
DEED BOOK 1027 PAGE 173
DEED BOOK 3650 PAGE 588
PLAT BOOK 2020 SLIDE 12749
HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, N.C.
DATE: 6-2-2025
DRAWN BY: JRO & DDW CREW CHIEF: RF
CHECKED BY: JRO & DDW
JOB #210503A

SCALE 1" = 150'

Certification of Notice of Public Hearing

In accordance with NCGS 160D-343 the Planning Department certifies notice of the September 17, 2025 hearing regarding Rezoning Application #R-2025-08 were:

1. Submitted to the Hendersonville Lightning on August 27, 2025 to be published on September 3, 2025 and September 10, 2025 by Autumn Radcliff;
2. Sent, via first class mail, to the owners of properties adjacent to the Subject Area(s) on September 3, 2025 by Matt Champion;
3. Sent, via first class mail, to the property owner on September 3, 2025 by Matt Champion; and
4. Signs were posted on the Subject Area(s) on September 4, 2025 by Matt Champion.

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

1. Autumn Radcliff
2. Matt Champion

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

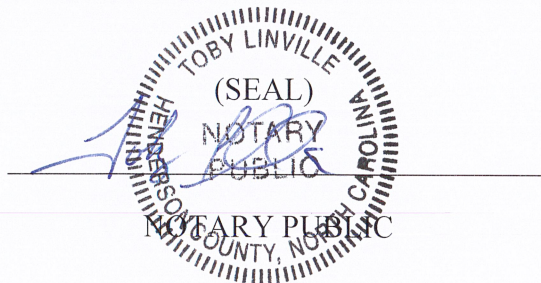
I, Toby Linville, a Notary Public, in and for the above County and State, do hereby certify that

Matt Champion and Autumn Radcliff
personally appeared before me this day.

WITNESS my hand and notarial seal, this the 4th day of September, 2025.

My commission expires:

6/29/26





REZONING APPLICATION R-2025-08
VULCAN ETJ
COMPREHENSIVE PLAN STATEMENT

Related to rezoning application R-2025-08, the Comprehensive Plan states the following:

Outcome 3 of the 2045 Comprehensive Plan highlights the need to support small businesses, encouraging a diversified tax base, and specifying key sites for commercial and industrial uses that have access to transportation and utility infrastructure. Goal 6 of the plan states to “stimulate innovative economic development initiatives, entrepreneurship, and local businesses” (p. 82).

- Rec 6.1: Increase high-wage employment and foster growth in the local tax base.
 - A. Identify and publicize key sites for diverse industrial development in cooperation with the Partnership.
 - B. Encourage rezoning to commercial and industrial zoning districts in areas identified as Employment and Industry on the Future Land Use Map.

The Board of Commissioners 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.

VULCAN ETJ

#R-2025-08

Board of Commissioners Public Hearing
September 17, 2025

1

PUBLIC HEARING NOTICE

- Legal Ad was published in the Hendersonville Lightning on September 3, 2025, and September 10, 2025
- The property was posted on September 4, 2025
- Letters were mailed to property owners within 400 feet of the Subject Area on September 3, 2025

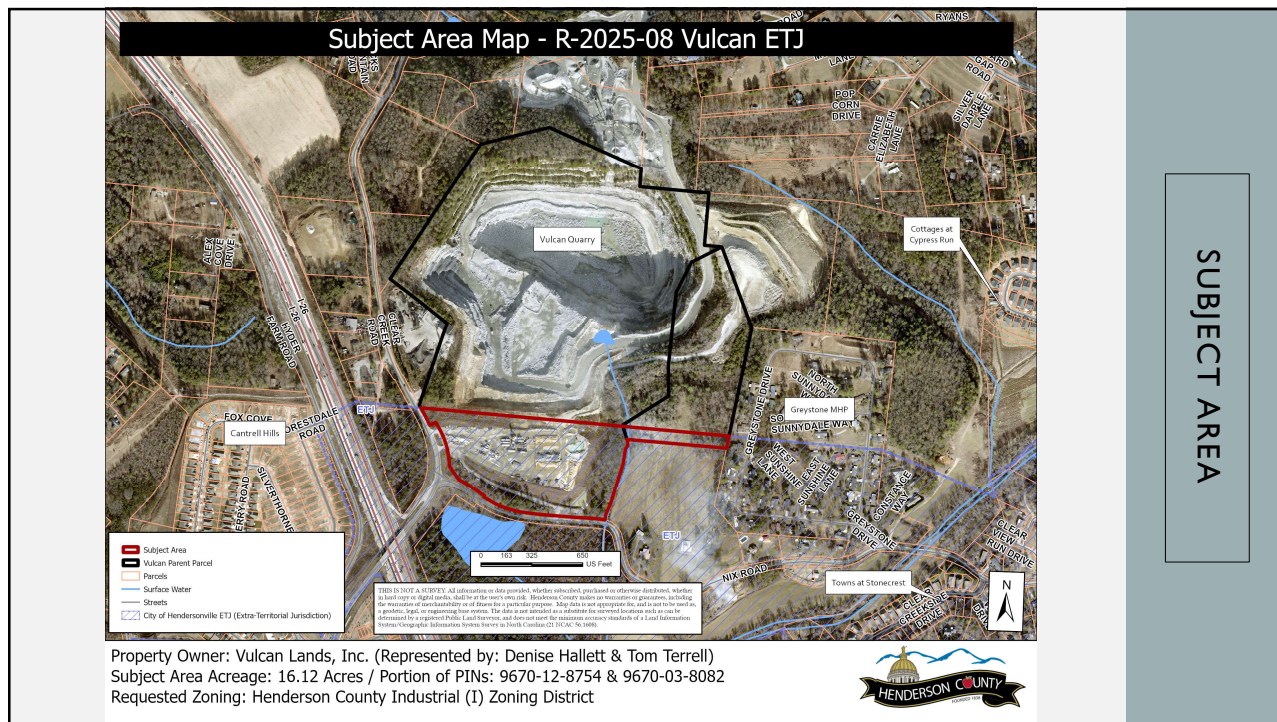
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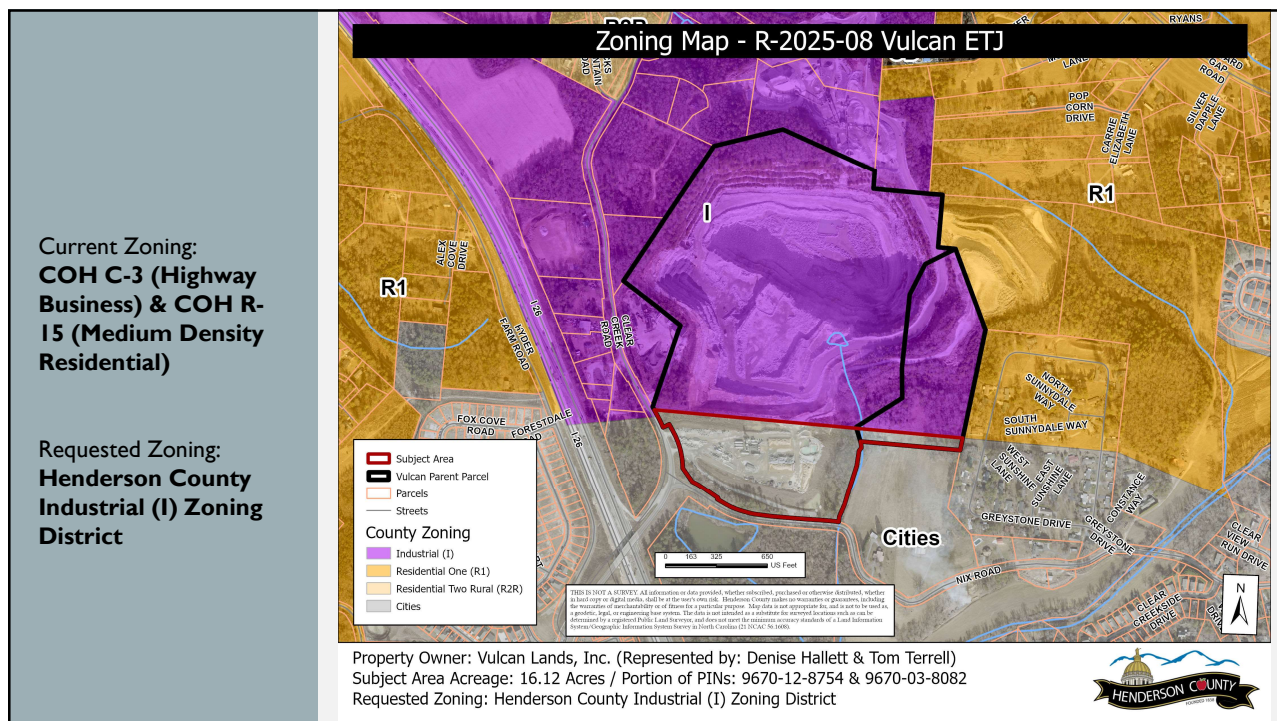
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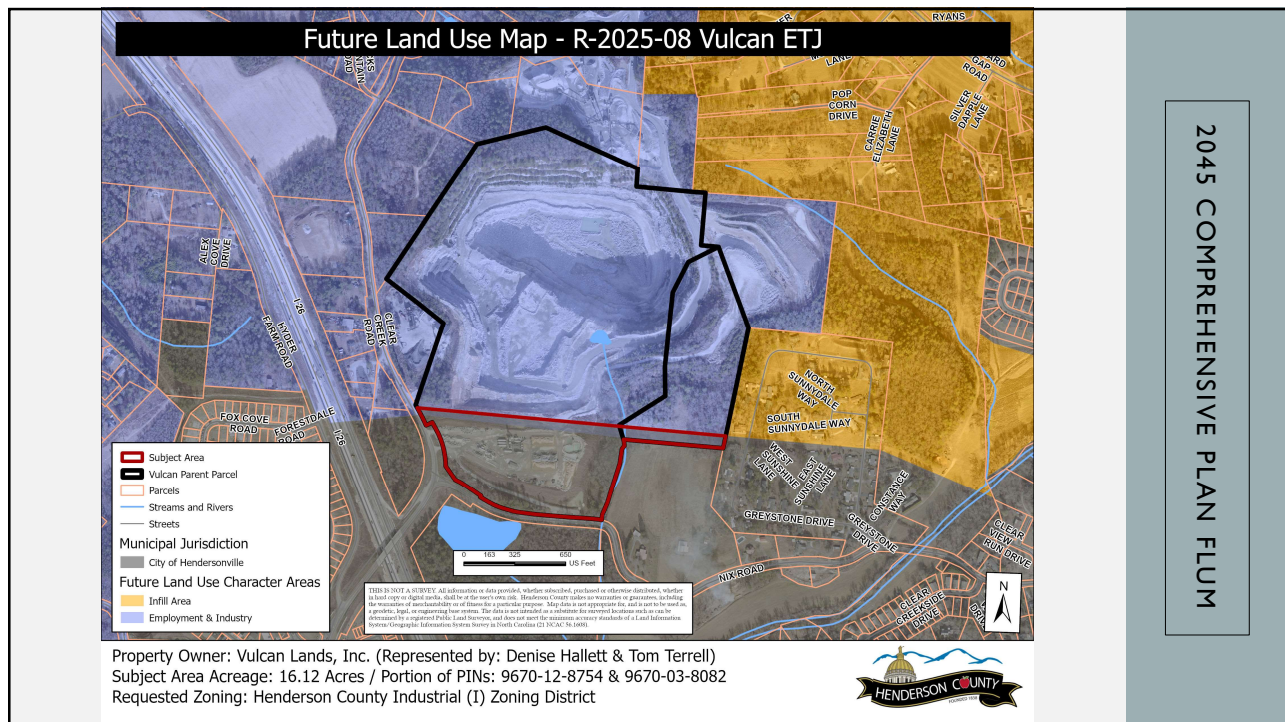




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2045 COMPREHENSIVE PLAN

FUTURE LAND USE CHARACTER AREAS

FLUM Character Areas:

Employment and Industry: “Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms including manufacturing, agriculture, distribution, office, research and development (R&D) etc. The design of development sites in these areas should be tailored to be compatible with other nearby uses.”

Note: Planning Staff recommends extending the Employment & Industry Character Area onto the subject area if the rezoning request is approved.

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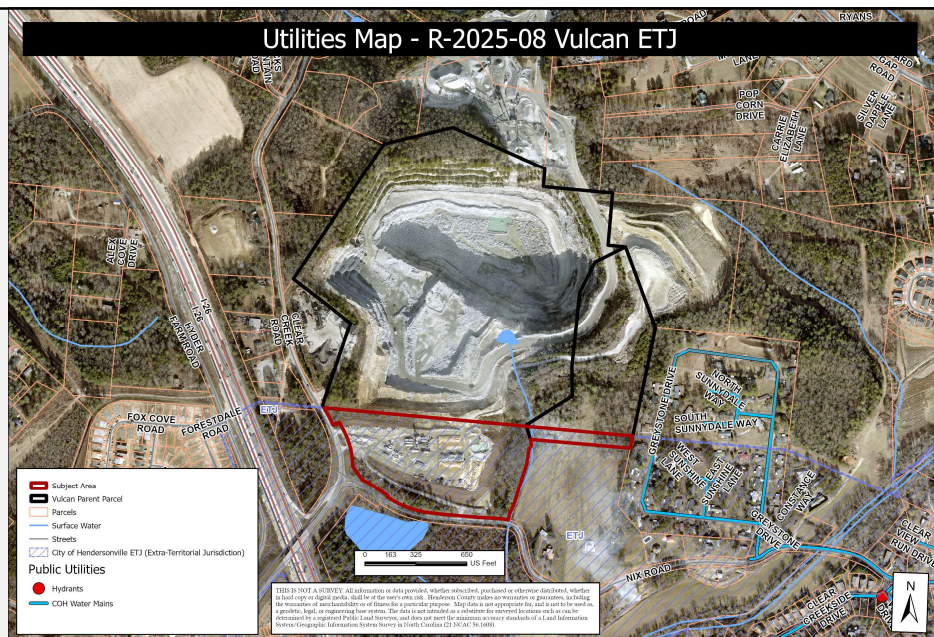
2045 COMPREHENSIVE PLAN

Plan Outcomes & Goals

- Goal 6: Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.
- Industrial (I) zoning helps accomplish Goal 6 of the 245 Plan. The I zoning district's primary goal is to promote economic growth and support the existing local business

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UTILITIES

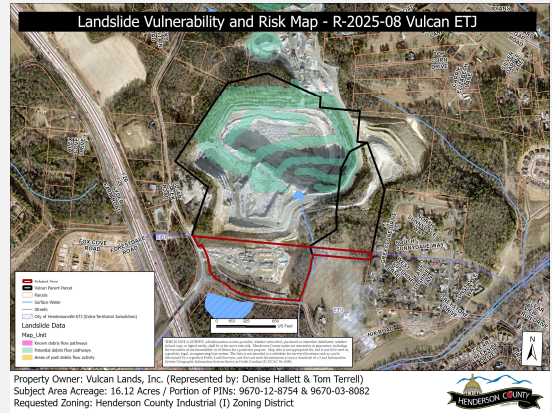
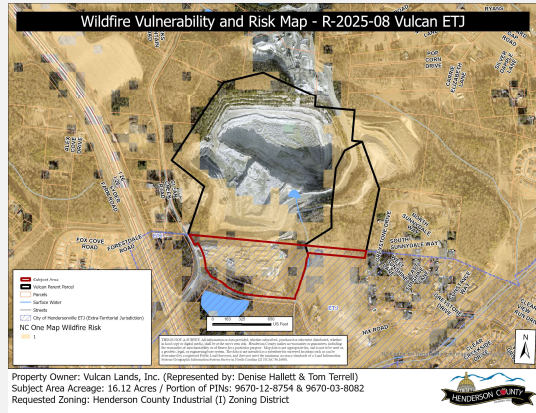


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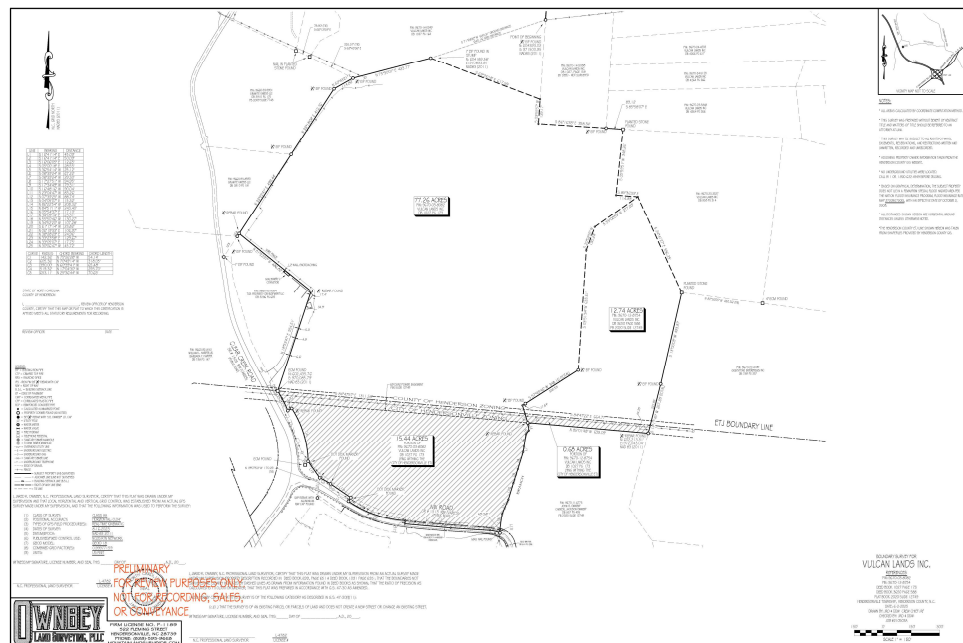
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ACCELADAPT



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ETJ PRELIMINARY PLAT



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REVIEW PROCESS

- TRC reviewed the application on August 19, 2025
 - The TRC forwarded the application to the Planning Board
- Planning Board reviewed the application August 21, 2025
 - The Planning Board voted unanimously to forward a favorable recommendation to the Board of Commissioners
- A 2045 Comprehensive Plan Statement is included as an attachment

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QUESTIONS?

Rezoning #R-2025-08

Vulcan ETJ

Henderson County Planning Department



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