

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: June 19, 2025

SUBJECT: Rezoning Application #R-2025-06, Princess Place

PRESENTER: Carlos Martinez, Planner I

ATTACHMENTS: 1.) Staff Report
2.) Comprehensive Plan Statement
3.) Consent to Downzoning
4.) PowerPoint Slides

SUMMARY OF REQUEST:

Staff received rezoning application #R-2025-06, for a 0.41-acre portion of PIN: 9577-92-9790 owned by Rachel and Brandon Drake (hereafter the subject area). The subject area is located on Spartanburg Highway and Princess Place. The owner has requested the subject area be rezoned from Community Commercial (CC) to Residential District One (R1). The application was submitted on April 23, 2025.

ACTION REQUESTED:

Staff requests the Planning Board make a recommendation to the Board of Commissioners on application #R-2025-06 for approximately 0.41 acres to rezone from CC to R1.

Suggested Motion:

I move that the Planning Board recommend that the Board of Commissioners approve the rezoning application #R-2025-06 to rezone the Subject Area to the Residential One District (R1), based on the Henderson County 2045 Comprehensive Plan recommendations, and;

I move that the Planning Board recommend that the Board of Commissioners amend the 2045 Comprehensive Plan Future Land Use Map to extend the Infill Character Area to the Subject Area.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

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

Prepared by:

Carlos Martinez, Planner I

APPLICATION #

R-2025-06

PLANNING BOARD MEETING DATE:

June 19, 2025

PROPERTY OWNER

Drake, Brandon Scott
Drake, Rachel Michelle

PROPERTY LOCATION/ADDRESS

123 Princess Pl
East Flat Rock, NC 28726

APPLICANT

Drake, Rachel Michelle

PIN(S):

9577-92-9790

SUMMARY OF REQUEST

To rezone a portion of the above-referenced PIN (hereafter the subject area) from Community Commercial (CC) to Residential One (R1).

Existing Zoning

Community Commercial (CC)

FLUM Character Area

Employment & Industry

Existing Land Use

Residential

Site Improvements

Single-Family Dwelling, Shed, Garage

Request Acreage

0.41

ADJACENT ZONING

North CC

East I

South CC, R1

West R1

PROPERTY CLASS

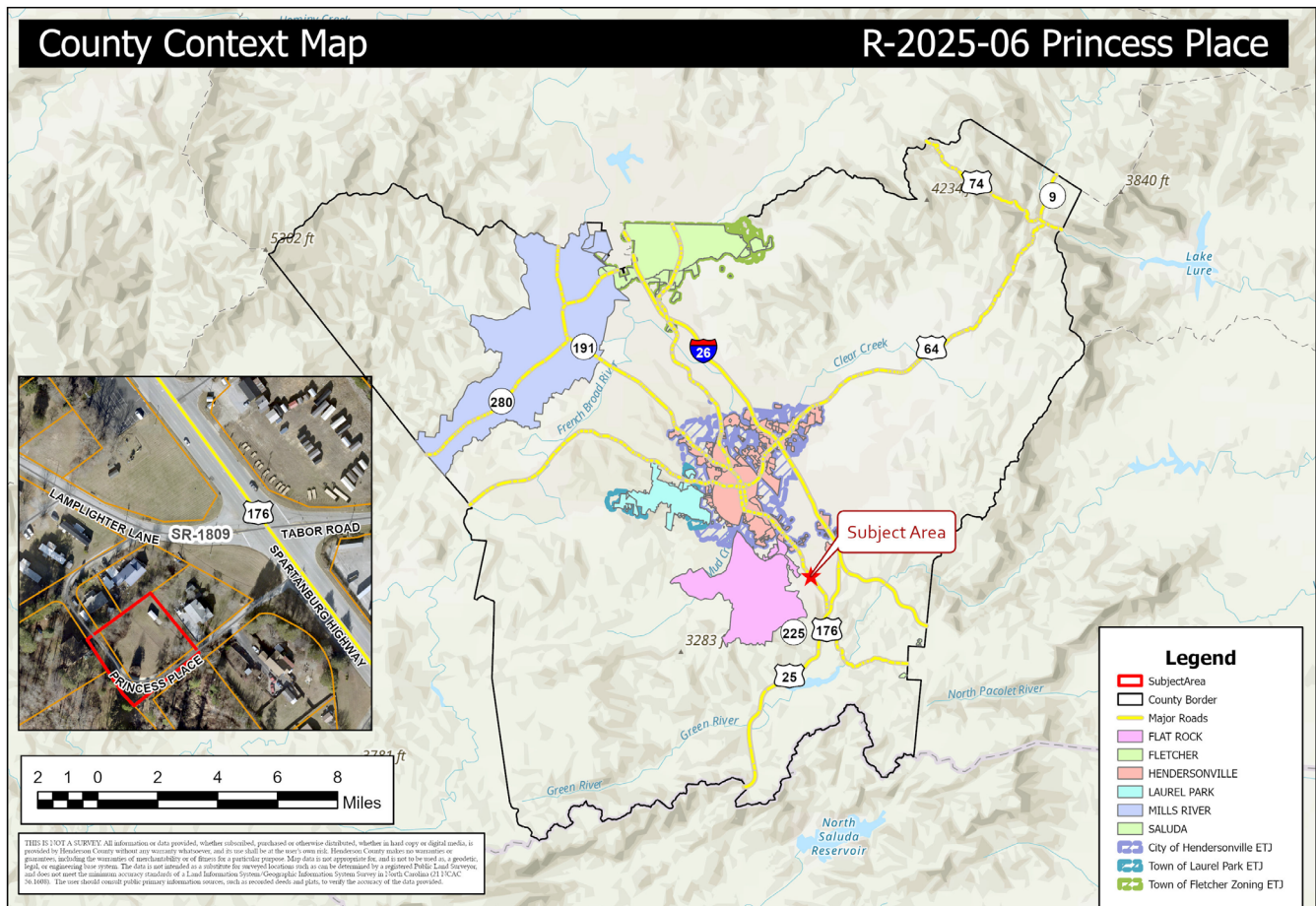
Church, Commercial

Industrial

Residential, Vacant

Residential

Map A: County Context



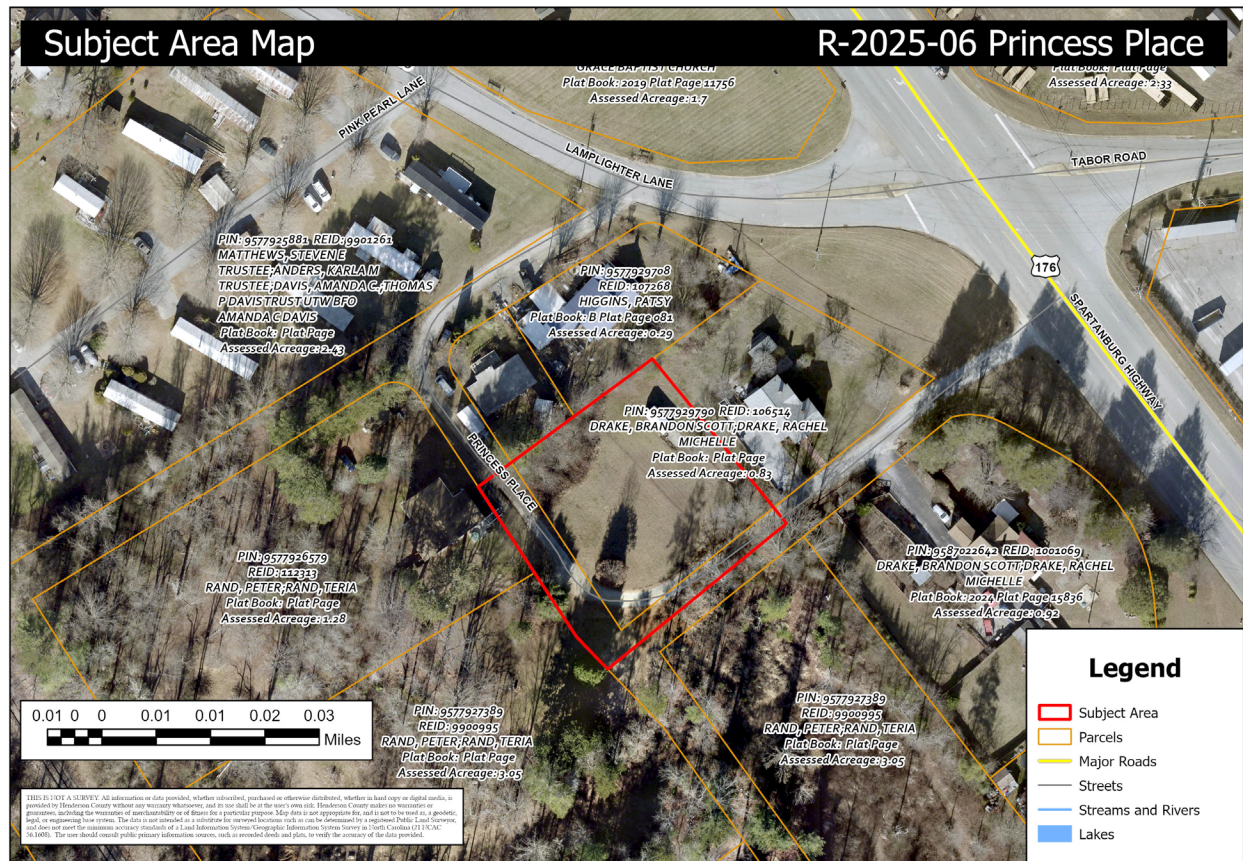
Property Owner(s): Rachel and Brandon Drake
Total Acreage: 0.41 acres
Community Commercial (CC) to Residential District One (R1)



BACKGROUND:

Rezoning application #R-2025-06 is for a portion of PIN: 9577-92-9790 (hereafter, the subject area). Brandon and Rachel Drake own the parcel with frontage along Princess Place. The applicant seeks to rezone the subject area from Community Commercial District (CC) to Residential District One (R1). The subject area is approximately 0.41 acres and will be subdivided after being rezoned. The current land use of the parcel is residential.

Map B: Subject Area



Property Owner(s): Rachel and Brandon Drake
Total Acreage: 0.41 acres
Community Commercial (CC) to Residential District One (R1)



SUBJECT AREA & ADJACENT PROPERTIES:

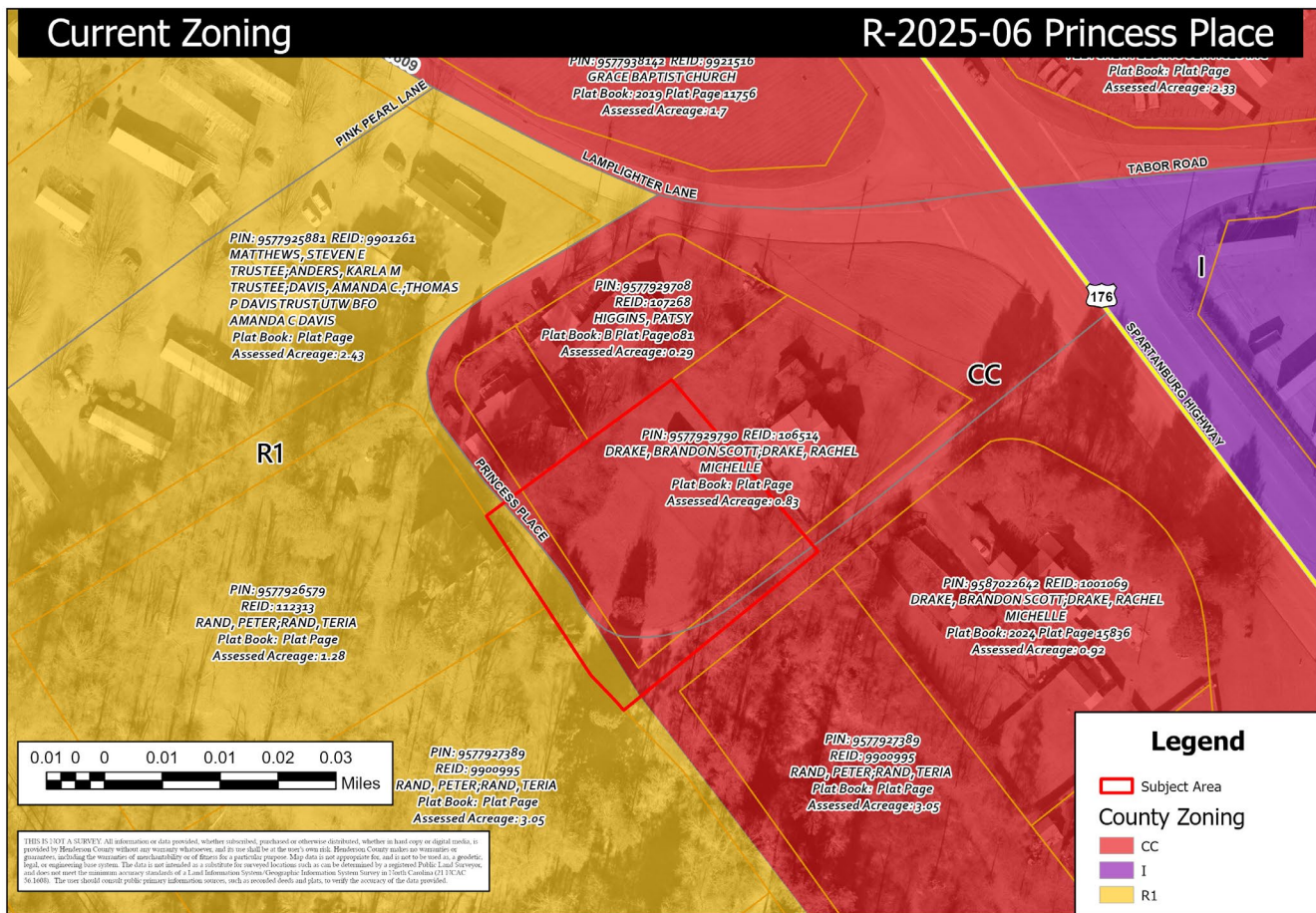
West: Residential uses are west of the property. A railroad line is further west.

South: Predominantly residential uses are south of the subject area. There are commercial uses along Spartanburg Highway.

East: Predominantly industrial uses are east of the subject area on the opposite side of Spartanburg Highway.

North: There is a mix of commercial, residential, and institutional uses to the north.

Map C: Current Zoning



Property Owner(s): Rachel and Brandon Drake
Total Acreage: 0.41 acres
Community Commercial (CC) to Residential District One (R1)

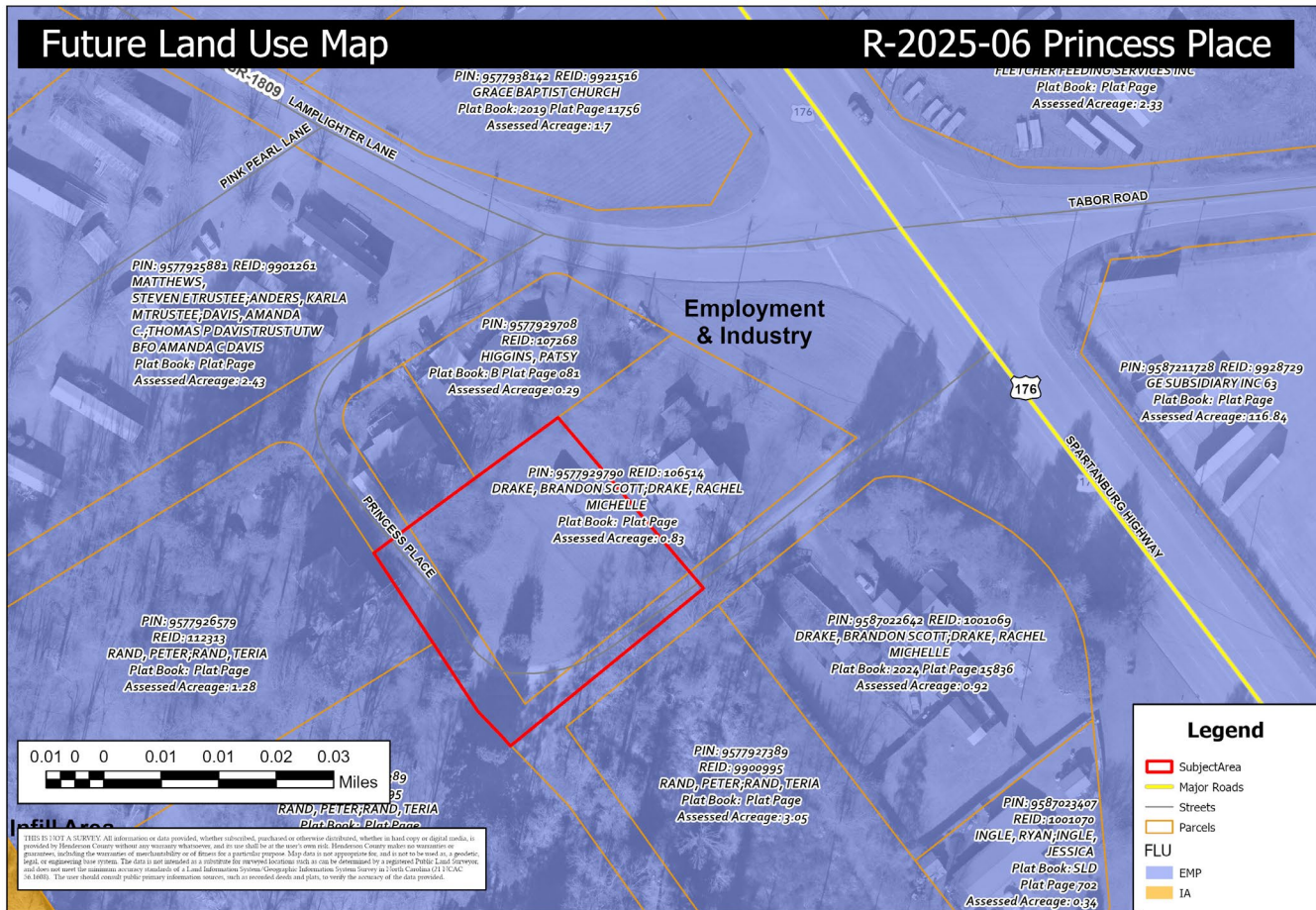


District Comparison:

Community Commercial (CC): “The purpose of the Community Commercial District (CC) 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 and community level.” Residential dwellings are not permitted in the Community Commercial District.

Residential District One Rural (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 District One is four units per acre. The maximum density is twelve units per acre. The maximum height is 40’.

Map D: 2045 Future Land Use Map



Property Owner(s): Rachel and Brandon Drake

Total Acreage: 0.41 acres

Community Commercial (CC) to Residential District One (R1)

Employment and Industry

Employment and Industry areas offer job generation, site-ready parks, accessible road networks, and utilities. The design of development sites in these areas should be tailored to be compatible with other nearby uses. (Pt. 2, pg. 46)

- **Where:** Strategic areas with highway and utility access, large available parcels
- **Uses:** Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate
- **Utility Access:** The majority of these areas will be served by utilities

2045 Comprehensive Plan Compatibility

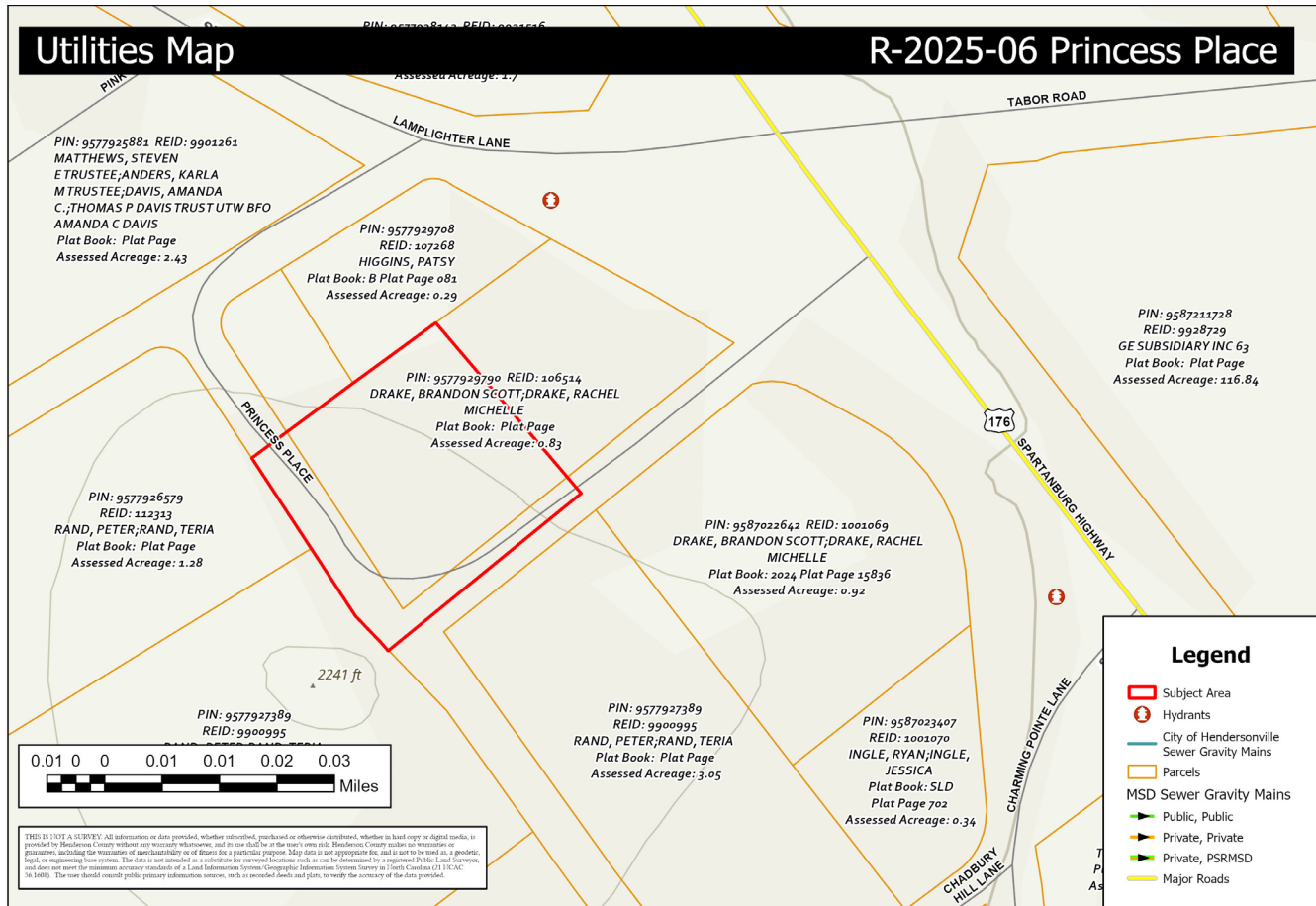
Plan Goal 1: Coordinate Development near Existing Community Anchors

- **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



Property Owner(s): Rachel and Brandon Drake
 Total Acreage: 0.41 acres
 Community Commercial (CC) to Residential District One (R1)



Water and Sewer

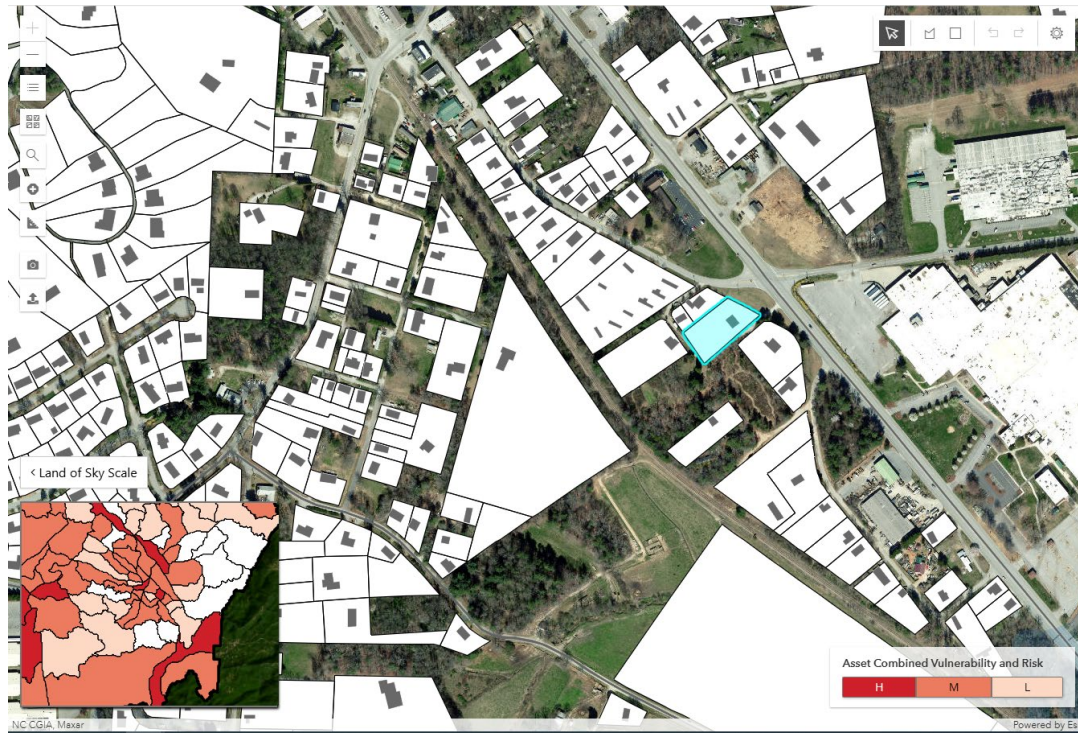
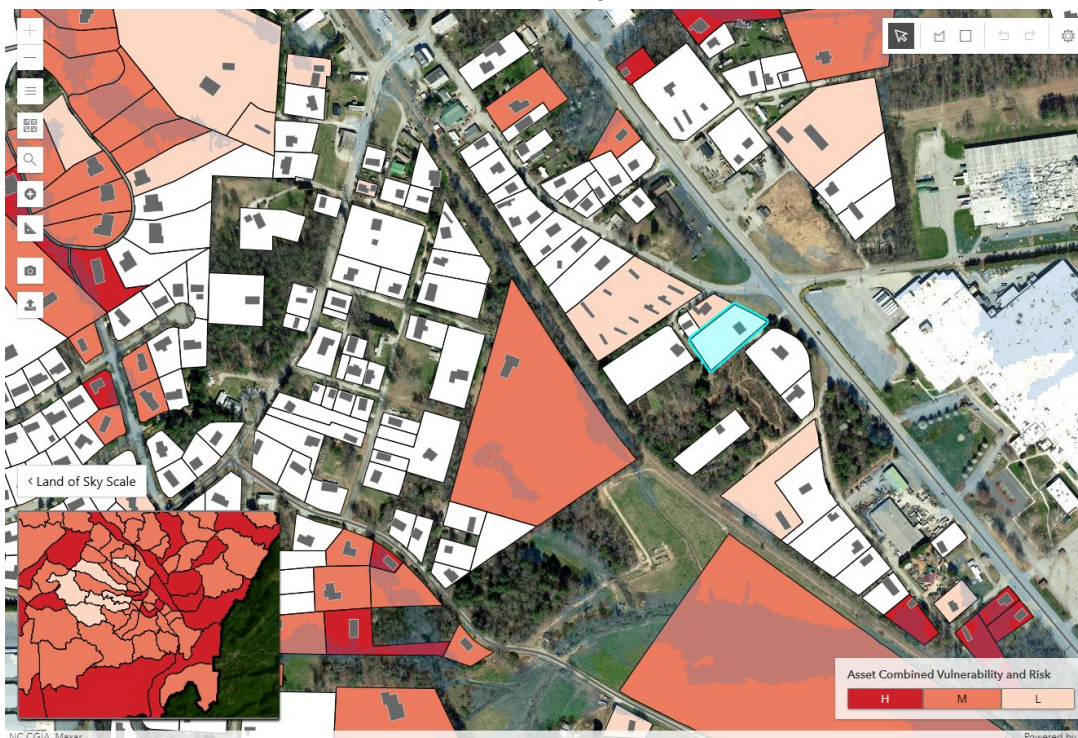
The subject area does not have access to the City of Hendersonville sewer. However, the property has access to the COH water.

Existing Access

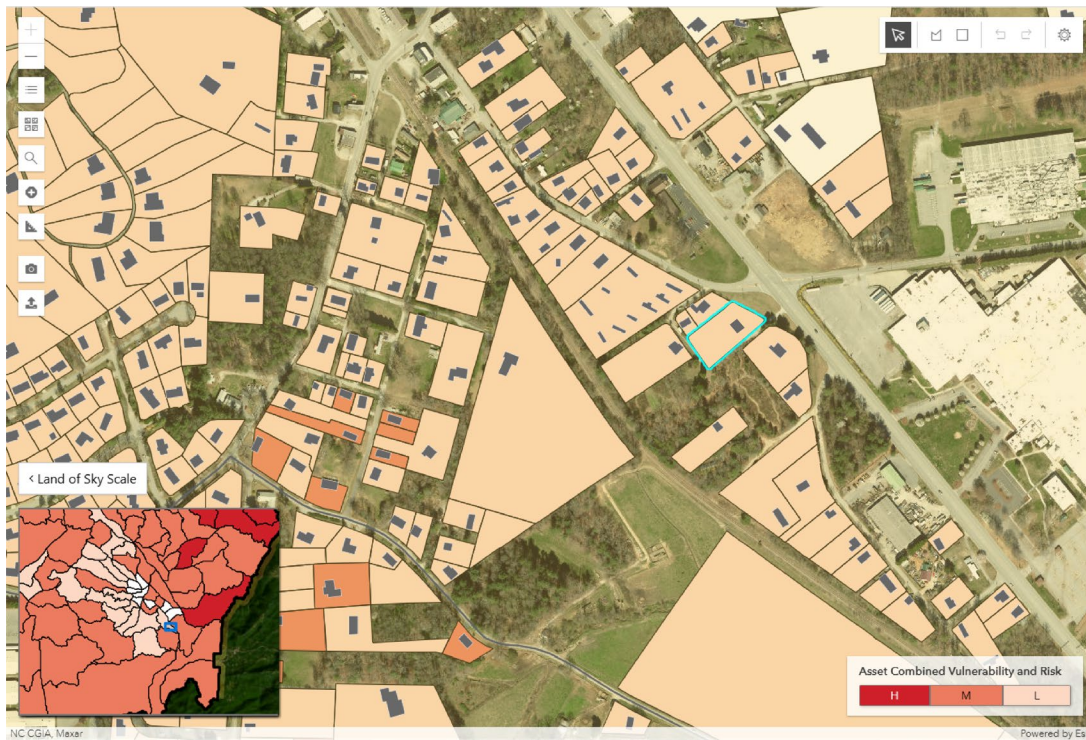
The subject area has access from Princess Place, a private road off Spartanburg Highway.

AccelAdapt - Land of Sky Resilience Assessment Tool

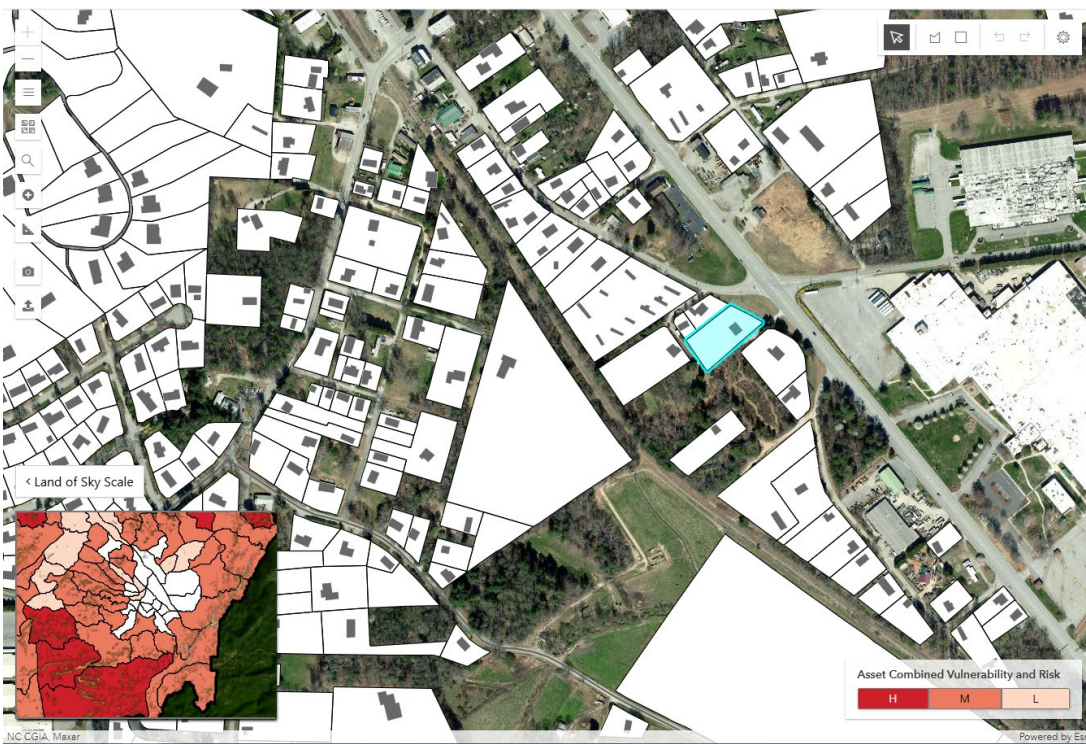
AccelAdapt addresses resilience through actionable vulnerability assessments and risk insights. Its data-informed and defensible analyses can improve resilience planning while preparing for a more adaptive future. **This analysis is intended to be informational and is not regulatory.**

FEMA Flood**NCEM Advisory Flood**

Wildfire



Landslide



Analysis:

The subject area has a low risk of wildfires and minimal risk of flooding and landslides.

Technical Review Committee (TRC) Recommendations

The Technical Review Committee (TRC) will meet on June 17, 2025, to review the rezoning application.

Planning Board Recommendations

The Planning Board will meet on June 19, 2025, to review and vote to recommend or not recommend the rezoning application.

Board of Commissioners Public Hearing

TBD. Staff anticipate a public hearing in July.



**REZONING APPLICATION #R-2025-06
PRINCESS PLACE
COMPREHENSIVE PLAN STATEMENT**

Related to rezoning application #R-2025-06, 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.

For rezoning application #R-2025-06 to be consistent with the County's Comprehensive Plan, the Future Land Use Map should be amended to expand the Infill Character Area to the subject area in place of the Employment and Industry Character Area.

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, Rachel Drake, formally acknowledge and consent to the downzoning of a .41-acre portion of the property located at PIN: 9577-92-9790 (Princess Place). I understand that this change in zoning designation from Community Commercial District (CC) to Residential District One (R1) will impact the property's permitted uses and development potential.

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: 9577-92-9790 on April 23, 2025, which the Henderson County Planning Department processed. This statement serves as my formal consent and acknowledgment that I am aware of and agree to downzoning my property.

Rachel Drake

Printed Name

Rachel Drake
Signature

Date

5/28/25

Additional Signatories, if applicable:

BRANDON SCOTT DRAKE

Printed Name

Brandon Scott Drake

Signature

Date

5/29/25

Printed Name

Signature

Date

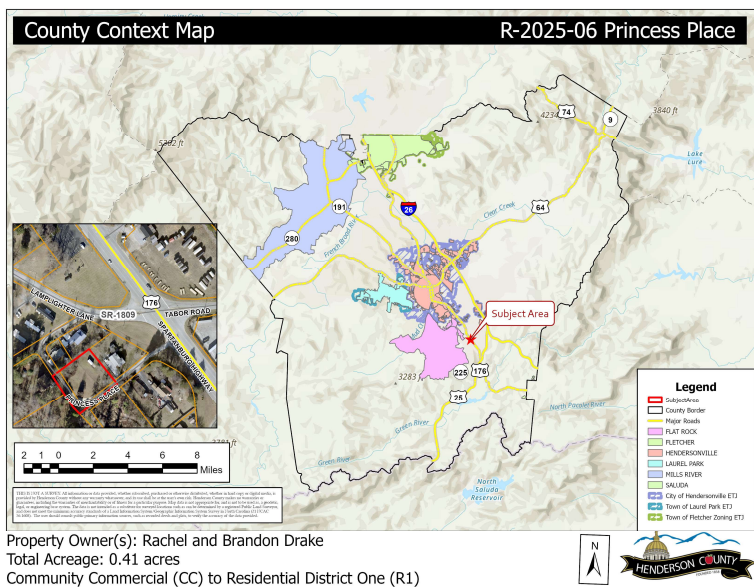
REZONING APPLICATION: R-2025-06

Planning Board • June 19, 2025 • 5:30 PM

Henderson County Planning Department

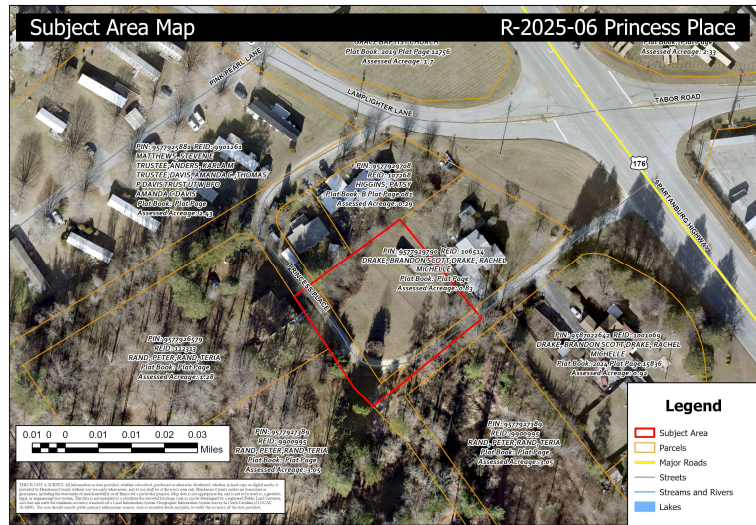
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- This zoning map amendment is for a .41-acre portion of PIN: 9577-92-9790 (hereafter the subject area) with access from Princess Place off Spartanburg Highway (Hwy 176).
- The full parcel is 0.83 acres.
- Zoned Community Commercial.
- The subject area will be subdivided from the parcel.



2

- Rezoning Application R-2025-06, submitted on April 23, 2025, requests that the County rezone 0.41 acres of land from Community Commercial (CC) to Residential One (R1).
- The property owner and applicant is Rachel and Brandon Drake
- On June 17, 2025, the Technical Review Committee motioned to forward the application to the Planning Board for its review and recommendation.

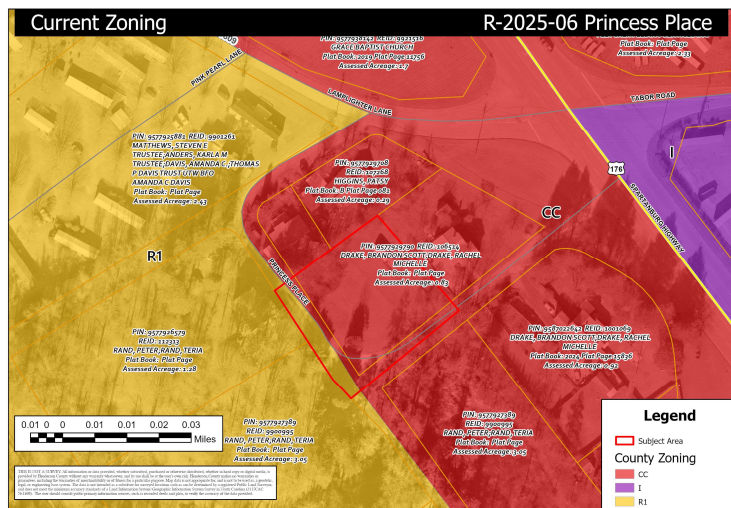


Property Owner(s): Rachel and Brandon Drake
Total Acreage: 0.41 acres
Community Commercial (CC) to Residential District One (R1)

3

CC Standard density: 16 units per acre
No Residential Uses (Multifamily with special use)
RV Park
Commercial Uses (Offices, Automobile Service, Hospital, Car Wash, Retail Sales <100,000 SF)

R1 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)



Property Owner(s): Rachel and Brandon Drake
Total Acreage: 0.41 acres
Community Commercial (CC) to Residential District One (R1)

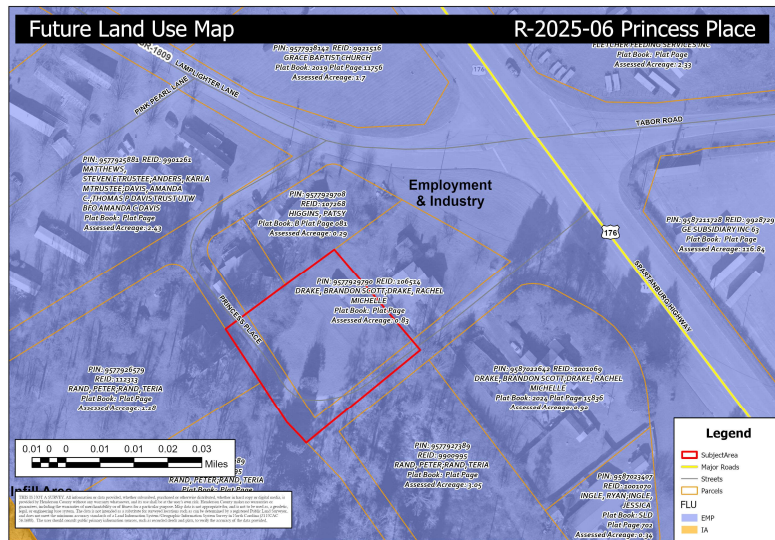
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Employment and Industry

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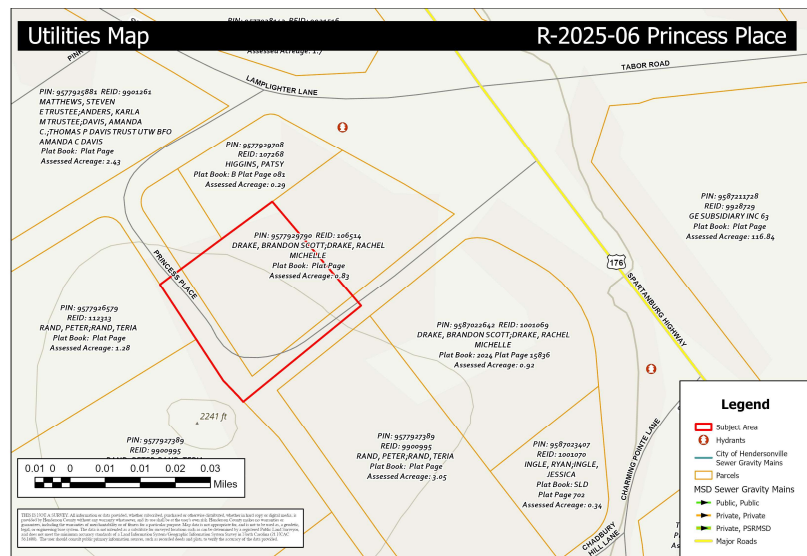
Where: Strategic areas with highway and utility access, large available parcels

Uses: Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate



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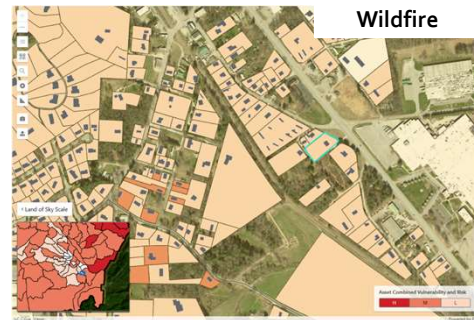
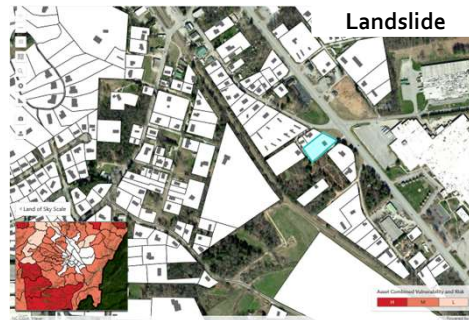
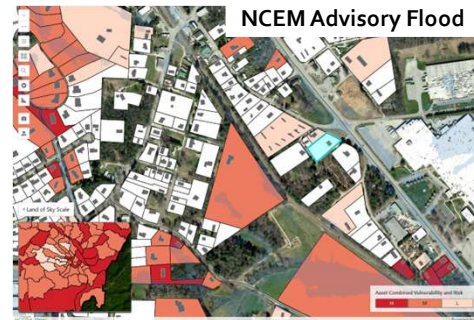
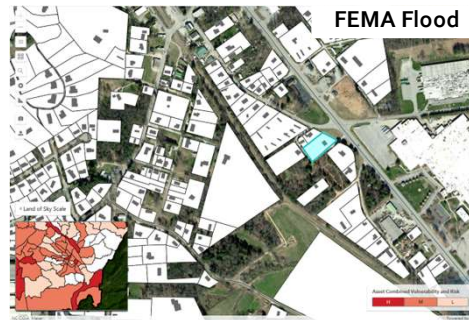
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6

**AccelAdapt
Land of Sky
Resilience
Assessment Tool**

The subject area has a low risk of wildfires and minimal risk of flooding and landslides.



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-2025-06



Henderson County Planning Department