

REQUEST FOR BOARD REVIEW

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: July 17, 2025

SUBJECT: Conditional Rezoning Application #R-2025-05-CD Baystone Glen

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: 1.) Staff Report
2.) Neighborhood Compatibility Report Summary
3.) Master Plan
4.) Comprehensive Plan Statement
5.) PowerPoint Presentation

SUMMARY OF REQUEST:

Rezoning Application #R-2025-05-CD was initiated on April 1, 2025, and requests that the County conditionally rezone approximately 67.84 acres of land from Community Commercial (CC) and Residential One (R1) to a Conditional District (CD-2025-05). The project contains portions of PINs 9660-23-6968, 9660-23-7875, 9660-22-8850, 9660-32-5424, 9660-35-6028, 9660-31-7635, and 9660-31-2567 that has direct access to Asheville Hwy (US25). The property owner is Bayless Et. Al. The applicant is Tranquil Waters Development, LLC and Boones Station, LLC, and the agent is Justin Rohde.

The applicant is proposing to develop the subject area with a mixture of single-family residential dwellings and multi-family residential dwellings for a total of 430 residential units. Conditional rezonings allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighborhood compatibility meeting was held on Friday, May 2, 2025, in the King Street Meeting Room. A copy of the meeting summary is included in the agenda item.

The Technical Review Committee (TRC) will review this application at their July 15, 2025, meeting.

BOARD ACTION REQUESTED:

The Planning Board has 45 days from its first consideration to provide a recommendation to the Board of Commissioners or the request will be moved forward with a favorable recommendation unless otherwise agreed upon by the applicant. Staff requests the Planning Board make a recommendation to the Board of Commissioners to approve, approve with modification, or deny the conditional rezoning application (#R-2025-05-CD) to rezone the Subject Area to a Conditional District (CD-2025-05).

Suggested Motion: I move that the Planning Board recommend the Board of Commissioners (approve, approve with conditions, or deny) conditional rezoning application #R-2025-05-CD to rezone the Subject Area to a Conditional District (CD-2025-05) with the conditions discussed, and based on the recommendations of the Henderson County 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-2025-05-CD

PLANNING BOARD MEETING DATE:
July 17, 2025

PROPERTY OWNERS

David Lee Bayless, Nancy Bayless, David Michael Bayless, Victoria Bayless, Beth Sheffield, Melinda Quinn, & Anthony Quinn

PROPERTY LOCATION/ADDRESS

Off Asheville Hwy (US25), Randy Dr (SR2033), & Halsbury Ave (SR1386)
Hendersonville Township

APPLICANTS

Tranquil Waters Development, LLC & Boones Station, LLC
Justin Rohde (Agent)

PIN(S):

9660-23-6968, 9660-23-7875, 9660-22-8850, 9660-32-5424, 9660-35-6028, 9660-31-7635, & 9660-31-2567

SUMMARY OF REQUEST

A rezoning of a portion of the above-referenced PINs (hereafter the subject area) from **Community Commercial (CC)** and **Residential One (R1)** to **Conditional District (CD-2025-05)** for the Baystone Glen development.

Existing Zoning

Community Commercial (CC), Residential One (R1), COH R-15

FLUM Character Area

Community Center, Transitional Area, Neighborhood Anchor

Existing Land Use

Vacant

Site Improvements

128' Utility Easement for Transmission Lines

Request Acreage

67.84 acres per engineer site plan

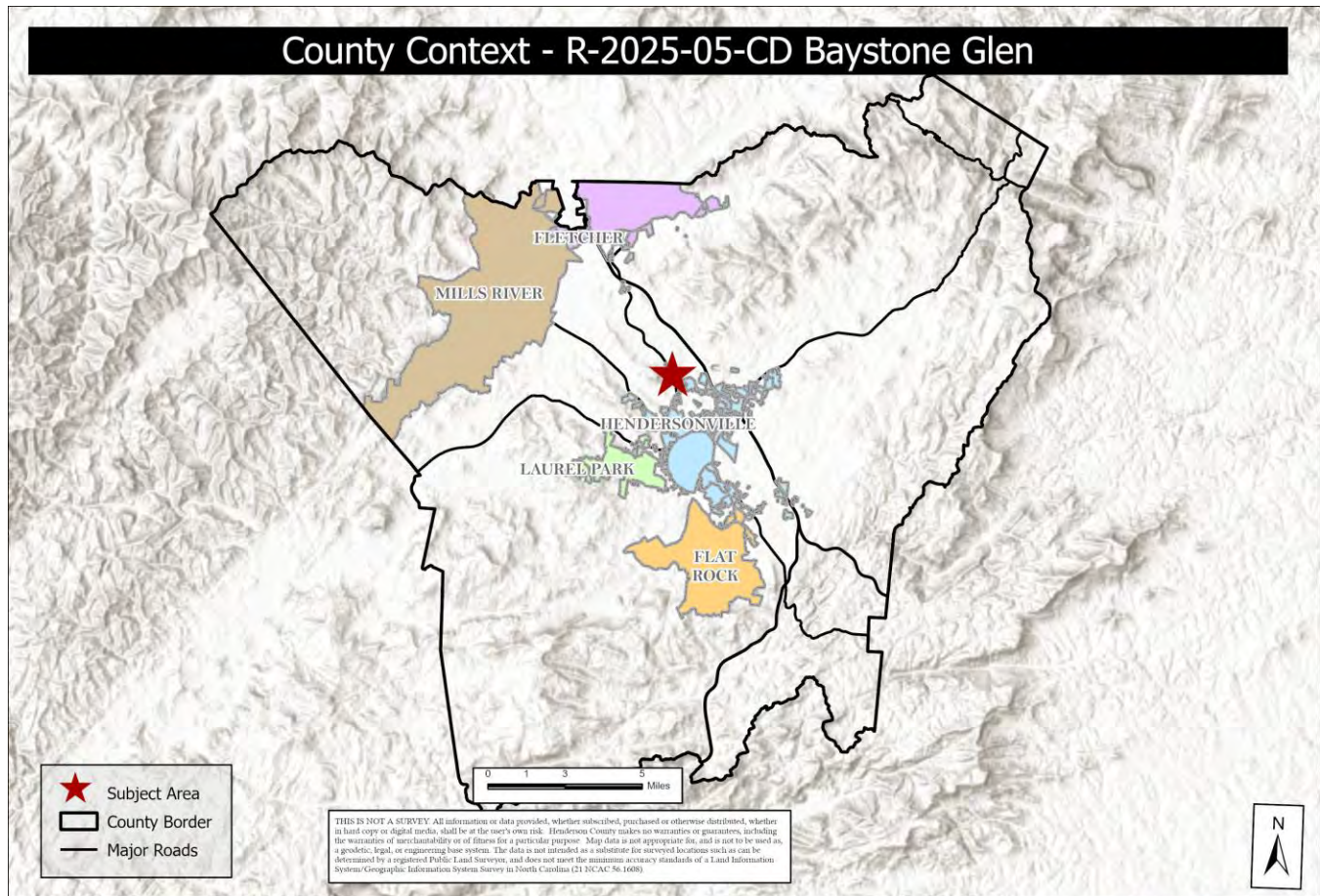
ADJACENT ZONING

North	CC, COH C-3, R2
East	R2, I, R1
South	COH R-15
West	R1

USE OF LAND

Residential, Commercial
Residential, Industrial, Commercial
Residential
Residential, Vacant

Map A: County Context



Property Owners: Bayless Et Al. / Applicant: Tranquil Waters Development, LLC & Boones Station, LLC
 Agent: Justin Rohde / Subject Area Acreage: 67.84 Acres
 PINs: See Staff Report / Requested Zoning: Conditional District (CD-2025-05)

**BACKGROUND:**

The applicants, Tranquil Waters Development, LLC and Boones Station, LLC, seek to rezone all of PINs 9660236968 and 9660237875, and a portion of PINs 9660228850, 9660312567, 9660317635, 9660325424, and 9660326028 from Community Commercial (CC) and Residential One (R1) to Conditional District (CD-2025-05). The subject area is approximately 67.84 acres. The attached site plan proposes a 430-unit residential development through a combination of single-family dwellings, townhomes, and apartments.

Map B: Subject Area



Property Owners: Bayless Et Al. / Applicant: Tranquil Waters Development, LLC & Boones Station, LLC
 Agent: Justin Rohde / Subject Area Acreage: 67.84 Acres
 PINs: See Staff Report / Requested Zoning: Conditional District (CD-2025-05)



SUBJECT AREA & ADJACENT PROPERTIES:

Subject Area

All parcels included in this application are currently vacant. A portion of the subject area has been used as a Duke Energy laydown yard in the past. Additionally, another portion of the subject area was used for the extraction of road bonding materials. As previously mentioned, a 128' wide utility easement is found over the transmission lines running through the subject area.

Adjacent Uses

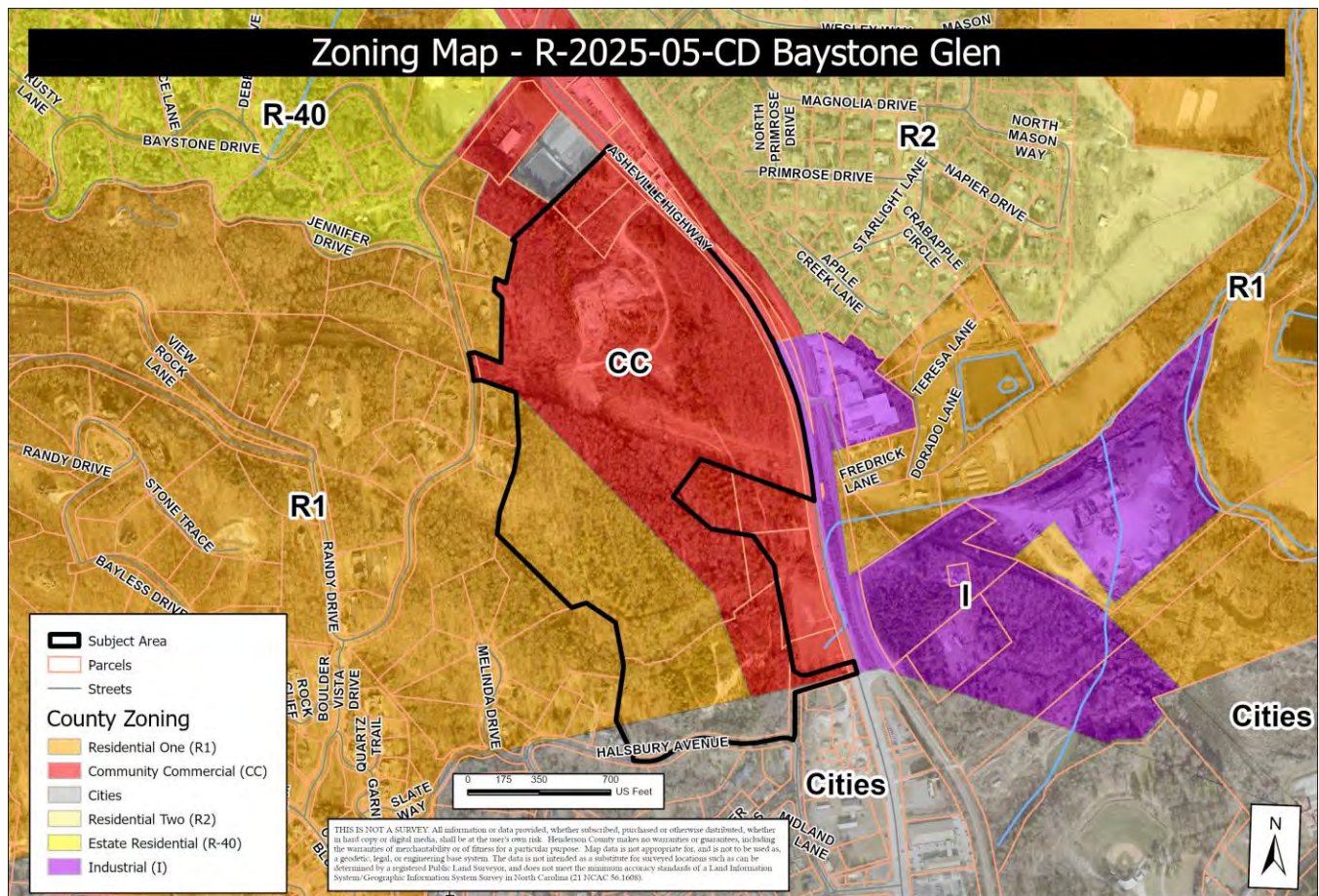
West: The parcels to the west of the subject area contain a mixture of residential structures.

South: The parcels to the south of the subject area contain residential and commercial structures.

East: The parcels to the east of the subject area contain residential, commercial, and industrial structures.

North: The parcels to the north of the subject area contain commercial and institutional structures.

Map C: Current Zoning



Property Owners: Bayless Et Al. / Applicant: Tranquil Waters Development, LLC & Boones Station, LLC
 Agent: Justin Rohde / Subject Area Acreage: 67.84 Acres
 PINs: See Staff Report / Requested Zoning: Conditional District (CD-2025-05)



District Comparison:

Community Commercial District (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 density in CC is 16 units per acre, a maximum impervious surface allowance of 80%, maximum floor area of 80,000SQFT, and a maximum height of 50’ (LDC §42-34). This portion of the subject area has been zoned Community Commercial (CC) since the adoption of the Henderson County Land Development Code in September of 2007.

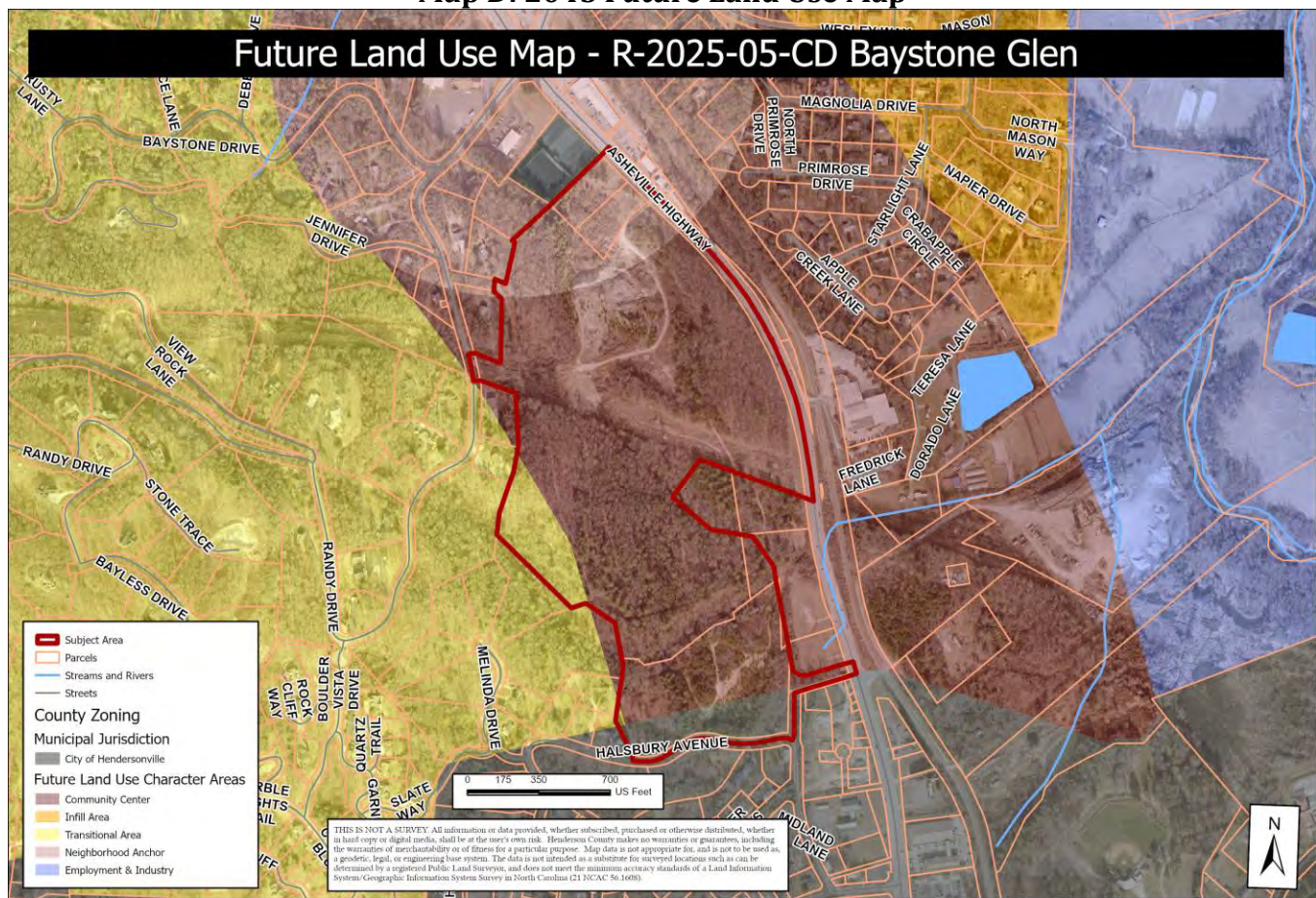
Residential District One (R1): “The purpose of the Residential District One (R1) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for medium to high-density residential development consistent with the recommendations of the Comprehensive 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 the R1 is 4 units per acre, intermediate density is 6 units per acre, and maximum density is 12 units per

acre (LDC §42-27). This portion of the subject area has been zoned R1 since the adoption of the Henderson County Land Development Code in September of 2007.

Conditional District (CD): “Conditional Zoning Districts are created for the purpose of providing an optional rezoning choice where the owner of property proposes to rezone property and, in order to, among other reasons, carry out the purposes of the Comprehensive Plan, proposes to impose special limitations and conditions on the use of the property proposed for rezoning” (Chapter 42, Land Development Code §42-45). Conditions may be imposed in the furtherance of the purpose of the LDC and the recommendations of the County Comprehensive Plan. The project proposes a total of 430 dwelling units on 67.84 acres with an overall density of 6.34 units per acre

Conditional Zoning Approval: If a petition for conditional zoning is approved, the development and use of the property shall be governed by the existing Chapter requirements applicable to the district’s category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Only those uses and structures indicated in the approved petition and site plan shall be allowed on the subject property.

Map D: 2045 Future Land Use Map



Property Owners: Bayless Et Al. / Applicant: Tranquil Waters Development, LLC & Boones Station, LLC

Agent: Justin Rohde / Subject Area Acreage: 67.84 Acres

PINs: See Staff Report / Requested Zoning: Conditional District (CD-2025-05)



2045 Comprehensive Plan Compatibility

The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in the **Community Center** character area, **Transitional Area**, and **Neighborhood Anchor**.

Community Center: From Part 2, page 46, "Community Centers are larger commercial nodes that serve broader geographic areas than Neighborhood Anchors. These areas typically have higher concentrations of nonresidential uses and commercial services that contribute to the tax base.

However, mixed-use development is also encouraged, especially to offer multi-story units that provide commercial use on the bottom and residential units or office space above." (The proposed use is consistent with the defined uses for the Community Center character area)

- **Where:** Typically found at intersections of State Roads or thoroughfares in areas near residential development that can be served by commercial uses. (This property is accessed off US25 and is within easy access to I-26)
- **Uses:** Medium to large-scale retail, services, restaurants, some offices, businesses, light industry, and institutional uses. **Mix of housing, including single-family homes,**

townhomes, and apartments. (This proposal is consistent with the mix of housing and is surrounded by many varied uses, including commercial, light industry, and residential.)

- **Utility Access:** Typically served by water and potentially sewer.
(This property is served by both public water and public sewer)

Neighborhood Anchor: From Part 2 page 44, “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. Developments that accommodate the ability to live, work, and play without commuting, are encouraged here.”

- **Where:** Typically found at intersections of State Roads and thoroughfares (This property is accessed off US25 and surrounded by NCDOT maintained roadway)
- **Uses:** Small services and retail, churches, fuel stations, light industry, mix of residential types including small-scale multi-family (This proposal is consistent with the mix of housing and is surrounded by many varied uses, including commercial, light industry, and residential.)
- **Utility Access:** Utilities are typically not necessary due to the small-scale development, but may be necessary for some development types (This property is served by both public water and public sewer)

**Note: There is a nominal portion of Transitional Area within the Subject Area. If approved, the county would extend the Community Center Character Area to encompass this portion of the Subject Area for consistency.*

Plan Outcomes & Goals:

Of the three outcomes described in the Comprehensive Plan, this project will help to accomplish Outcome 2 of the 2045 Comprehensive Plan for Connectivity due to its ideal location for future residents to live and work in a walkable and transit accessible area.

The 2045 Comprehensive Plan describes the need for Henderson County to allow for more types of housing to accommodate a wider range of occupants, especially *Middle Housing* options (see page 88). Goal 7 of the plan states specifically to “diversify housing choices and increase availability”. This project would help to accomplish this goal.

Map F: Utilities Map



Property Owners: Bayless Et Al. / Applicant: Tranquil Waters Development, LLC & Boones Station, LLC

Agent: Justin Rohde / Subject Area Acreage: 67.84 Acres

PINs: See Staff Report / Requested Zoning: Conditional District (CD-2025-05)



Water and Sewer

The applicant is proposing connections to City of Hendersonville public sewer and City of Hendersonville public water, which are located adjacent to the property.

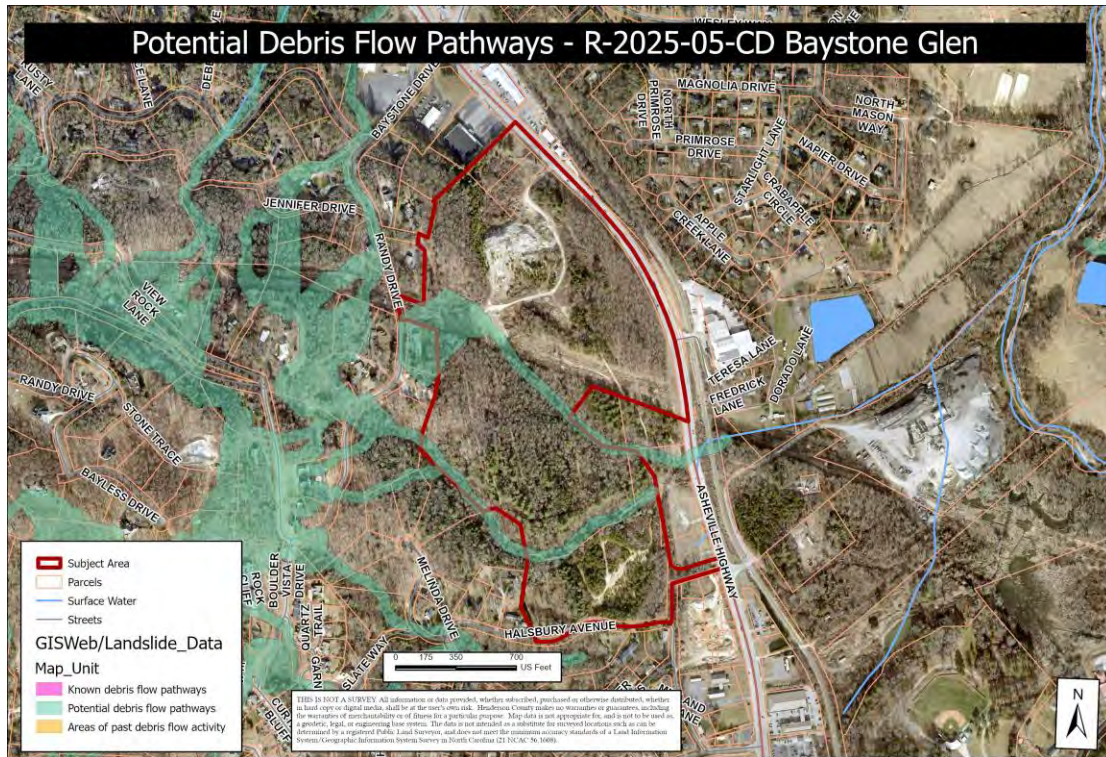
Flood Hazard Area

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

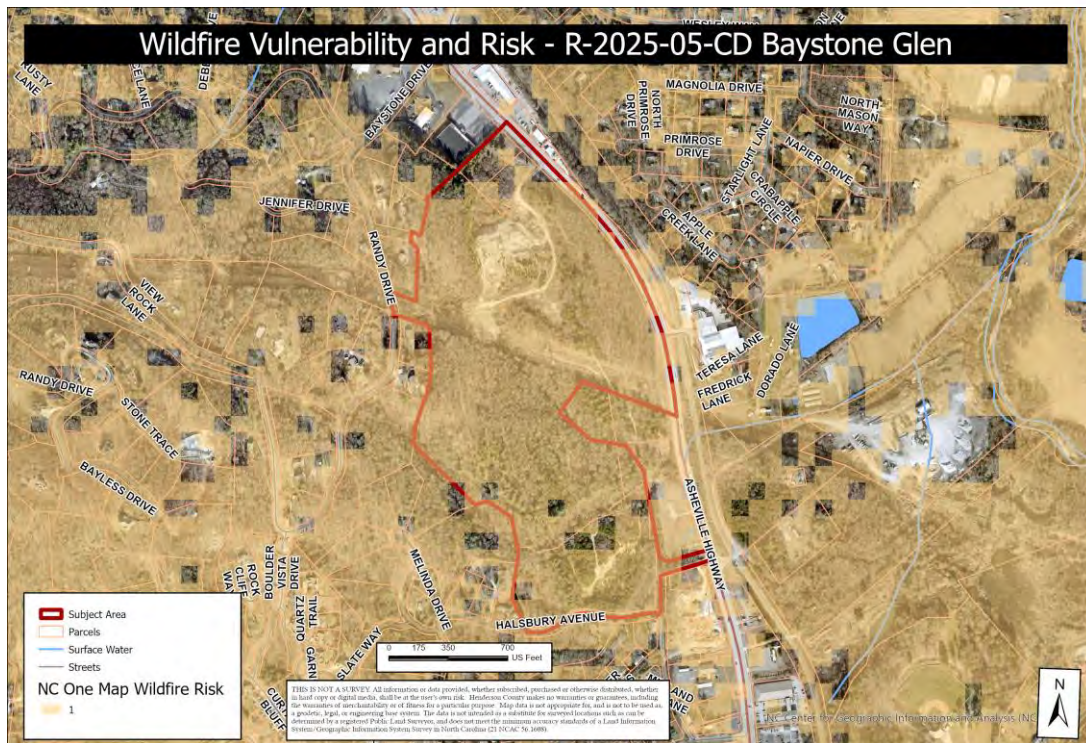
AccelAdapt - Land of Sky Resilience Assessment Tool

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 parcel, as well as a risk of wildfire. The wildfire risk may reduce with the development of the property since it is currently forested and vacant.

Map G & H: Landslide & Wildfire Risk



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Proposed Conditional District (CD-2025-05) Development

As part of the rezoning application, the applicant has submitted a site plan of the proposed development. The applicant is proposing to use the site for a residential development with on-site amenities for the residents. The standard density of CC is sixteen (16) units per acre and the maximum density of R1 is twelve (12) units per acre. The Conditional District allows the Board of Commissioners to place conditions or restrictions on the property that binds this specific development and location. The site plan limits the development size and density as shown if approved. Any changes would require an amended site plan and approval of the Board of Commissioners. Below is an overview of the proposed development.

- 430 total residential units
 - 30 single-family residential lots
 - 120 townhome units (contained within 23 structures)
 - 280 multi-family units (contained within 10 structures)
 - Total density of 6.34 units per acre
- Amenities
 - Clubhouse with rental office
 - Pool
 - Dog park and outdoor amenity area
 - Sidewalks throughout development
 - Street trees per LDC standards within single-family portion
 - Hydrants throughout development
 - Will reserve area for Apple Country Transit stop near multi-family portion
- Access
 - 3 intersections to Asheville Hwy (US25)
 - 2 restricted access intersections
 - 1 full access intersection
 - 2 intersections to Halsbury Ave (SR1386)
- Landscaping
 - Proposed 30' landscape buffer along eastern property line
- Private roadways
 - 50' private rights-of-way
 - Paved drive isles not to exceed 18%
 - Internal connection between north and south development areas
- Public utilities
 - City of Hendersonville public water
 - City of Hendersonville public sewer
 - Proposed public lift station
- Development will be subdivided into three separate parcels
 - Tract 1 – Apartments
 - Tract 2 – Townhomes
 - Tract 3 – Single Family
- Open Space is shown as 13.6 acres (20%)
- Common Space is shown as 6.8 acres (10%)
- Approximately 44 acres of disturbed area

- Approximately 20 acres of impervious surfaces post-development

Traffic Impact Analysis (TIA)

NCDOT required a TIA due to the State's threshold for traffic generation associated with the proposed use. The applicant will work with NCDOT to determine which intersections to be studied, the peak hours for traffic counts, and any other potential impacts of the development. Any required road improvements identified in the TIA, and as approved and required by NCDOT, will be included as a county condition if the rezoning is approved.

Neighborhood Compatibility Meeting

The Neighborhood Compatibility Meeting was held on May 2, 2025, and the meeting summary will be provided to the Planning Board and Board of Commissioners

Technical Review Committee (TRC) Recommendations

TRC met on May 6, 2025, and voted to table the item due to questions regarding public utility access. The TRC will review the revised site plan on July 15, 2025. Any conditions placed on the project will be included in the attached conditions list.

Planning Board Recommendations

The Planning Board will review the application on July 17, 2025. Any conditions placed on the project will be included in the attached conditions list.

Board of Commissioners Public Hearing

TBD



Neighborhood Compatibility Meeting
Conditional Zoning Request #R-2025-05-CD (Baystone Glen)
May 2, 2025, at 10:00 a.m.
King Street Meeting Room located at 100 N. King Street, Hendersonville, NC

Letters about the meeting were mailed to property owners within 400 feet of the proposed development. Both County staff and the applicant(s) agent were present at the meeting.

Ms. Autumn Radcliff opened the meeting and provided a welcome and introduction. She stated that the purpose of the meeting is for nearby neighbors to learn about the proposed project and ask questions of the applicant prior to formal review by the Planning Board and Board of Commissioners (BOC). The Planning Board meeting to discuss this project will be May 15, 2025, and the anticipated date for the BOC Public Hearing is in June, but all property owners within 400 feet of this proposed development will receive mailed notice letters when the public hearing is officially set. She stated that the applicant would provide an overview of the proposed project and offer an opportunity for attendees to ask questions about the proposed development. Ms. Radcliff explained the conditional rezoning process and upcoming meetings.

Project Overview by the Applicant:

The subject area is currently zoned Regional Commercial (RC), Residential One (R1), and a portion of property within the City of Hendersonville's ETJ, which is currently zoned R-15. Justin Rohde, the engineer and developer for the project, presented an overview of the plans. The 56-acre site will include apartments, townhomes, and single-family homes as well as 15 acres of open space. Portions of the property too steeply sloped for development will be included in the open space. The development will have three entrances. Duke power will have transmission lines through a portion of the site. Mr. Rohde showed the circulation plan, the proposed 30 ft landscape buffer on the western boundary, and the onsite sewer pump station and connection to MSD sewer.

Questions and Answer Discussion: Below is a list of questions or comments asked or stated by the adjacent residents that attended the meeting followed by the applicant's response/explanation.

1. Will the current commercially zoned area stay the way it is?
 - a. The commercial part is not included in this rezoning application, so it will remain as-is.
2. Where are the connections? Is there an entrance on the north side?
 - a. Yes, the existing entrance on the north side will be improved and gated to limit cut-through traffic.
3. Will the edges have vegetation buffers?
 - a. Yes
4. How many residential units will there be?
 - a. 30 single-family homes (two stories, three bedrooms), 120 townhomes, and 280 apartments for a total of 430 units.
5. Price point for homes? Rental prices?
 - a. Not sure yet, but they will be market rate
6. Are they all rentals?
 - a. The apartments will be rentals, and single-family homes likely will be sold.
7. What are the setbacks?
 - a. 55 ft to the lot lines.
8. Separation between buildings?

- a. 14 ft minimum.
9. What will be the square footage of the homes?
 - a. It will vary, but around 2,000 square feet.
10. Are they designed already?
 - a. We are still planning the design.
11. Market value means what?
 - a. Not sure yet, but they will be three bedroom homes on average and two stories.
12. The letter sent out said a different acreage than presented here.
 - a. All 7 underlying tracts are included, but there was initial confusion when the notice letters were sent out about how much of the project site would be part of this conditional rezoning.
 - b. The Planning Board notice letter will show the 56 acres.
13. Is the commercial area part of the purchase?
 - a. Yes
14. How close is this to the Methodist church?
 - a. 700 ft or so, but the clearing activity near the church are separate from this project.
15. Who owns this?
 - a. The developer will be the owner.
16. Have you identified a builder?
 - a. Not yet.
17. Can you imagine what 400 homes will do to that 2-lane road?
 - a. Most people will use Asheville Hwy.
18. There won't be an exit on Halsbury Ave?
 - a. There will be, but we don't anticipate it being used as much as those on Asheville Hwy.
 - b. Fire code requires two entrances.
19. Will any impact studies be done for our school system, hospital system, traffic, etc. to see how to increase capacity to accommodate so many new homes?
 - a. There will be a TIA, but no other studies have been required.
 - b. This is not being proposed for annexation, because they aren't connecting to Hendersonville sewer. They will use MSD sewer.
 - c. A small portion is in the ETJ, so the applicant is asking for an interlocal agreement for County zoning to apply to that portion.
20. What school system will serve it? Our EMS and hospital systems will be overwhelmed. There's an influx of new, large-scale developments popping up like Taproot.
 - a. We are not allowed to do impact fees in NC, so we cannot force the developer to take on the cost of the additional services.
21. We need a threshold on how to protect our EMS services from being overwhelmed. They won't be able to respond to emergencies, disasters, or another pandemic if they are so overwhelmed by the rapid influx.
22. We've outgrown our private systems. The roads haven't been upgraded in years, and we are not keeping up with the pace of growth. When will we say we can't accept any more growth? Our small town is what makes us desirable, but we are becoming more congested and don't have the room for more.
23. As a realtor, I love growth and selling homes. But our market is becoming unstable. Taproot has units that can't be sold because they've already met the threshold and there's not enough demand.
24. Teachers are overwhelmed and not paid enough as it is.
25. How does this compare to the DR Horton project on Clear Creek Rd?
 - a. That development is larger than this one. It has 300 single-family homes and more townhomes in 17-18 structures.
 - b. The School District is Clear Creek Elementary School.
26. Septic or sewer?
 - a. Public Sewer.
27. Is this MSD or Hendersonville?
 - a. MSD service area, but near a Hendersonville manhole. There is a sewer close by.
28. What is the timeframe for building?

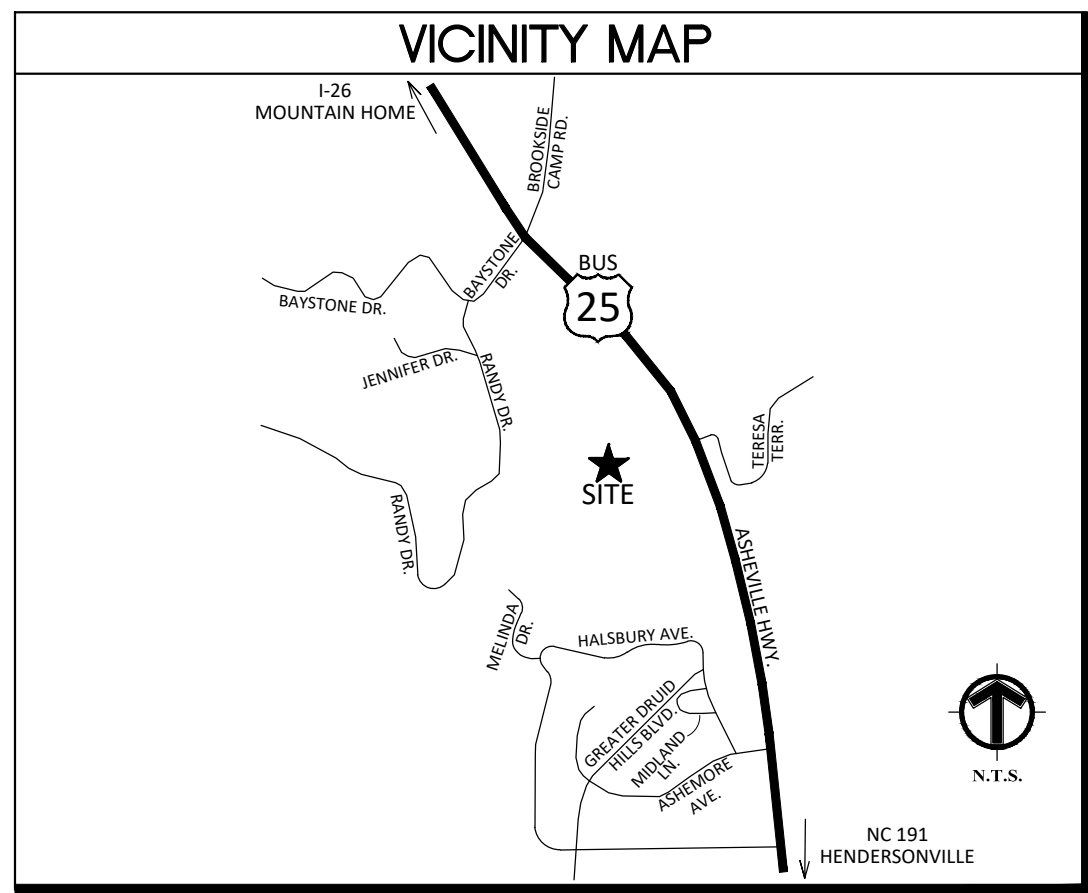
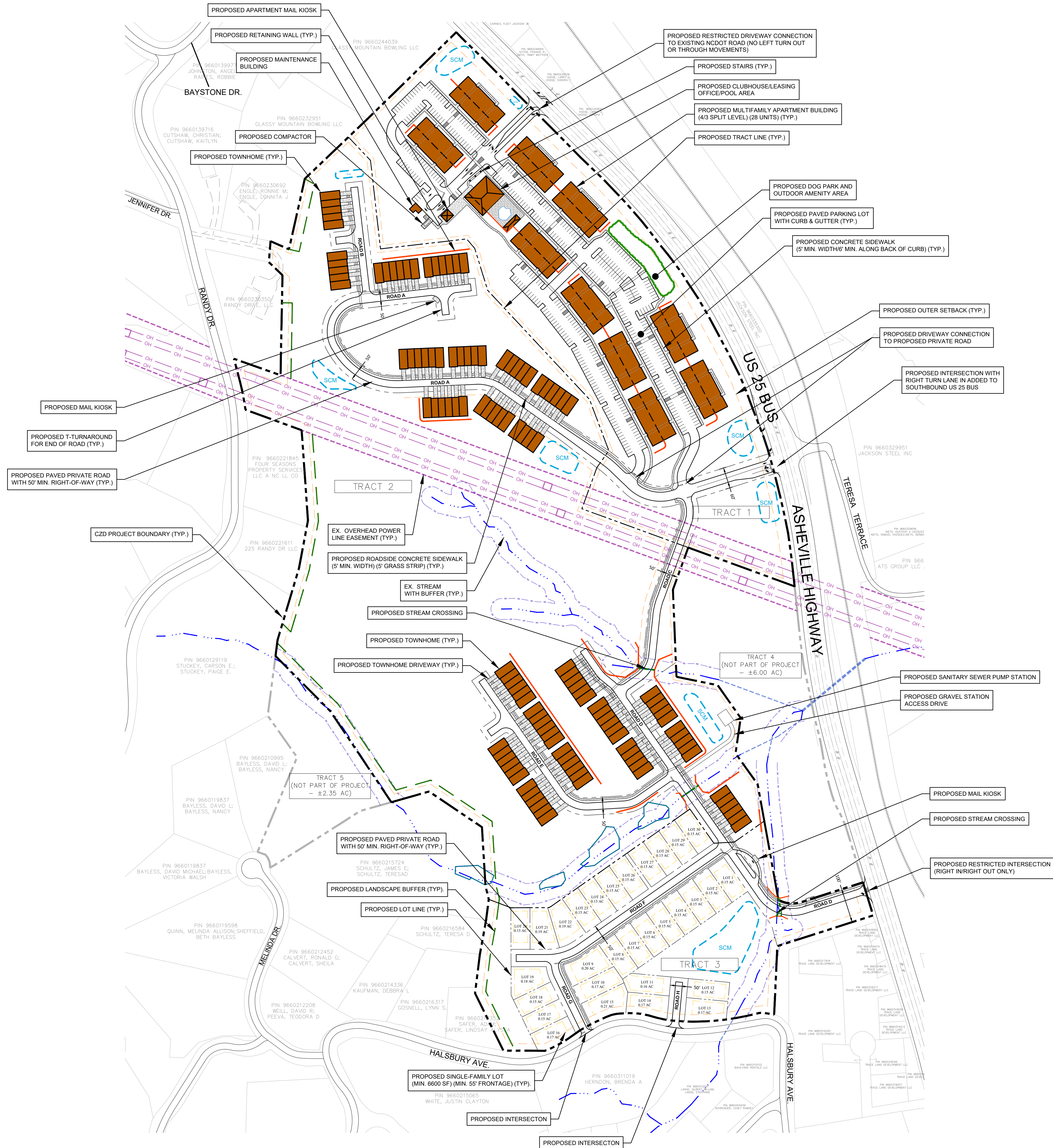
- a. We will likely break ground sometime in 2026.
- 29. Where will development start?
 - a. Not sure yet.
- 30. Too many people in too small an area. We love our wildlife that comes through, thanks to all our trees. But we will lose all our space and nature with this development coming in.
 - a. 15-20 acres will be open space. A lot of developments would not offer that much
 - b. We can't build on steeper slopes, so that will remain undeveloped.
- 31. Will the open space be public?
 - a. Trails will only be for residents, and there will be a 30 ft landscape buffer on western side, and a 30 ft setback on Halsbury Ave.
- 32. Zoning?
 - a. Currently RC, R1, and R15 in the ETJ
 - b. It will be moved to a Conditional District, if approved.
 - c. This has to be conditionally rezoned given the size of the development. With Conditional, you must have a site plan, and if approved, you must meet the conditions and build exactly what is on the site plan.
 - d. Any condition from DOT's TIA will be a condition.
- 33. What kind of conditions could come from the TIA?
 - a. Could be a right-in, right-out only turn lane.
- 34. Will construction traffic come off of Halsbury or Asheville Hwy?
 - a. Most likely off Asheville Hwy.
 - b. We can add that as a condition, too—that construction traffic can't use the side streets.
- 35. Will the main exit to Asheville Hwy have stop signs? That will make it impossible, it's already hard to make that turn.
 - a. DOT does not want a light there.
 - b. Traffic light or stop sign is still to be determined.
- 36. Will there be fire access through the gate?
 - a. Fire code will require residents to be able to exit through any gates.
 - b. A code is required to allow EMS access through gates.
- 37. How do we get a stop sign instead of a yield sign?
 - a. We will put you in touch with DOT to get that changed, the County can't maintain any roads.
 - b. This is a longer process than just today. You will receive a letter for Planning Board and for the public hearing with the BOC. Planning Board will make a recommendation to the BOC, then the BOC has the authority to make the decision.
- 38. What if it's turned down?
 - a. Then that's it. The applicant may make changes to the site plan based on BOC comments, and could resubmit the application. If that happens, you would all get notified again.
- 39. Who gets letters?
 - a. All property owners within 400 ft of the edges of the project area.
 - b. Anyone can attend or speak about this project, it is not limited to the neighbors. These are public meetings.
 - c. Open public comment—sign in sheet and speak at the podium, limited to 3 minutes. Different format from this meeting; not a dialogue
 - d. You can submit a letter or email to us if you can't attend, and staff will present it to the Planning Board and/or BOC.

Ms. Radcliff and Mr. Champion explained the next steps in the process for public comment at the Planning Board and public hearing. Any conditions put on the applicant must be agreed to in writing. Any required permits as conditions must be in hand before work can be done. A summary of this meeting will be created that will become part of the packet as it moves through the process. Staff is also working on developing a list of conditions.

Next Steps: The Planning Board will review this application at its May 15th meeting and make a recommendation to the Board of Commissioners (BOC). The BOC will hold a public hearing before

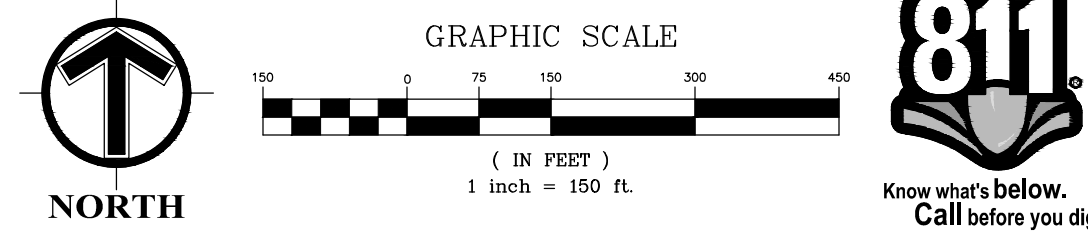
acting on the application, most likely at their meeting in June. Ms. Radcliff stated that property owners within 400 ft of the project will be mailed a notice for the Planning Board meeting and will receive additional notice of the BOC meeting once the date has been set. The public hearing will be advertised in the Hendersonville Lightning and the property will be posted. The BOC has the final approval authority on the project.

With no further comments or questions, the meeting was concluded at 10:35 a.m.



SITE DATA	
PROPERTY INFORMATION	
ADDRESS:	ASHEVILLE HWY (US 25 BUS)
PROJECT SITE ACREAGE:	67.84+- AC
PIN:	9660-23-6968, 9660-23-7875, 9660-22-8850, 9660-32-5424, 9660-32-6028, 9660-31-7635, 9660-31-2567
PLANNING JURISDICTION:	HENDERSON COUNTY
PROPOSED CZD DEVELOPMENT	
SINGLE FAMILY LOTS:	30 LOTS
TOWNHOME UNITS:	120 UNITS
MULTI-FAMILY UNITS:	280 UNITS
TOTAL UNITS:	430 UNITS
DENSITY:	MAX. ALLOWED: 16 (CC) / 12 (R-1) UNITS/ACRE PROPOSED: 6.34 UNITS/ACRE
MF PARKING RATIO:	1:6:1
PROPOSED PUBLIC SEWER:	HENDERSON COUNTY (W/ ON-SITE PUMP STATION)
PROPOSED PUBLIC WATER:	CITY OF HENDERSONVILLE
EXISTING ZONING:	HENDERSON COUNTY R-1 & CC (COMMUNITY COMMERCIAL)
PROPOSED ZONING:	APPROX. 3.2 ACRES WITHIN HENDERSONVILLE ETJ HENDERSON COUNTY CONDITIONAL ZONING (CZD)
SITE DATA	
PROPOSED SETBACKS:	BLVD FRONT 30', OTHER FRONT 20', SIDE 10', REAR 20', CORNER 7'
PROJECT OUTER SETBACKS:	30'
PROJECT INNER SETBACKS:	20'
PROJECT TOWNHOME SETBACKS:	15'
DISTURBED AREA:	46± AC
IMPERVIOUS AREA:	21± AC
OPEN SPACE:	REQUIRED: 13.6 AC (20%) PROVIDED: 13.6 AC COMMON SPACE REQUIRED: 6.8 AC (10%) COMMON SPACE PROVIDED: 6.8 AC
TOWNSHIP:	BALFOUR / MOUNTAIN HOME
FIRE DISTRICT:	MOUNTAIN HOME
WATERSHED:	MUD CREEK / FRENCH BROAD RIVER

- ### GENERAL NOTES
- IMPROVEMENTS WITHIN THE NCDOT RIGHT-OF-WAY ARE TO BE COORDINATED WITH NCDOT AND REQUIRE AN APPROVED ENCROACHMENT PERMIT. CONTRACTOR SHALL REFER TO THE MOST CURRENT EDITION OF NCDOT STANDARD DRAWINGS AND DETAILS.
 - ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO NCDOT STANDARDS AND SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION).
 - FINAL MAIL KIOSK LOCATIONS SHALL BE REVIEWED AND APPROVED BY USPS.
 - THE REVIEW AGENCY / UTILITY CONTACT FOR THE PROPOSED WATER SYSTEM IS THE CITY OF HENDERSONVILLE.
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 - ROADS SHALL BE PAVED. NO ROADS OR DRIVEWAYS TO BE CONSTRUCTED STEEPER THAN 18% SLOPE.
 - PROJECT TO FOLLOW HENDERSON COUNTY LANDSCAPE DESIGN STANDARDS.



REVISION
NO. 1
DATE 04/23/25
CZ RESUBMITTAL
CZ RESUBMITTAL
06/16/25

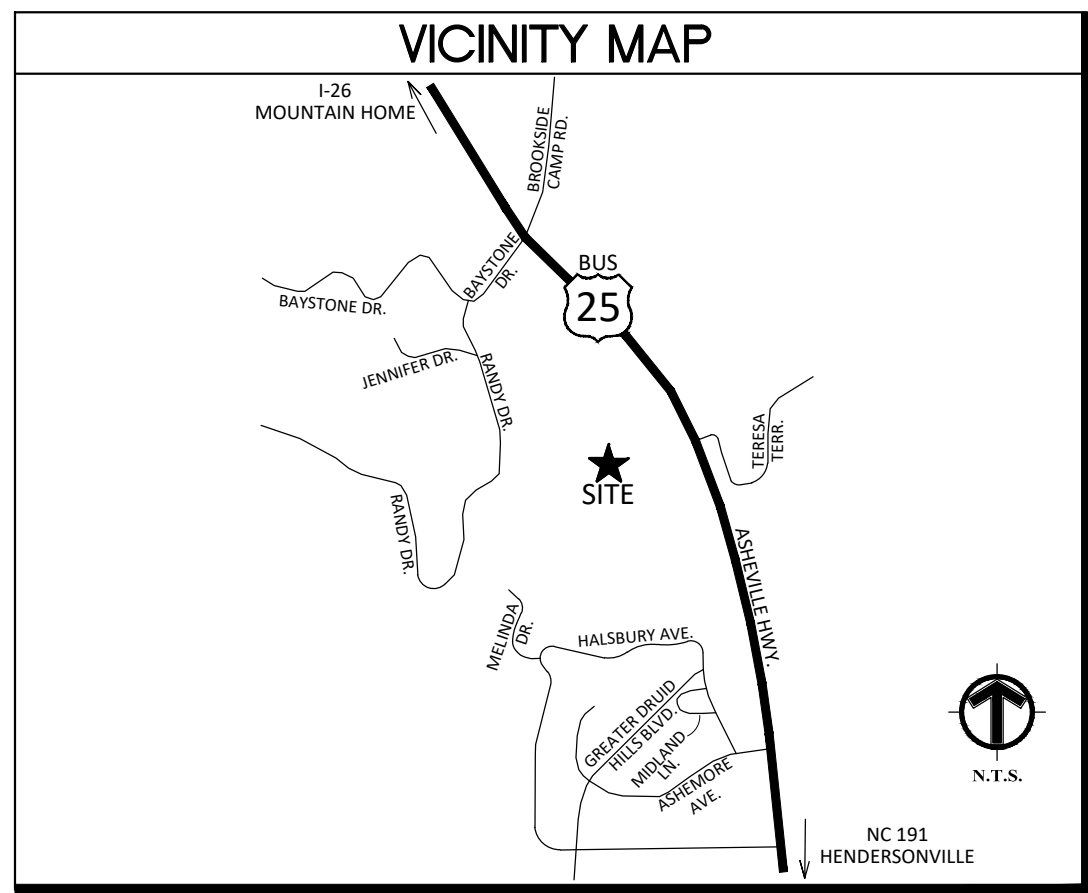
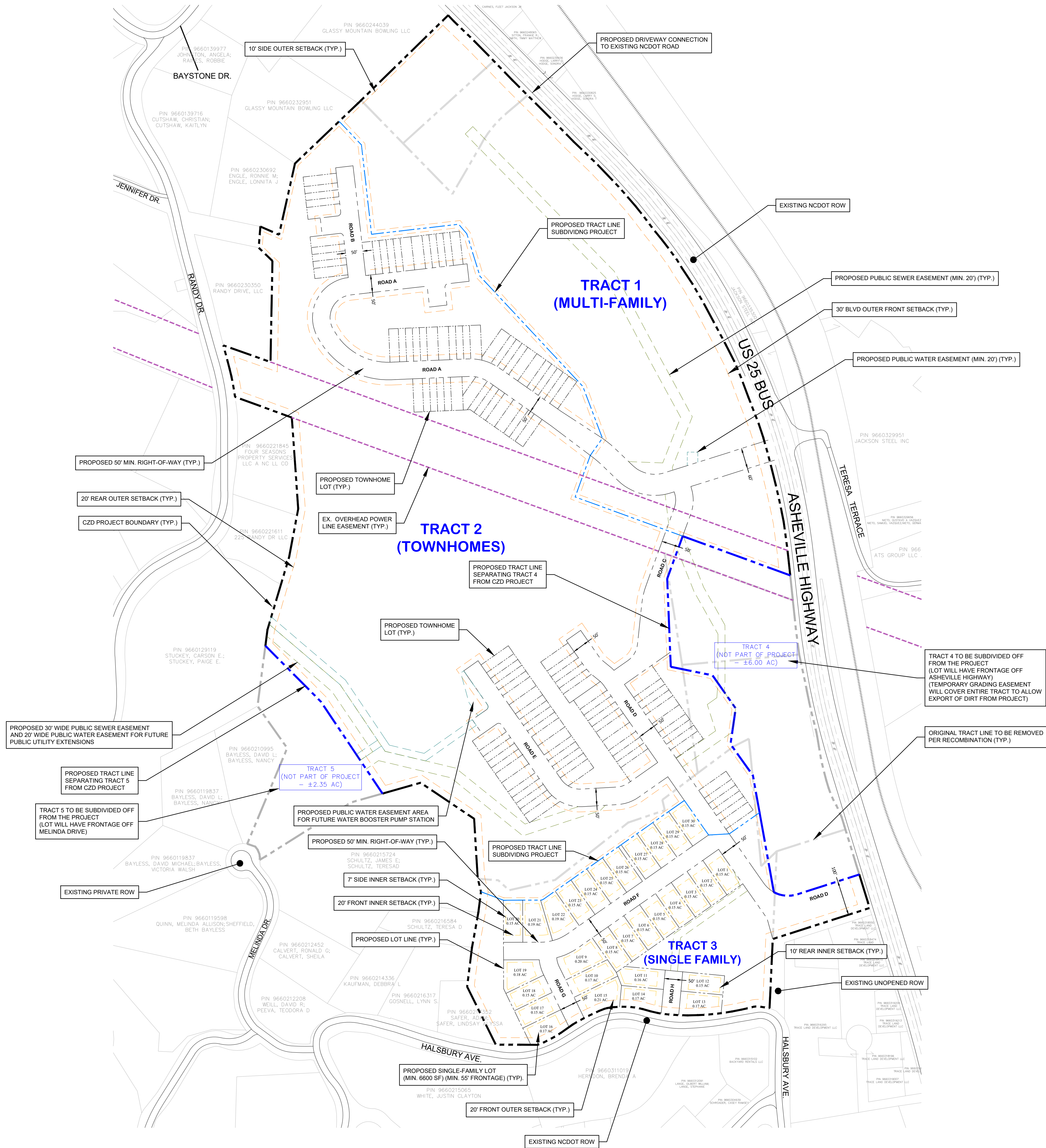
NOT FOR CONSTRUCTION

JUSTIN ROHDE, PE
59 HICKORY TREE ROAD
ASHEVILLE, NORTH CAROLINA 28805
PHONE: (919) 523-6407

HENDERSON COUNTY
DATE: 03/31/2025
PROJECT ENGINEER: J. ROHDE, PE
PROJECT CAD DESIGNER: J. ROHDE, PE
PROJECT SURVEYOR: AJS & PLANNERS, PC

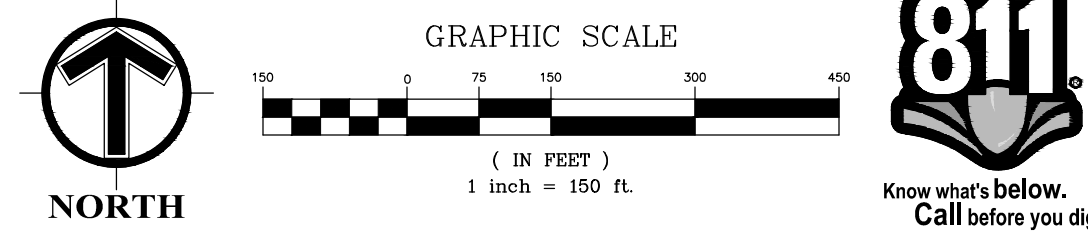
BAYSTONE GLEN
HENDERSON COUNTY, NORTH CAROLINA
CZD SITE PLAN

DRAWING SHEET
C-1.0
PROJECT NUMBER
25001



SITE DATA	
PROPERTY INFORMATION	
ADDRESS:	ASHEVILLE HWY (US 25 BUS)
PROJECT SITE ACREAGE:	67.84+- AC
PIN:	9660-23-6968, 9660-23-7875, 9660-22-8850, 9660-32-5424, 9660-32-6028, 9660-31-7635, 9660-31-2567
PLANNING JURISDICTION:	HENDERSON COUNTY
PROPOSED CZD DEVELOPMENT	
SINGLE FAMILY LOTS:	30 LOTS
TOWNHOME UNITS:	120 UNITS
MULTI-FAMILY UNITS:	280 UNITS
TOTAL UNITS:	430 UNITS
DENSITY:	MAX. ALLOWED: 16 (CC) / 12 (R-1) UNITS/ACRE PROPOSED: 6.34 UNITS/ACRE
MF PARKING RATIO:	1.6:1
PROPOSED PUBLIC SEWER:	HENDERSON COUNTY (W/ ON-SITE PUMP STATION)
PROPOSED PUBLIC WATER:	CITY OF HENDERSONVILLE
EXISTING ZONING:	HENDERSON COUNTY R-1 & CC (COMMUNITY COMMERCIAL)
PROPOSED ZONING:	APPROX. 3.2 ACRES WITHIN HENDERSONVILLE ETJ HENDERSON COUNTY CONDITIONAL ZONING (CZD)
SITE DATA	
PROPOSED SETBACKS:	BLVD FRONT OTHER FRONT SIDE REAR CORNER
PROJECT OUTER SETBACKS:	30' 20' 10' 20'
PROJECT INNER SETBACKS:	30' 20' 7' 10'
PROJECT TOWNHOME SETBACKS:	15' 0' 10' 7'
DISTURBED AREA:	46± AC
IMPERVIOUS AREA:	21± AC
OPEN SPACE:	REQUIRED: 13.6 AC (20%) PROVIDED: 13.6 AC COMMON SPACE REQUIRED: 6.8 AC (10%) COMMON SPACE PROVIDED: 6.8 AC
TOWNSHIP:	BALFOUR / MOUNTAIN HOME
FIRE DISTRICT:	MOUNTAIN HOME
WATERSHED:	MUD CREEK / FRENCH BROAD RIVER

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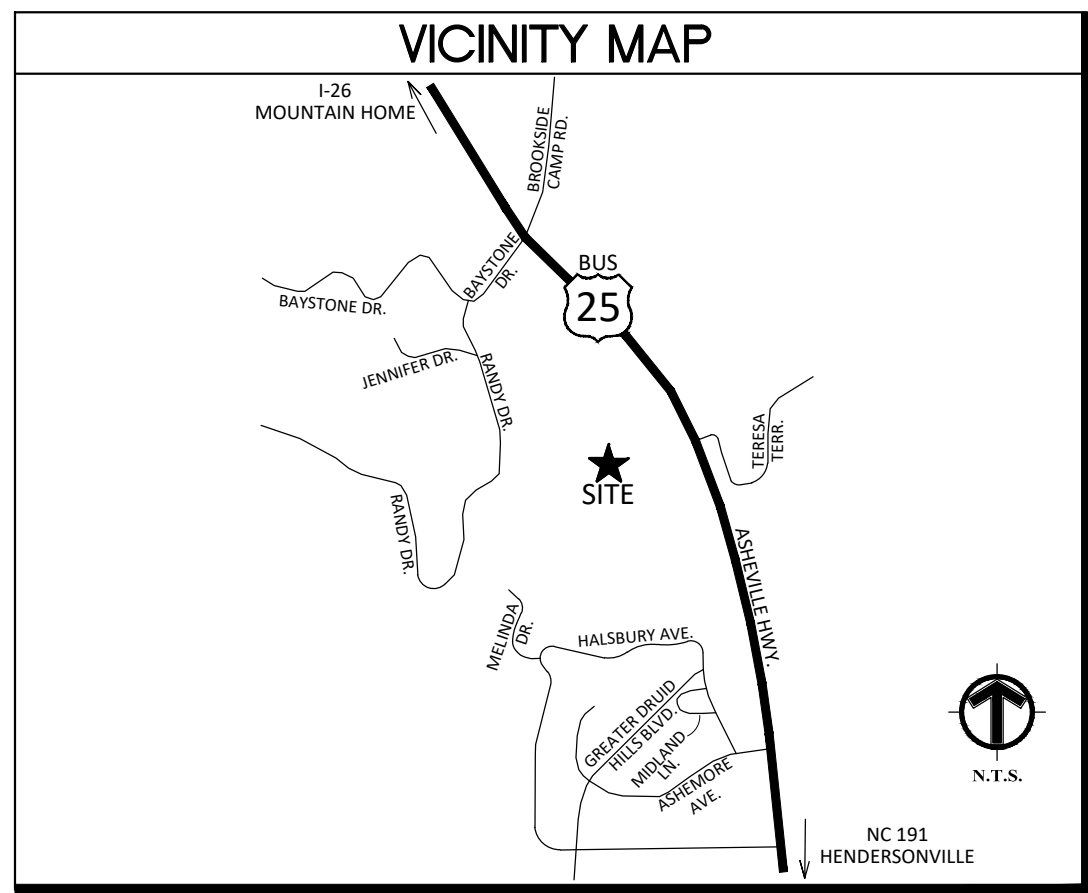
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PHONE: (919) 523-6407

HENDERSON COUNTY
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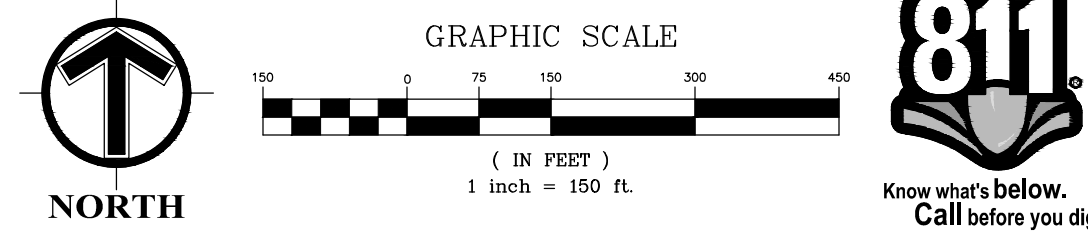
BAYSTONE GLEN
HENDERSON COUNTY, NORTH CAROLINA
CZD PRELIMINARY PLAT PLAN

DRAWING SHEET
C-1.1
PROJECT NUMBER
25001



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REVISION: CZ RESUBMITAL
NO: 1

NOT FOR CONSTRUCTION

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PHONE: (919) 523-6407

HENDERSON COUNTY
DATE: 03/31/2025
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PROJECT CAD DESIGNER: J. ROHDE, PE
PROJECT SURVEYOR: AJS & PLANNERS, PC

BAYSTONE GLEN
HENDERSON COUNTY, NORTH CAROLINA
CZD LANDSCAPE
COMPLIANCE PLAN

DRAWING SHEET
C-5.0
PROJECT NUMBER
25001



REZONING APPLICATION R-2025-05-CD
BAYSTONE GLEN
COMPREHENSIVE PLAN STATEMENT

Related to rezoning application R-2025-05-CD, the Comprehensive Plan states the following:

The 2045 Comprehensive Plan highlights the need for more housing supply with a greater variety of housing types in Henderson County to accommodate a broader range of residents. Rising housing demand and costs arose as a key issue during the engagement process. Outcome 3 of the plan emphasizes the need to improve housing availability. Goal 7 of the plan states to “diversify housing choices and increase availability” (p. 86).

- Rec 7.2: Encourage development of housing.
 - A. Consider creating incentives to encourage the creation of workforce housing developments.
 - C. Support appropriately sized affordable housing developments within rural, agricultural areas and residential zoning districts.
- Rec 7.4: Locate workforce housing near jobs.
 - A. In accordance with guidance from the Future Land Use Map, support residential development near employment areas and in and around commercial centers.

Additionally, the 2045 Comprehensive Plan highlighted the need for more connectivity to serve the community. Outcome 2, Goal 4 of the plan emphasizes the need to prioritize multi-modal transportation options and connectivity (p. 72).

The Planning 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.

BAYSTONE GLEN

#R-2025-05-CD

Planning Board

July 17, 2025

1

CONDITIONAL DISTRICTS

Conditional Rezonings are:

- Legislative decisions
- Require a site-specific plan (only what is on the plan is allowed)
- The TRC, Planning Board, and BOC may require conditions of the development, provided the applicant agrees to those conditions
- The Conditional process provides protection to adjacent properties

2

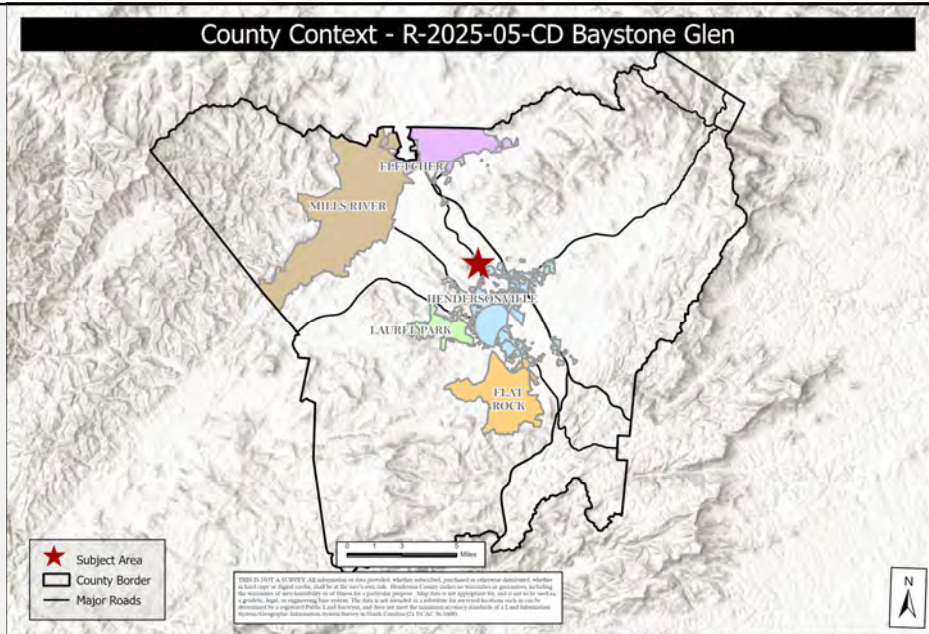
<div data-bbox="259 516 647 667">APPLICATION BACKGROUND</div>	<ul style="list-style-type: none"> Rezoning Application #R-2025-05-CD, requests to be rezoned from its current CC and R1 designation to Conditional District CD-2025-05 PINs: 9660-23-6968, 9660-23-7875, 9660-22-8850, 9660-32-5424, 9660-35-6028, 9660-31-7635, & 9660-31-2567 Approximately 67.84 acres Access from Asheville Hwy (US25) Owners: Bayless Et.Al. Applicant: Boones Station, LLC & Tranquil Waters Development, LLC (Justin Rohde, Agent). Neighborhood Compatibility Meeting was held on May 2, 2025 TRC reviewed this application at their July 15, 2025, meeting.
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3

<div data-bbox="259 1430 647 1581">PROJECT SUMMARY</div>	<ul style="list-style-type: none"> 67.84 ac 430 residential units <ul style="list-style-type: none"> 30 single-family lots 120 townhome units 280 multi-family units Utilities: <ul style="list-style-type: none"> City of Hendersonville Water City of Hendersonville Sewer Amenities <ul style="list-style-type: none"> Clubhouse with rental office Dog park Pool Sidewalks Hydrants Street trees Future Apple Country Transit stop 50' private rights-of-way <ul style="list-style-type: none"> Paved drive isles Internal connections 3 intersections to Asheville Hwy 2 intersections to Halsbury Ave Open Space: 13.6 ac Common Space: 6.8 ac
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4

LOCATION



5

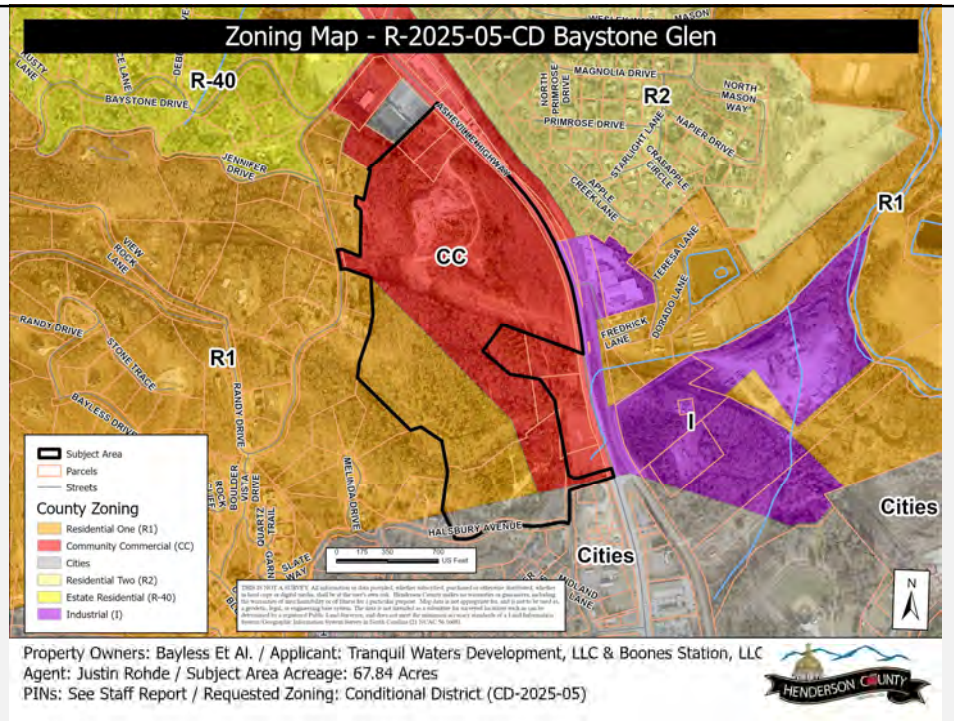


SUBJECT AREA

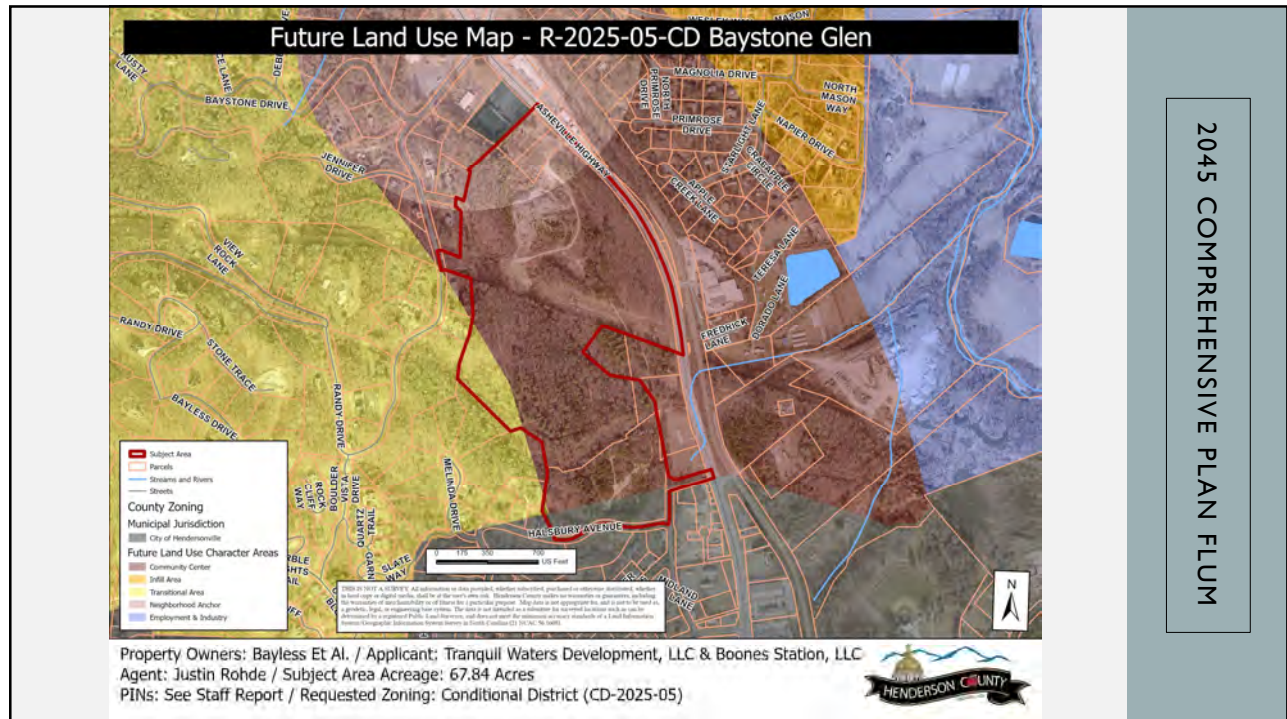
6

Current Zoning:
**Residential One (R1)
& Community
Commercial (CC)**

Requested Zoning:
**Conditional District
(CD-2025-05)**



7



2045 COMPREHENSIVE PLAN FLUM

8

2045 COMPREHENSIVE PLAN

FUTURE LAND USE CHARACTER AREAS

FLUM Character Areas:

Community Center: “Community Centers are larger commercial nodes that serve broader geographic areas than Neighborhood Anchors. These areas typically have higher concentrations of nonresidential uses and commercial services that contribute to the tax base. However, mixed-used development is also encouraged, especially to offer multi-story units....”

Transitional Area: “Transitional Area encompasses residential areas of limited density. Conservation subdivisions should be encouraged in these areas to provide and protect open space.”

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. Developments that accommodate the ability to live, work, and play without commuting, are encouraged here.”

9

2045 COMPREHENSIVE PLAN

Plan Outcomes & Goals

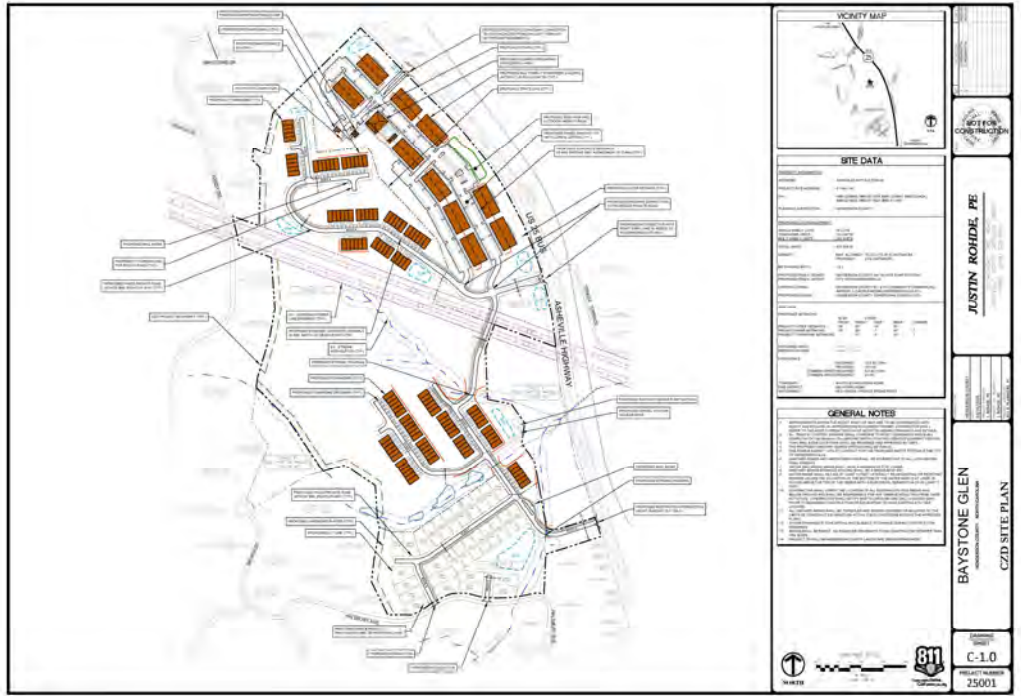
- More housing supply with a greater variety of housing types in the County to accommodate a broader range of residents.
- Outcome 3 of the plan emphasizes the need to improve housing availability.
- Goal 7 of the plan states to “diversify housing choices and increase availability.”
 - REC 7.2: Encourage development of housing.
 - REC 7.4: Locate workforce housing near jobs.
- Outcome 2 of the plan emphasizes the need to prioritize multi-modal transportation options and connectivity
 - Ideal location for future residents to live and work in a walkable and transit accessible area

10

11

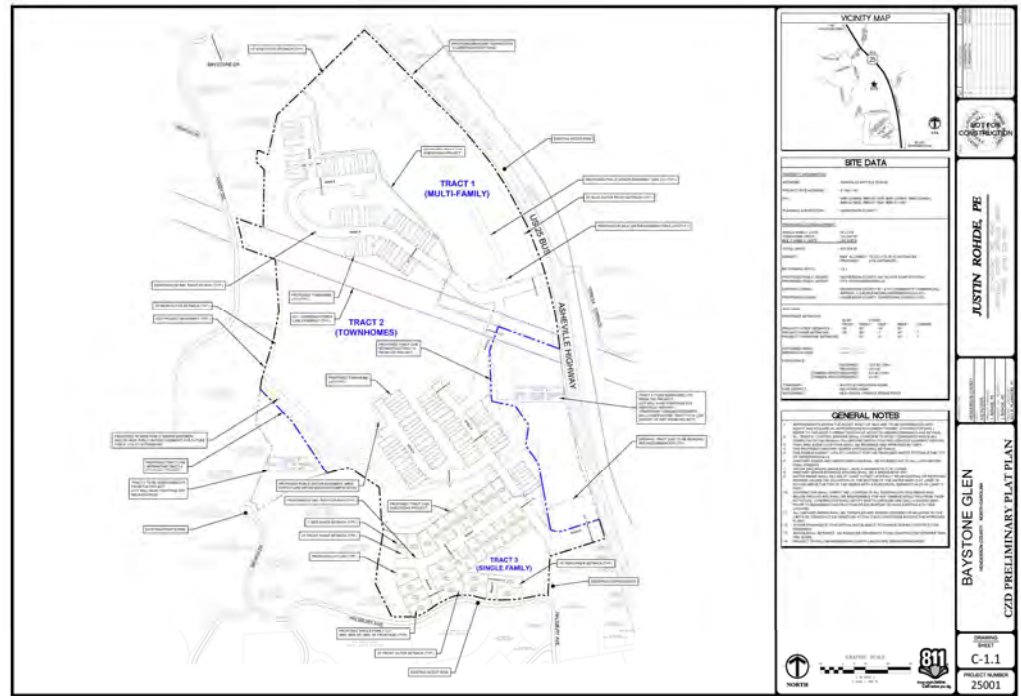


SITE PLAN



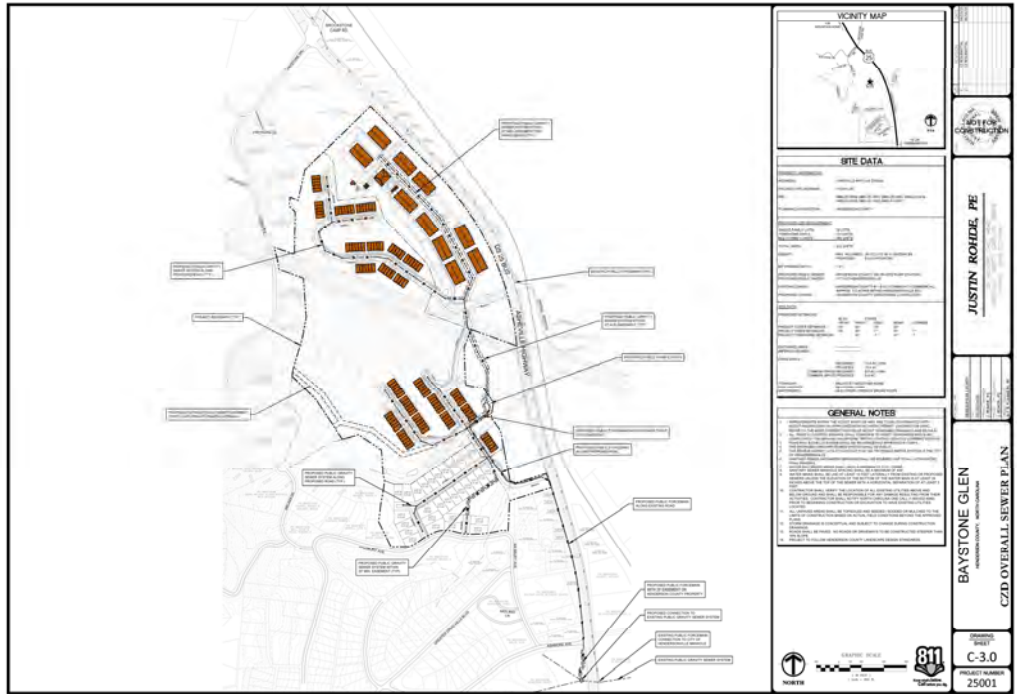
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PLAT PLAN



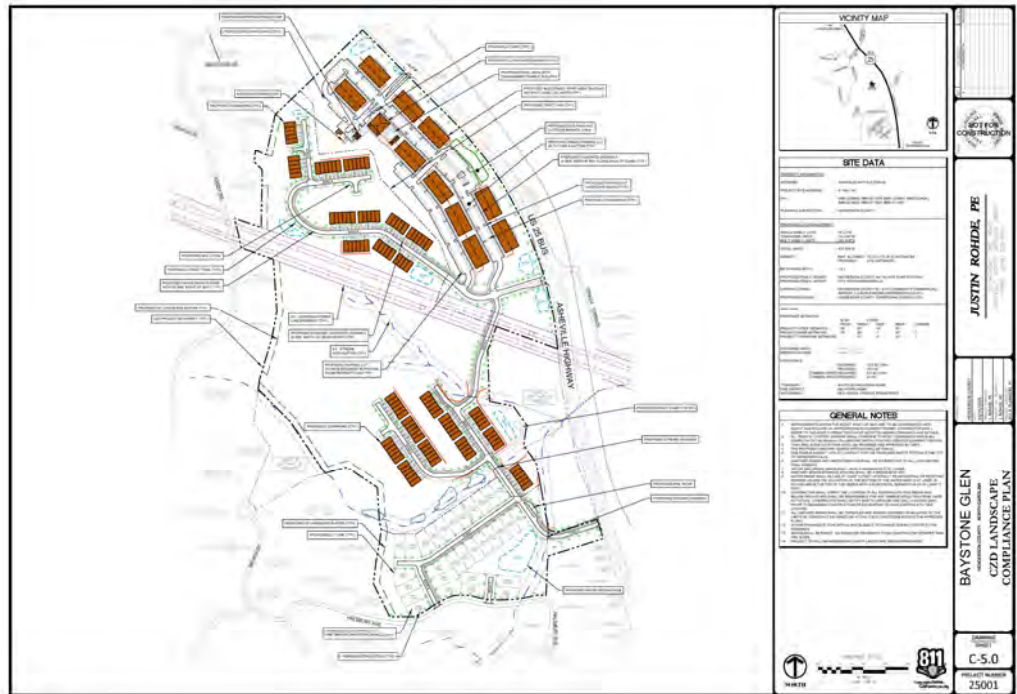
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SEWER PLAN



15

LANDSCAPE PLAN



16

PROJECT SUMMARY

- 67.84 ac
- 430 residential units
 - 30 single-family lots
 - 120 townhome units
 - 280 multi-family units
- Utilities:
 - City of Hendersonville Water
 - City of Hendersonville Sewer
- Amenities
 - Clubhouse with rental office
 - Dog park
 - Pool
 - Sidewalks
 - Hydrants
 - Street trees
 - Future Apple Country Transit stop
- 50' private rights-of-way
 - Paved drive isles
- Internal connections
 - 3 intersections to Asheville Hwy
 - 2 intersections to Halsbury Ave
- Open Space: 13.6 ac
- Common Space: 6.8 ac

17

NEXT STEPS

- The Planning Board has 45 days to make their recommendation to the Board of Commissioners.
- A Public Hearing will be scheduled for the Board of Commissioners, who will make the final decision on this request.
- If approved, the developer must adhere to the site plan as presented and all written and agreed to conditions.

18

QUESTIONS?

Rezoning #R-2025-05-CD

Baystone Glen

Henderson County Planning Department

