

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: May 21, 2026

SUBJECT: Rezoning Application #R-2025-09, Ridge Road

PRESENTER: Miles Kish, 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-2025-09, for PIN: 9599-32-2820, owned by Sherlyn Mejia Romo (hereafter the subject area). The subject area is located on Ridge Road and J H Hyder Road. The owner has requested the 0.75-acre property be rezoned from Residential Two Rural (R2R) to Industrial (I). The application was submitted on November 26, 2025.

ACTION REQUESTED:

Staff requests the Planning Board make a recommendation to the Board of Commissioners on application #R-2025-09 for approximately 0.75 acres to rezone from R2R to I.

Suggested Motion:

I move that the Planning Board (recommend/not recommend) that the Board of Commissioners approve the rezoning application #R-2025-09 to rezone the Subject Area to Industrial (I), based on the Henderson County 2045 Comprehensive Plan recommendations.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

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

Prepared by:
Miles Kish, Planner I

APPLICATION #
R-2025-09

PLANNING BOARD MEETING DATE:
May 21, 2026

PROPERTY OWNER
Sherlyn Mejia Romo

PROPERTY LOCATION/ADDRESS
Blue Ridge Township

APPLICANT
Sherlyn Mejia Romo

PIN(S):
9599-32-2820

SUMMARY OF REQUEST

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

Existing Zoning	Residential District Two Rural (R2R)
FLUM Character Area	Neighborhood Anchor
Existing Land Use	Vacant
Site Improvements	N/A
Request Acreage	0.75

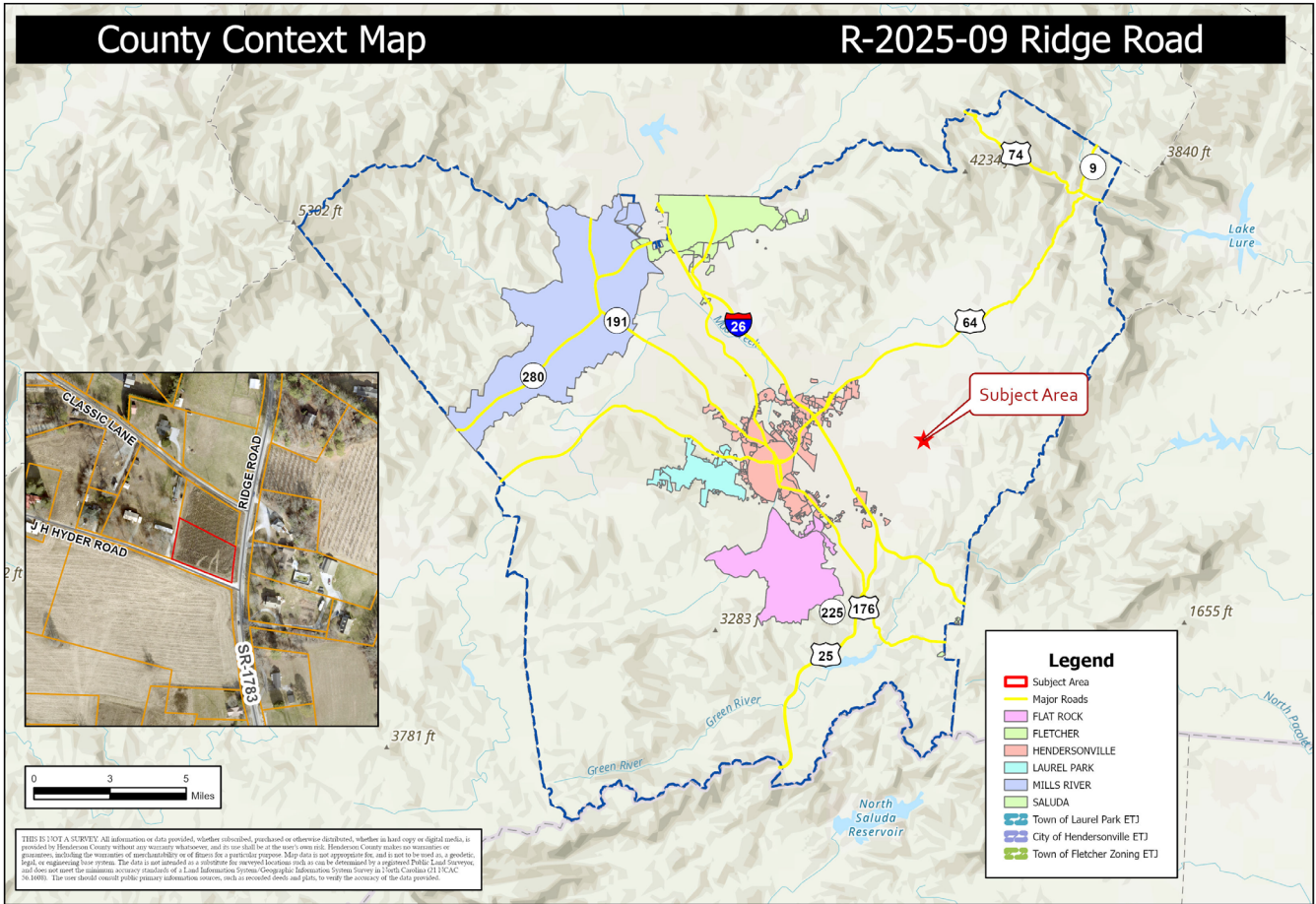
ADJACENT ZONING

North	R2R
East	LC
South	I
West	R2R

PROPERTY CLASS

Residential
Residential, Commercial
Industrial, Vacant
Residential

Map A: County Context



Property Owner(s): Sherlyn Mejia Romo
Total Acreage: 0.75
Residential Two Rural to Industrial



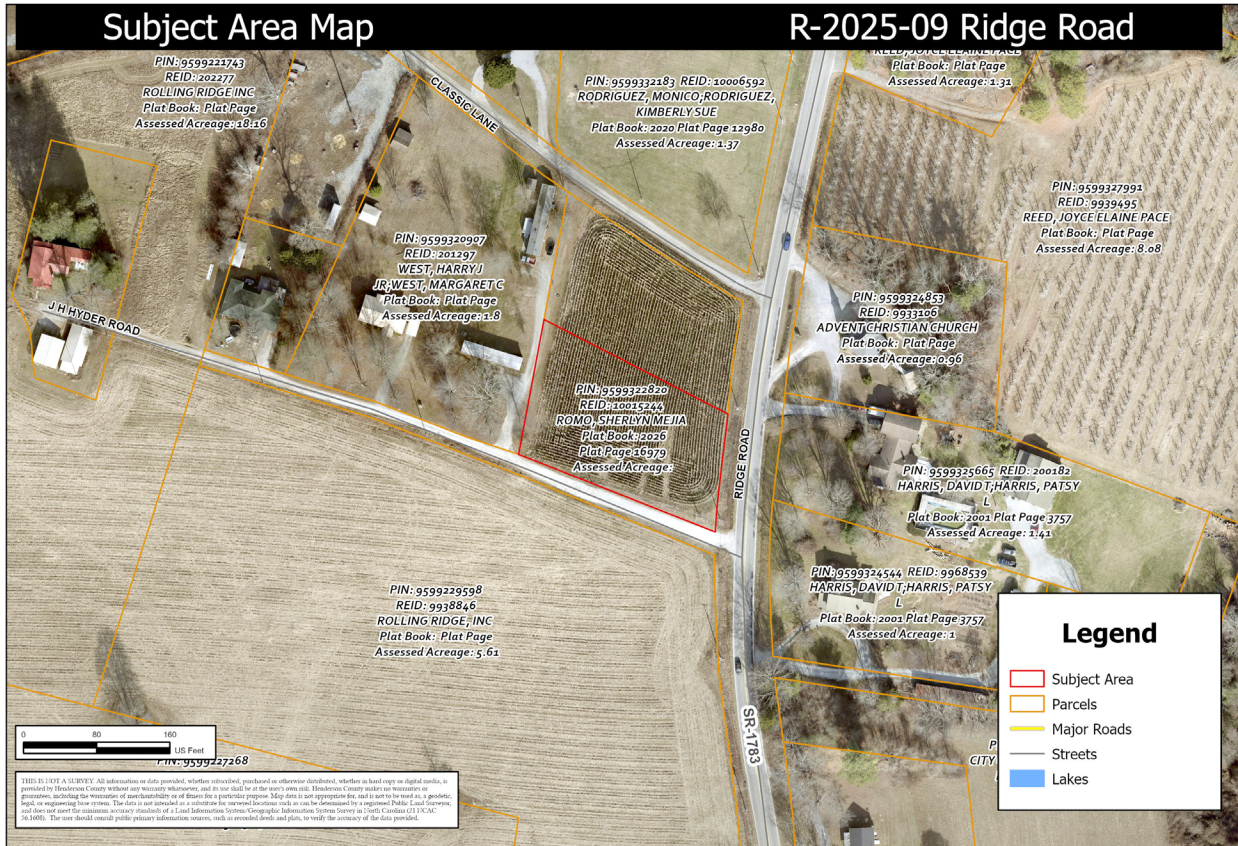
BACKGROUND:

Rezoning application #R-2025-09 is for PIN: 9599-32-2820 (hereafter, the subject area). Sherlyn Mejia Romo owns the parcel with frontage along Ridge Road and J H Hyder Road. The applicant seeks to rezone the subject area from Residential District Two Rural (R2R) to Industrial District (I). The subject area is approximately 0.75 acres.

The subject area was previously part of a 10-parcel, 40-acre rezoning, approved by the Henderson County Board of Commissioners on September 4th, 2018. At that time, the parcel was rezoned from Local Commercial (LC) to Industrial (I). More recently, the subject area was part of a 1.28-acre rezoning approved by the Henderson County Board of Commissioners on May 5th, 2025, following a family estate settlement. In 2025, the subject area was rezoned from Industrial (I) to Residential Two Rural (R2R) by the prior owners.

Henderson County staff received rezoning application #R-2025-09 on November 26th, 2025. This rezoning request was delayed until 2026, as applicants sought to subdivide the original 1.28 acre parcel before proceeding with rezoning on one of the two created parcels.

Map B: Subject Area



Property Owner(s): Sherlyn Mejia Romo
 Total Acreage: 0.75
 Residential Two Rural to Industrial



SUBJECT AREA & ADJACENT PROPERTIES:

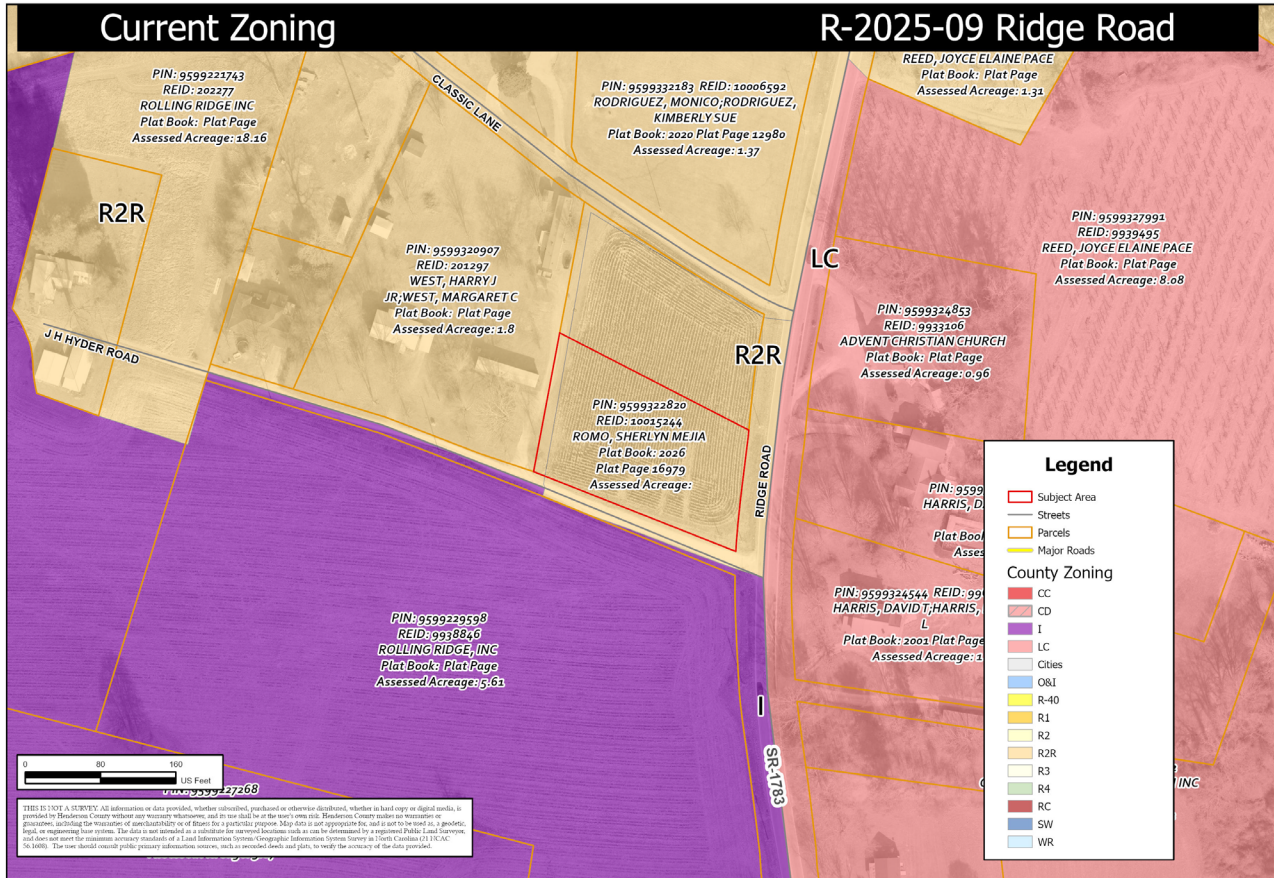
West: Residential uses to the west of the property. Commercial vacant land is further west.

South: J H Hyder Road borders the subject area to the south. Predominantly commercial uses are south of the subject area.

East: Ridge Road (classified as a Collector Road) borders the subject area along the east. Residential uses and an orchard are further east.

North: The adjacent lot to the north is vacant, and residential uses are further north.

Map C: Current Zoning



Property Owner(s): Sherlyn Mejia Romo
 Total Acreage: 0.75
 Residential Two Rural to Industrial



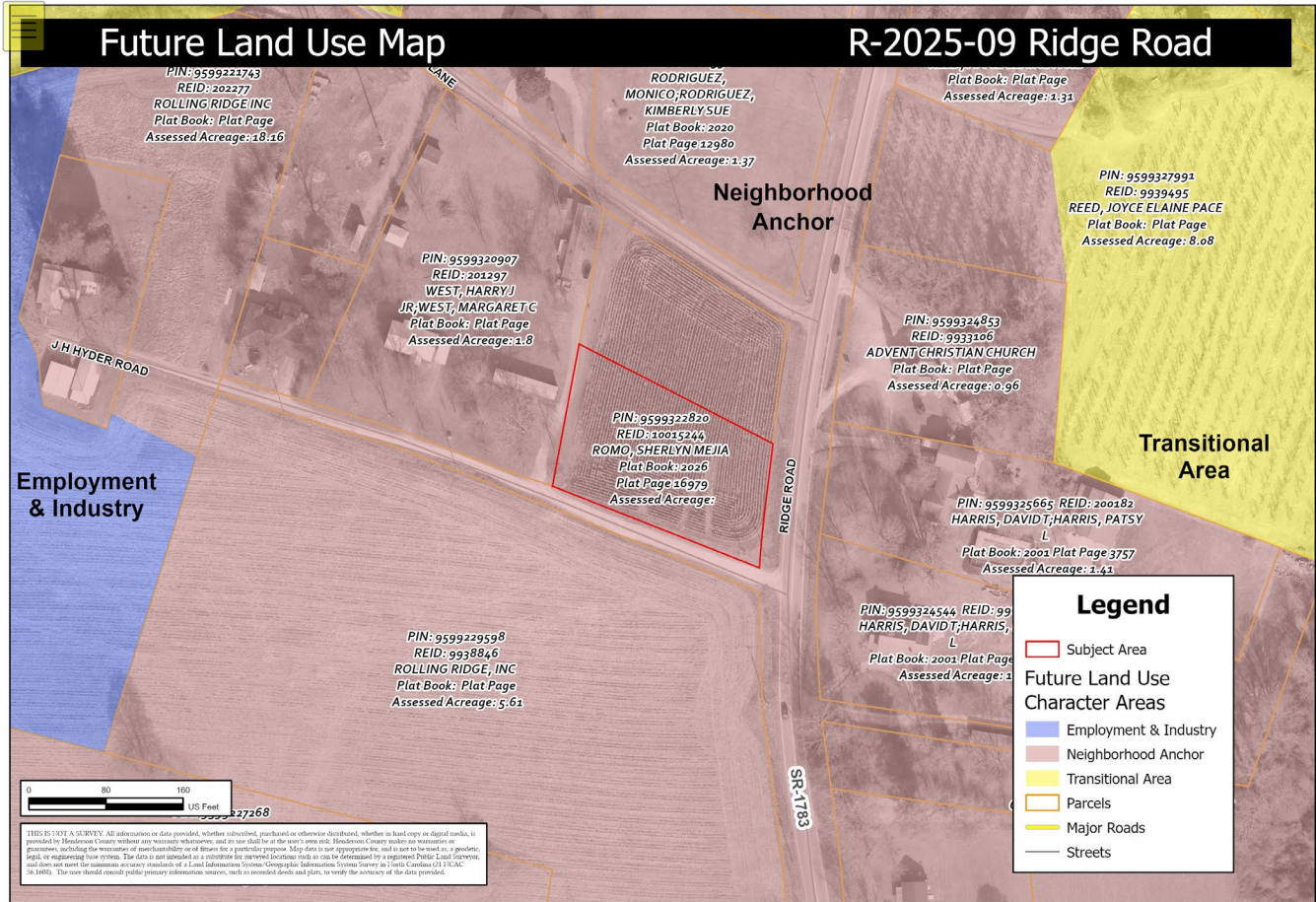
District Comparison:

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 one unit per acre. The maximum density is two units per acre. The maximum height is 40’.

Industrial District (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.

Map D: 2045 Future Land Use Map



Property Owner(s): Sherlyn Mejia Romo
 Total Acreage: 0.75
 Residential Two Rural to Industrial



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

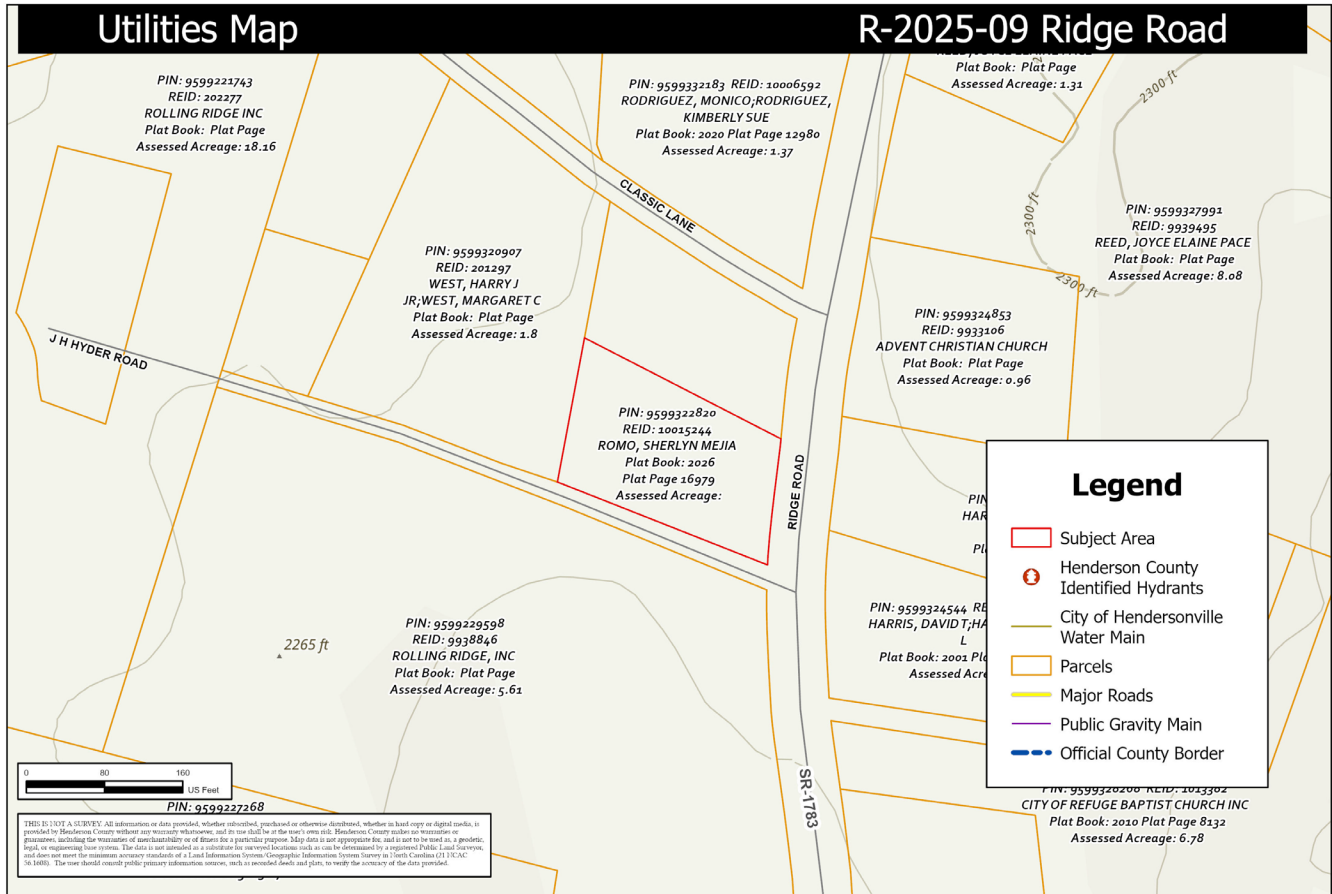
Plan Goal 1: Coordinate Development near Existing Community Anchors

- **Rec 1.2:** Use available zoning tools to encourage context-appropriate rural businesses.

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

- **Rec 6.1:** Increase high-wage employment and foster growth in the local tax base

Map F: Utility Map



Property Owner(s): Sherlyn Mejia Romo
 Total Acreage: 0.75
 Residential Two Rural to Industrial



Water and Sewer

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

Existing Access

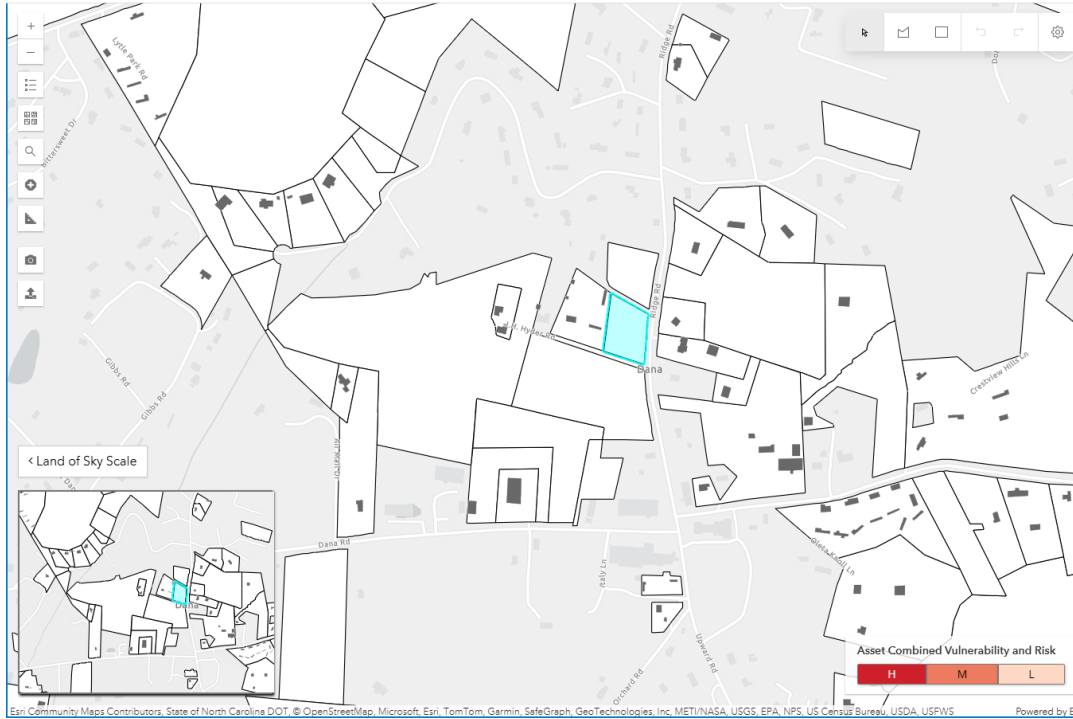
The subject area has access from Ridge Road (SR 1783) and from JH Hyder Road, a private road off Ridge Road.



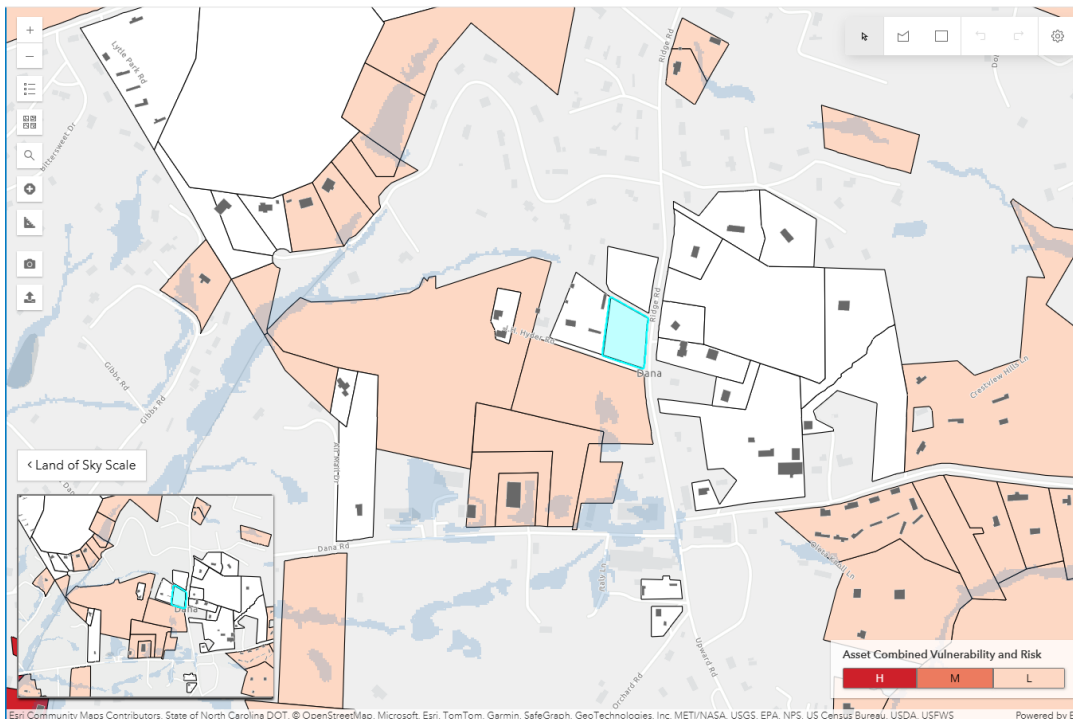
AccelAdapt - Land of Sky Resilience Assessment Tool

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.**

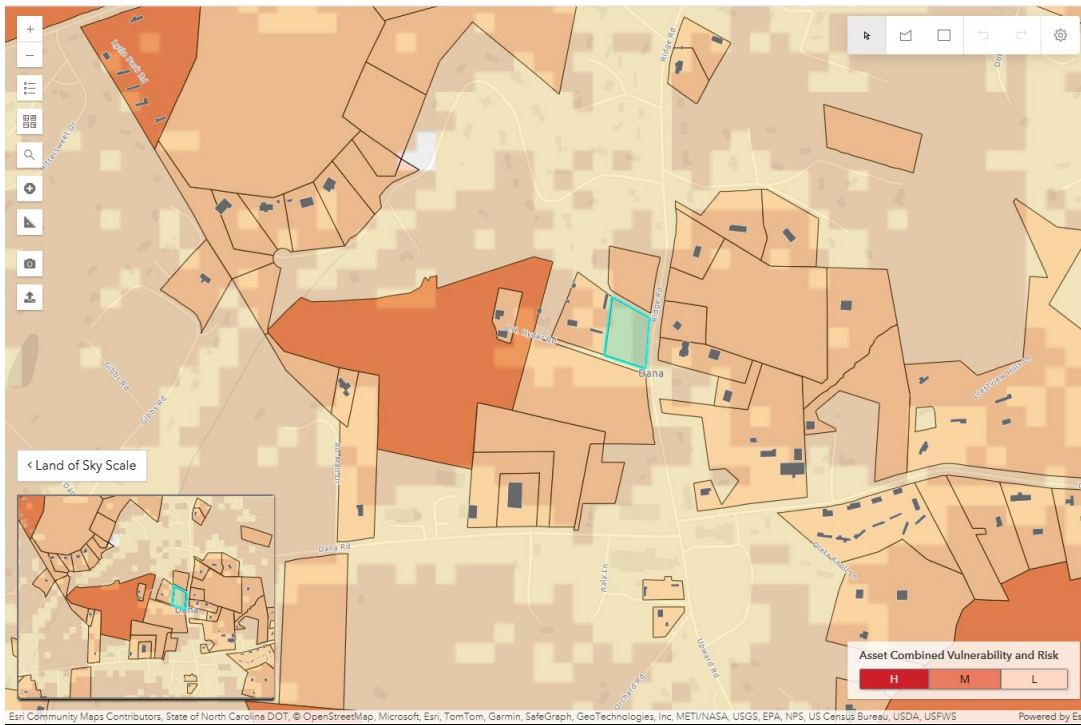
FEMA Flood



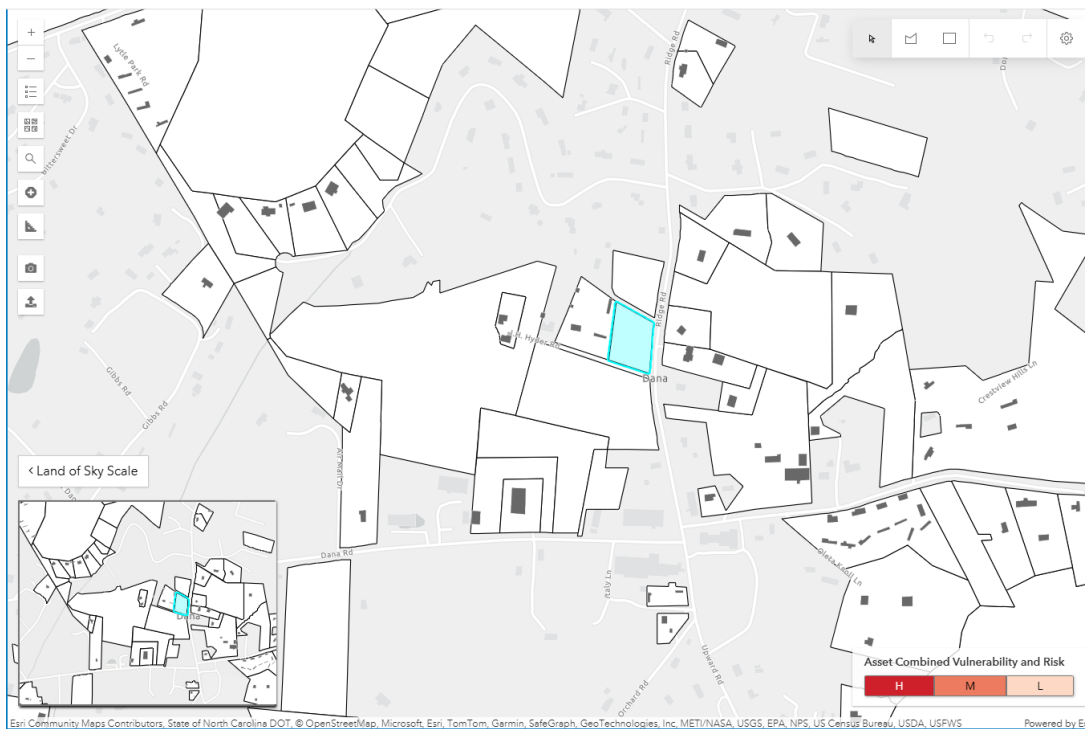
NCEM Advisory Flood



Wildfire



Landslide



Analysis:

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

Technical Review Committee (TRC) Recommendations

The Technical Review Committee (TRC) met on May 19, 2026, to review the rezoning application.

Planning Board Recommendations

The Planning Board will meet on May 21, 2026, to review and vote to recommend or not recommend the rezoning application.

Board of Commissioners Public Hearing

TBD. Staff anticipate a public hearing in June.

CONSENT TO DOWNZONING

I, Sherlyn Mejia Romo , formally acknowledge and consent to the downzoning of a portion of the 1.28-acre property located at PIN: 9599-32-1880 (Ridge Road). I understand that this change in zoning designation from Residential District Two Rural (R2R) to Industrial District (I) 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:9599-32-1880 on November 26, 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.

Sherlyn Mejia Romo
Printed Name

Sherlyn Mejia Romo.
Signature

12/01/2025

Date

Additional Signatories, if applicable:

Printed Name

Signature

Date

Printed Name

Signature

Date

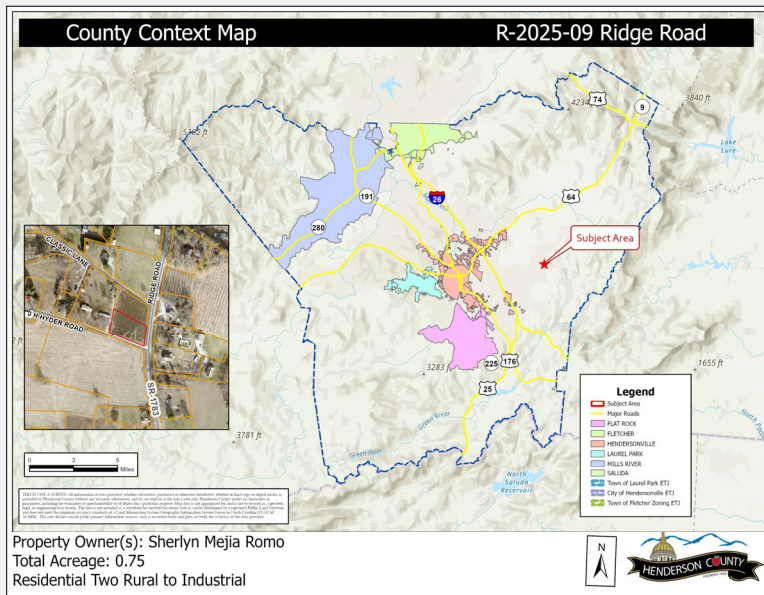
REZONING APPLICATION: R-2025-09

Planning Board • May 21, 2026 • 5:30 PM

Henderson County Planning Department

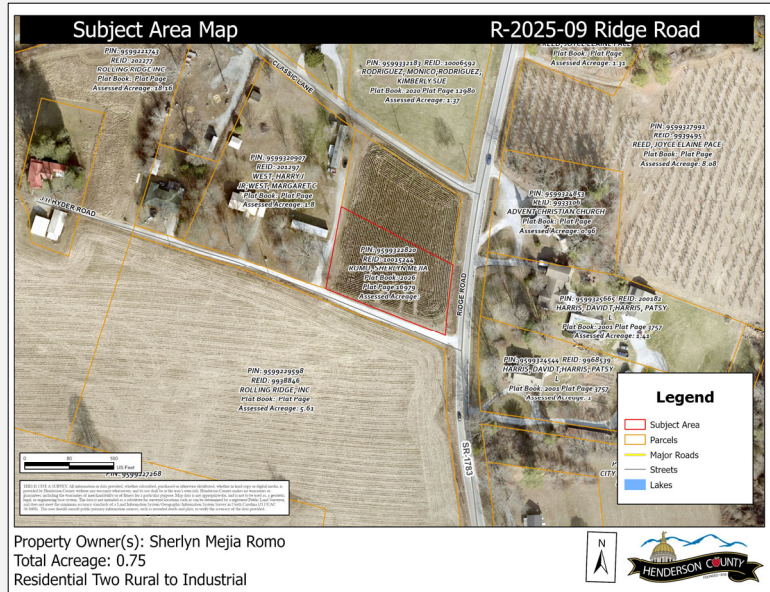
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- This zoning map amendment is for PIN: 9599-32-2820 with access from Ridge Road (SR 1783) and J H Hyder Road.
- The parcel is 0.75 acres.
- Currently zoned Residential Two Rural.



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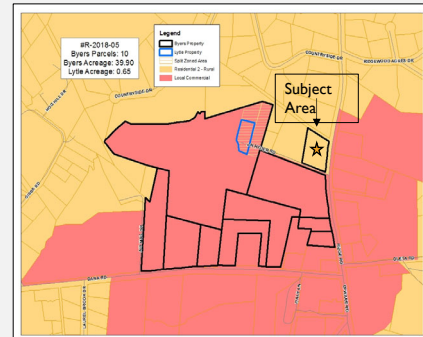
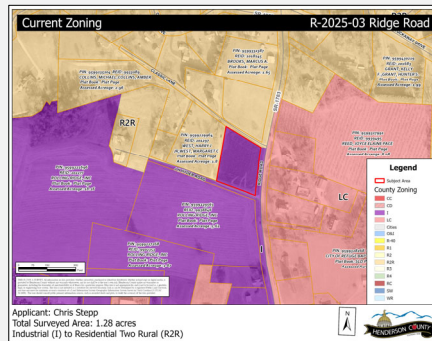
- Rezoning Application R-2025-09, submitted on November 26, 2025, requests that the County rezone 0.75 acres of land from Residential District Two Rural (R2R) to Industrial (I).
- The property owner and applicant is Sherlyn Mejia Roma
- On May 19, 2026, the Technical Review Committee motioned to forward the application to the Planning Board for its review and recommendation.



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Historical Rezoning: #R-2025-03, #R-2018-05

- Prior rezoning was approved at the BOC meeting on May 5th, 2025.
- Parent parcel of 1.28 acres was rezoned from Industrial (I) to Residential Two Rural (R2R).
 - Property has since been subdivided into two parcels.
- Parent parcel was additionally rezoned in 2018 (#R-2018-05) as part of 10 parcels rezoned from Local Commercial (LC) to Industrial (I),



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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)

No Residential Uses

Warehousing and Storage

Treatment Plants

Manufacturing and Production Operations

Current Zoning R-2025-09 Ridge Road

Property Owner(s): Sherlyn Mejia Romo
Total Acreage: 0.75
Residential Two Rural to Industrial

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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

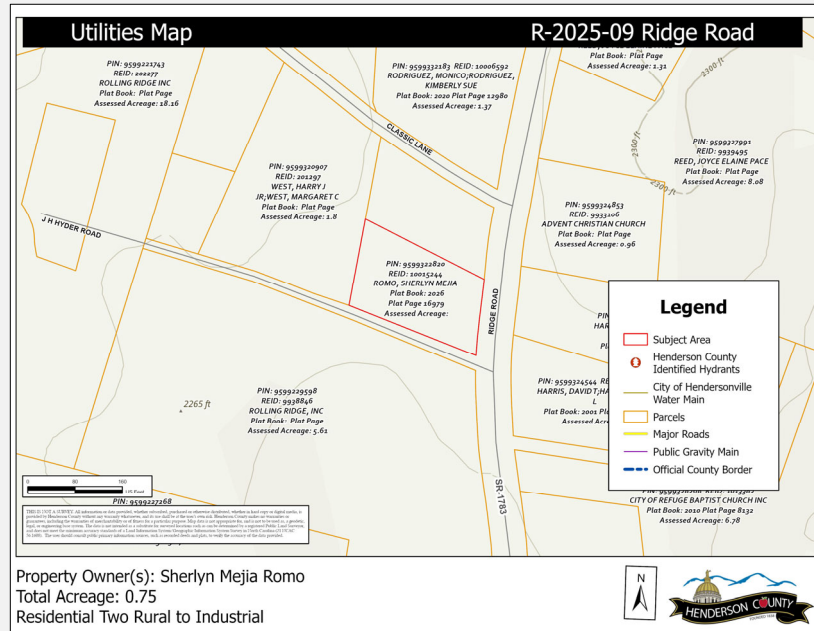
Uses: Small services and retail, churches, fuel stations, light industry, mix of residential types including small scale multi-family

Future Land Use Map R-2025-09 Ridge Road

Property Owner(s): Sherlyn Mejia Romo
Total Acreage: 0.75
Residential Two Rural to Industrial

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



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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.

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

- Rec 6.3: Advance small businesses and entrepreneurs.

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Thank you!

Questions?

Rezoning Application: R-2025-09



Henderson County Planning Department