

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: June 17, 2025

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

PRESENTER: Carlos Martinez, Planner I

ATTACHMENTS: 1.) Staff Report
2.) Consent to Downzoning

SUMMARY OF REQUEST:

Staff received rezoning application #R-2025-06, for a .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:

Technical Review Committee is requested to review rezoning application #R-2025-06 and forward it to the Planning Board for its review and recommendation.

Suggested Motion:

I move the Technical Review Committee forward rezoning application #R-2025-06 to the Planning Board for its review and recommendation with any comments as discussed.



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

TRC MEETING DATE:
June 17, 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

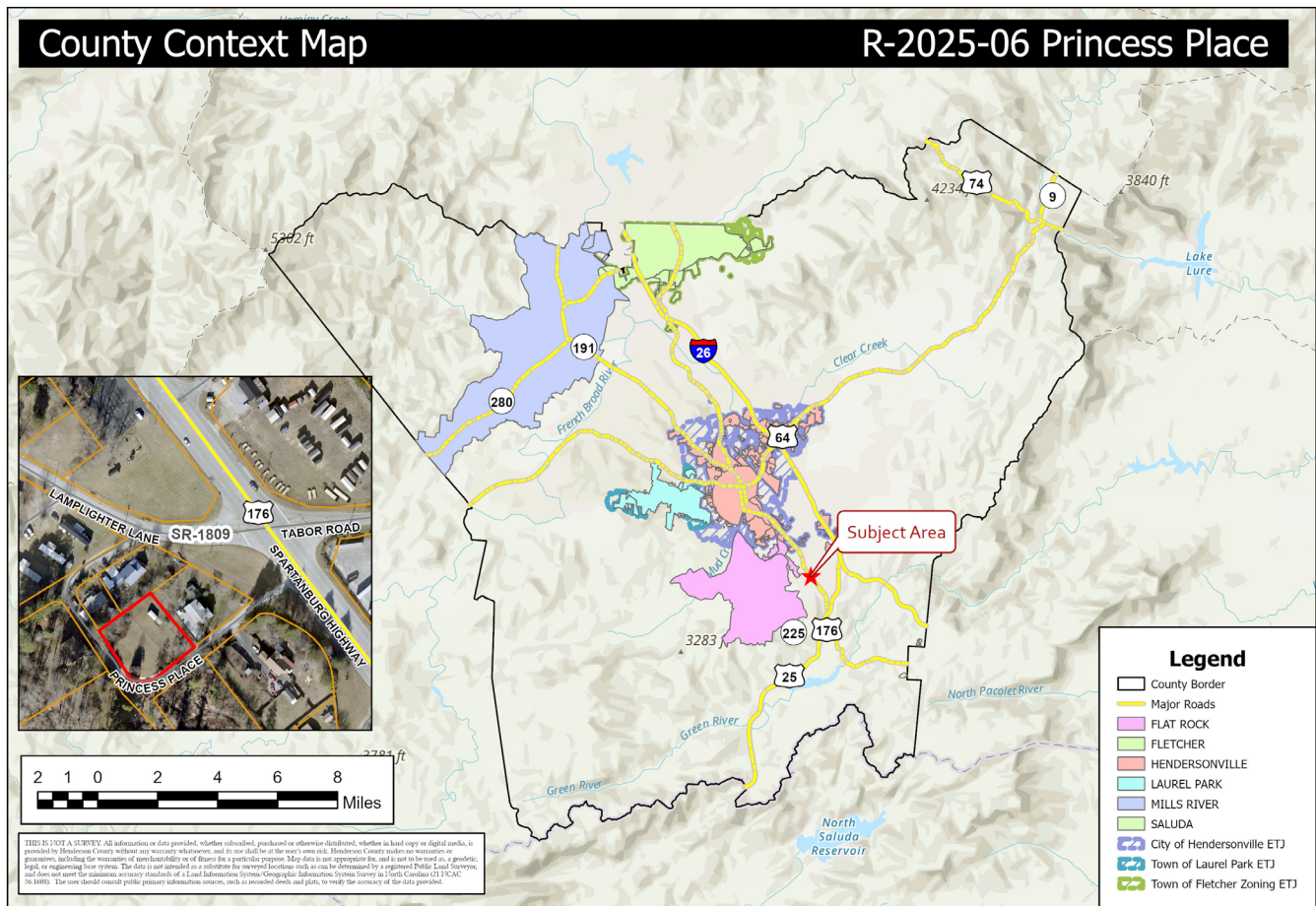
Church, Commercial

Industrial

Residential, Vacant

Residential

Map A: County Context



Property Owner(s): Rachel and Brandon Drake

Total Acreage: 0.41 acres

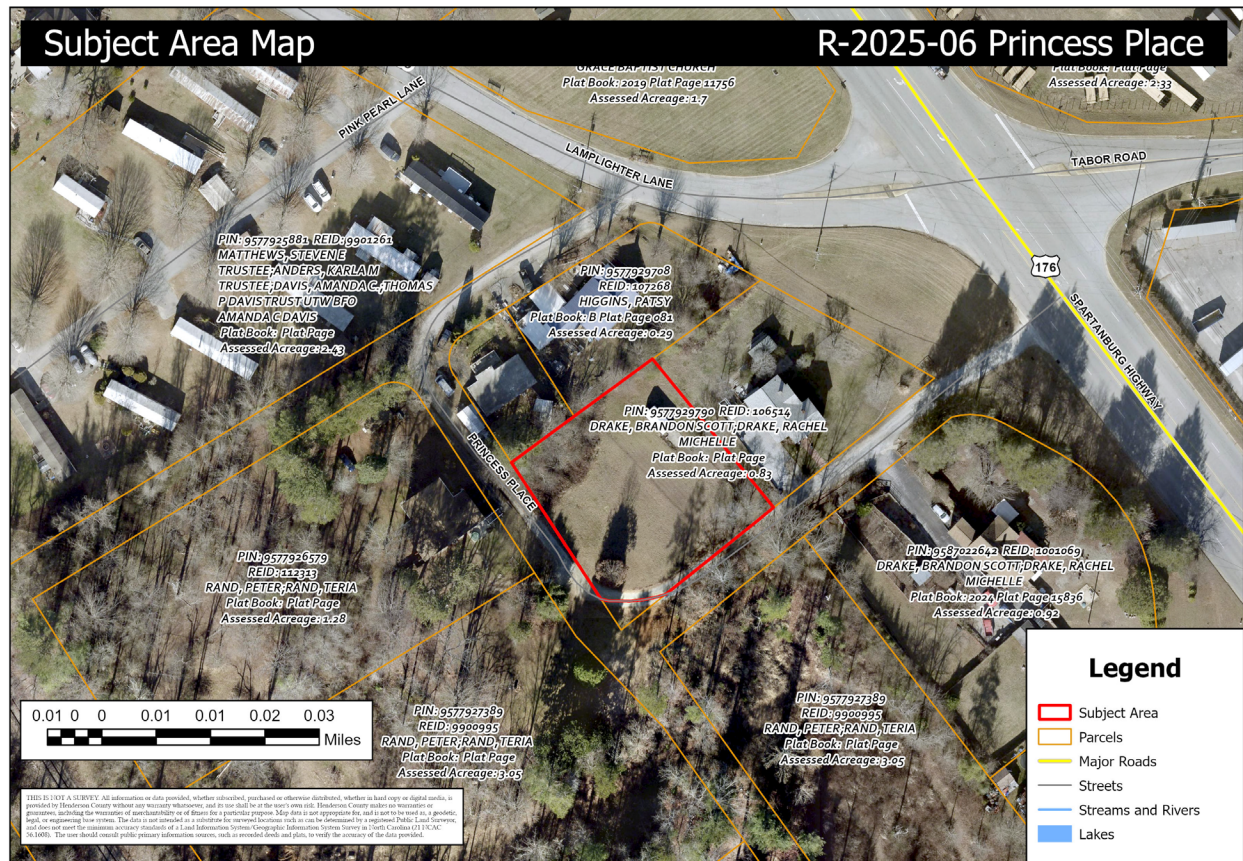
Community Commercial (CC) to Residential District One (R1)



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 parcel from Community Commercial District (CC) to Residential District One (R1). The subject area is approximately 0.41 acres. 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)



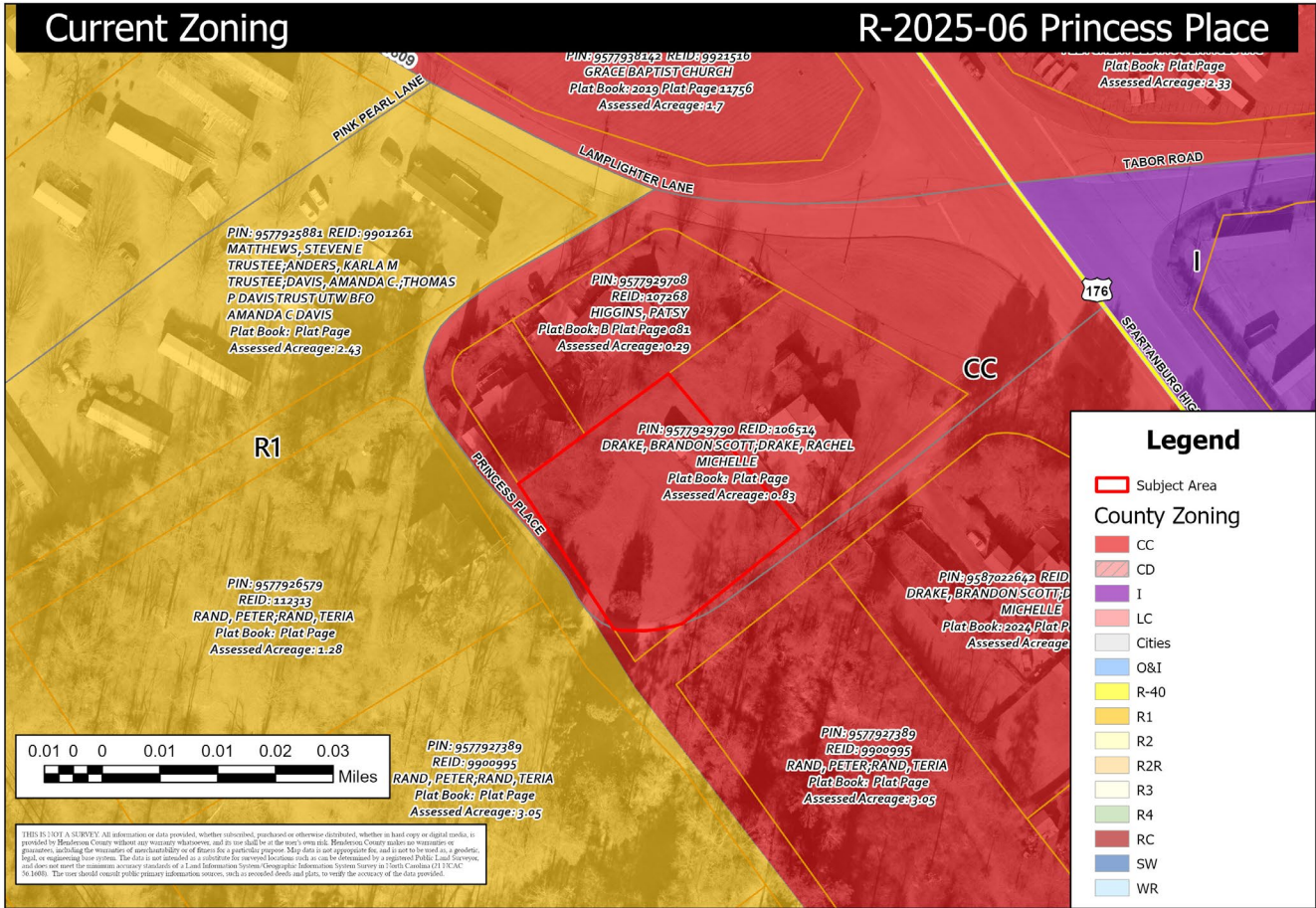
SUBJECT AREA & ADJACENT PROPERTIES:

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 religious uses to the north.

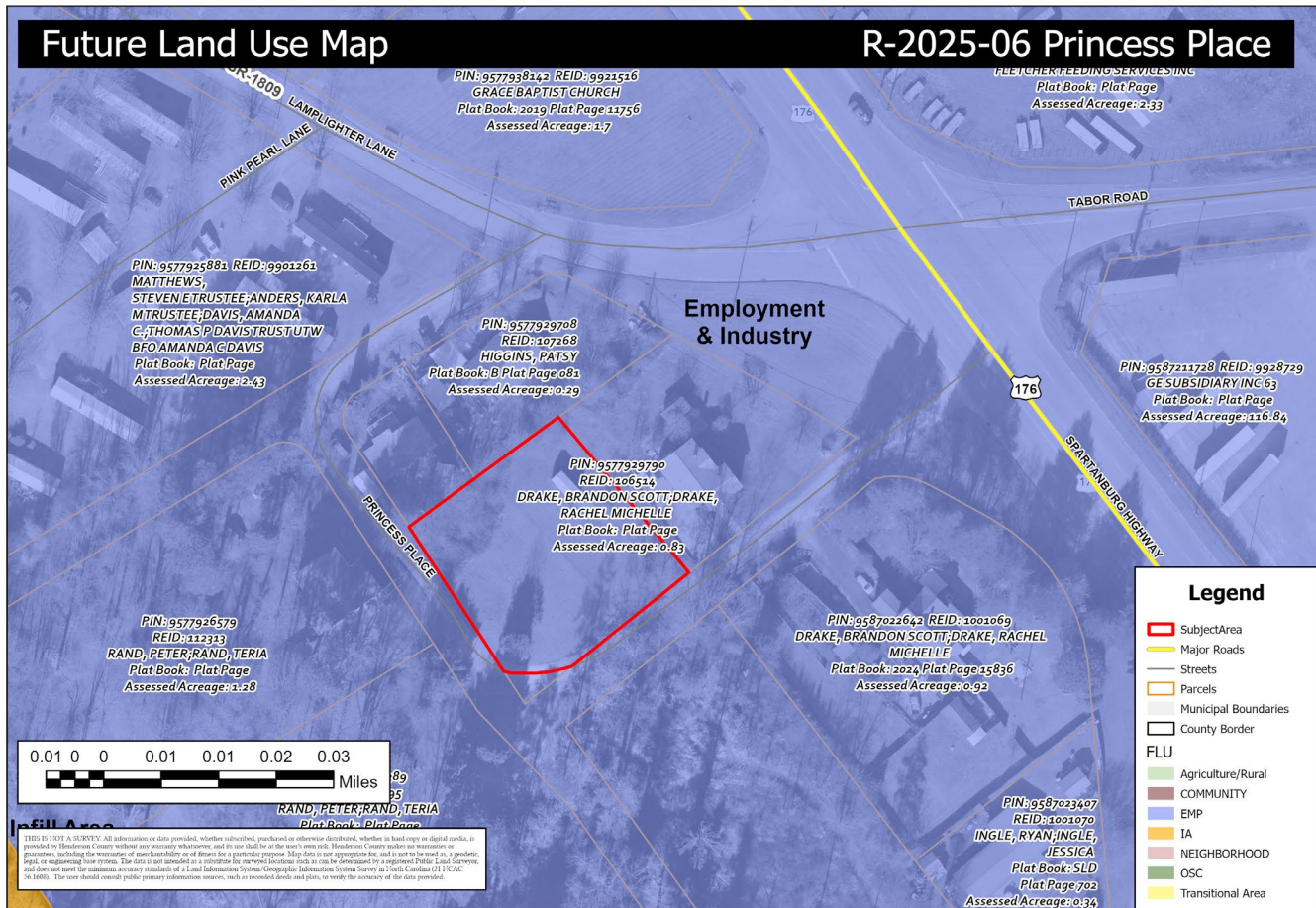


A north arrow pointing upwards and the Henderson County logo, which features a stylized building and the text "HENDERSON COUNTY" with "FOUNDED 1838" below it.

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

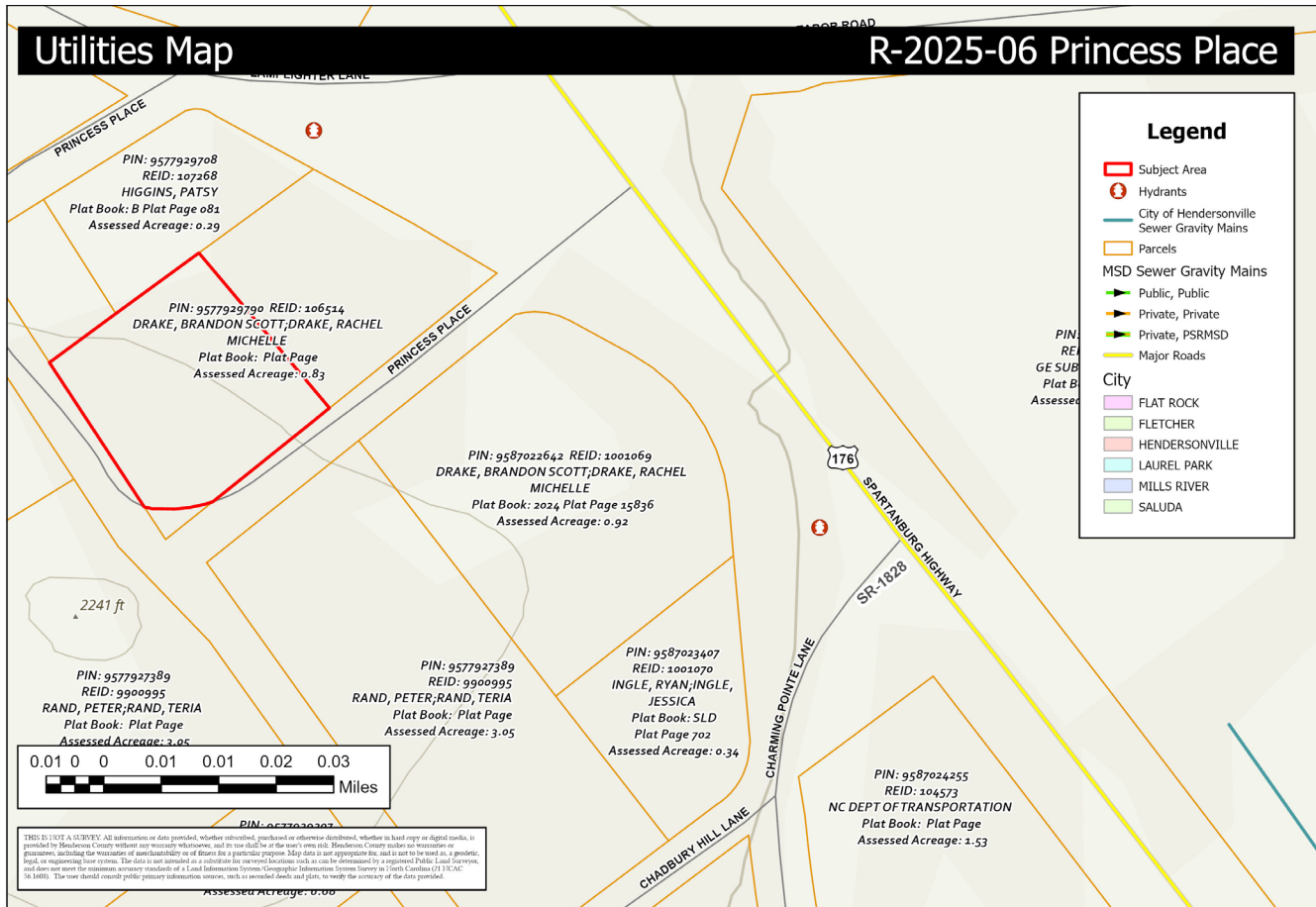
Plan Goal 1: Coordinate Development near Existing Community Anchors

- **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)



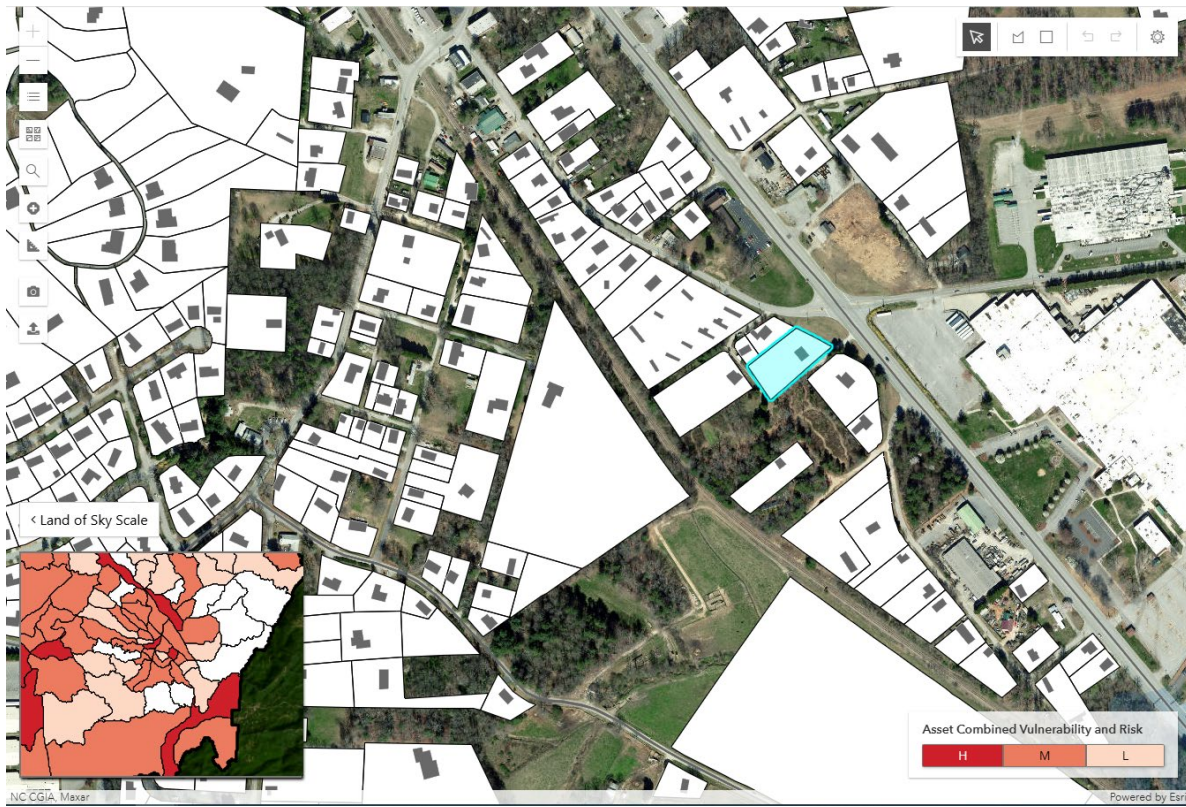
Water and Sewer

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

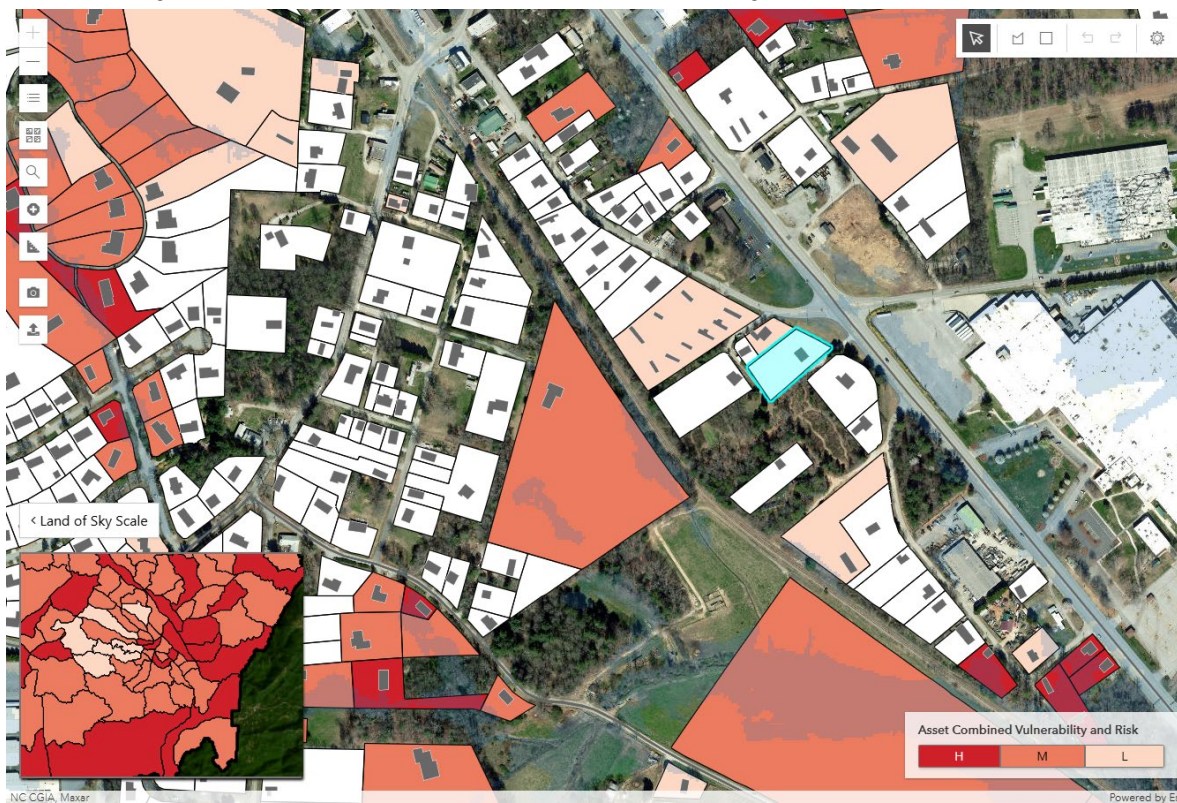
Existing Access

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

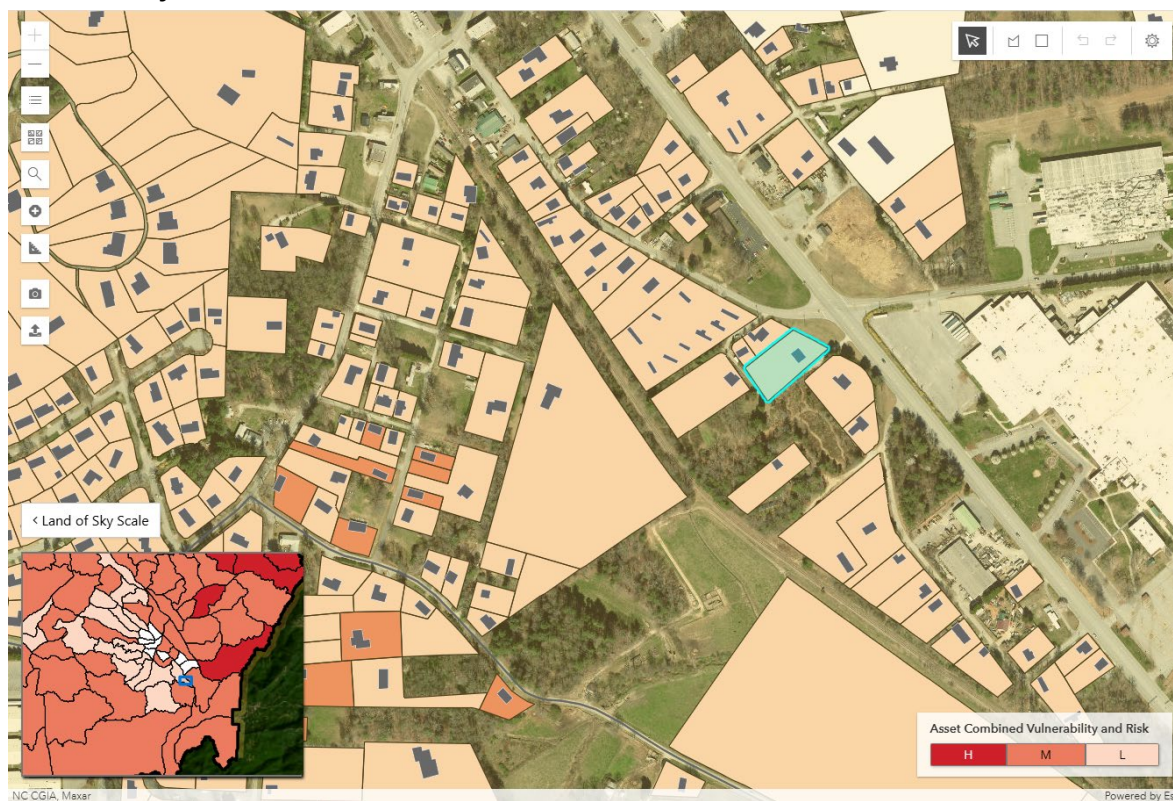
Land of Sky Resilience Assessment - FEMA Flood



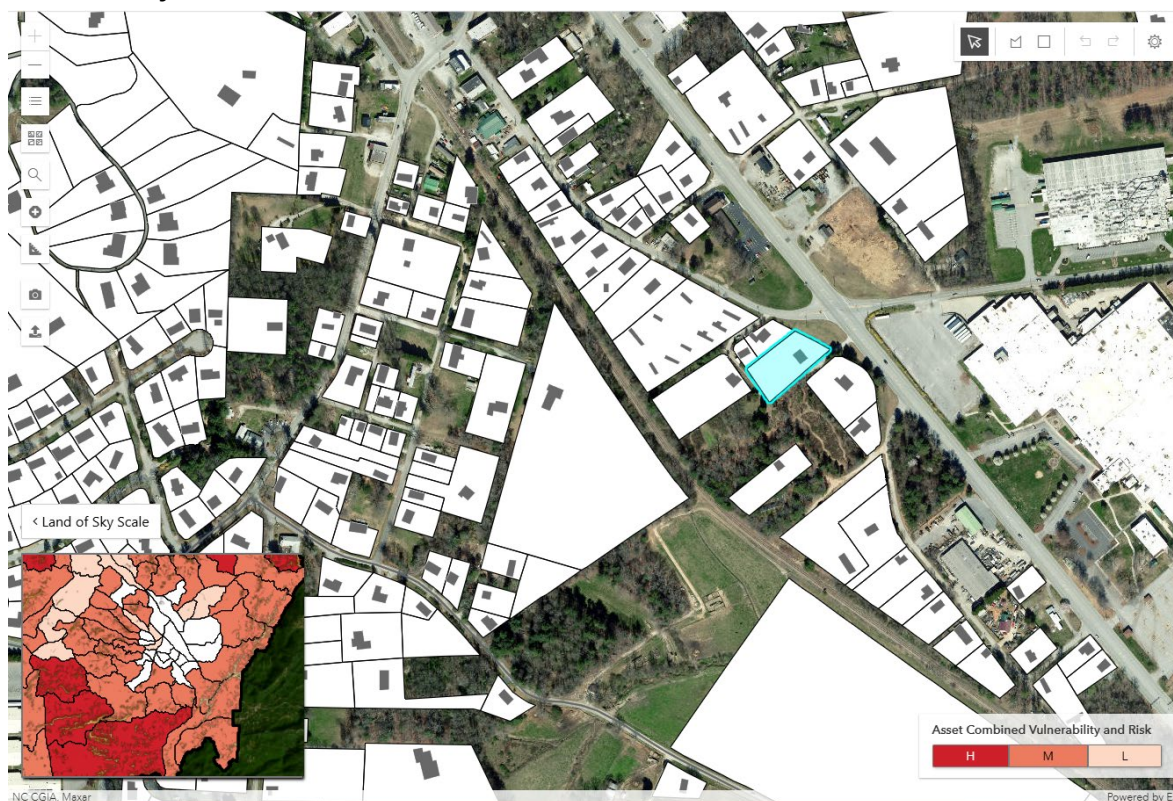
Land of Sky Resilience Assessment - NCEM Advisory Flood



Land of Sky Resilience Assessment - Wildfire



Land of Sky Resilience Assessment - Landslide



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.

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