

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: July 15, 2025

SUBJECT: Rezoning Application #R-2025-07, Hickory Tree Lane

PRESENTER: Carlos Martinez, Planner I

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

SUMMARY OF REQUEST:

Staff received rezoning application #R-2025-07 for PIN 9547-42-5733 (hereafter, the subject area) for the entire 1.12 acres of the parcel. Bragg and Bragg Properties LLC owns the subject area with frontage along Hickory Tree Lane. The owner has requested that the subject area be rezoned from Estate Residential District (R-40) to Residential District Two Rural (R2R). The application was submitted on June 8, 2025.

ACTION REQUESTED:

The Technical Review Committee is requested to review rezoning application #R-2025-07 and forward it to the Planning Board for its review and recommendation.

Suggested Motion:

I move the Technical Review Committee forward rezoning application #R-2025-07 to the Planning Board for its review and recommendation, including any comments 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-2025-07

TECHNICAL REVIEW COMMITTEE MEETING DATE:
July 15, 2025

PROPERTY OWNER
Bragg And Bragg Properties LLC

PROPERTY LOCATION/ADDRESS
210 Hickory Tree Ln
Laurel Park, NC 28739

APPLICANT
Jeff Bragg

PIN(S):
9547-42-5733

SUMMARY OF REQUEST

To rezone the above-referenced PIN (hereafter the subject area) from Estate Residential District (R-40) to Residential District Two Rural (R2R).

Existing Zoning	Estate Residential District (R-40)
FLUM Character Area	Agriculture/Rural
Existing Land Use	Vacant
Site Improvements	N/A
Request Acreage	1.12

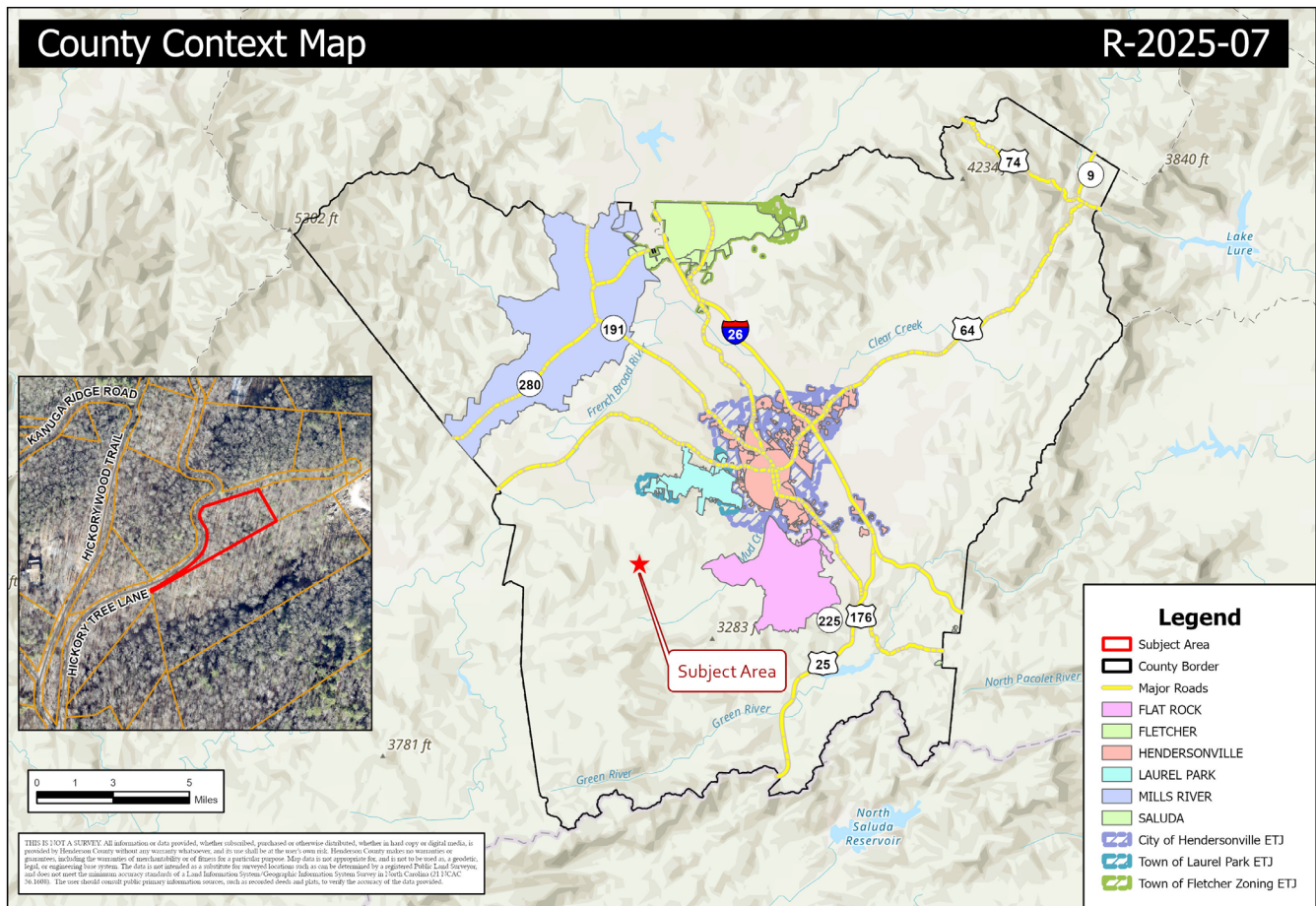
ADJACENT ZONING

North	R-40
East	R2R
South	R2R
West	R-40

PROPERTY CLASS

Residential
Residential, Vacant
Vacant
Residential

Map A: County Context



Property Owner(s): Bragg and Bragg Properties LLC

Total Acreage: 1.12

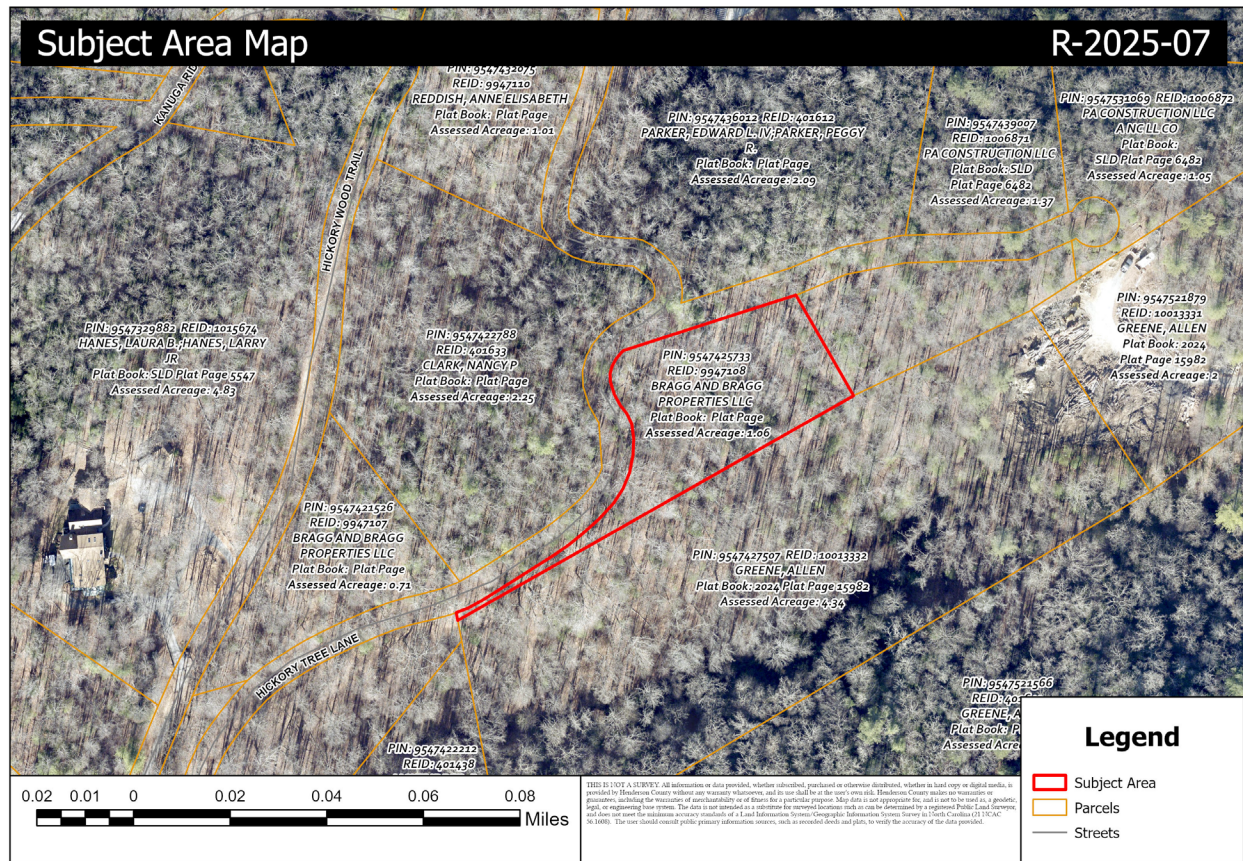
Estate Residential District (R-40) to Residential District Two Rural (R2R)



BACKGROUND:

Rezoning application #R-2025-07 is for PIN: 9547-42-5733 (hereafter, the subject area). Bragg and Bragg Properties LLC owns the parcel with frontage along Hickory Tree Lane. The applicant seeks to rezone the subject area from Estate Residential District (R-40) to Residential District Two Rural (R2R). The subject area is approximately 1.12 acres. The current land use of the parcel is residential.

Map B: Subject Area



Property Owner(s): Bragg and Bragg Properties LLC

Total Acreage: 1.12

Estate Residential District (R-40) to Residential District Two Rural (R2R)



SUBJECT AREA & ADJACENT PROPERTIES:

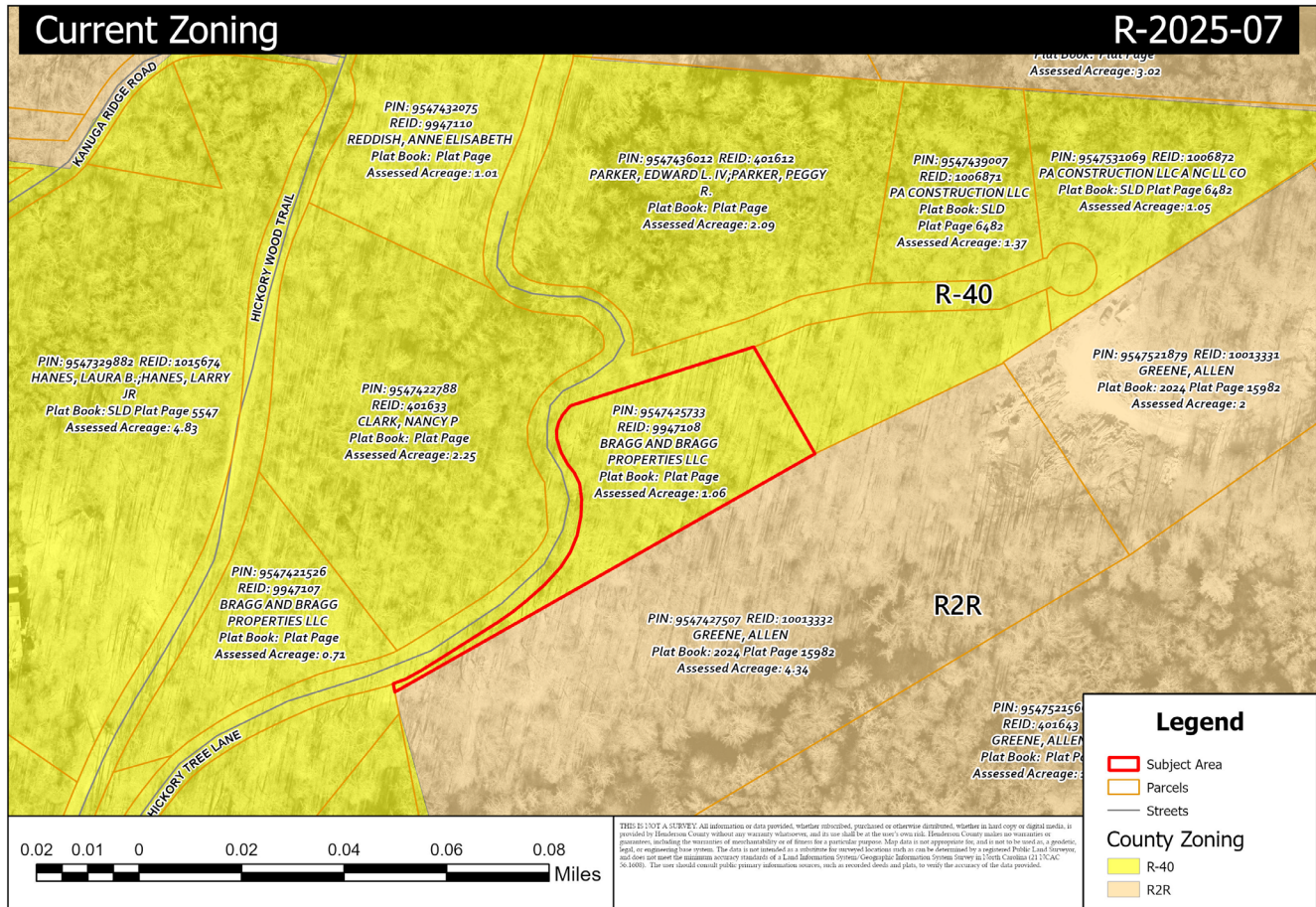
West: Hickory Tree Lane borders the subject area along the west and north. Residential uses further west.

South: The adjacent property is vacant, and several more vacant lots are further south.

East: The adjacent property is vacant, and a subdivision along Willow Springs Cv is further east

North: There is a mix of residential and vacant uses to the north.

Map C: Current Zoning



Property Owner(s): Bragg and Bragg Properties LLC

Total Acreage: 1.12

Estate Residential District (R-40) to Residential District Two Rural (R2R)

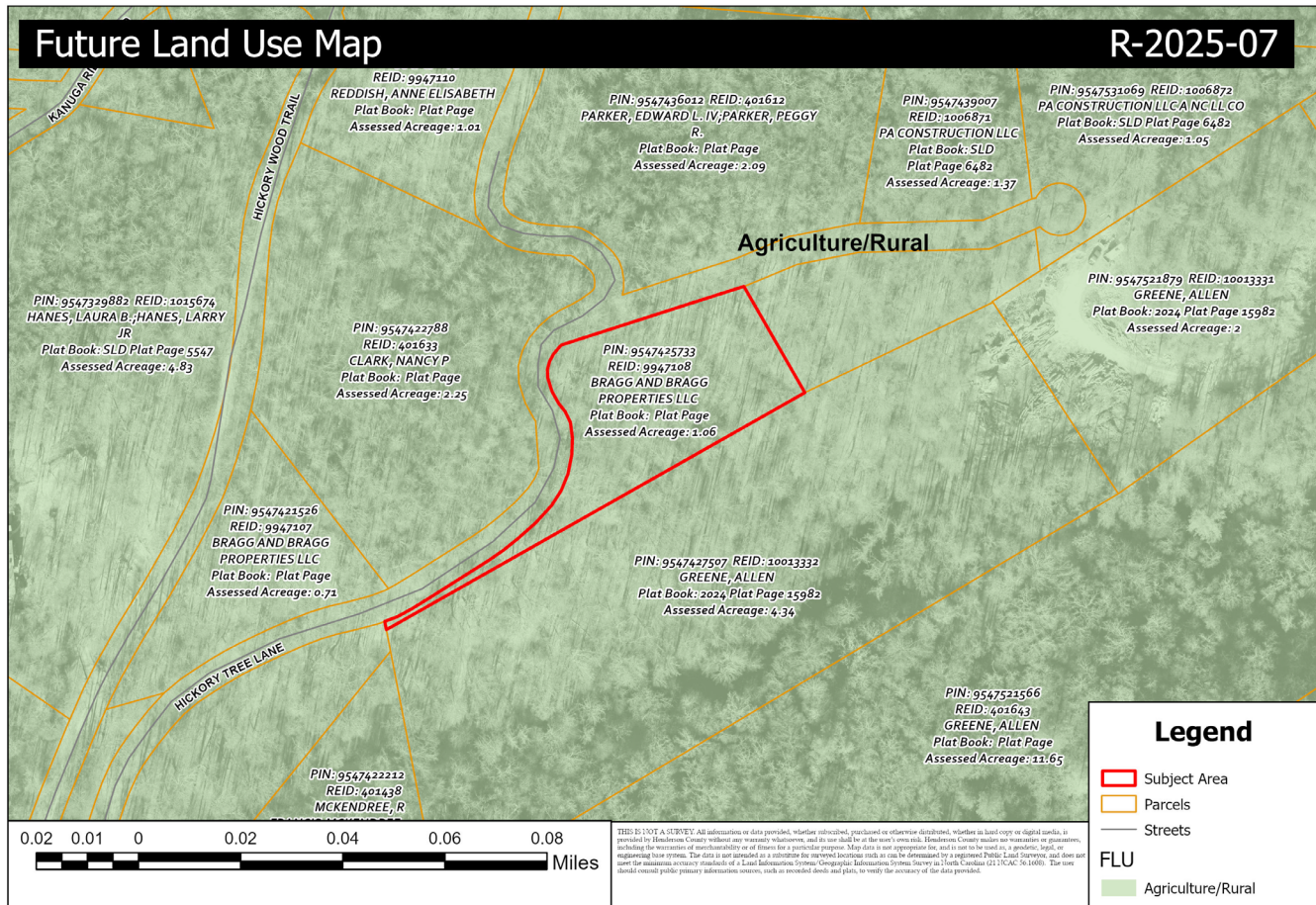


District Comparison:

Estate Residential District (R-40): "The Estate Residential District is established as a district in which the principal use of the land is for low-density residential use. This district is intended to ensure that *residential development* without access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment. This district is also intended to be a quiet, low-density neighborhood consisting of single-family residences." Single-family dwellings and multi-sectional manufactured homes are permitted in the Estate Residential District (R-40). Minimum 40,000 square-foot lots.

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'.

Map D: 2045 Future Land Use Map



Property Owner(s): Bragg and Bragg Properties LLC

Total Acreage: 1.12

Estate Residential District (R-40) to Residential District Two Rural (R2R)



Agriculture/Rural

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:** In and around concentrations of working agricultural lands and steep mountains.
- **Uses:** Forestry, very low-density single-family residential, outdoor recreation/tourism, and agriculture of all types, including orchards, greenhouses, and some rural businesses
- **Utility Access:** Varies

2045 Comprehensive Plan Compatibility

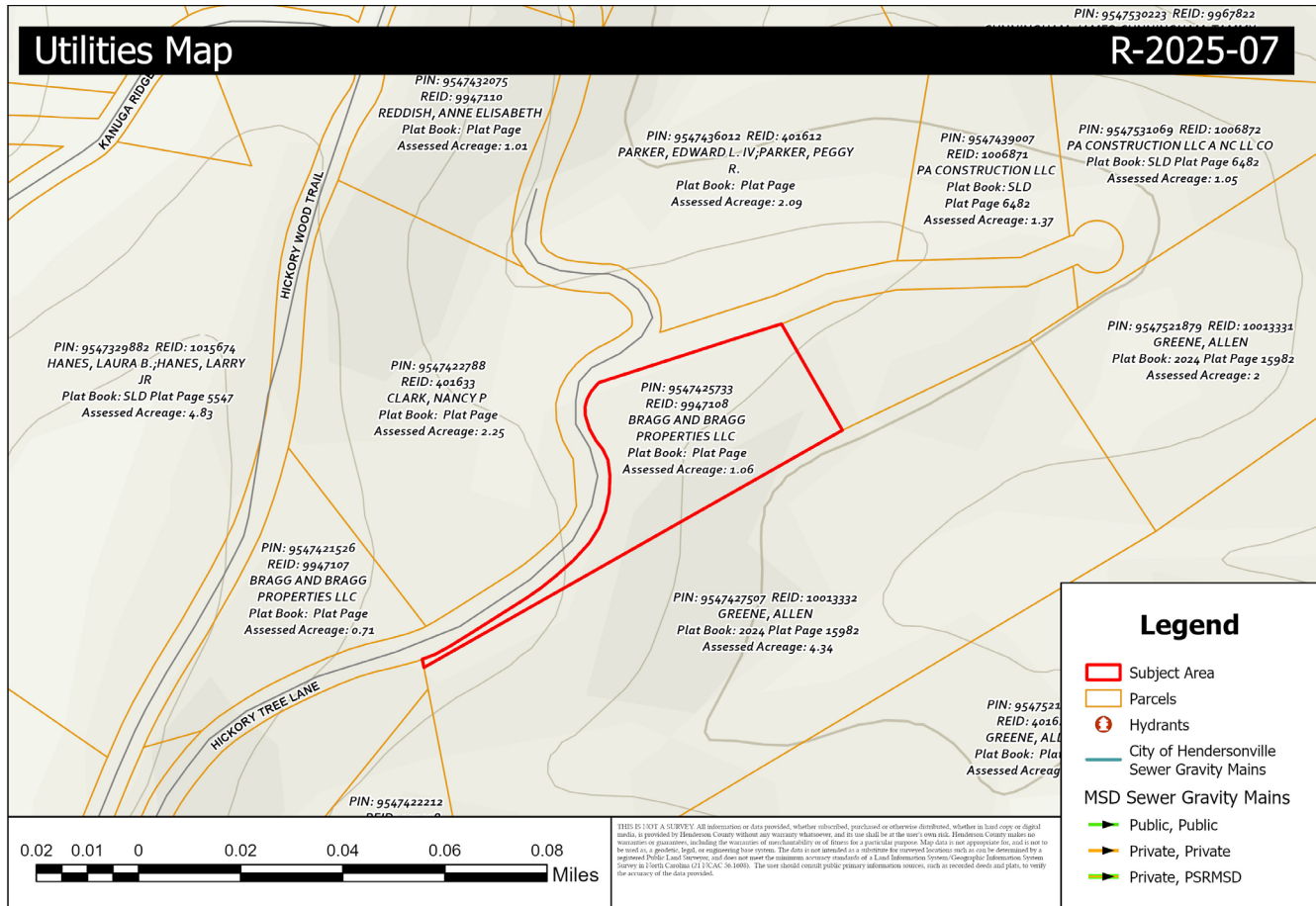
Plan Goal 2: Protect and Conserve Rural Character and Agriculture

- **Rec 2.3:** Promote cooperation between existing agriculture and new residential development.

Plan Goal 7: Diversify Housing Choices and Increase Availability

- **Rec 7.2:** Encourage development of housing.

Map F: Utility Map



Property Owner(s): Bragg and Bragg Properties LLC
 Total Acreage: 1.12
 Estate Residential District (R-40) to Residential District Two Rural (R2R)

**Water and Sewer**

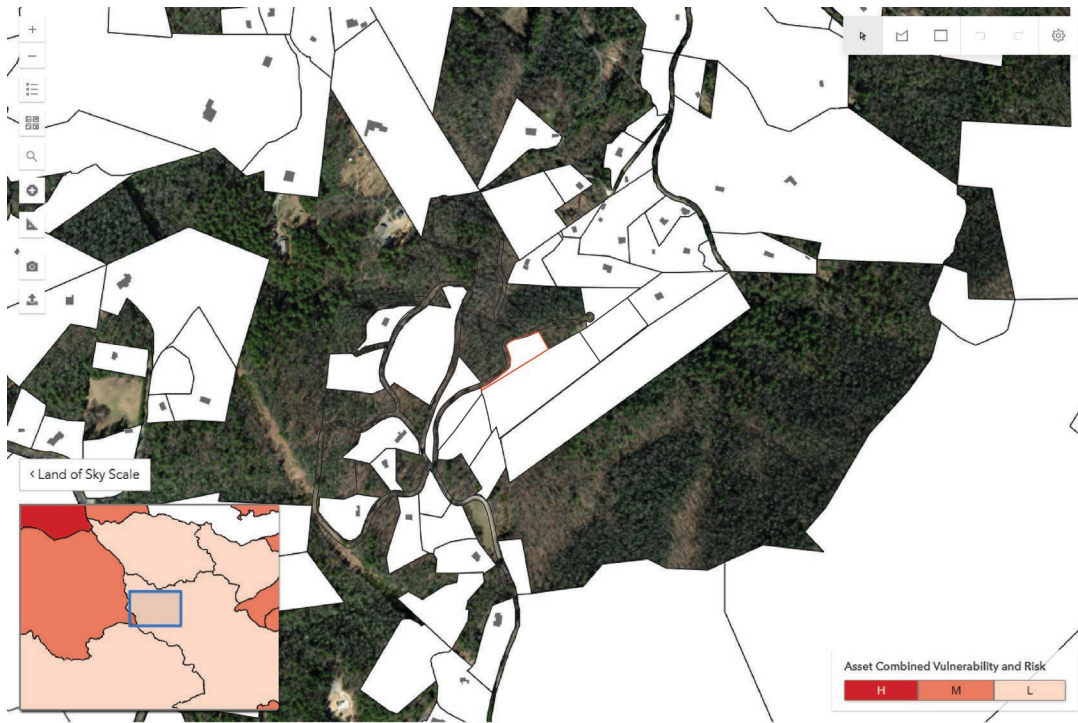
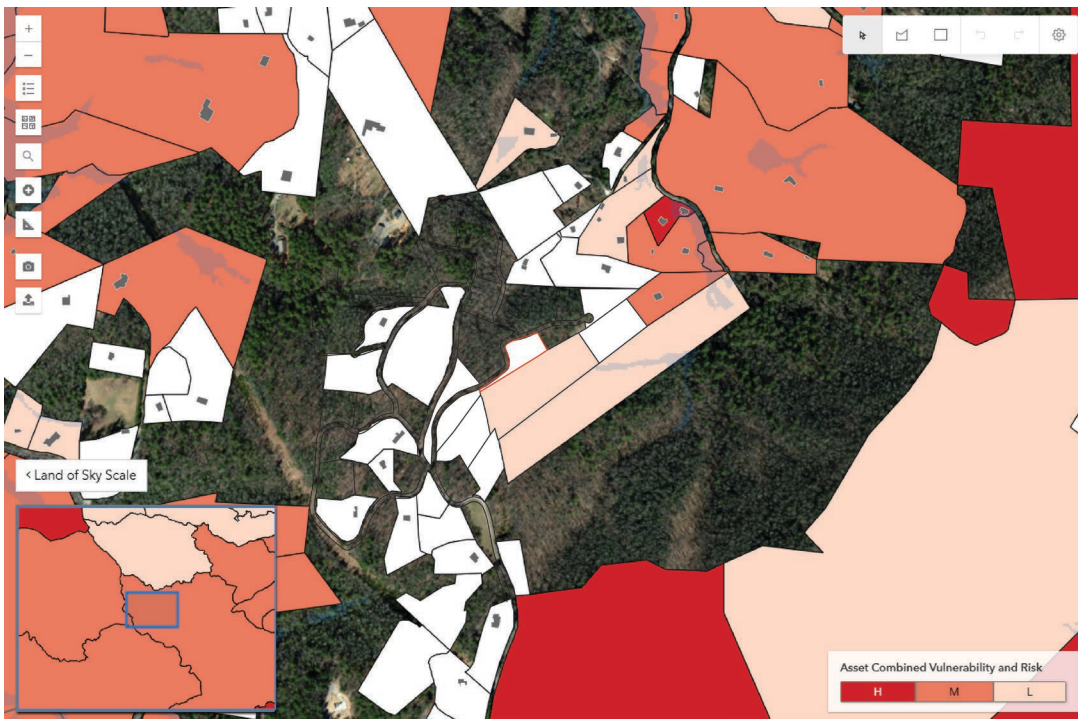
The subject area does not have access to the City of Hendersonville sewer or water.

Existing Access

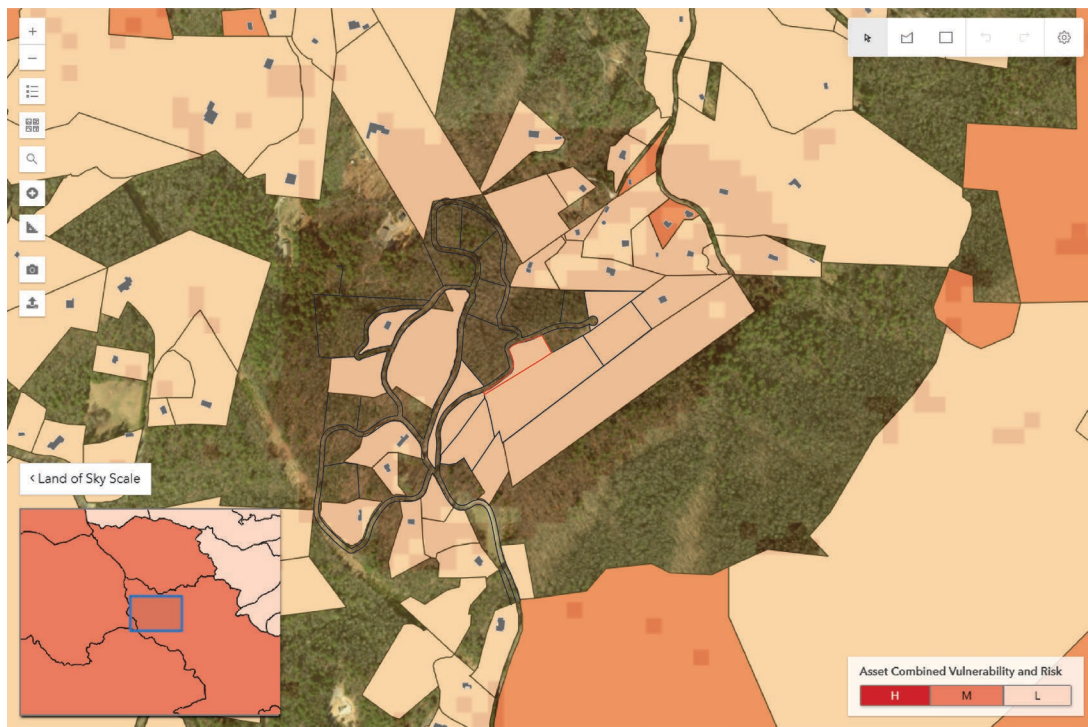
The subject area has access from Hickory Tree Lane, a private road off Evans Road SR 1196.

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 July 15, 2025, to review the rezoning application.

Planning Board Recommendations

The Planning Board will meet on July 17, 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 August.

CONSENT TO DOWNZONING

I, Jeffrey Bragg Sr, formally acknowledge and consent to the downzoning of a 1.12-acre property located at PIN: 9547-42-5733 (Hickory Tree Lane). I understand that this change in zoning designation from Estate Residential District (R-40) to Residential District Two Rural (R2R) 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: 9547-42-5733 on June 9, 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.

JEFFREY D. BRAGG SR
Printed Name

Jeff D Bragg Sr
Signature Date 6-16-25

Additional Signatories, if applicable:

Katrina Bragg
Printed Name

Katrina Bragg
Signature Date 6-16-25

Printed Name

Signature

Date