

STANDARD REZONING: 23 BREVARD KNOLL DR (25-07-RZO)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 23 Brevard Knoll Dr (Cowan)
 - 25-07-RZO
- Applicant & Property Owner:
 - Lamott & Meghan Cowan
- Property Address:
 - 23 Brevard Knoll
- Project Acreage:
 - .43 Acres
- Parcel Identification (PINS):
 - 9579-06-3217
- Current Parcel Zoning:
 - R-20, Low Density Residential
- Proposed Zoning District:
 - C-2, Secondary Business
- Future Land Use Designation:
 - Innovation



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Zoning Map Amendment application from Lamott Cowan (owner) for 23 Brevard Knoll Dr (PIN: 9579-06-3217) totaling 0.43 Acres located at the corner of Signal Hill Road and Brevard Knoll Dr. The property is currently zoned R-20, Low Density Residential. The petitioner is requesting that the property be rezoned to C-2, Secondary Business.

Development/redevelopment under the C-2 zoning is much more permissive than under R-20 in terms of the intensity of commercial uses permitted and the dimensional requirements. C-2 allows for more than 47 additional uses compared to R-20. Dimensional standards under C-2 are also significantly relaxed relative to those required under R-20.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the C-2 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

SITE IMAGES



View of subject property from corner of Signal Hill Rd and Brevard Knoll Dr.



View of portion of subject property across Brevard Knoll Dr. Brevard Knoll Dr in foreground / right.

SITE IMAGES

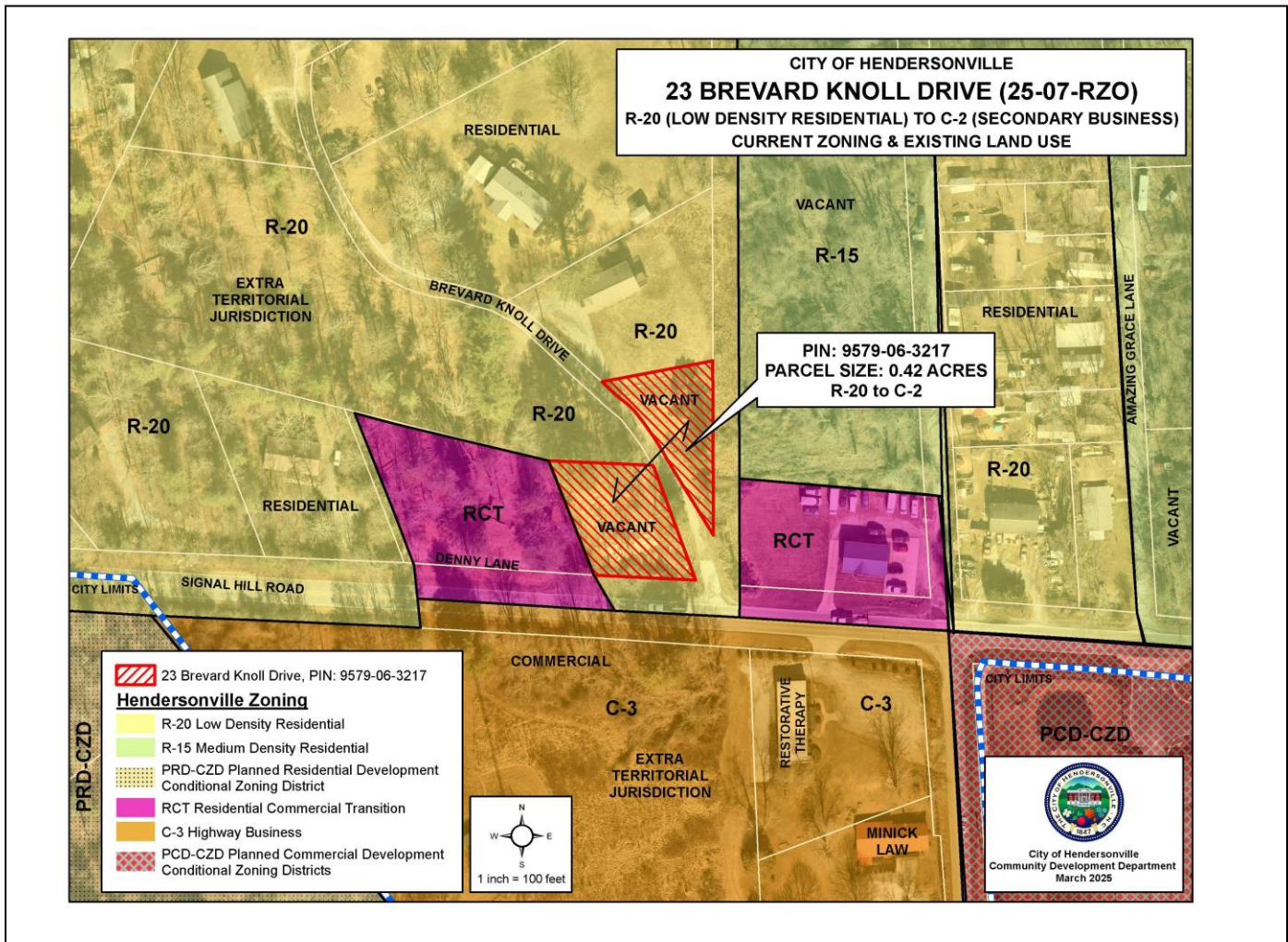


View of center of site from Brevard Knoll Dr.



View of rear of site from Brevard Knoll Dr

EXISTING ZONING & LAND USE

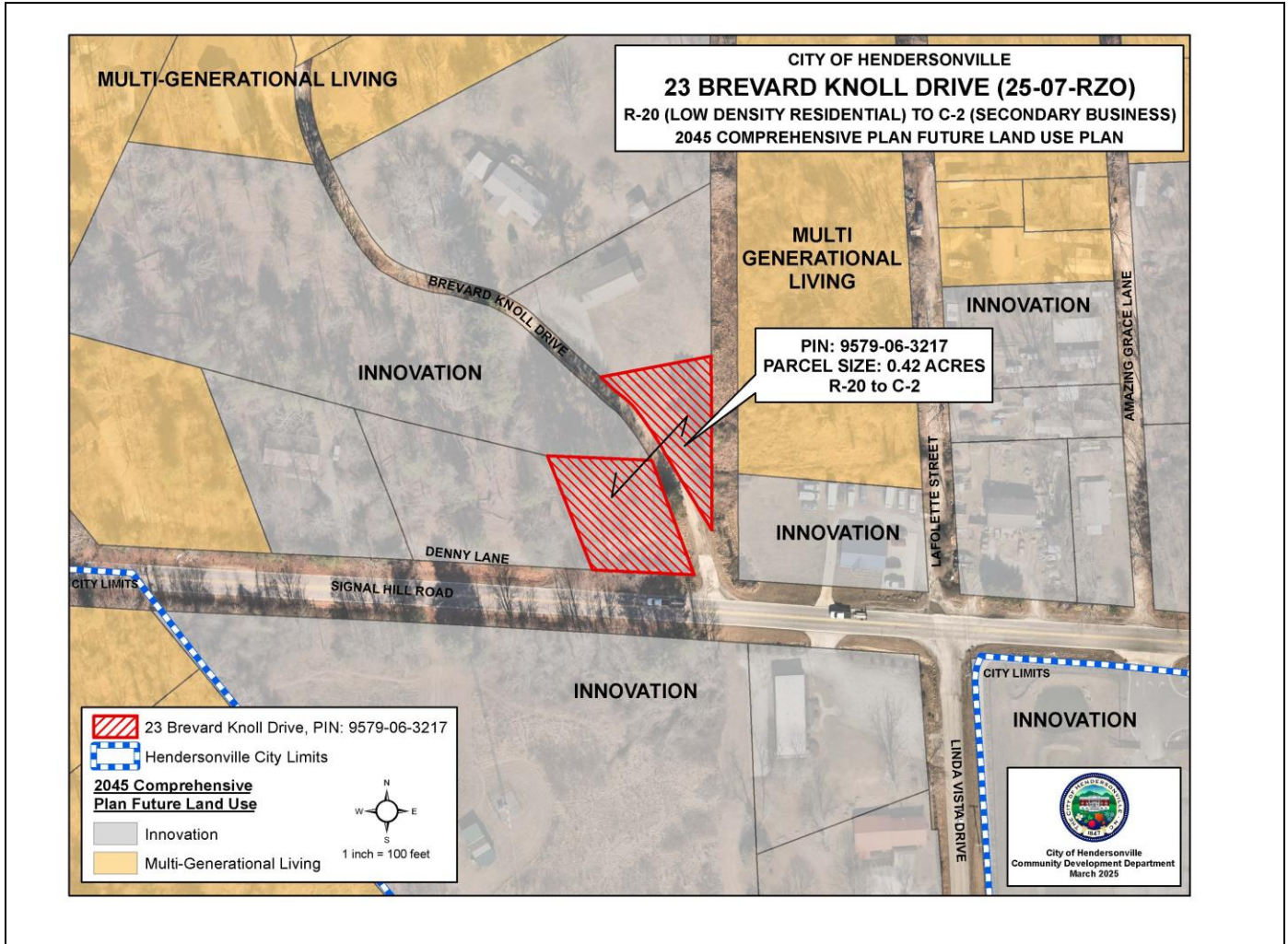


Existing Zoning & Current Land Use Map

The subject property is currently outside the municipal limits in the City’s ETJ and is zoned R-20, Low Density Residential. The property is made up of a vacant 0.43 acre lot that is split by Brevard Knoll Dr. The larger, .24 acre portion of the property fronts along Signal Hill Rd while the remainder of the parcel is set back from Signal Hill and across Brevard Knoll Dr. The remainder of the parcels on Brevard Knoll Dr and along Signal Hill Rd extending down to Clear Creek Rd are zoned R-20. In late 2024, City Council approved the introduction of C-2 in this area on a neighboring parcel to the east fronting Signal Hill Rd.

The land uses in this area are typical of a urban-rural transition area ranging from vacant and low density residential to higher intensity commercial uses. The residential uses are primarily individual properties on larger parcels and not part of planned developments, however there is one multi-family development in close proximity and another nearby apartment complex that has been approved but not constructed. The commercial uses include radio station tower, self-storage and automobile body shop.

FUTURE LAND USE



Future Land Use & Conservation Map

The City’s Gen H 2045 Comprehensive Plan designates the subject property as “Innovation” in the Future Land Use & Conservation Map. The adjacent properties flanking southeast, west and south are also designated Innovation. To the northeast, the properties transition to Multi-Generational Living. The Character Area description for Innovation is as follows:

This area supports light manufacturing, maker spaces, creative offices, and warehouses. Commercial services cater to both daytime workers and local residents. It’s conveniently located near major transportation routes. The design follows compatibility standards, using transitional spaces and landscaping to hide loading docks. The area features diverse parcel and building sizes, with a central open space and connected greenway system. Streets vary between pedestrian-friendly and those accommodating trucks.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The subject property is located on an underutilized property in the Land Supply Map. It is ranked for as nearly <u>Least Suitability</u> for Commercial uses and Industrial uses. It is Moderately Suitable for Residential uses. The subject property is located in an area designated as “Moderate” for Development Intensity. The subject property is not located in one the 5 Focus Areas. The subject property is located in a Focused Intensity Node.</p> <p><u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Innovation Character Area Description: Somewhat Consistent Zoning Crosswalk: Consistent Focus Area Map: Consistent</p>
2) COMPATIBILITY	<p>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</p> <p><i>[In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to “compatibility”. The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan]</i></p> <p><u>EXISTING CONDITIONS</u> The subject property is a .043 acre parcel, which is smaller than the larger properties throughout the immediate area. Most properties in the area are greater than 1 acres in size with many over 5 acres in size. The properties fronting along Signal Hill Rd are primarily vacant or contain residential uses. Most residential uses are single-family homes however Signal Ridge Apartments and the proposed Duncan Terrace Apartments are in vicinity of the subject property. Five of the properties fronting Signal Hill Rd contain commercial uses, including the subject property. This lack of intense development in this area can be attributed to the lack of City sewer service in the immediate vicinity. Sewer is located near the intersection of Thompson St and Signal Hill Rd, along Four Season Blvd and at Berkely Rd at Halford Estates.</p> <p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Inconsistent Abundant Housing Choices: Inconsistent Healthy and Accessible Natural Environment: Inconsistent Authentic Community Character: Inconsistent Safe Streets and Trails: Inconsistent Reliable & Accessible Utility Services: Inconsistent Satisfying Work Opportunities: Consistent</p>

	<p>Welcoming & Inclusive Community: Inconsistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A</p> <p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: Inconsistent Compact Development: Inconsistent Sense of Place: Inconsistent Conserved & Integrated Open Spaces: Inconsistent Desirable & Affordable Housing: Inconsistent Connectivity: Inconsistent Efficient & Accessible Infrastructure: Inconsistent</p> <p>DESIGN GUIDELINES ASSESSMENT – N/A</p>
<p>3) Changed Conditions</p>	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>An adjoining property was recently rezoned from RCT to C-2. Two commercial uses were recently constructed on the Signal Hill Rd corridor. 1) Signal Hill Storage was constructed catty-corner across the street from the subject property and 2) First Aid Collision body shop was recently constructed about ½ mile from the subject property.</p> <p>NCDOT has performed an Express Design of the Thompson St/Signal Hill/Berkley Rd corridor as an alternative to US64 and in light of the Balfour Parkway project's demise. This project is not funded.</p>
<p>4) Public Interest</p>	<p>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</p> <p>Expansion of C-2 zoning increases potential use of the property for various commercial uses. Alternatively, expansion of commercial uses along Signal Hill Rd could be detrimental to traffic congestion and residential uses in the area.</p>
<p>5) Public Facilities</p>	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</p> <p>In its current configuration, the subject property would only be served by City water. Signal Hill is an NCDOT-maintained Secondary Road.</p>
<p>6) Effect on Natural Environment</p>	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p>

	<p>There is no immediate development proposed on the subject properties. There are some existing trees but no significantly environmentally-sensitive areas within the area proposed for rezoning. To the east of the subject property is a large undeveloped tract which features some streams that feed Cherry Branch.</p>
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REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

- 1) Comprehensive Plan Consistency - Staff finds the petition and site plan to be consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Crosswalk.
- 2) Compatibility – Despite finding that the “Innovation” Future Land Use correlates with uses permitted under C-2 zoning, other aspects of C-2 zoning are found to be Inconsistent with the Goals and Guiding Principles of the Gen H Comprehensive Plan.
- 3) Changed Conditions - Staff finds that the changed conditions relate to the recent rezoning on Signal Hill Rd, increased commercial activity along the Signal Hill Rd corridor and future transportation improvements.
- 4) Public Interest - Staff finds while new economic activity could be introduced by C-2 zoning, the expansion of intense commercial development along this corridor could have negative impacts on traffic flow and residential uses.
- 5) Public Facilities - Staff finds that increased economic use of the property would require the expansion of City services.
- 6) Effect on Natural Environment - N/A

The petition is found to be **consistent** with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The proposed zoning of C-2 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Innovation'.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *C-2 Zoning would allow for greater economic use of the subject property*
- *Introduction of C-2 Zoning along this corridor could lead to further expansion of commercial opportunities in this area*

DRAFT [Rational for Denial]

- *C-2 Zoning is found to be incompatible with the Goals and Guiding Principles of the City's adopted plans.*
- *C-2 Zoning would increase commercial activity along Signal Hill Rd and potentially lead to detrimental impacts on traffic flow and residential uses.*