RE-5 Text Amendment Request

Case #:

1. Application Type

Rezoning (Map Amendment): ✔ Rezoning ☐

Text Amendment: ✔ ☑

Other: _____ ☐

2. Project Information

Date of Application 4 Mar 2025 Name of Project _____

Location 252 Hillbrook Road, Tryon, NC 28782

Property Size (acres) _____ # of Units (residential) _____

Current Zoning RE-5 Proposed Zoning _____

Current Land Use _____ Proposed Land Use _____

Tax Parcel Number(s) P63-5

3. Contact Information

Developer

Developer Address City, State Zip

Telephone Fax

Signature Print Name Date

Agent (Registered Engineer, Designer, Surveyor, etc.)	Carl "Shawn" Keller Property Owner
Address	252 Hillbrook Road Address
City, State Zip	Tryon, NC 28782 City, State Zip
Telephone Fax	843-452-8071 Telephone Fax
Signature Print Name Date	Carl S Keller Carl S Keller 4 Mar 2025 Signature Print Name Date

3. Description of Project

a. Briefly explain the nature of this request.

Request text amendment to allow residential vacation rentals as a permitted use in RE-5. I have an existing guest house on my property I'd like the flexibility to use as an Airbnb-type rental.

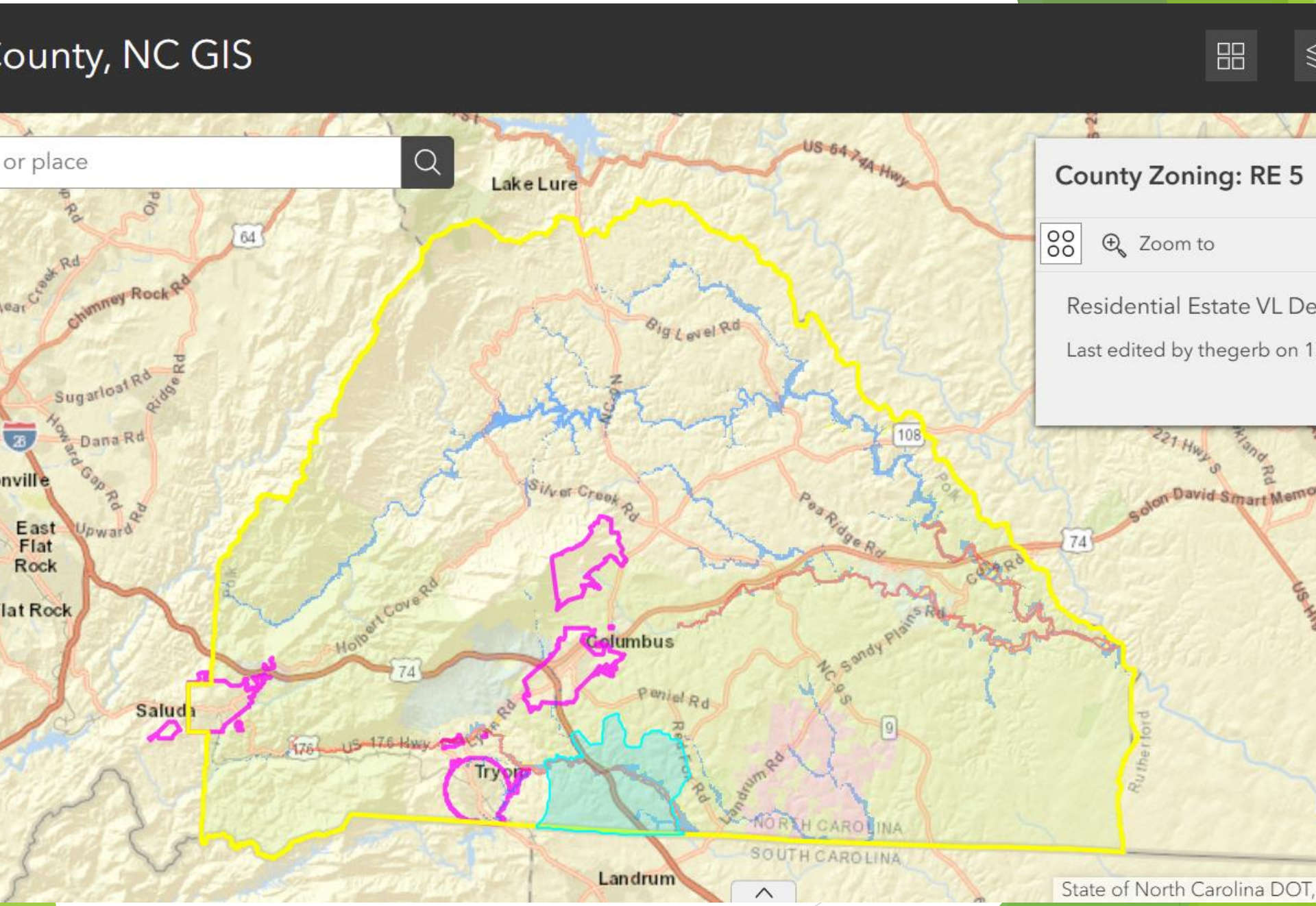
b. For All Rezonings: Provide a statement regarding the consistency of this request with Com surrounding land uses.

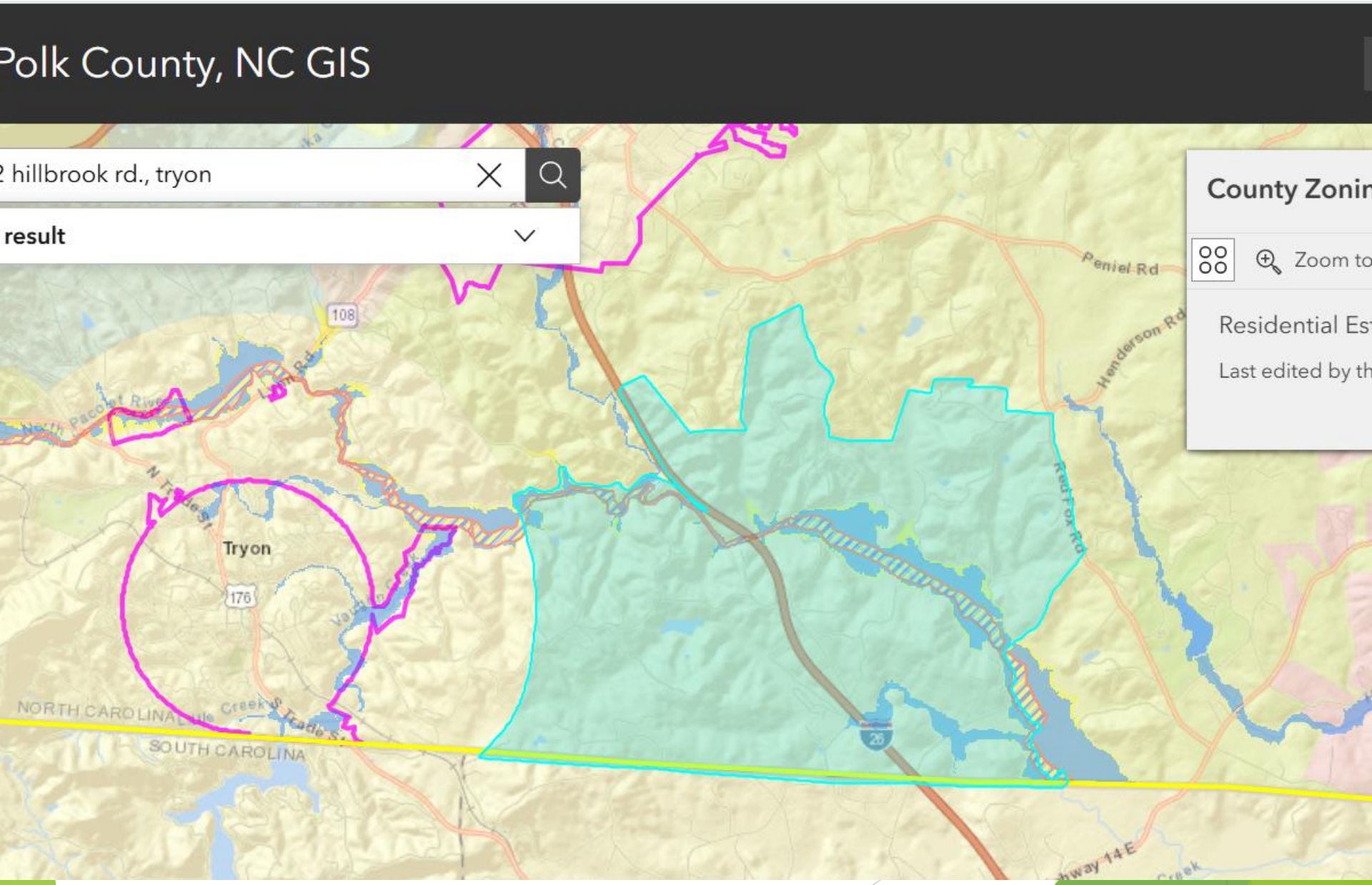
Polk County

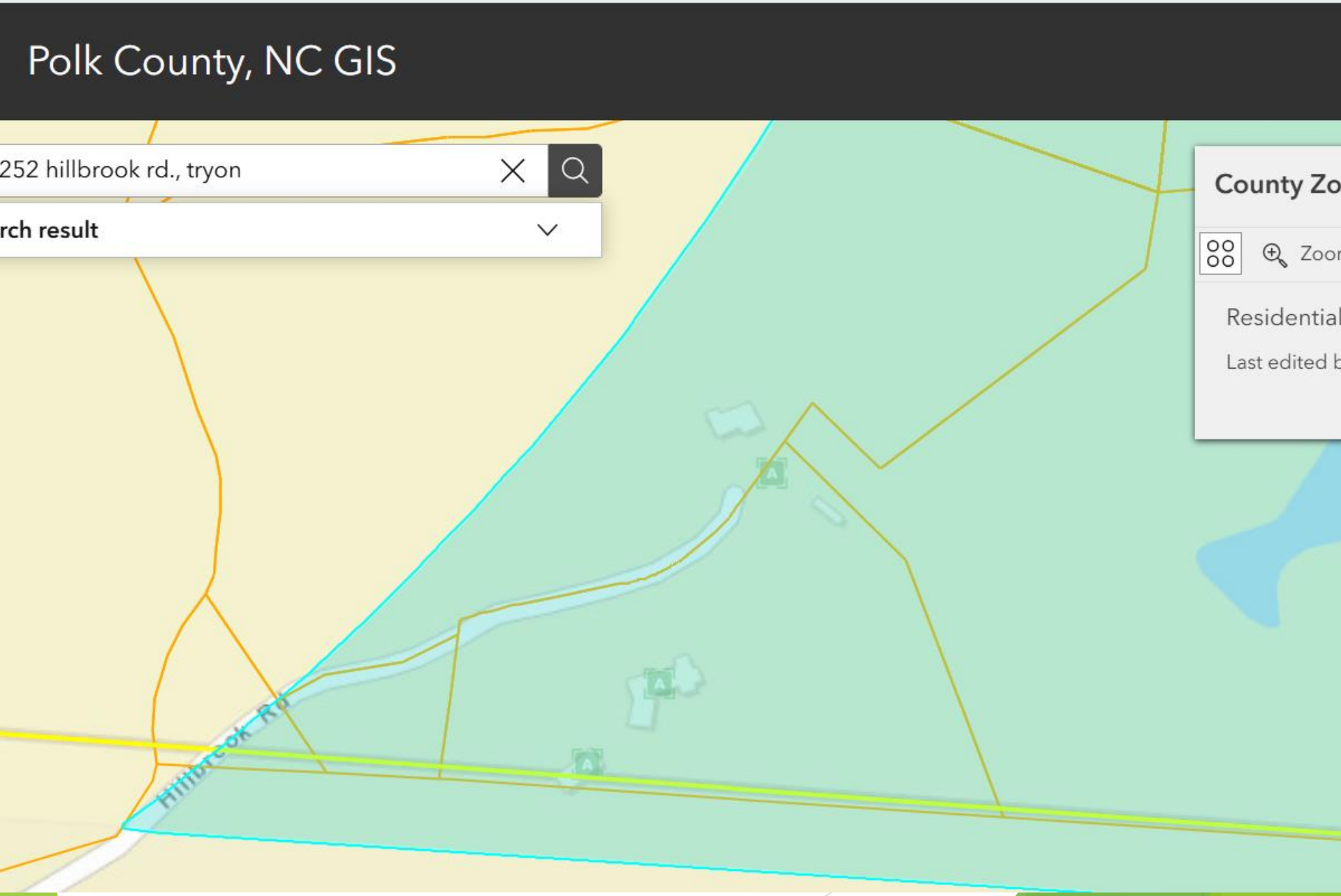
c. For Text Amendments: Provide a statement regarding the reasonableness of the text amendment request.

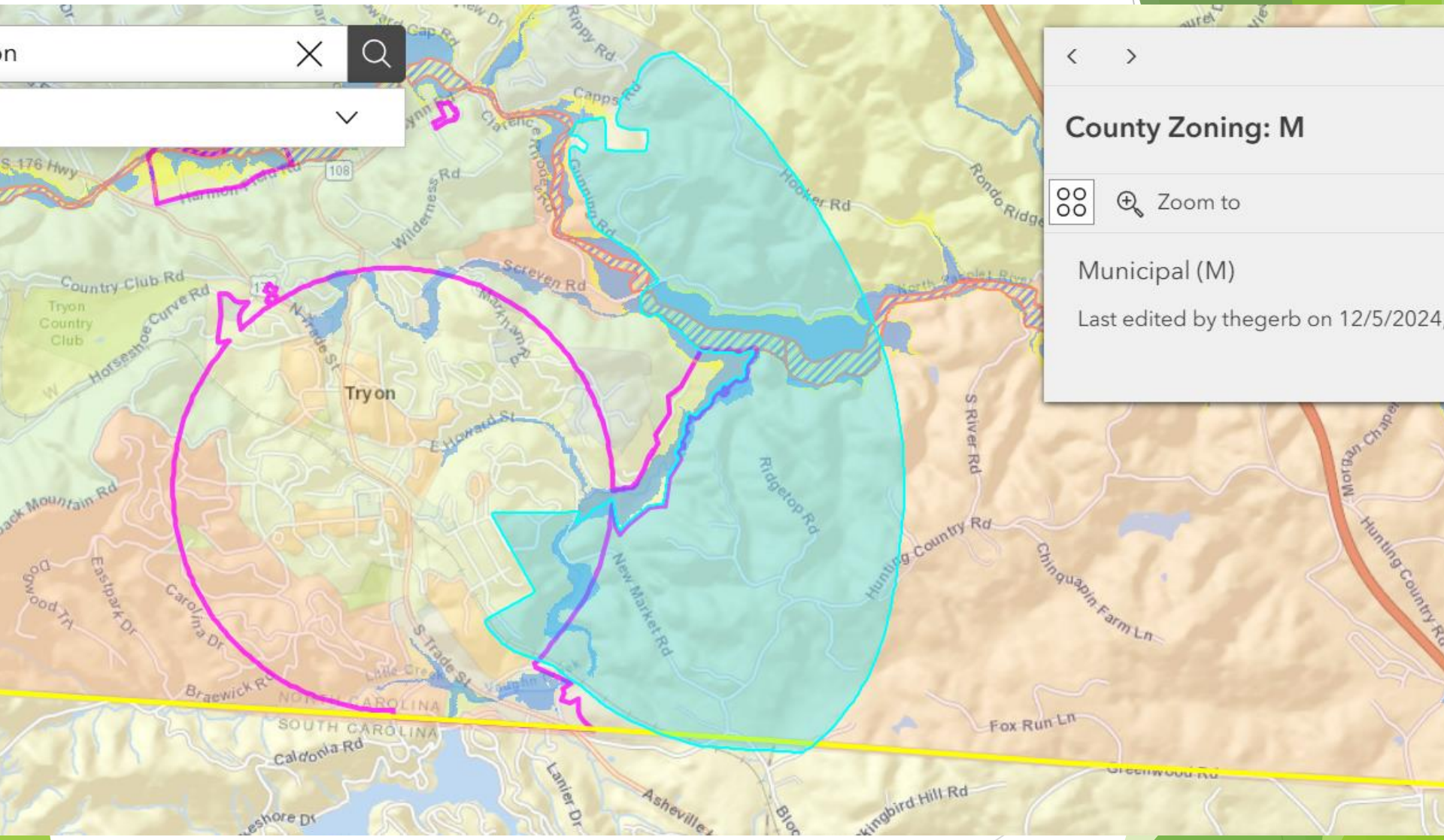
Consistent with intent of RE-5 as it does not alter lot sizes or low-density nature of the district and is aligned with the "other residentially related facilities" clause of the ordinance. Guest houses are already permitted in RE-5 and vacation rental is a reasonable use of a guest house. According, to 4 law enforcement agencies, there is no inherent problem with Airbnb properties in this area.

Staff Use Only


ounty, NC GIS
or place
County Zoning: RE 5
Zoom to
Residential Estate VL De
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Lake Lure
US-64-74A-Hwy
Chimney Rock Rd
Big Level Rd
Sugarloaf Rd
Ridge Rd
Howard Gap Rd
Dana Rd
Upward Rd
East Flat Rock
Silver Creek Rd
Pea Ridge Rd
Holbert Cove Rd
Columbus
Saluda
Tryon
Peniel Rd
Landrum Rd
Sandy Plains Rd
NORTH CAROLINA
SOUTH CAROLINA
Landrum
Rutherford
Solon David Smart Memo
221 Hwy S
108
74
64
26
176
9
State of North Carolina DOT,


Polk County, NC GIS
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County Zonin
Zoom to
Residential Est
Last edited by th
Peniel Rd
Henderson Rd
Red Fox Rd
108
Tryon
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NORTH CAROLINA
SOUTH CAROLINA
26


Polk County, NC GIS
252 hillbrook rd., tryon
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County Zo
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Residential
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Hillbrook Rd


County Zoning: M
Zoom to
Municipal (M)
Last edited by thegerb on 12/5/2024
Tryon
Country Club Rd
Horseshoe Curve Rd
Tryon Country Club
N Trade St
S Trade St
E Howard St
Wilderness Rd
Screven Rd
Harmon Field Rd
Clarence Ridge Rd
Gunning Rd
Capps Rd
Rippy Rd
Hooker Rd
Rondo Ridge
Ridgetop Rd
New Market Rd
Hunting Country Rd
Chinquapin Farm Ln
S River Rd
Morgan Chapel
Huntting Country Rd
Fox Run Ln
Kingbird Hill Rd
Asheville
Lanier Dr
Caldonia Rd
Braewick Rd
Eastpark Dr
Carolina Dr
Dogwood Trl
Mountain Rd
Little Creek
NORTH CAROLINA
SOUTH CAROLINA
S 176 Hwy
108

RE-5 History

- Residential Estate 2 was established in December 1989
- Residential Estate 2 was expanded in May 1996
- Residential Estate 5 was established in July 2001

RE-5

Residential estate/very low density district (RE-5). The residential estate/very low density district (RE-5) is intended as a district in which the principal uses of land are for (1) nonprofit private equestrian courses, nature centers and recreational facilities , (2) private stables and (3) very low density residential purposes and for other residentially related facilities designed for serving the residents of these districts. These districts consist primarily of single-family detached dwelling units placed on large lots with considerable forestation or open spaces between structures, thus creating a very low density residential environment. Nonresidential uses are limited in order to maintain the very low density character and to preserve the natural features of those areas. Likewise, dimensional requirements pertaining to lot size, building setbacks, and yard requirements have been established to promote the general welfare of the community.

P = Permitted

P* = Permitted with conditions

S = Allowed as a Special Use

Blank Space = Not Permitted

	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Nursery, Greenhouse, and/or Landscape Business [xxvii]							P			P	P		P	P	P
Outdoor Recreation, Motorized [xxvii]													S	S	
Outdoor Recreation, Nature Oriented, Non Motorized, see 6.2.4 [vi, xxvii]	P	P*	P	P*	P*	P*	S		S	S	P	P	P	P	
Offices, business, medical, professional & public, including banks	P	P	P							P	P	P	P	P	
Offices pertaining to permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Printing, publishing, & engraving establishments	P	P								S	P	P	P	P	
Public safety facilities (fire, police, etc…)	P	P	P				P			P	P	P	P	P	S
Quarantine Facilities [xxii]	P	P													
Radio & TV stations & studios [xii]	S	S									S	S	S	S	
Recreational Facilities, Centers [xxvii]	P	P		S	S	S		S	S	S	P	P	S	P	S
Recreational Vehicle (RV) [xv, xxii] *see 6.2.16 for restrictions*	P*	P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Recreational Vehicle (RV) Park and/or Camp Areas [xv, xvii] *see 6.2.14 for restrictions*	P*	P*					S				P		S	P	
Restaurants, excluding fast food & drive thru services	P	P								P	P		P	P	S
Restaurants, including fast food & drive thru services, food trucks [xxvii]	P	P									P	P	P	P	
Rest & convalescent homes [xxvii]	P	P					P	P	P	P	P	P	P	P	S
Residential Vacation Rentals [ix, xix, xxv]	P	P								P			P		P
Retail trade, commercial services, sales	P	P								S	P	P	P	P	S

Residential Vacation Rental (Tourist Homes).

The rental of any single-family dwelling, duplex, guest house, timeshare, accessory/garage apartment or multi-family or any portion thereof, for occupancy, dwelling, lodging or sleeping purposes for any period of time less than 90 days. The term does not include other transient lodging such as hotels and motels, and bed & breakfast establishments, which are otherwise authorized under these regulations. Exceptions. The following activities and / or uses shall not be deemed residential vacation rentals and the requirements of this section shall not apply to them. - Incidental residential vacation rentals, defined to mean no more than two such rentals in any calendar year where the total annual rental period for both rentals does not exceed two weeks provided no advertisement of the availability of unit.