

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: January 17, 2008

ATTACHMENTS: 1. Maps: Requested Map Amendments Reference Map
Proposed Residential Map Changes
Map Amendment 1: R2MH along Dana Rd.
Map Amendment 2: R2 off Ridgeview Dr.
Proposed Industrial Map Changes
Map Amendment 1: Along Howard Gap & Sunset Hill Rd.
Proposed Commercial Map Changes
Map Amendment 1: LC along US Highway 64 East
Map Amendment 2: CC along US Highway 64 East
Map Amendment 3: CC along US Highway 64 East
Map Amendment 4: LC along Sugarloaf Rd.
Map Amendment 5: LC along Sugarloaf Rd. and Tee Off Lane
Map Amendment 6: CC along Howard Gap Rd.
Map Amendment 7: LC along Brookside Camp Rd. & I-26
Map Amendment 8: RC along I-26 & Summit Springs Dr.

SUBJECT: Proposed Map Amendments to the Chapter 200A, Land Development Code

SUMMARY OF REQUEST:

The Board of Commissioners adopted the Land Development Code on September 19, 2007. At that time, the Board directed Staff to re-examine the LDC after it was implemented and to bring back any corrections, clarifications, or changes/requests that the Commissioners needed to review by late December 2007/early January 2008. As a result, Staff identified portions of the LDC text that should be modified and received 11 requested map amendments since the adoption of the LDC.

As required by the Land Development Code, all amendments to the LDC shall be reviewed by the TRC and Planning Board. The TRC reviewed the proposed amendments at its meeting on December 17, 2007 and voted 7-0 to support all Staff recommendations on both the text and map amendments.

On December 20, 2007, the Planning Board reviewed the proposed text and map amendments to the LDC and voted 6-0 to send the Board of Commissioners a favorable recommendation on the text amendments as presented by Staff, and table discussion of the map amendments until its January 17, 2008 regularly scheduled meeting.

The Board of Commissioners scheduled a retreat for January 17, 2008 where it will discuss the proposed text and map amendments to the LDC. Planning Staff will explain the status of the Planning Board's recommendation on the proposed map amendments and provide the Commissioners with the TRC and Planning Board's current recommendations on the LDC amendments. Staff plans to give an update to the Planning Board on the Commissioner's retreat as it relates to these proposed amendments.

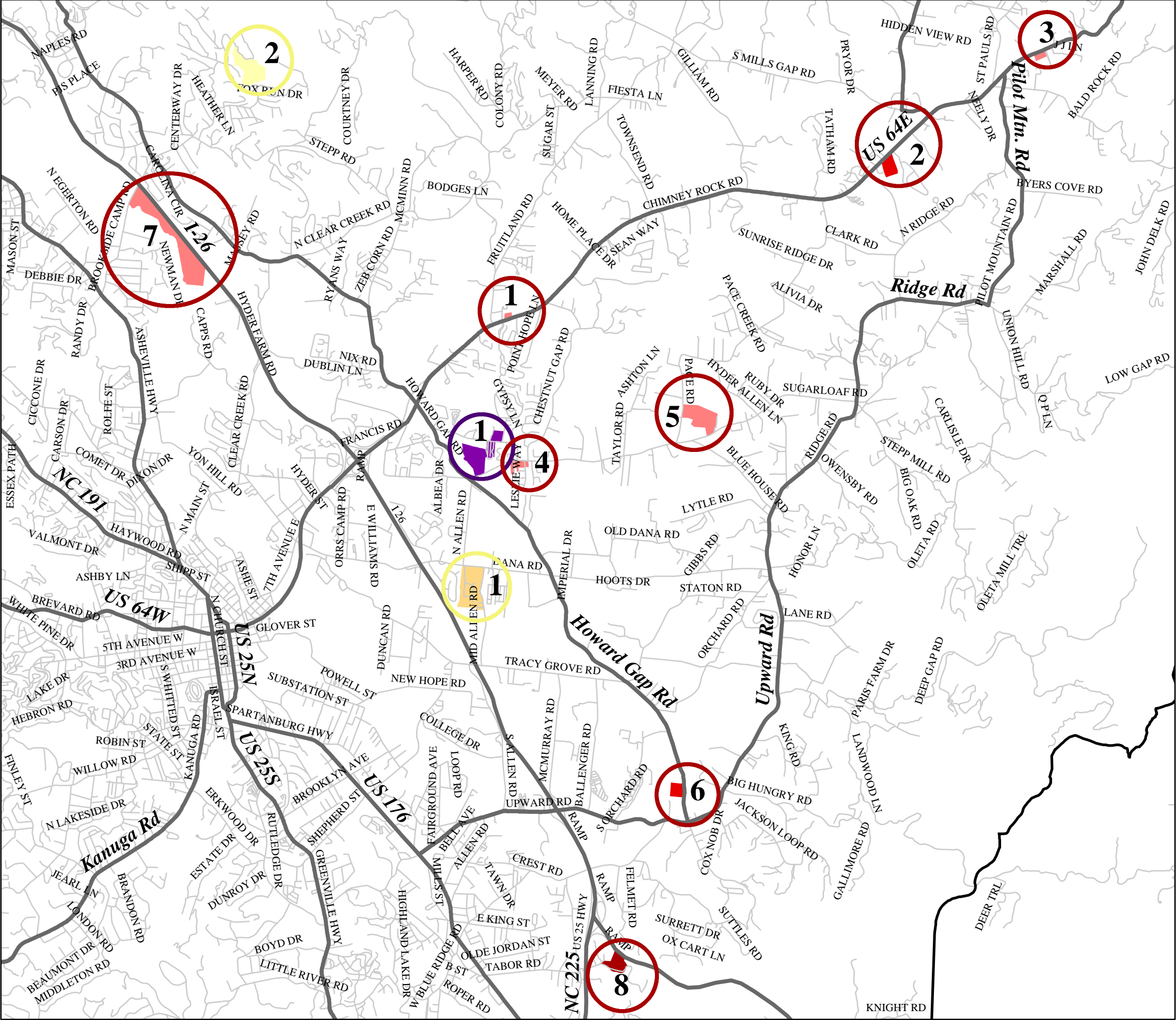
Attached for the Board's review are the proposed map amendments that the Board of Commissioners received at its retreat. A staff recommendation along with the TRC's recommendations is indicated on each of the maps.

As per the requirements of the LDC, notification of the Planning Board's meeting was posted in the vicinity of each proposed map change and letters were sent to each property owner.

PLANNING BOARD ACTION REQUESTED:

The Planning Board should review the above attachments and make a recommendation to approve, approve with modifications, or deny the proposed map amendments to the official zoning map.

Requested Map Amendments
Reference Map

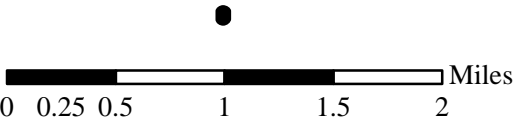


— Major Roads
— Streets

Requested Zoning

- Residential 4
- Residential 3
- Residential 2 - MH
- Residential 2
- Residential 1
- R-40
- WR
- SW
- O&I
- Local Commercial
- Community Commercial
- Regional Commercial
- Industrial
- Municipal Jurisdiction

○ Residential Request
○ Commercial Request
○ Industrial Request



Request for Residential Map Amendment 1

Request: R1 (Residential One) to R2MH (Residential Two Manufactured Housing)

Property Owners: Multiple (See Below)

Requested by: Henderson County Zoning Administrator

1. Subject Area Information

- 1.1. **PINs:** Jeffery & Courtney Alperin (9579-90-2180); Atamobile Enterprises Inc. (9579-90-9036, 9579-90-9388, 9579-90-9278, and 9579-90-8384); Rosemarie & Gary Bileski (9579-91-0181); Bradley & Rebecca Bishop (9579-91-2792); Annie Bradley (9579-91-6240); John & Betty Caudle (9579-90-8649 and 9579-90-8573); Brenda Cauley (9579-90-0866); Orlando & Linda Conner (9579-90-5314); Ned & Florence Cramer (9579-91-4032); Paul Cramer (9579-90-6485); Barbara Cunningham & Teresa Hill (9579-90-7710); Jennifer Deluca (9579-91-0490); Daniel & Valoree Dill (9579-90-2794); Duane & Teresa Fischer (9579-90-6381); Jeffrey Fleming (9579-91-3815); Maria Franco & Baltazar Chavez-Corral (9579-90-4793); Paul Gately (9579-90-0287); Billy & Patricia Gillespie (9579-91-1720); Lawrence Glisson & Joan Conner (9579-91-4176); Tim Goode (9579-91-7151); Ronald & Susan Hopkins (9579-90-5975); John & Polly Johnson (9579-90-7507); Clyde Justice (9579-91-9436); Jill Kent (9579-91-1505); Judith & Claude Knighton (9579-91-9211); Lauren Lundy (9579-90-2979); Joseph & Mary Macaskill (9579-90-6969); Guadalupe Marin (9579-90-2376); Marilyn Masters (9579-90-5539); Patricia & Alphonzo McGee (9579-90-8845); Howard & Wife McMin (9579-90-8977); Beverly Miller (9579-90-8315); Richard Mosley (9579-90-0559); Rodrigo & Luisa Muniz (9579-90-0969); Louise Noa (9579-90-5181); Harold Parker (9579-90-7815); Nannie Parris (9579-91-8099); Linda & Gary Prichard (9579-90-4325); Ellen Pugliese (9579-91-7653); Carolyn Shower (9579-91-0295); Samir & Melissa Shwahna (9579-91-1842); William Suggs (9579-90-3631); The Transue Living Family Trust (Catherine & Edward Transue/Trustees) (9579-91-2680, 9579-91-3221, and 9579-91-2460); and Carl & Marian Woodson (9579-91-9325).
- 1.2. **Approximate Size:** 46.42 acres
- 1.3. **Location:** Dana Road (SR 1525), approximately 2,000 feet (0.38 miles) east of the intersection of Dana Road (SR 1525) and Interstate 26 (I-26).
- 1.4. **Approximate Frontage:** 890 feet along Dana Road (SR 1525).

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R2MH. R2MH is located to the north and east. Residential One (R1) is located to the west and south (See Current Zoning Map, Pg. 3).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Single-family residences (specifically manufactured homes).
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain residential uses.

4. Public Water and Sewer

- 4.1. **Public Water:** On site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer located 4,800 feet (0.91 miles) to the northwest.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Urban Services Area (2020 CCP, Pg. 128, Pg. 129 & Appendix 1, Map 24). The CCP states that, “wide ranges of residential densities will exist... which should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time, policies and regulations should protect existing less-intensely developed communities” (2020 CCP, Pg. 129).

6. Staff Recommendations

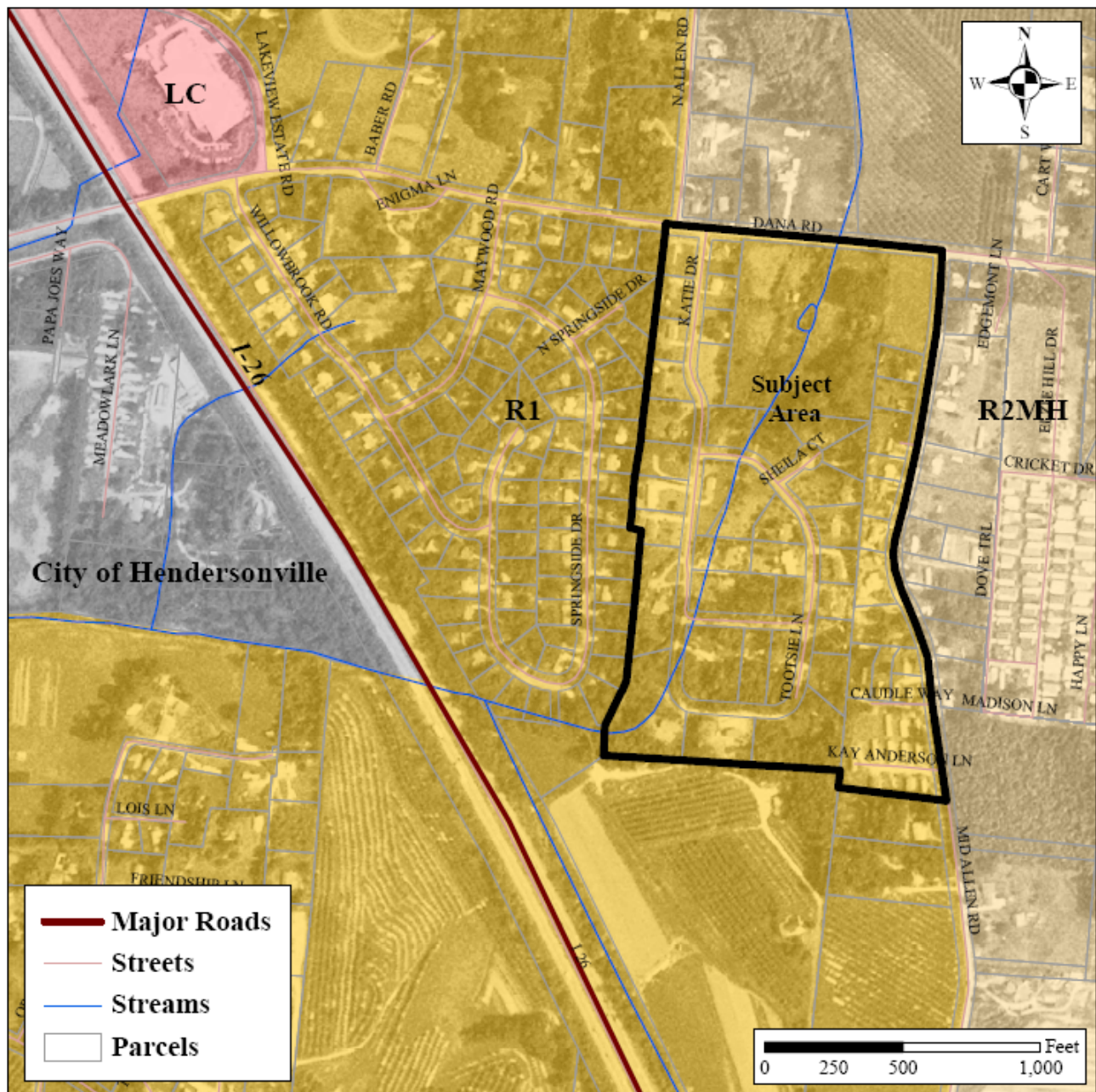
Staff's position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to Residential Two Manufactured Housing (R2MH), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as being within the "Urban Services Area". Residential development with a wide range of densities are encouraged in the USA. Additionally, less-intensely developed communities should be protected and preserved within the USA.
- 6.2. **Adjacent Zoning:** The Subject Area directly abuts an existing R2MH zoning district.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC supported Staff's position and recommends approval of the rezoning request from R1 (Residential One) to R2MH (Residential Two Manufactured Housing).

Current Zoning Map



Request for Residential Map Amendment 2

Request: R3 (Residential Three) to R2 (Residential Two)

Property Owners: Karen K. Vogel Trustee; Edward T. Vogel Trustee; The Karen Vogel Living Trust

1. Subject Area Information

- 1.1. **PIN:** 9661-95-2298
- 1.2. **Approximate Size:** 32.68 acres
- 1.3. **Location:** Off of Ridgeview Drive (Private).
- 1.4. **Approximate Frontage:** Undetermined.

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R3. R3 is located to the east. R2 is located to the west (See Current Zoning Map, Pg. 5).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Vacant.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain residential uses.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water located 5,500 feet(1.04 miles) to the southwest.
- 4.2. **Public Sewer:** Not on site. Nearest sewer located 9,900 feet (1.88 miles) to the southwest.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Rural Agricultural Area (2020 CCP, Pg. 132, Pg. 133 & Appendix 1, Map 24). The CCP states that, “land development regulations should... not permit densities that would require sewer services or introduce traffic capacity problems... and encourage densities that are consistent with steep slopes, poor septic capacities, and sensitive topography” (2020 CCP, Pg. 132).
- 5.2. The Future Land Use Map identifies the Subject Area as being located in Conservation Area (2020 CCP, Pg. 134 & Appendix 1, Map 24). The CCP states that conservation lands “are intended to remain largely in their natural state, with only limited development,” and further that “such areas should be targeted for protection through regulations and incentives” (2020 CCP, Pg. 134).

6. Staff Recommendations

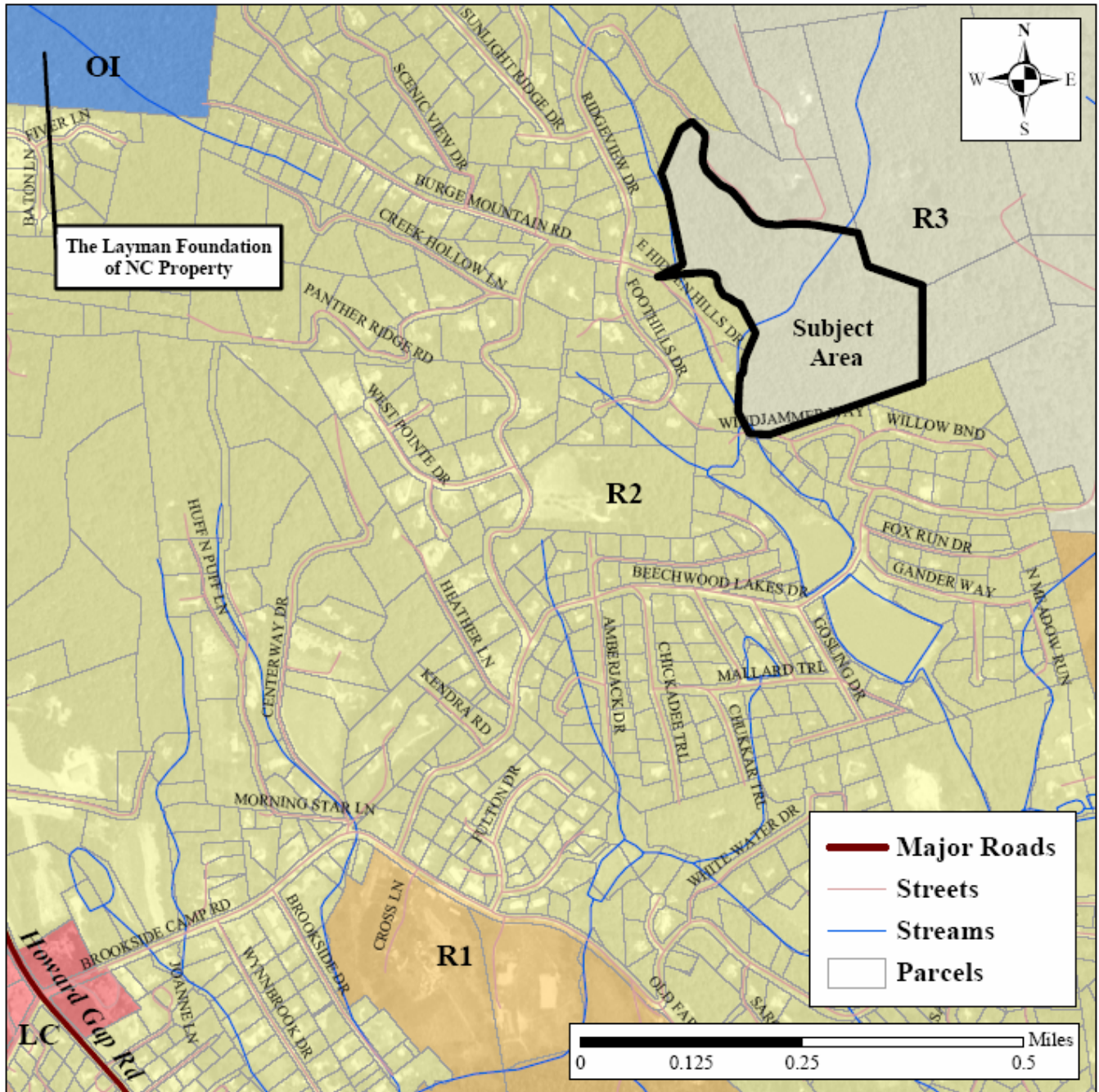
Staff’s position at this time, under the guidelines of current plans, policies and studies, is it does not supports the rezoning of the Subject Area to Residential Two (R2), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as being within the “Rural Agricultural Area” and “Conservation Area”. Residential development at low densities are encouraged in the RAA and the conservation area designation indicates the presence of steep slopes on the subject property.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC supported Staff’s position and recommends denial of the rezoning request from R3 (Residential Three) to R2 (Residential Two).

Current Zoning Map



Request for Industrial Map Amendment 1

Request: Local Commercial (LC) and R2MH (Residential Two Manufactured Housing) to I (Industrial)
Property Owners: Sunset Hill Investments, LLC; William and Frances Capell, ML Hall Jr., and David and Carrie Austin; and Chumbley Family, LLC
Requested By: Sunset Hill Investments and the Warm Company

1. Subject Area Information

1.1. PINs, Owners, and Approximate Sizes:

Owner	PIN	Approximate Size (acres)
Sunset Hill Investments, LLC (Manual Woodworkers' / Sunset Hill Distribution Center)	9579-96-7911	24.82
William & Frances Capell, ML Hall Jr., and David & Carrie Austin	9589-07-4347	6.64
Chumbley Family, LLC (Location of Warm Company)	9589-08-7042	6.71
Total Acreage		38.17

- 1.2. **Location:** Sugarloaf Road (SR 1734), approximately 330 feet east of the intersection of Sugarloaf Road (SR 1734) and Howard Gap Road (SR 1006).
 1.3. **Approximate Frontage:** 470 feet along Sugarloaf Road (SR 1734) and 700 feet along Old Sunset Hill Road (SR 1744) .

2. Current and Adjacent Zoning

- 2.1. Parcel 9579-96-7911 is currently zoned LC. Parcels 9589-07-4347 and 9589-08-7042 are currently zoned R2MH. R2MH zoning is applied to properties to the north, east and south. LC zoning is applied to properties to the west. The City of Hendersonville's jurisdiction is also to the west (R-15 (Medium-Density Residential) and PRD (Planned Residential Development) zoning districts are applied to those properties by the City of Hendersonville) (See Current Zoning Map, Pg. 7).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Manual Woodworkers' / Sunset Hill Distribution Center (PIN: 9579-96-7911); Lazy Boy RV Park (PIN: 9589-07-4347); and the Warm Company (PIN: 9589-08-7042).
 3.2. **Adjacent Area Uses:** Surrounding area lands contain commercial, institutional and residential uses. Carillon Assisted Living is to the east. Living Waters Baptist Church is to the south. Single-family residential areas surround the Subject Area.

4. Public Water and Sewer

- 4.1. **Public Water:** On site.
 4.2. **Public Sewer:** Not on site. Nearest sewer is located 800 feet (0.15 miles) northwest of site.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Urban Services Area (2020 CCP, Pg. 128, Pg. 129 & Appendix 1, Map 24). The CCP states that, "the USA will contain virtually all existing and future economic development activities," and further, "industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community" (2020 CCP, Pg. 129).
 5.2. The Future Land Use Map does not identify the Subject Area as being appropriate for industrial development (2020 CCP, Pg. 136 & Appendix 1, Map 24).

6. Staff Recommendations

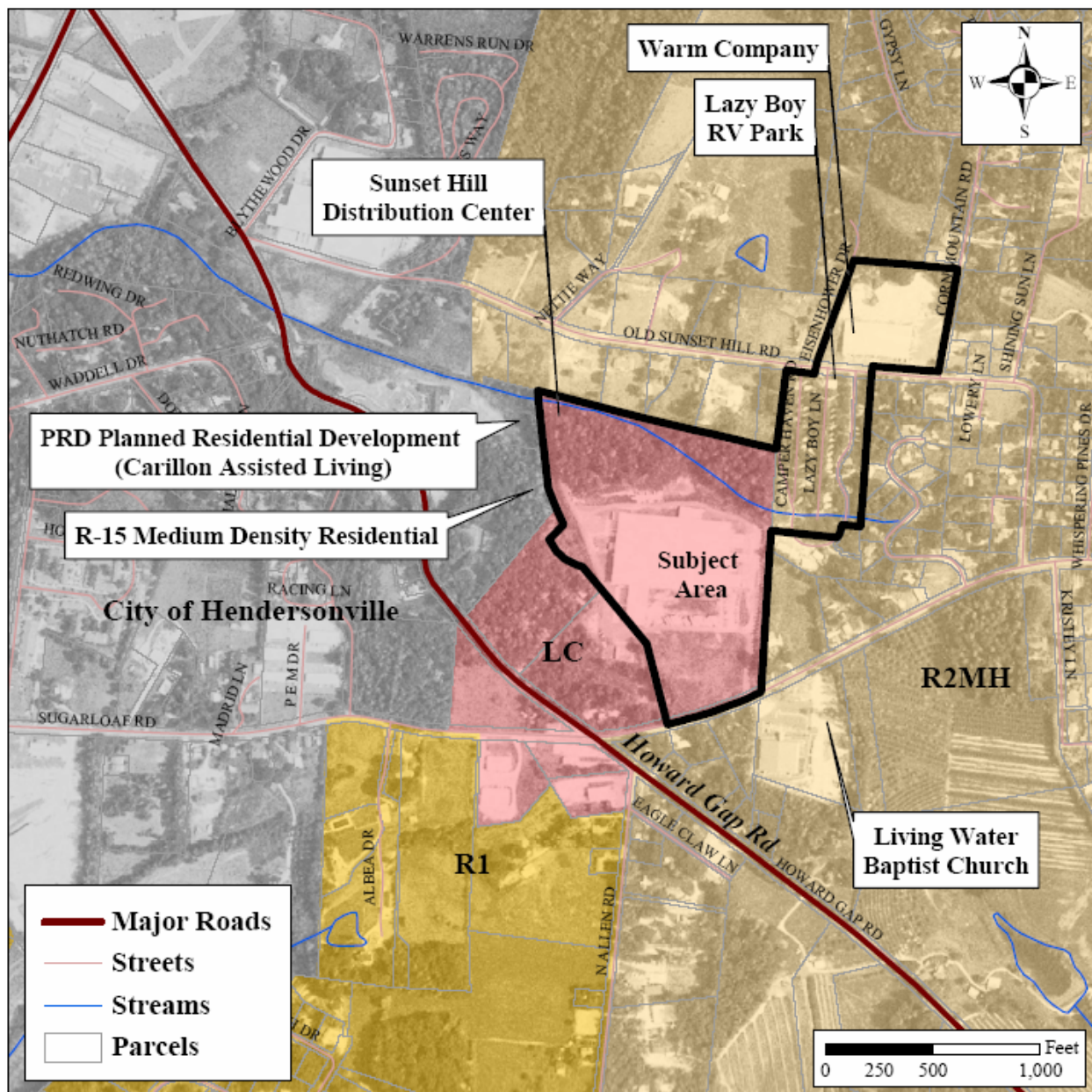
Staff's position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to Industrial (I), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as being located in the "Urban Services Area" classification. While the text and map of the 2020 CCP do not apply an "Industrial" designation to the Subject Area, the application of USA to the Subject Area indicates that industrial development is encouraged in and should be limited to properties within in the USA.
- 6.2. **Existing Uses:** Sunset Hill Distribution and the Warm Company indicated that the property is suited for industrial uses given their current uses. The I zoning district would allow for these uses. The Lazy Boy RV Park would not be an allowed use and would become nonconforming.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC supports Staff's position and recommends approval of the rezoning request from Local Commercial (LC) and R2MH (Residential Two Manufactured Housing) to I (Industrial).

Current Zoning Map



Request for Commercial Map Amendment 1

Request: R2MH (Residential Two Manufactured Housing) to LC (Local Commercial)

Property Owner: Leon Lamb

1. Subject Area Information

- 1.1. **PIN:** 9680-13-2539
- 1.2. **Approximate Size:** 2.14 acres
- 1.3. **Location:** US Highway 64 East, approximately 460 feet east of the intersection of US Highway 64 East and Fruitland Road (SR 1574).
- 1.4. **Approximate Frontage:** 375 feet along US Highway 64 East.

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R2MH. The City of Hendersonville's jurisdiction is to the south (C3 (Highway Business) and PRD (Planned Residential Development) zoning districts are applied to those properties by the City of Hendersonville). To the north, east and west is Henderson County R2MH zoning (See Current Zoning Map, Pg. 9).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Single-family residence.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain undeveloped, residential, office, recreational, and commercial uses. A residential development is located to the south (Wolfpen). Also to the south is an office use, N&T Construction Company. A recreational use, Apple Valley Travel Park, is located to the west. Apple Valley Middle and North Henderson High School are also located to the west.

4. Public Water and Sewer

- 4.1. **Public Water:** On site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer located on adjacent property to the south (Wolfpen).

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Urban Services Area (2020 CCP, Pg. 128, Pg. 129 & Appendix 1, Map 24). The CCP states that, "the USA will contain considerable commercial development at a mixture of scales," and further, "all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community" (2020 CCP, Pg. 129).
- 5.2. The Future Land Use Map also identifies the Subject Area as being within an identified Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24). The CCP states that Community Service Centers:
 - 5.2.1. Should contain the following: community facilities, local commercial, community commercial, and regional commercial uses (2020 CCP, Pg. 135);
 - 5.2.2. "Are intended to be intensive, efficient, defined concentrations of mixed services" (2020 CCP, Pg. 134); and
 - 5.2.3. "Are appropriate for a mixture of commercial uses scaled to the service area in question" (2020 CCP, Pg. 134).

6. Staff Recommendations

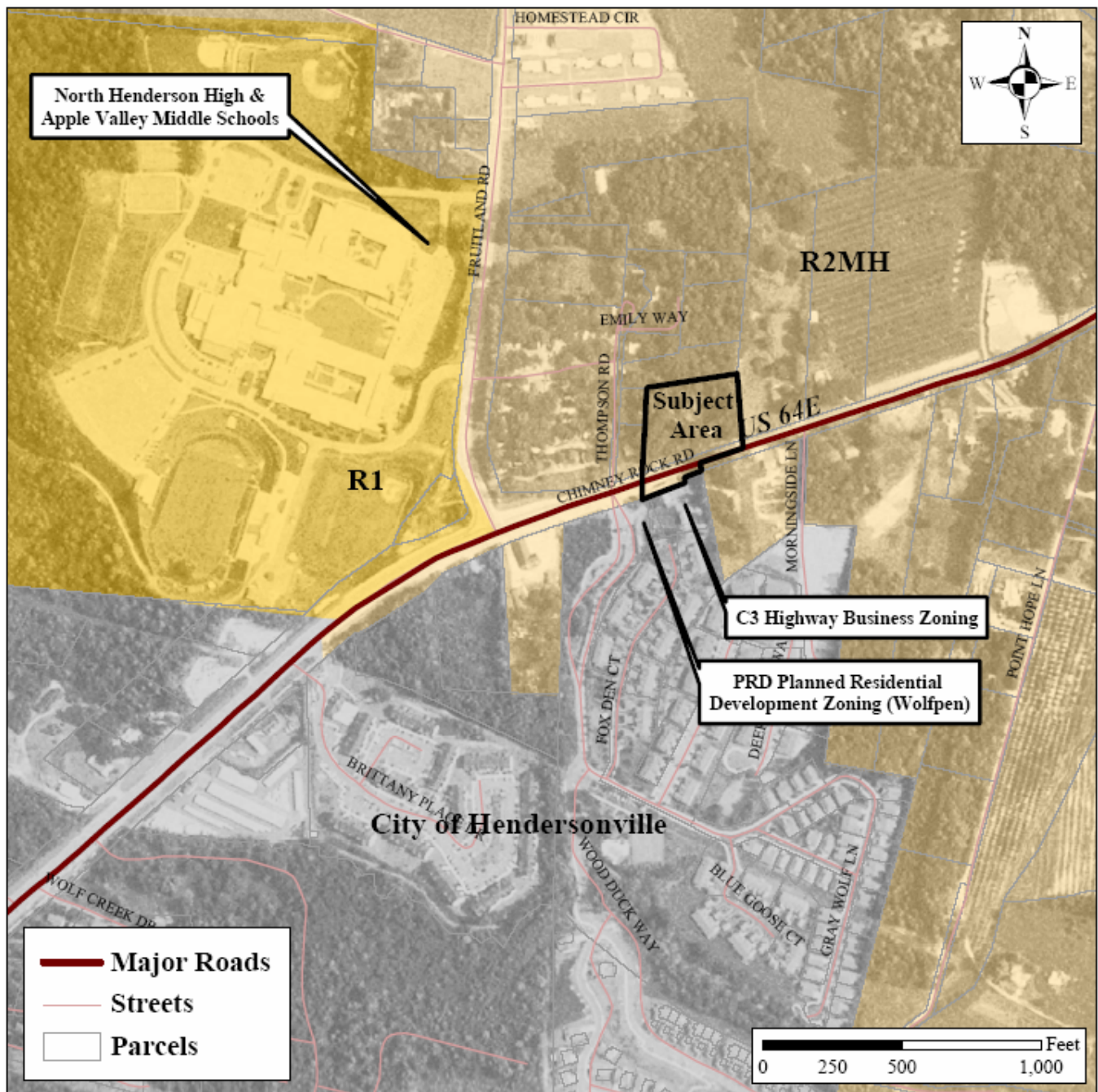
Staff's position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to Local Commercial (LC), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as suitable for commercial development. The CCP Future Land Use Map places the Subject Area in the “Urban Services Area” classification and applies a “Community Service Center” in the vicinity of the Subject Area. Commercial development, at a mixture of scales (including regional) are encouraged in the USA and Community Service Centers.
- 6.2. **Adjacent Zoning:** The Subject Area directly abuts an existing C3 (Highway Business) zoning district applied by the City of Hendersonville.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC supported Staff’s position and recommends approval of the rezoning request from R2MH (Residential Two Manufactured Housing) to LC (Local Commercial).

Current Zoning Map



Request for Commercial Map Amendment 2

Request: R2MH (Residential Two Manufactured Housing) to CC (Community Commercial)

Property Owner: Richard McDonald

Representative: Michael Martin

1. Subject Area Information

- 1.1. **PIN:** 9691-80-9664
- 1.2. **Approximate Size:** 12.16 acres
- 1.3. **Location:** US Highway 64 East, approximately 2,500 feet (0.47 miles) southwest of the intersection of US Highway 64 East and South Mills Gap Road (SR 1586).
- 1.4. **Approximate Frontage:** 650 feet along US Highway 64 East.

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R2MH. R2MH zoning is applied to properties to the west, south and east. Local Commercial (LC) zoning is applied to properties to the north (See Current Zoning Map, Pg. 11).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Single-family residence.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain undeveloped, residential, and commercial uses. A residential development is located to the east (Shuey Knolls). A Marathon gas station is located adjacent and to the north.

4. Public Water and Sewer

- 4.1. **Public Water:** On site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is approximately 3.6 miles west of site.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Rural/Urban Transition Area (2020 CCP, Pg. 130, Pg. 131 & Appendix 1, Map 24). The CCP states that, “the RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development,” (2020 CCP, Pg. 130) and further, “commercial development...will be encouraged within defined Community Service Centers...at Local and Community scales” (2020 CCP, Pg. 131).
- 5.2. The Future Land Use Map also identifies the Subject Area as being in the vicinity of an identified Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24). The CCP states that Community Service Centers:
 - 5.2.1. Should contain the following: community facilities, local commercial, community commercial, and regional commercial uses (2020 CCP, Pg. 135);
 - 5.2.2. “Are intended to be intensive, efficient, defined concentrations of mixed services” (2020 CCP, Pg. 134); and
 - 5.2.3. “Are appropriate for a mixture of commercial uses scaled to the service area in question” (2020 CCP, Pg. 134).

6. Staff Recommendations

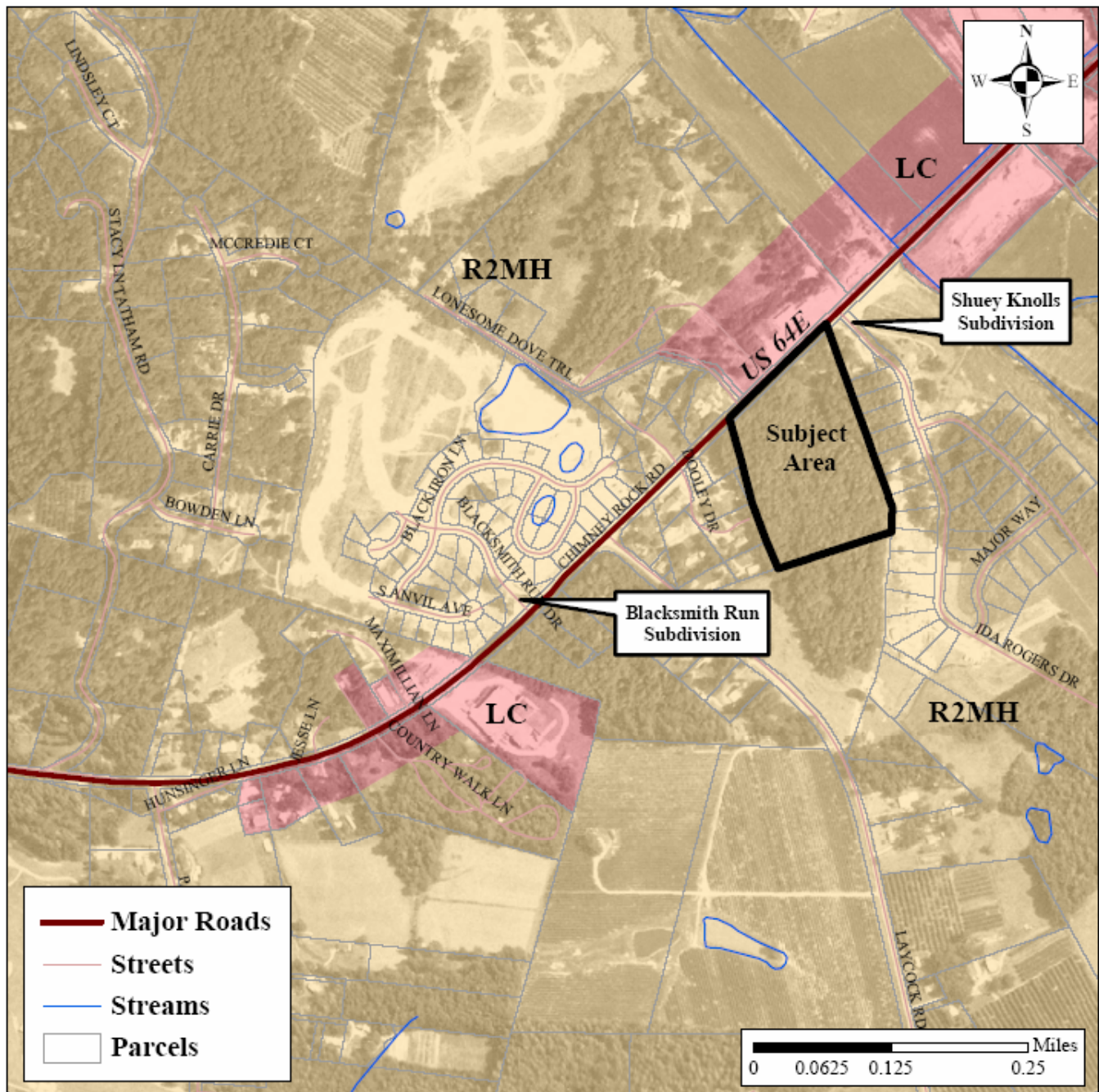
Staff’s position at this time, under the guidelines of current plans, policies and studies, is it does not support the rezoning of the Subject Area to Community Commercial (CC) due to a spot zoning concern; however, Staff supports the rezoning of the Subject Area to Local Commercial (LC), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as suitable for commercial development. The CCP Future Land Use Map places the Subject Area in the “Rural/Urban Transition Area” classification and applies a “Community Service Center” in the vicinity of the Subject Area. Commercial development, at a mixture of scales (excluding regional) are encouraged in the RTA where Community Service Centers are applied.
- 6.2. **Adjacent Zoning:** The Subject Area directly abuts an existing LC zoning district.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC recognizes the spot zoning concern resulting from rezoning the Subject Area to CC. The TRC supports Staff’s position and recommends rezoning the Subject Area from R2MH to LC. Should the Board wish to apply CC zoning to the Subject Area, other properties within the commercial node should also be rezoned.

Current Zoning Map



Request for Commercial Map Amendment 3

Request: R2MH (Residential Two Manufactured Housing) to LC (Local Commercial)

Property Owner: Keiji and Stefani Oshima

1. Subject Area Information

- 1.1. **PIN:** 0601-65-0780
- 1.2. **Approximate Size:** 4.14 acres
- 1.3. **Location:** US Highway 64 East, approximately 1,680 feet (0.31 miles) northeast of the intersection of US Highway 64 East and Pilot Mountain Road (SR 1783).
- 1.4. **Approximate Frontage:** 550 feet along US Highway 64 East.

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R2MH. R2MH zoning is applied to properties to the north, east and south. Local Commercial (LC) is applied to properties to the west (See Current Zoning Map, Pg. 13).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Vacant.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain undeveloped, institutional, and commercial uses. To the north are Connie's Auto Sales and the Trading Post (commercial uses). To the south is the Blue Ridge Humane Society.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water is approximately 1,680 feet west of site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is approximately 10.5 miles west of site.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Rural/Urban Transition Area (2020 CCP, Pg. 130, Pg. 131 & Appendix 1, Map 24). The CCP states that, "the RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development," (2020 CCP, Pg. 130) and further, "commercial development...will be encouraged within defined Community Service Centers...at Local and Community scales" (2020 CCP, Pg. 131).
- 5.2. The Future Land Use Map also identifies the Subject Area as being in the vicinity of an identified Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24). The CCP states that Community Service Centers:
 - 5.2.1. Should contain the following: community facilities, local commercial, community commercial, and regional commercial uses (2020 CCP, Pg. 135);
 - 5.2.2. "Are intended to be intensive, efficient, defined concentrations of mixed services" (2020 CCP, Pg. 134); and
 - 5.2.3. "Are appropriate for a mixture of commercial uses scaled to the service area in question" (2020 CCP, Pg. 134).

6. Staff Recommendations

Staff's position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to Local Commercial (LC), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as suitable for commercial development. The CCP Future Land Use Map places the Subject Area in the "Rural/Urban Transition Area" classification and applies a "Community Service Center" in the

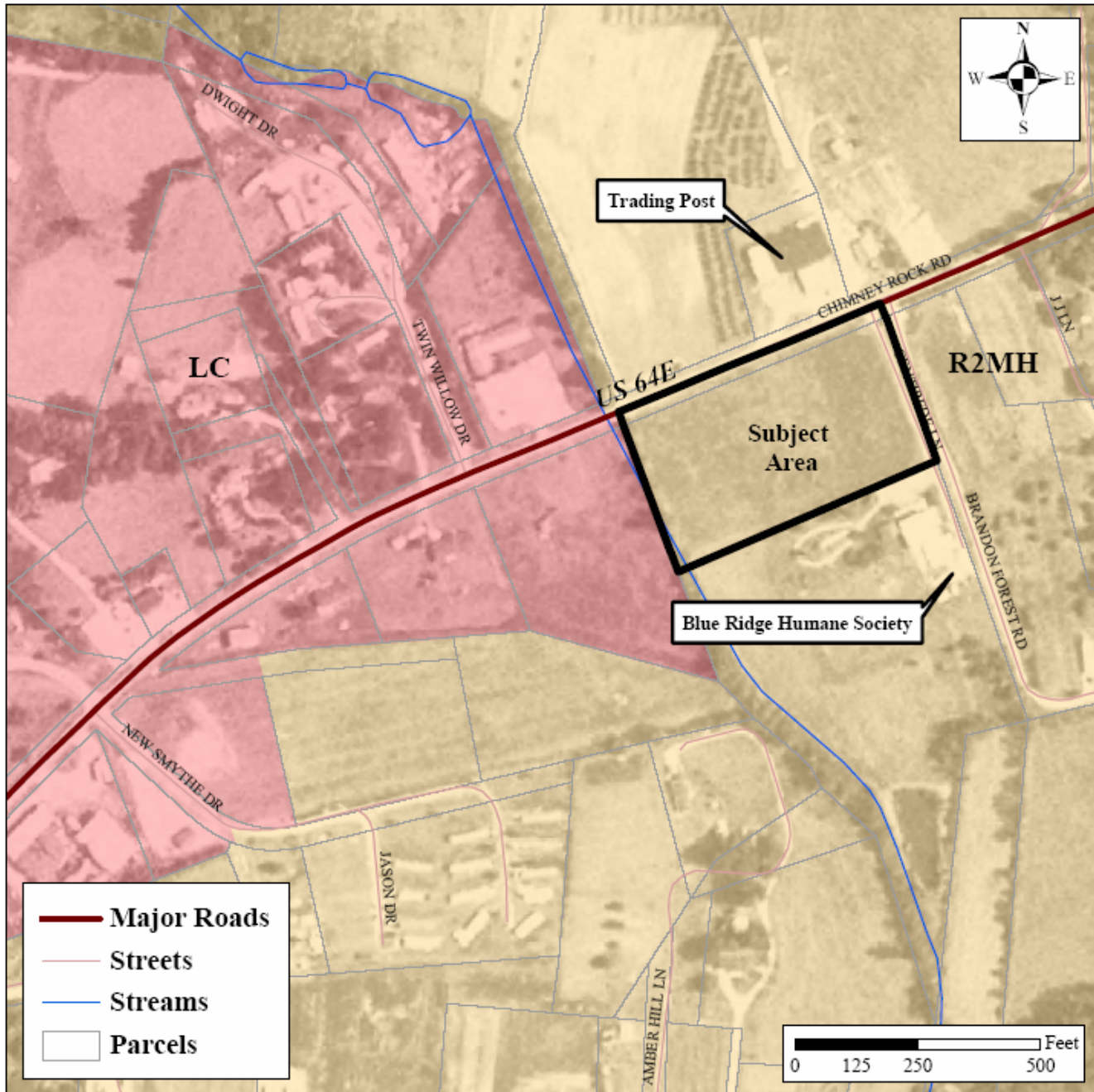
vicinity of the Subject Area. Commercial development, at a mixture of scales (excluding regional) are encouraged in the RTA where Community Service Centers are applied.

6.2. **Adjacent Zoning:** The Subject Area directly abuts an existing LC zoning district.

7. Technical Review Committee (TRC) Recommendations

7.1. The TRC supported Staff's position and recommends approval of the rezoning request from R2MH (Residential Two Manufactured Housing) to LC (Local Commercial).

Current Zoning Map



Request for Commercial Map Amendment 4

Request: R2MH (Residential Two Manufactured Housing) to LC (Local Commercial)
Property Owners: Chris Lamb, Tyler Nicholson, Greg Lamb, Lynn Lamb, and Bradley Snyder

1. Subject Area Information

1.1. **PINs, Owners, and Approximate Sizes:**

Owner	PIN	Approximate Size (acres)
Greg Lamb	9589-16-4514	1.50
Chris Lamb	9589-16-7762	2.19
Bradley Snyder	9589-26-1606	0.90
Tyler Nicholson	9589-16-9630	0.45
Larry Lamb	9589-16-5577	0.33
	9589-16-6567	0.34
	9589-16-6462	0.35
Total Acreage		6.06

1.2. **Location:** Sugarloaf Road (SR 1734), approximately 2,060 feet (0.39 miles) east of the intersection of Sugarloaf Road (SR 1734) and Howard Gap Road (SR 1006).

1.3. **Approximate Frontage:** 765 feet (0.15 miles) along Sugarloaf Road (SR 1734).

2. Current and Adjacent Zoning

2.1. The Subject Area and adjacent properties are zoned R2MH (See Current Zoning Map, Pg. 15).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** One parcel (PIN: 9589-26-1606) contains a commercial use (Mountainscape Inc.). The remaining parcels contain single-family residential uses.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain residential and commercial uses or remain undeveloped. Residential uses are located to the north, east, west and south. UAP Distribution Inc is located directly to the north.

4. Public Water and Sewer

- 4.1. **Public Water:** On site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is located 3,045 feet (0.58 miles) northwest of site.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Urban Services Area (2020 CCP, Pg. 128, Pg. 129 & Appendix 1, Map 24). The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community” (2020 CCP, Pg. 129).
- 5.2. The Future Land Use Map does not identify the Subject Area as being in the vicinity of a Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24).

6. Staff Recommendations

Staff’s position at this time, under the guidelines of current plans, policies and studies, is it does not support the rezoning of the Subject Area to Local Commercial (LC), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as being located within the “Urban Services Area” classification. While commercial development is encouraged

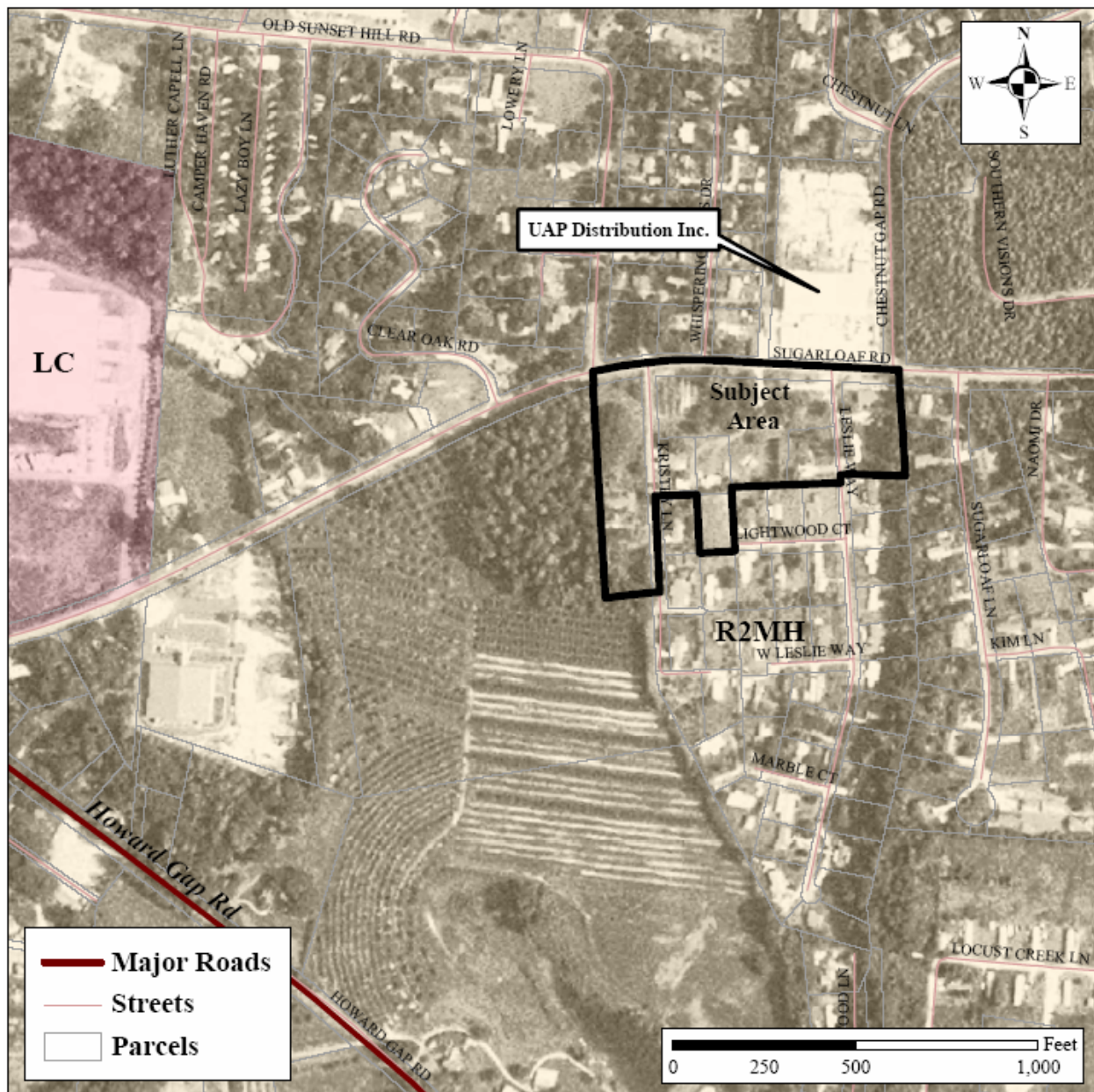
in the USA no “Community Service Center” is applied in the vicinity of the Subject Area. Further, the CCP indicates that commercial zoning districts should have configurations which are in keeping with the surrounding community. The configuration of this zoning district should be further evaluated given the surrounding uses.

6.2. **Adjacent Zoning:** The Subject Area is not adjacent to any existing commercial zoning. Although the Subject Area may be suitable for commercial development, Staff notes that reducing the area of the request to only those parcels along and near Sugarloaf Road may be appropriate. Staff further recommends study be undertaken with a separate public hearing and notification to adjacent property owners before amending the official zoning map.

7. Technical Review Committee (TRC) Recommendations

7.1. The TRC supported Staff’s position and recommends that the rezoning request from R2MH (Residential Two Manufactured Housing) to LC (Local Commercial) be submitted as a separate rezoning request due to the need for further study.

Current Zoning Map



Request for Commercial Map Amendment 5

Request: R2MH (Residential Two Manufactured Housing) to LC (Local Commercial)

Property Owner: Flaughn Lamb

1. Subject Area Information

- 1.1. **PIN:** 9599-08-3992
- 1.2. **Approximate Size:** 32.43 acres
- 1.3. **Location:** Sugarloaf Road (SR 1734), approximately 1,450 feet (0.28 miles) east of the intersection of Sugarloaf Road (SR 1734) and Pace Road (SR 1726).
- 1.4. **Approximate Frontage:** 400 feet along Sugarloaf Road (SR 1734).

2. Current and Adjacent Zoning

- 2.1. The Subject Area and adjacent properties are zoned R2MH (See Current Zoning Map, Pg. 17).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Orchard Trace Golf Club.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain undeveloped or contain residential uses.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water is located 3,850 feet (0.73 miles) west of site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is located 1.5 miles northwest of site.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Rural/Urban Transition Area (2020 CCP, Pg. 130, Pg. 131 & Appendix 1, Map 24). The CCP states that, “the RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development,” (2020 CCP, Pg. 130) and further, “commercial development...will be encouraged within defined Community Service Centers...at Local and Community scales” (2020 CCP, Pg. 131).
- 5.2. The Future Land Use Map does not identify the Subject Area as being in the vicinity of a Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24).

6. Staff Recommendations

Staff’s position at this time, under the guidelines of current plans, policies and studies, is it does not support the rezoning of the Subject Area to Local Commercial (LC), based on the following:

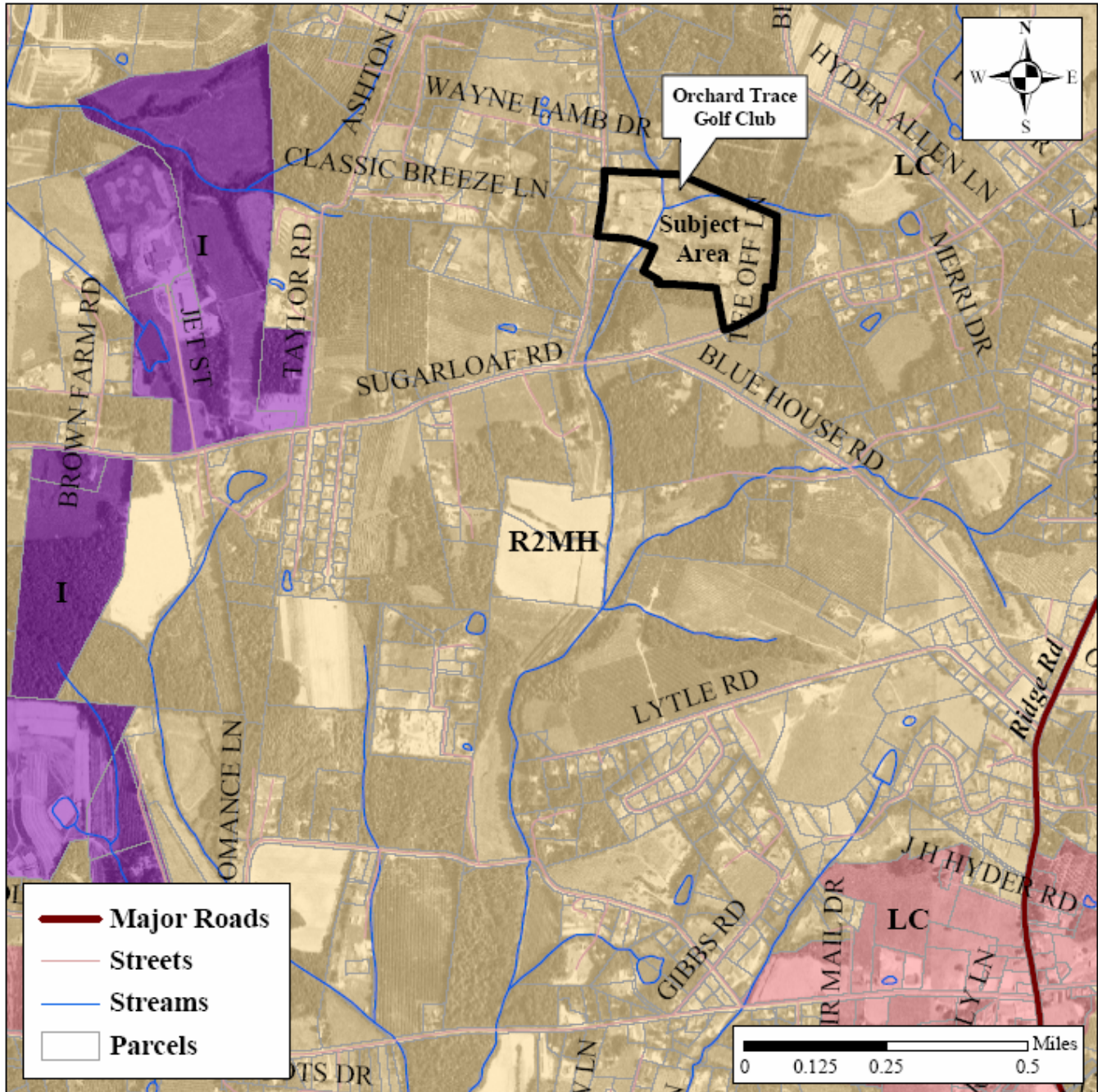
- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as being located within the “Urban Services Area” classification. While commercial development is encouraged in the USA no “Community Service Center” is applied in the vicinity of the Subject Area. Further, the CCP indicates that commercial zoning districts should have configurations which are in keeping with the surrounding community. The configuration of this zoning district may need to be further evaluated given the surrounding uses.
- 6.2. **Adjacent Zoning:** The Subject Area is not adjacent to any existing commercial zoning.
- 6.3. **Existing Uses:** The property owner indicated that the property is suited for commercial use given its current use as a Golf Course. The R2MH zoning district currently applied to the property allows for its use as a Golf Course.

Although the Subject Area may be suitable for commercial development, Staff recommends further study be undertaken with a separate public hearing and notification to adjacent property owners before amending the official zoning map.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC supported Staff's position and recommends that the rezoning request from R2MH (Residential Two Manufactured Housing) to LC (Local Commercial) be submitted as a separate rezoning request due to the need for further study.

Current Zoning Map



Request for Commercial Map Amendment 6

Request: R2MH (Residential Two Manufactured Housing) to CC (Community Commercial)

Property Owner: Hendersonville Pentecostal Holiness Church

1. Subject Area Information

- 1.1. **PIN:** Northern portion of PIN: 9588-91-1016
- 1.2. **Approximate Size:** 9.44 acre portion of the 23.92 acre tract
- 1.3. **Location:** Howard Gap Road (SR 1006).
- 1.4. **Approximate Frontage:** 620 feet along Howard Gap Road (SR 1006).

2. Current and Adjacent Zoning

- 2.1. Parcel 9588-91-1016 is split zoned R2MH and CC. The Subject Area is the portion of the parcel zoned R2MH. R2MH zoning is applied to properties to the north and east. Local Commercial (LC) zoning is applied to properties to the south. Residential One (R1) zoning is applied to the property to the west (See Current Zoning Map, Pg. 19).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Hendersonville Pentecostal Holiness Church is located on the southern portion of the tract. The 9.44 acre portion which is the Subject Area is currently vacant.
- 3.2. **Adjacent Area Uses:** Surrounding area lands are undeveloped or contain residential and institutional uses.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water is located 1,600 feet (0.30 miles) west of site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is located 2,800 feet (0.53 miles) west of site.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Urban Services Area (2020 CCP, Pg. 128, Pg. 129 & Appendix 1, Map 24). The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community” (2020 CCP, Pg. 129).
- 5.2. The Future Land Use Map also identifies the Subject Area as being within an identified Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24). The CCP states that Community Service Centers:
 - 5.2.1. Should contain the following: community facilities, local commercial, community commercial, and regional commercial uses (2020 CCP, Pg. 135);
 - 5.2.2. “Are intended to be intensive, efficient, defined concentrations of mixed services” (2020 CCP, Pg. 134); and
 - 5.2.3. “Are appropriate for a mixture of commercial uses scaled to the service area in question” (2020 CCP, Pg. 134).

6. Staff Recommendations

Staff’s position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to Community Commercial (CC), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as suitable for commercial development. The CCP Future Land Use Map places the Subject Area in the “Urban Services Area” classification and applies a “Community Service Center” in the vicinity

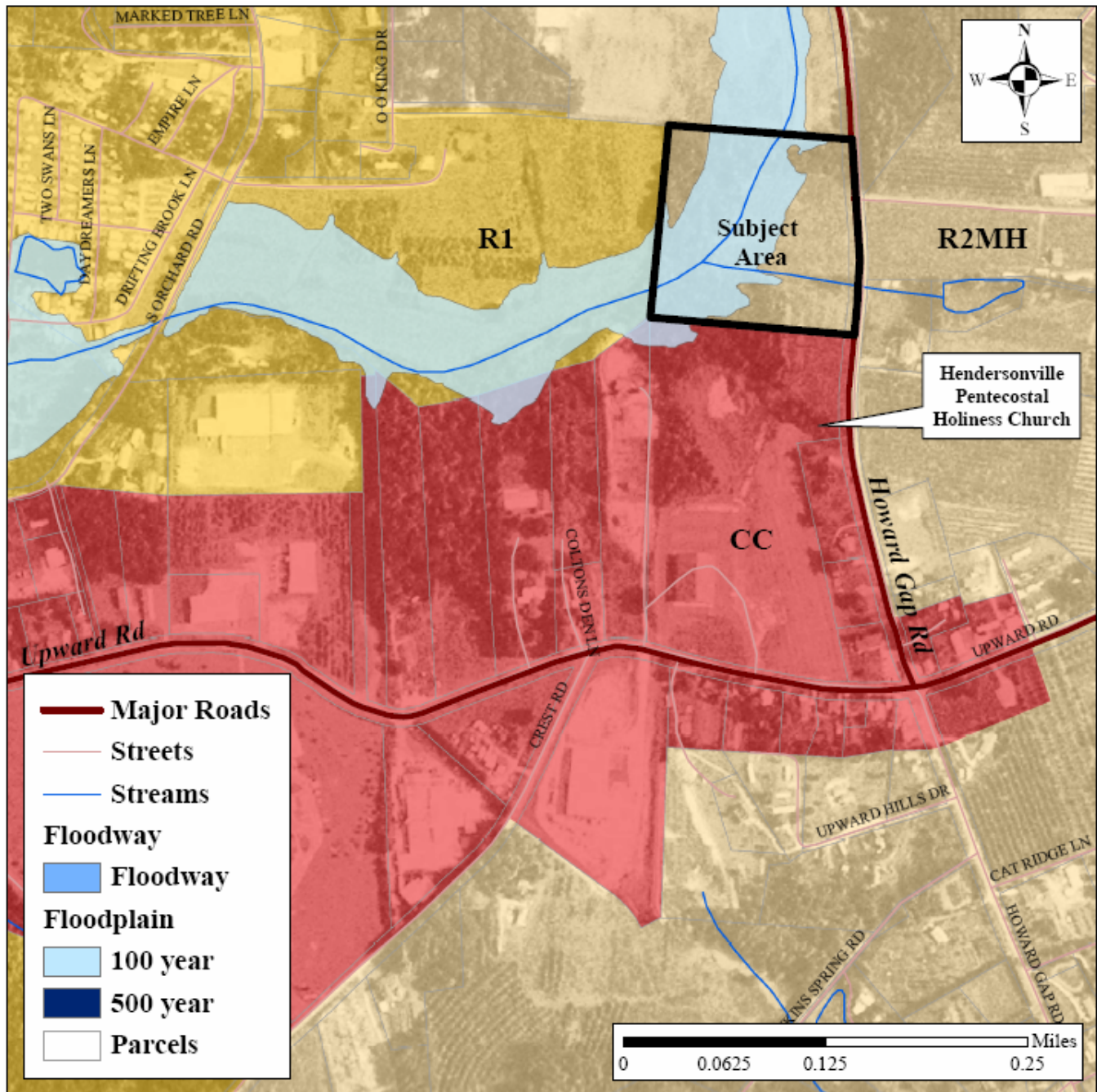
of the Subject Area. Commercial development, at a mixture of scales (including regional) are encouraged in the USA and Community Service Centers.

- 6.2. **Split Zoning:** The Subject Area is a portion of a parcel which is split zoned CC and R2MH. The request would expand the CC zoning district to the entire parcel.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC supported Staff's position and recommends approval of the rezoning request from R2MH (Residential Two Manufactured Housing) to CC (Community Commercial).

Current Zoning Map



Request for Commercial Map Amendment 7

Request: R1 (Residential One) to LC (Local Commercial)

Property Owner: Leon Lamb, Owner

1. Subject Area Information

- 1.1. **PIN:** 9660-57-2754
- 1.2. **Approximate Size:** 63.26 acres
- 1.3. **Location:** Intersection of Brookside Camp Road (SR 1528) and Interstate 26 (I-26).
- 1.4. **Approximate Frontage:** 880 feet along Brookside Camp Road (SR 1528) and 4,900 feet (0.93 miles) along I-26.

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R1. R1 zoning is applied to properties to the north, west, and south. Residential Two Manufactured Housing (R2MH) zoning is applied to the property to the east (See Current Zoning Map, Pg. 21).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Vacant.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain undeveloped, residential, and recreational uses. The Outdoor Family Fun Center is located adjacent to the Subject Area to the west. Residential areas, including Grimesdale, are also located in the vicinity of the Subject Area.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water is located 1,900 feet (0.36 miles) west of site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is located 2,500 feet (0.47 miles) west of site.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP) and US 25 North Zoning Study

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Urban Services Area (2020 CCP, Pg. 128, Pg. 129 & Appendix 1, Map 24). The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community” (2020 CCP, Pg. 129).
- 5.2. The Future Land Use Map identifies the Subject Area as being located in Conservation Area (2020 CCP, Pg. 134 & Appendix 1, Map 24). The CCP states that conservation lands “are intended to remain largely in their natural state, with only limited development,” and further that “such areas should be targeted for protection through regulations and incentives” (2020 CCP, Pg. 134).
- 5.3. The Future Land Use Map identifies the Subject Area as being appropriate for industrial development (2020 CCP, Pg. 136 & Appendix 1, Map 24). The Map does not identify the Subject Area being in the vicinity of a Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24).
- 5.4. The US Highway 25 North Zoning Study identifies the Subject Area as being appropriate for Rural Conservation (RC) zoning. RC zoning was applied to the Subject Area to reflect existing commercial uses which would be made nonconforming if placed in an R-30 district. The application of RC zoning was consistent with conservation recommendations of the CCP’s Future Land Use Map.

6. Staff Recommendations

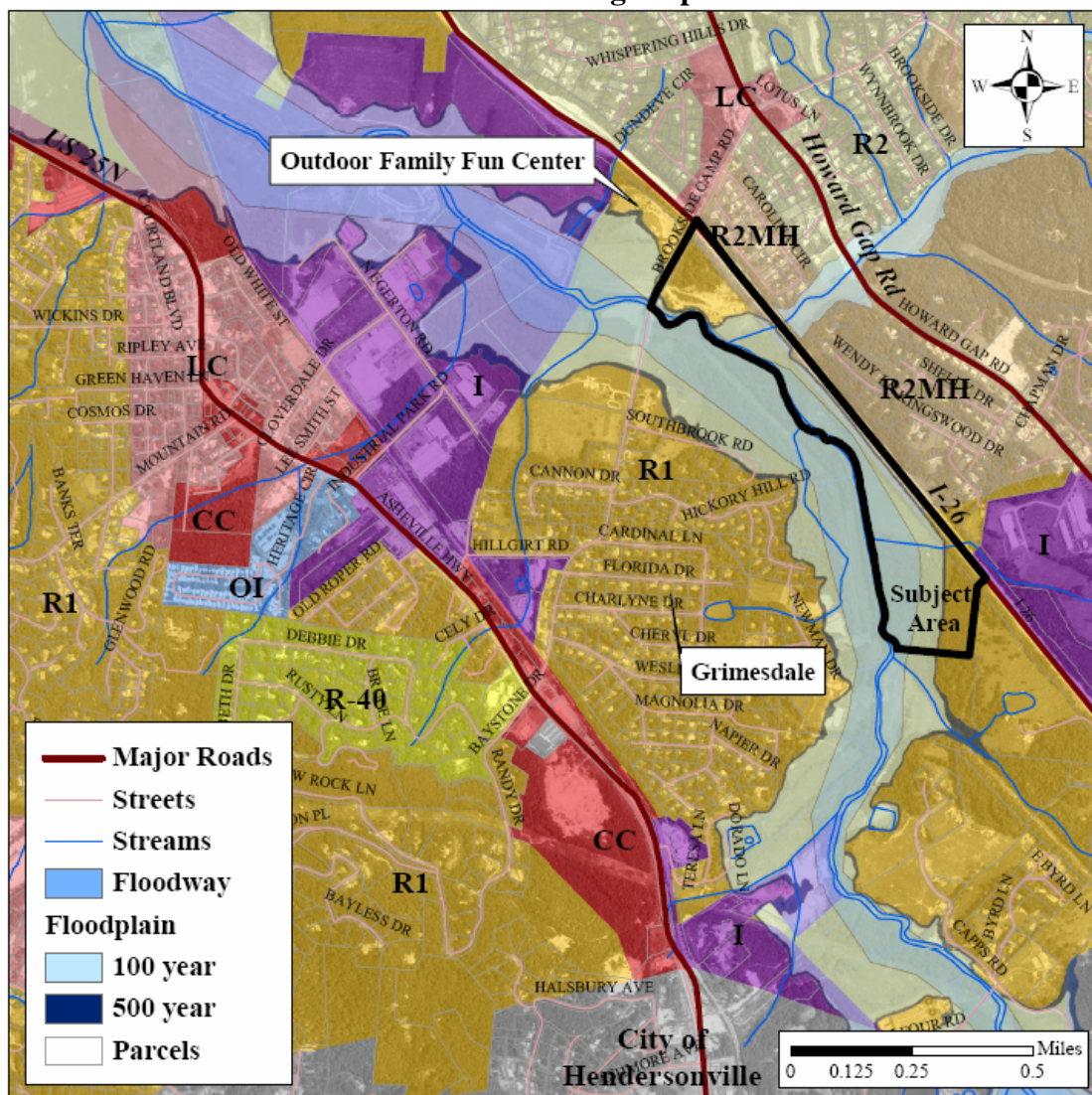
Staff’s position at this time, under the guidelines of current plans, policies and studies, is it does not support the rezoning of the Subject Area to Local Commercial (LC), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as being located within the “Urban Services Area” classification. While commercial development is encouraged in the USA no “Community Service Center” is applied in the vicinity of the Subject Area. Further, the CCP indicates that commercial zoning districts should have configurations which are in keeping with the surrounding community. The configuration of this zoning district should be further evaluated given the surrounding uses. Conservation Area designation is also applied to the Subject Area.
- 6.2. **The US Highway 25 North Zoning Study:** The text and map of the US 25 North Zoning Study identify the Subject Area as appropriate for Rural Conservation (RC) zoning. RC zoning would allow for commercial uses existing on the Subject Area while being consistent with conservation recommendations given the existing floodplain on the Subject Area.
- 6.3. **Adjacent Zoning:** The Subject Area is not adjacent to any existing commercial zoning. Although the Subject Area (or a portion thereof) may be suitable for commercial development, Staff recommends further study be undertaken with a separate public hearing and notification to adjacent property owners before amending the official zoning map. A conditional rezoning may also be appropriate.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC supported Staff’s position and recommends that the rezoning request from R1 to LC be submitted as a separate rezoning request due to the need for further study. The TRC also notes that a reconfiguration of the proposed zoning district or a conditional rezoning request may be appropriate for the Subject Area.

Current Zoning Map



Request for Commercial Map Amendment 8

Request: R2MH (Residential Two Manufactured Housing) to RC (Regional Commercial)

Property Owner: Jeff Cosgrove, Summit Springs LLC, Owner

1. Subject Area Information

- 1.1. **PIN:** Northwestern portion of PIN: 9587-62-6173
- 1.2. **Approximate Size:** 15.70 acre portion of the 45.41 acre tract
- 1.3. **Location:** Intersection of NC Highway 225 (NC 225) and Interstate 26 (I-26).
- 1.4. **Approximate Frontage:** 1,600 feet (0.30 miles) along Summit Springs Drive and 840 feet along Interstate 26 (I-26).

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R2MH. R2MH zoning is applied to properties to the south & east. RC zoning is applied to properties to the north & west (See Current Zoning Map, Pg. 23).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Vacant portion of Summit Springs subdivision.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain residential uses.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water is located 1,000 feet (0.19 miles) west of site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is located 5,000 feet (0.95 miles) west of site.

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Rural Agricultural Area (2020 CCP, Pg. 132, Pg. 133 & Appendix 1, Map 24). The CCP states that, “Commercial development and Community Facilities will be directed to defined Community Service Centers, which are located at key nodes/intersections and traditional locations, and within predefined zoning districts whose standards and configuration are in keeping with the surrounding community and which minimize congestion and sprawl” (2020 CCP Pg. 133). Further, “Commercial development will be of a local and community commercial nature and most Industrial and Regional Commercial land uses should be prohibited” (2020 CCP Pg. 133).
- 5.2. The Future Land Use Map identifies the Subject Area as being appropriate for industrial development (2020 CCP, Pg. 136 & Appendix 1, Map 24).
- 5.3. The Future Land Use Map does not identify the Subject Area as being in the vicinity of a Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24).

6. Staff Recommendations

Staff’s position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to Regional Commercial (RC), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as being located within the “Rural Agricultural Area” classification. While regional commercial development is discouraged in the RAA and no “Community Service Center” is applied in the vicinity of the Subject Area, industrial development designation indicates that the Subject area is appropriate for development at the regional commercial scale. Further, the CCP indicates that commercial zoning districts should have configurations which are in keeping with the surrounding community, which is zoned RC to the north and west.
- 6.2. **Adjacent Zoning:** The Subject Area adjacent to an existing RC zoning district.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC supports Staff's position and recommends approval of the rezoning request from R2MH (Residential Two Manufactured Housing) to RC (Regional Commercial).

Current Zoning Map

