

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: April 21, 2011

Subject: Edneyville Community Plan Implementation – Residential Zoning Recommendations

Staff Contact: Matthew Cable, AICP, Planner

Attachments: 1. Staff Memo
2. PowerPoint

SUMMARY OF REQUEST:

The Planning Board will continue its discussion of the Edneyville Community Plan proposed zoning map recommendations, focusing on the residential recommendation at the April meeting (refer to staff memo). After reviewing the proposed amendment, the Planning Board may wish to make additional changes to the Plan's recommended residential zoning change. Staff anticipates the Planning Board will make a formal recommendation on all proposed map amendments (and any associated Comprehensive Plan amendments, if applicable) at a later date. These amendments will be forwarded to the Board of Commissioners for public hearing.

Staff asks that the Board members bring their copy of the Edneyville Community Plan to the meeting. The map that will be referenced and discussed is found in the Plan.

Suggested Motion:

No motion suggested.



Planning Department
Planning & Community Development Division
100 North King Street
Hendersonville, NC 28792

MEMORANDUM

TO: Henderson County Planning Board
FROM: Matthew Cable, AICP, Planner
DATE: April 21, 2011
SUBJECT: Edneyville Community Plan Implementation – Residential Zoning Recommendations

The next Edneyville Community Plan topic of discussion for the Planning Board is the recommended residential zoning change. The committee made its recommendation largely consistent with the 2020 Comprehensive Plan and existing land uses. The Planning Board will discuss the recommendation and may make additional changes to the map amendment. If the Board disagrees with the Plan recommended residential zoning change, the change will not be presented to the Board of Commissioners for its consideration. The Planning Board must provide a reason for excluding or not recommending the recommended zoning map change. The Planning Board will make a formal recommendation to the Board of Commissioners on all proposed map amendments (and any associated Comprehensive Plan amendments) at a later date. Below is the recommended residential zoning change.

Note: Refer to Section 3.7: Land Use and Development and Map 9A.

Goal LUD1. Residential Zoning District Map Amendments.

LUD1.1. Residential District One (1). Replace R2R zoning in the western portions of the Edneyville Planning Area with R1 zoning. This zoning district should follow the Urban Services Area boundary as identified by the Comprehensive Plan. This district should be extended beyond this boundary only to: meet Lancaster Road, meet existing LC zoning along US Highway 64 East, or prevent split zoning. To prevent spot zoning small portions of R2R zoning, located immediately outside the Planning Area and to the west should also be rezoned.

Edneyville Community Plan

Residential Zoning Map Recommendations



**Planning Board Meeting
April 21, 2011**

Henderson County Planning Department





