

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY PLANNING BOARD**

**MEETING DATE:** May 19, 2011

**SUBJECT:** Edneyville Community Plan Proposed Zoning Map Amendments  
(Rezoning #R-2011-01)

**STAFF CONTACT:** Matthew Cable, AICP, Planner

**ATTACHMENTS:** 1. Staff Memorandum  
2. Official Zoning Map  
3. Proposed Zoning Map  
4. PowerPoint Presentation

#### **SUMMARY OF REQUEST:**

The Board of Commissioners adopted the Edneyville Community Plan on May 11, 2010. The Board thereafter directed its boards, committees and staff to begin implementation of the plan. The Planning Board began its discussion and review of the Edneyville Community Plan in November 2010. The Planning Board is ready to make its formal recommendation on the proposed zoning map amendments to the Board of Commissioners. Attached are the proposed zoning map amendments for the Edneyville Community Planning Area. The zoning map amendments are based on the recommendations of the Edneyville Community Plan, the Henderson County 2020 Comprehensive Plan, and discussion by the Planning Board.

The Land Development Code (LDC) and state law require the Board of Commissioners to hold a public hearing prior to taking action on the proposed zoning map amendments. The Technical Review Committee (TRC) reviewed the zoning map amendments at its meeting May 3, 2011 and made a favorable recommendation to the Board of Commissioners. The TRC and Planning Board must review the zoning map amendments and make formal recommendations to the Board of Commissioners.

**Suggested Motion:** I move the Planning Board recommend the Board of Commissioners approve the proposed map amendments, as presented and discussed, for the Edneyville Community Planning area, based on the recommendations of the Edneyville Community Plan and consistent with the recommendations of the Henderson County 2020 Comprehensive Plan.

and

I further recommend the Board of Commissioners amend the Comprehensive Plan as necessary so that the Urban Services Area boundary corresponds with the proposed R1 district boundary line.



**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: May 19, 2011  
SUBJECT: Edneyville Community Plan Proposed Zoning Map Amendments (Rezoning #R-2011-01)

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The Planning Board, on the direction of the Board of Commissioners, has been reviewing and discussing the zoning map amendments recommended by the Edneyville Community Plan. The Planning Board preliminarily considered the proposed nonresidential zoning map amendments at its March 16, 2011 meeting. The TRC and Planning Board must provide formal recommendation to the Board of Commissioners regarding the proposed zoning map amendments. The TRC reviewed the proposed zoning map amendments at its May 3, 2011 meeting and provided a favorable recommendation. A description the zoning map amendments is provided below, organized by proposed zoning district.

**Local Commercial (LC) Zoning Map Amendments.**

The LC (Local Commercial) zoning district allows for limited commercial and residential (single-family included) uses.

1. **Fruitland Rd/US Highway 64 E Intersection (Area A):** The area surrounding the intersection of Fruitland Road and US Highway 64 East is proposed to be rezoned LC (Local Commercial) from existing R1 (Residential One) and R2R (Residential Two Rural) zoning districts.
2. **Along US Highway 64 E (Area B):** The area along US Highway 64 East from existing LC (Local Commercial) zoning and extending northeast along the northern portion of US Highway 64 East to the property containing Cloud Nine. The area is currently zoned R2R (Residential Two Rural).
3. **Along Fruitland Rd (Area C):** The area along Fruitland Road from Fiesta Lane extending northeast along both sides of Fruitland Road to its intersection with Terry's Gap Road, and extending then south and southeast along South Mills Gap Road. The area is currently zoned R2R (Residential Two Rural) and R3 (Residential Three).
4. **Along Gilliam Rd (Area C):** The area along Gilliam Road beginning south of Fruitland Baptist Institute and extending southeast along the western side of Gilliam Road to Arabian Lane. The area is currently zoned R2R (Residential Two Rural).
5. **Along US Highway 64 E (Area C):** The area along US Highway 64 East between Townsend Road and Gilliam Road, expanding existing LC (Local Commercial) zoning further north; additionally, extending existing LC (Local Commercial) zoning to the property northeast of the

intersection of US Highway 64 East and Gilliam Road. The area is currently zoned R2R (Residential Two Rural).

6. **Along US Highway 64 E (Area D):** The area along US Highway 64 East, east of its intersection with Laycock Road, extending existing LC (Local Commercial) zoning to the south. The area is currently zoned R2R (Residential Two Rural).
7. **Along US Highway 64 E (Area E):** The area along US Highway 64 East at its intersection with St. Pauls Road, extending existing LC (Local Commercial) zoning to the north, east and west. The area is currently zoned R2R (Residential Two Rural).

#### **Office Institutional (OI) Zoning Map Amendments.**

The OI (Office Institutional) zoning district allows for office institutional uses and multifamily residential uses.

1. **Fruitland Rd/Gilliam Rd/S Mills Gap Rd Intersection (Area C):** The area extending south from Fruitland Road and including parcels containing the Fruitland Baptist Institute and neighboring parcels to the south and west in residential use. The area is currently zoned R2R (Residential Two Rural). This map amendment would create a single OI (Office Institutional) zoning district in the Planning Area.

#### **Community Commercial (CC) Zoning Map Amendments.**

The CC (Community Commercial) zoning district allows for community and neighborhood scale commercial uses and multifamily residential uses.

1. **US Highway 64 E and South Mills Gap Rd Intersection (Area D):** Several parcels north and south of US Highway 64 East, extending west and east of its intersection with South Mills Gap Road. The area is currently zoned LC (Local Commercial). This map amendment would create a single CC (Community Commercial) zoning district in the Planning Area.

#### **Residential One (R1) Zoning Map Amendments.**

The R1 (Residential One) zoning district allows for residential uses (single-family and multifamily) at high densities.

1. **Chestnut Gap Rd to Lancaster Rd/Fruitland Rd (Area F):** The area west of Chestnut Gap Road and Lancaster Road/Fruitland Road and several parcels northeast of the intersection of US Highway 64 East and Fruitland Road, extending the existing R1 (Residential One) zoning applied at Apple Valley Middle and North Henderson High. The proposed expansion extends beyond the Edneyville Planning Area to the west in order to prevent spot zoning. The R1 (Residential One) boundary is parcel specific, intended to largely follow the Urban Services Area boundary prescribed by the Henderson County 2020 Comprehensive Plan. The area is currently zoned R2R (Residential Two Rural).

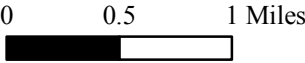


# Edneyville Community

## Official Zoning

- Major Roads
- Streets
- Community Boundary
- Zoning Districts
  - Residential 4
  - Residential 3
  - Residential 2 - Rural
  - Residential 2
  - Residential 1
  - R-40
  - WR
  - SW
  - O&I
  - Local Commercial
  - Community Commercial
  - Regional Commercial
  - Industrial
  - City of Hendersonville ETJ
  - City of Hendersonville
  - Parcels

1 inch = 0.85 miles



This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map, are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.



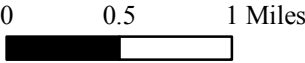
Edneyville Community  
Proposed Zoning

- Major Roads
- Streets
- Community Boundary

Zoning Districts

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# **Edneyville Community Plan**

## **Zoning Map Amendments (Rezoning #R-2011-01)**



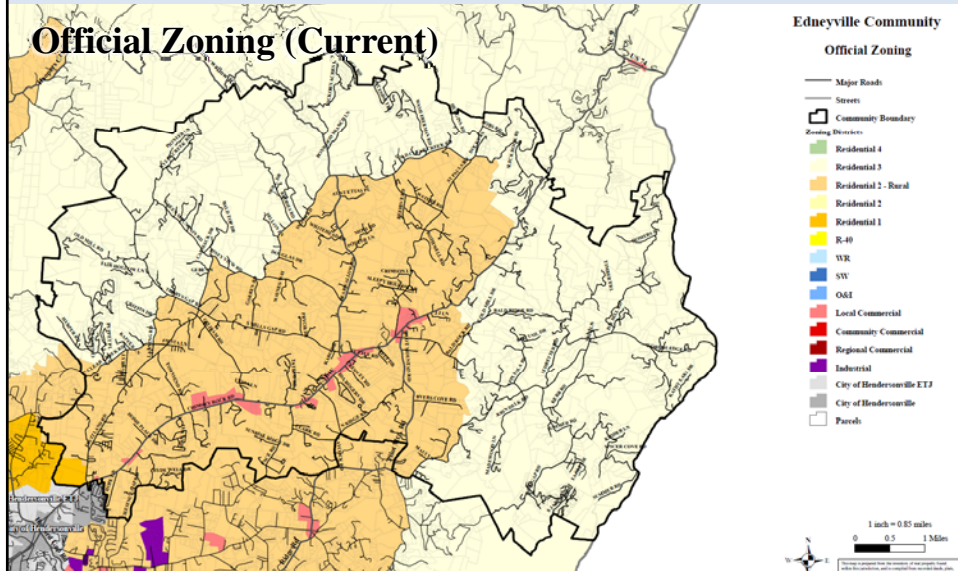
**Henderson County Planning Board Meeting  
May 19, 2011  
Presented by: Matthew Cable, AICP, Planner**

*Henderson County Planning Department*



# Official and Proposed Zoning

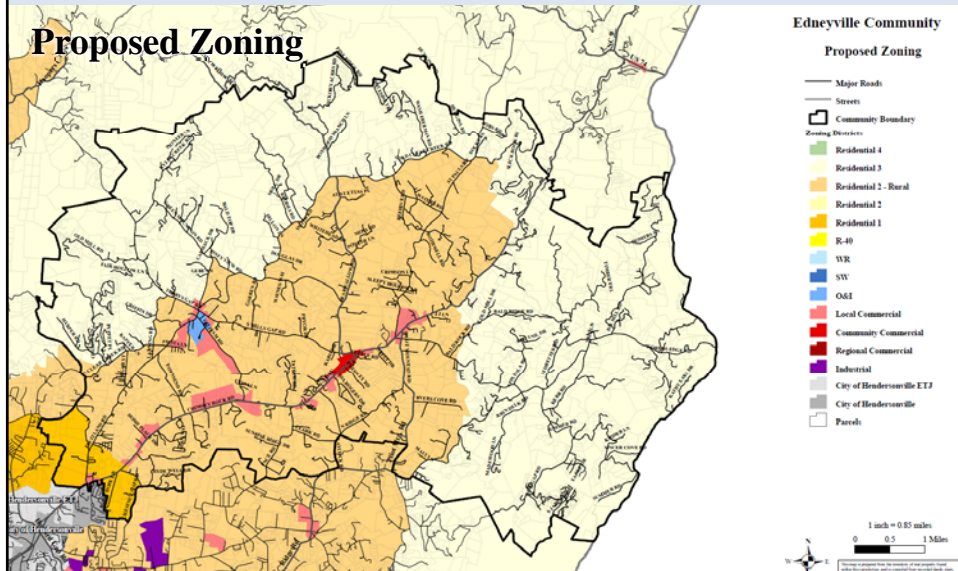
## Official Zoning (Current)



Henderson County Planning Department

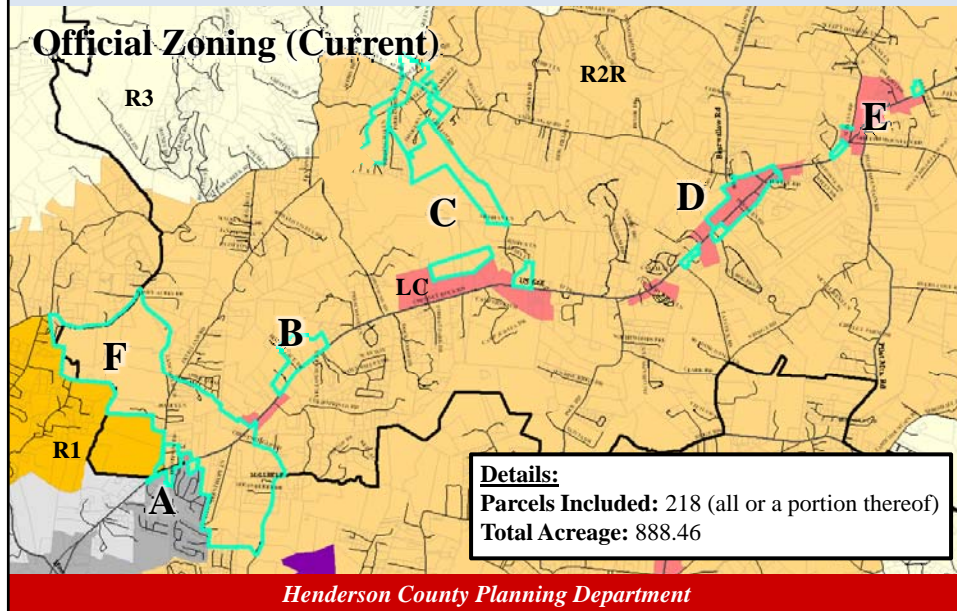
# Official and Proposed Zoning

## Proposed Zoning

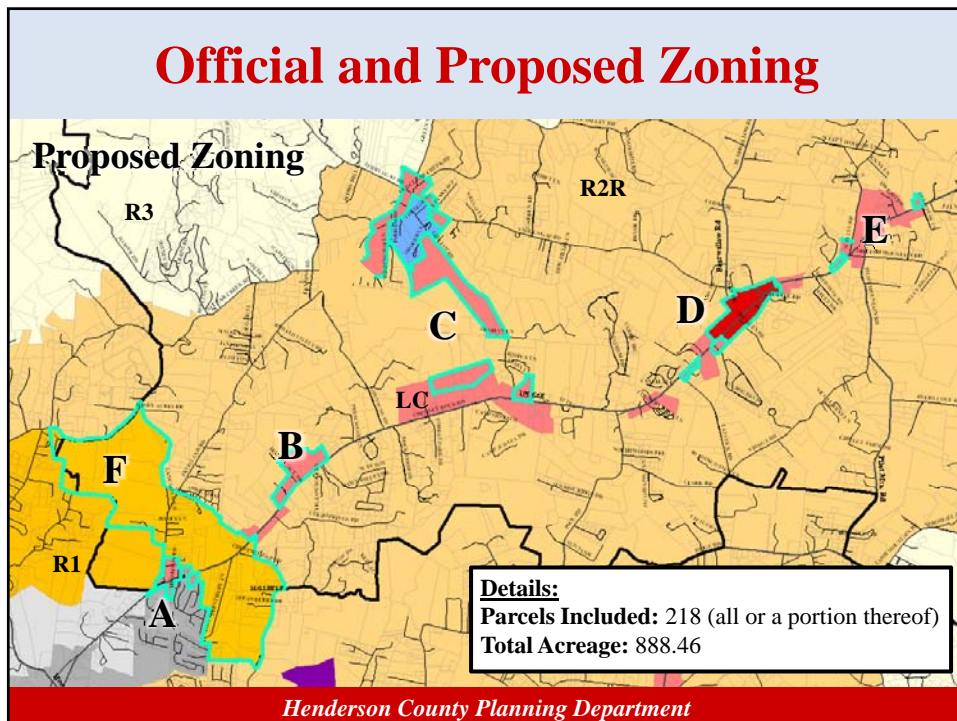


Henderson County Planning Department

## Official and Proposed Zoning



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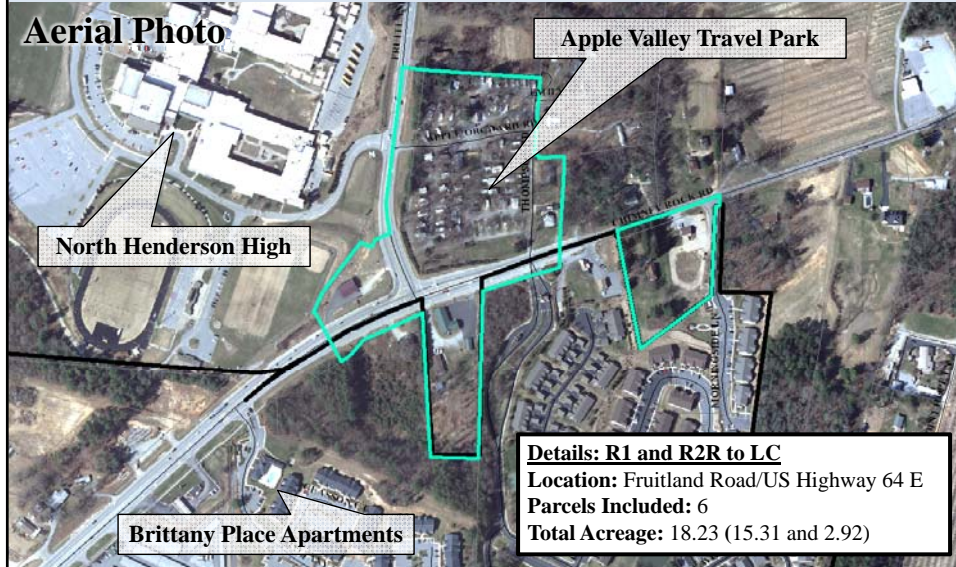




## Area A: Proposed LC Zoning Expansion

### LC Zoning at Fruitland Rd/US Highway 64 East

**Aerial Photo**

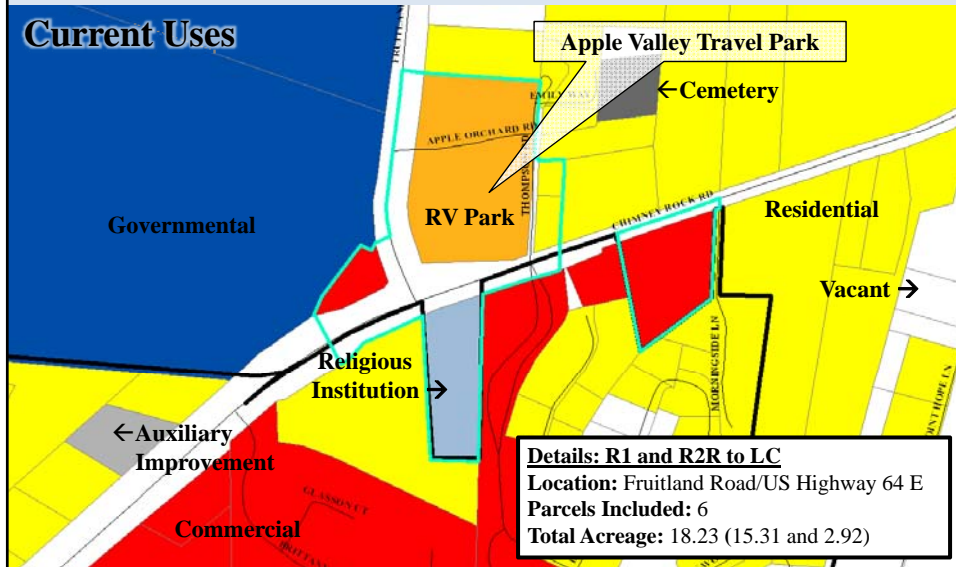


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## Area A: Proposed LC Zoning Expansion

### LC Zoning at Fruitland Rd/US Highway 64 East

**Current Uses**

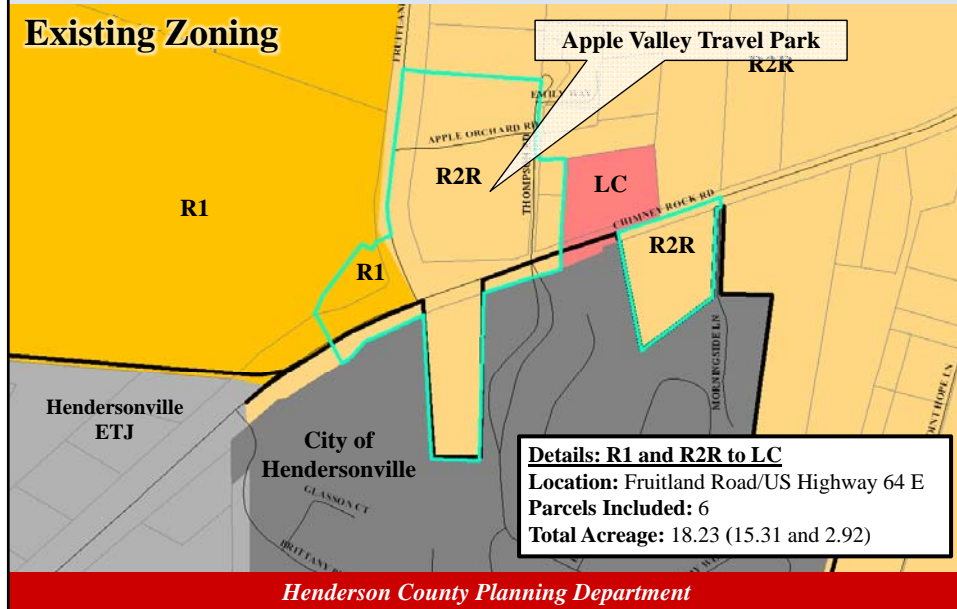


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## Area A: Proposed LC Zoning Expansion

### LC Zoning at Fruitland Rd/US Highway 64 East

#### Existing Zoning

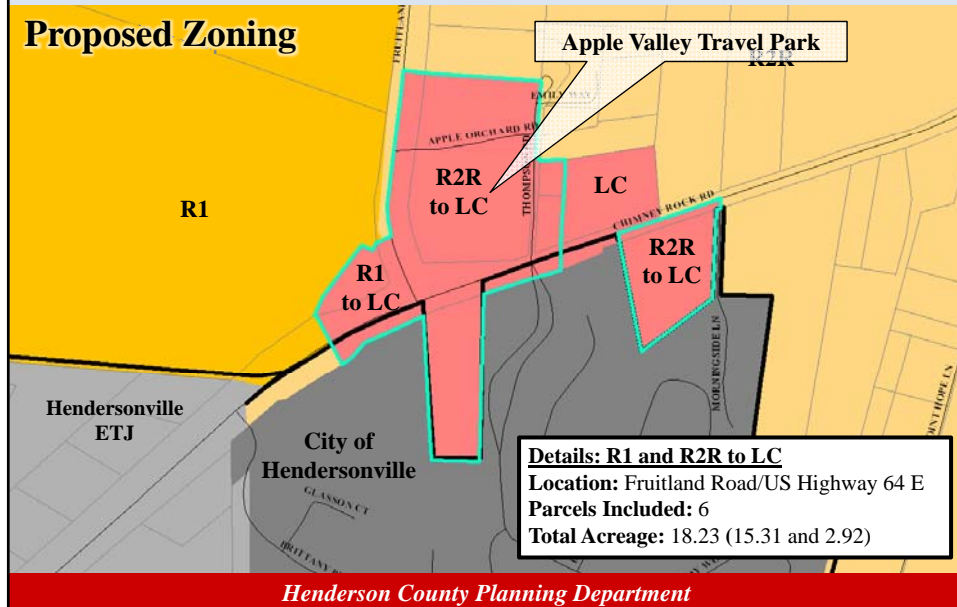


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### LC Zoning at Fruitland Rd/US Highway 64 East

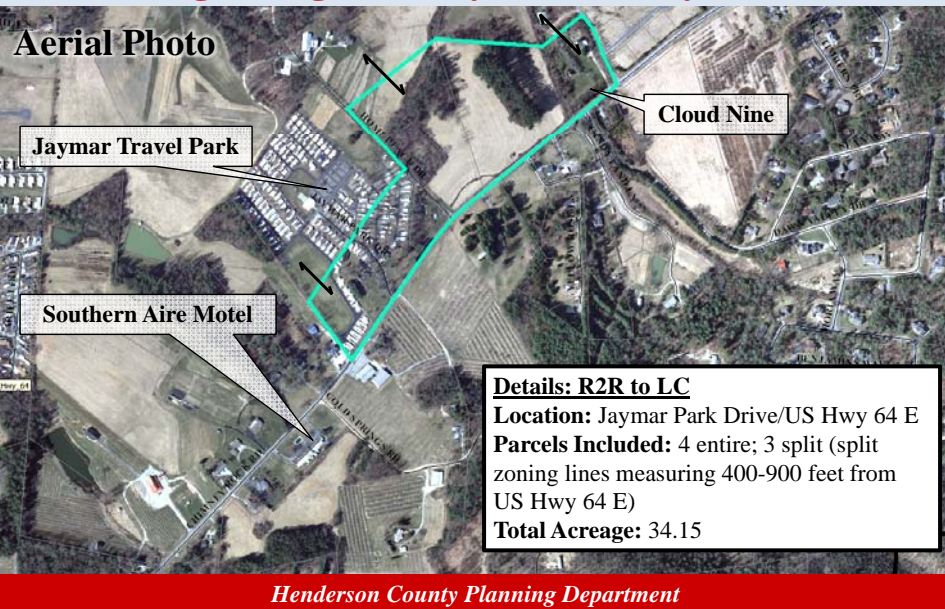
#### Proposed Zoning



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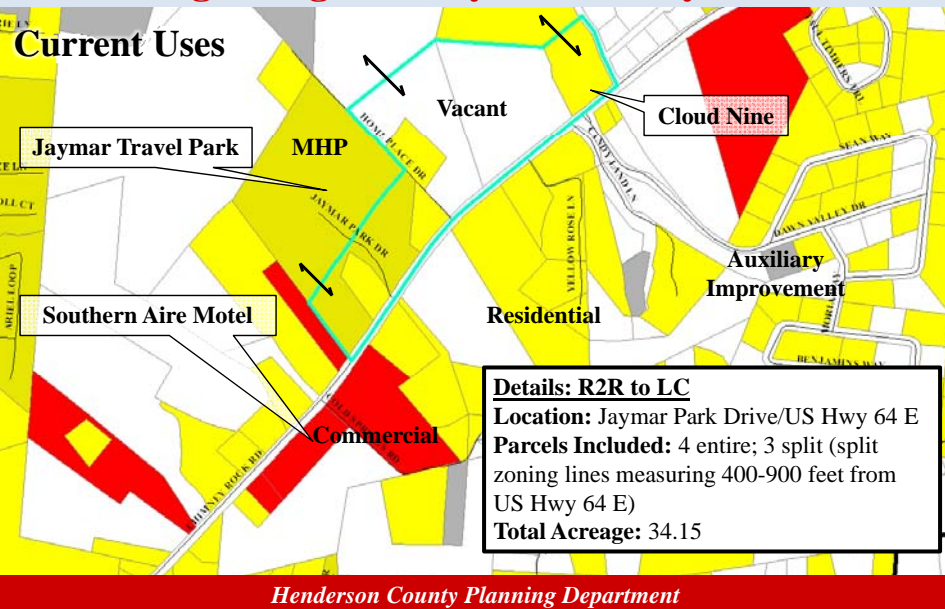
## Area B: Proposed LC Zoning Expansion

### LC Zoning Along US Hwy 64 E at Jaymar Park Dr



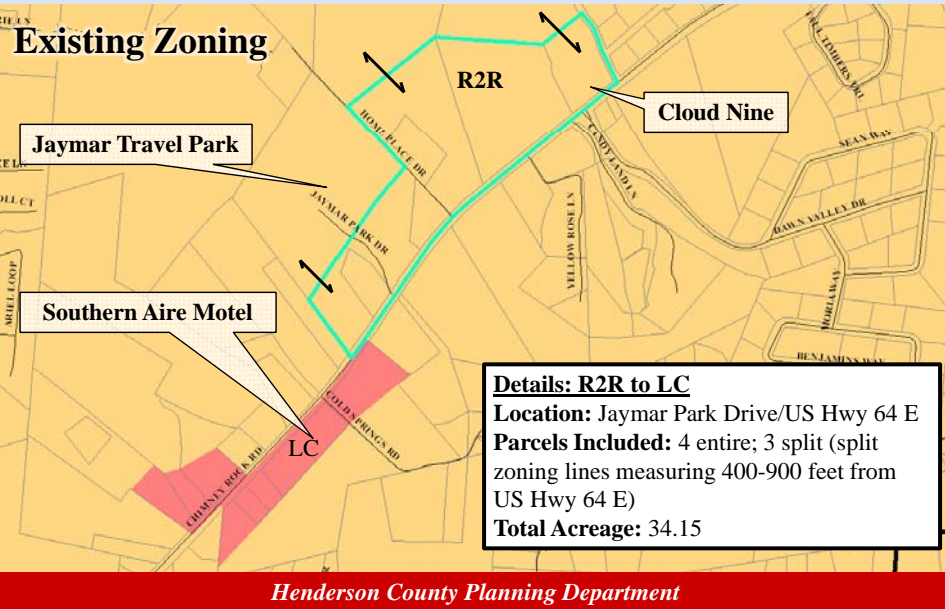
## Area B: Proposed LC Zoning Expansion

### LC Zoning Along US Hwy 64 E at Jaymar Park Dr

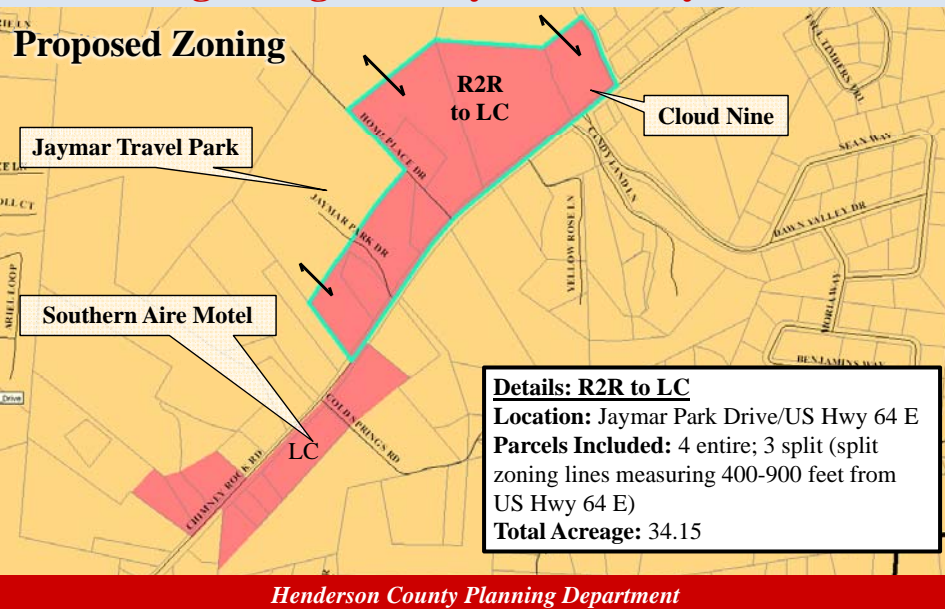




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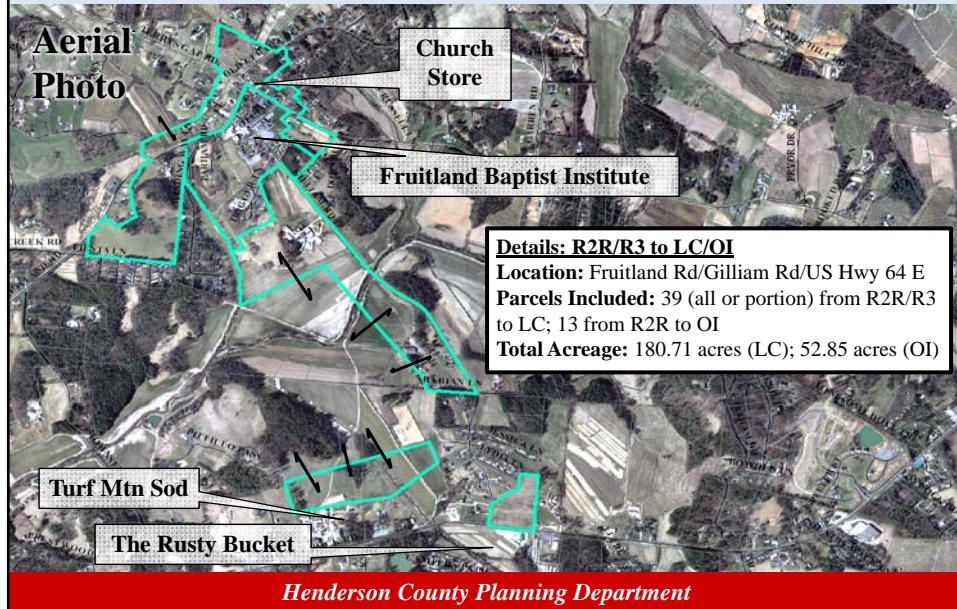


## Area B: Proposed LC Zoning Expansion LC Zoning Along US Hwy 64 E at Jaymar Park Dr



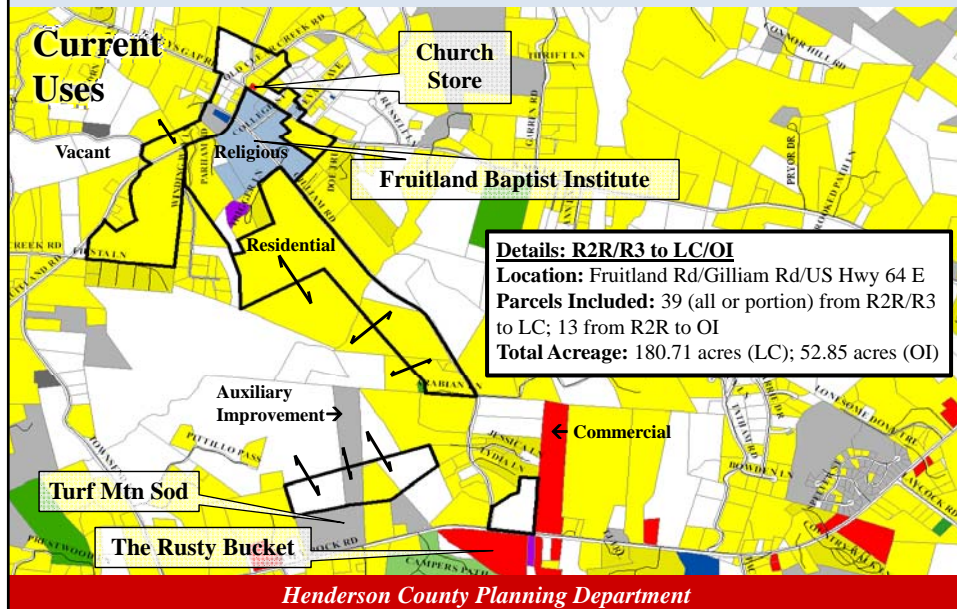
## Area C: Proposed LC & OI Zoning

### LC & OI Zoning Fruitland Rd to US Hwy 64 E



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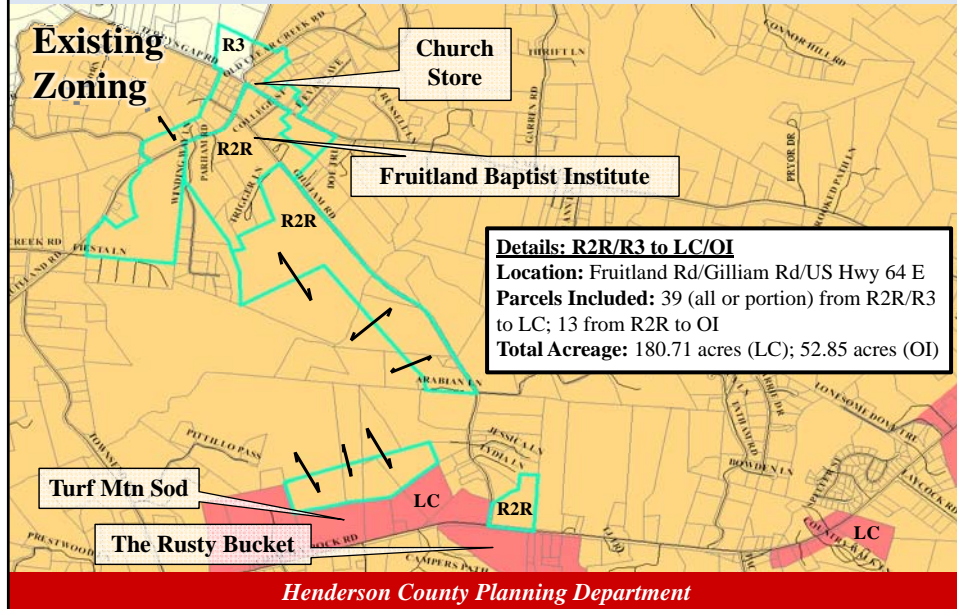
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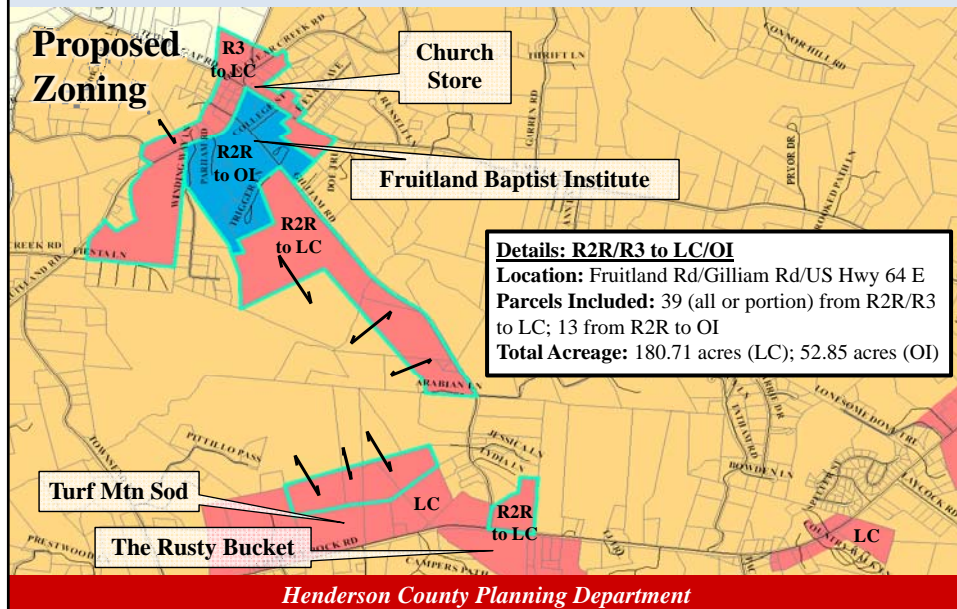
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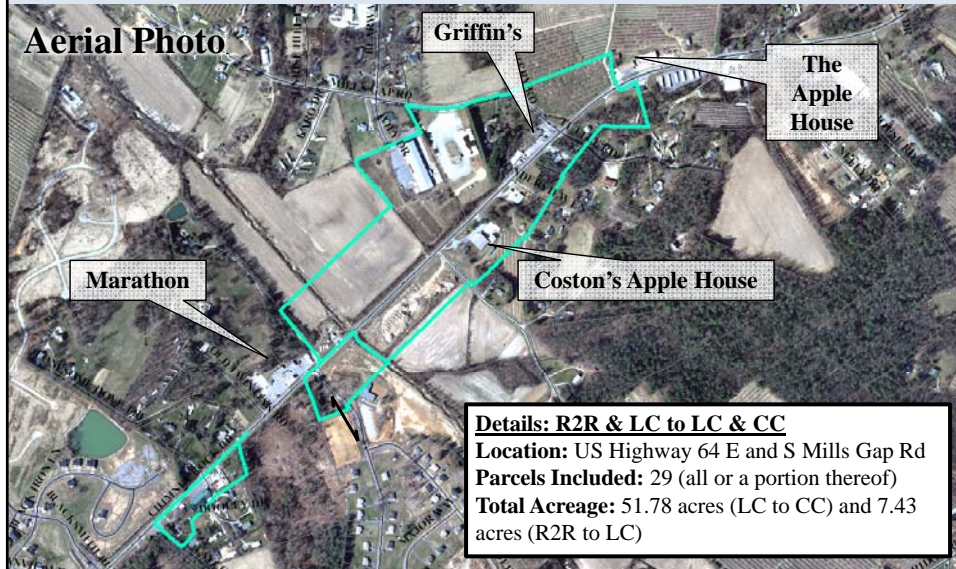




## Area D: Proposed LC & CC Zoning

### LC & CC Zoning Along US Hwy 64 E at S Mills Gap Rd

**Aerial Photo**

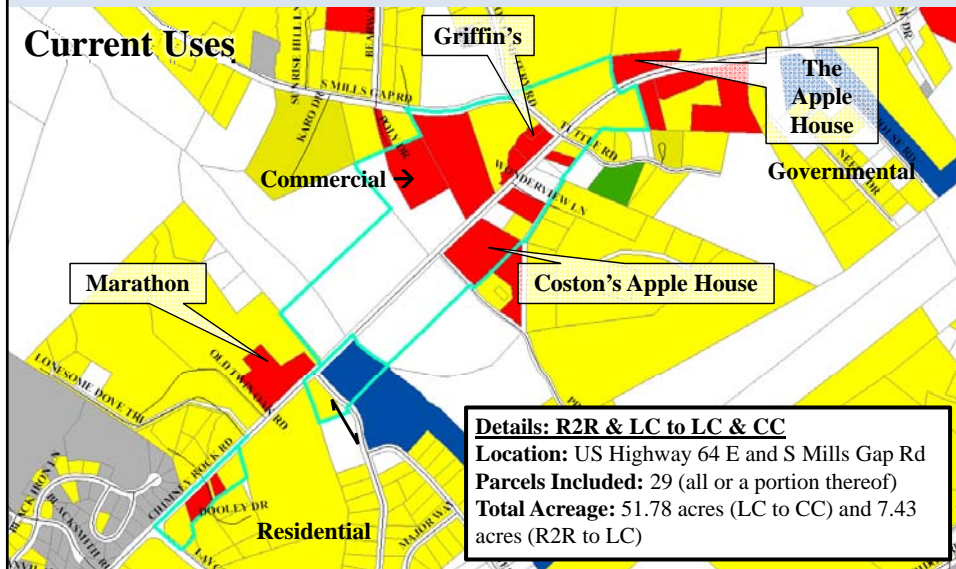


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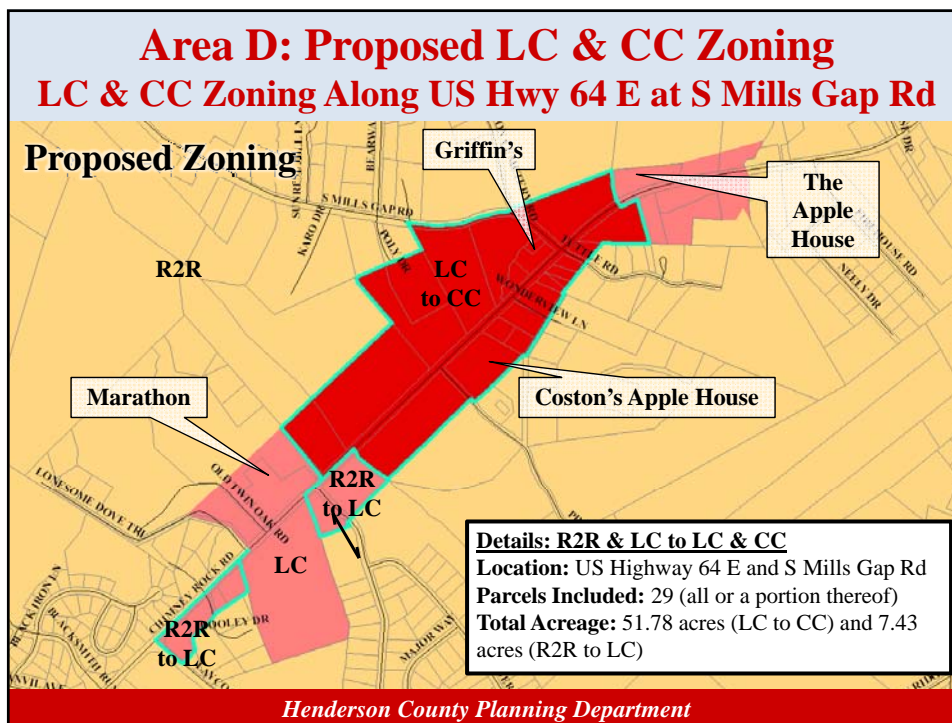
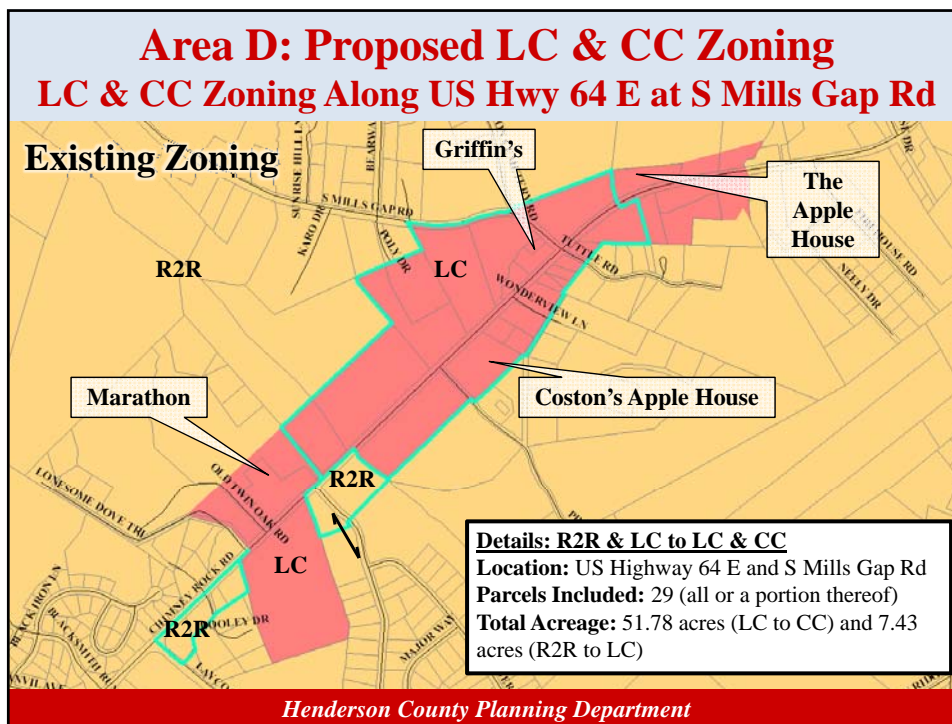
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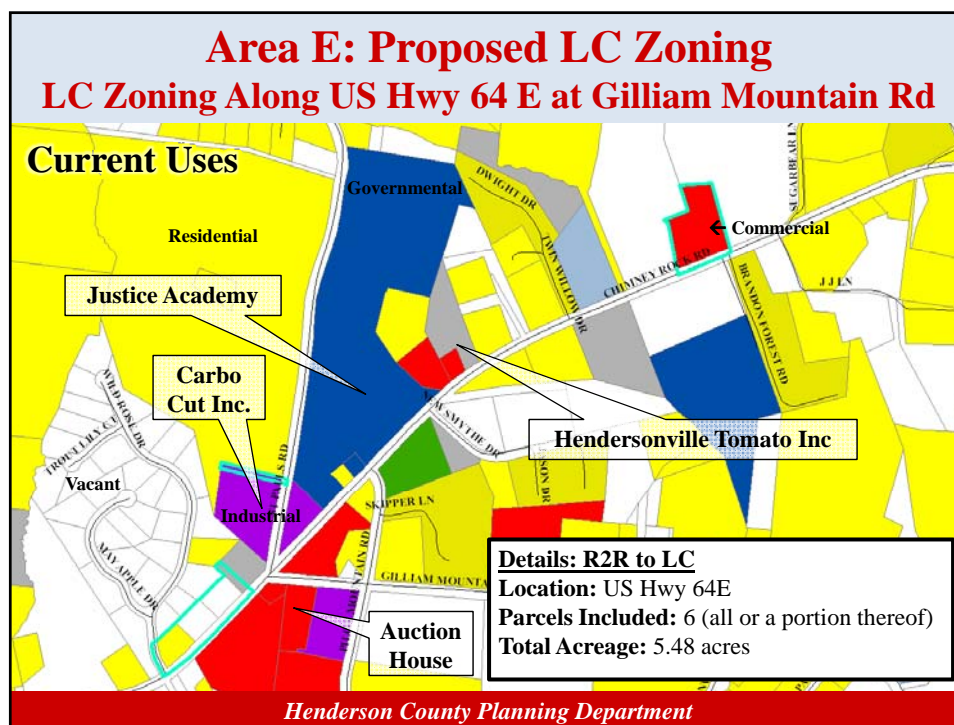
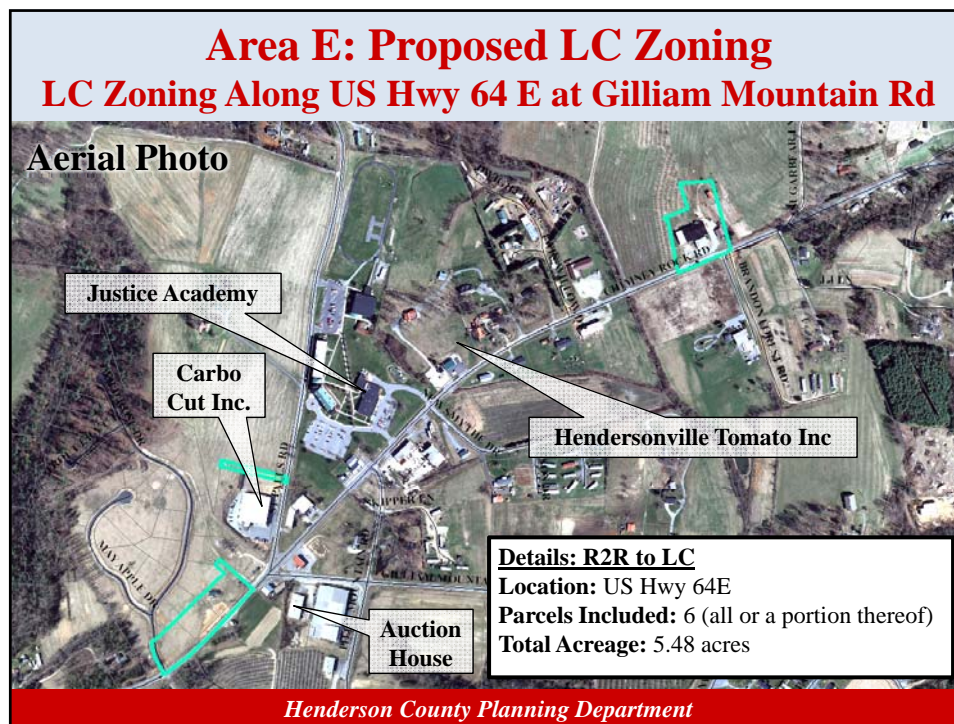
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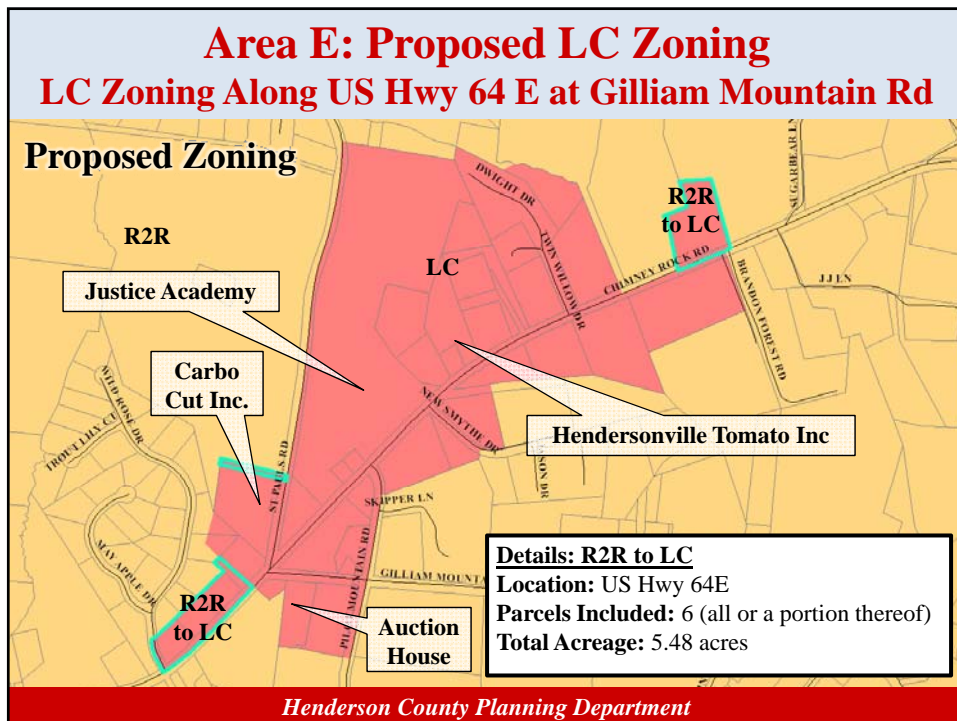
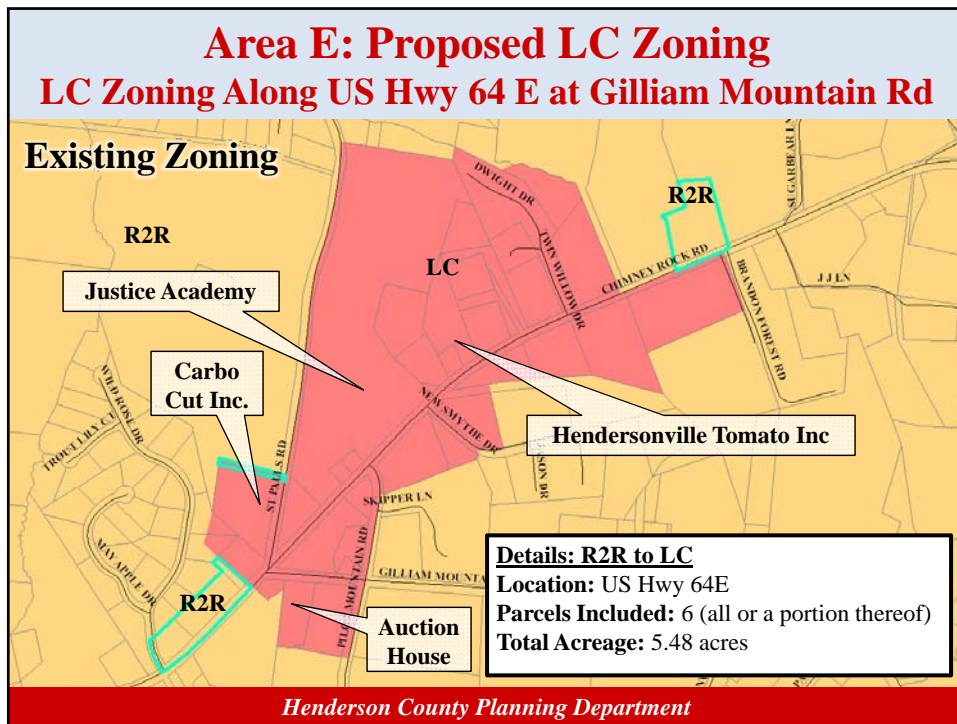
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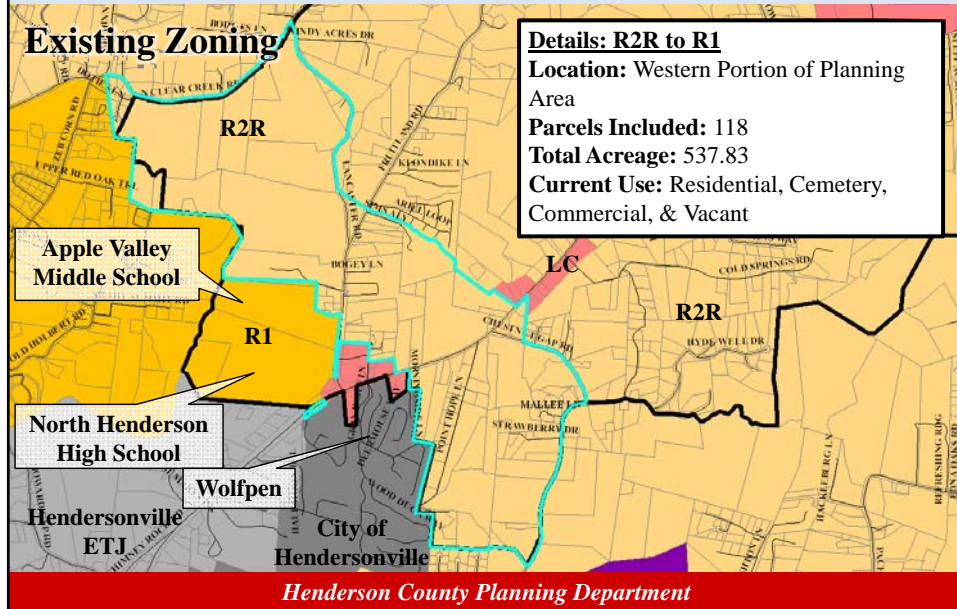






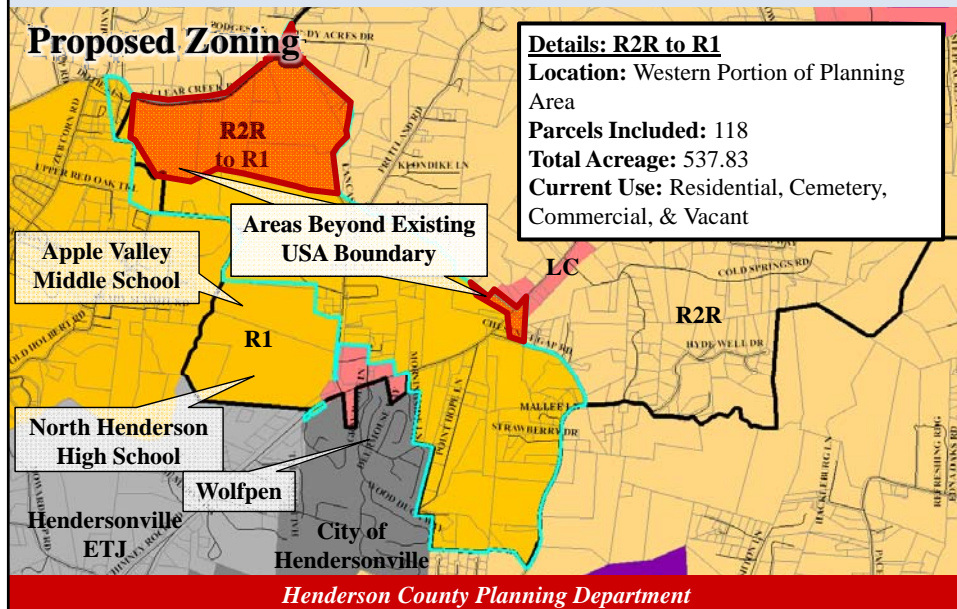
## Area F: Proposed R1 Zoning

### R1 Zoning Along US Hwy 64 E and Fruitland Rd



## Area F: Proposed R1 Zoning

### R1 Zoning Along US Hwy 64 E and Fruitland Rd



# Questions and Discussion



*Henderson County Planning Department*