

## **REQUEST FOR BOARD ACTION**

### **HENDERSONCOUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** Monday, June 4<sup>th</sup>, 2018

**SUBJECT:** Set Public Hearing for Rezoning Application #R-2018-04, The Gagnon Property, Local Commercial (LC) to Community Commercial (CC)

**PRESENTER:** Stedman Smith, Planner

**ATTACHMENTS:** Yes  
1. Subject Area Map

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

Rezoning Application #R-2018-04, which was initiated on April 2<sup>nd</sup>, 2018 at the request of applicant and owner, Mr. Roger Gagnon, who requests the County rezone approximately 0.57 acres of land (hereafter the "Subject Area") from a Local Commercial (LC) zoning district to a Community (CC) zoning district. The Subject Area is located off Asheville Highway near Ripley Avenue.

The request for a zoning change is to bring the subject area into compliance with the Land Development Code. Currently, the subject area is in violation due to the amount of "Outdoor Storage" on the property. Local Commercial does not allow Outdoor Storage > 5000 square feet, however Community Commercial does. The applicant would still be required to acquire a Special Use permit if the property is rezoned.

The Planning Board reviewed this request at its May 17<sup>th</sup> meeting and voted to send forth a favorable recommendation. The Planning Board also recommended that when the applicant seeks a special use permit from the Zoning Board of Adjustment, the applicant should be required to install fencing around the entirety of the subject area if the special use permit is approved.

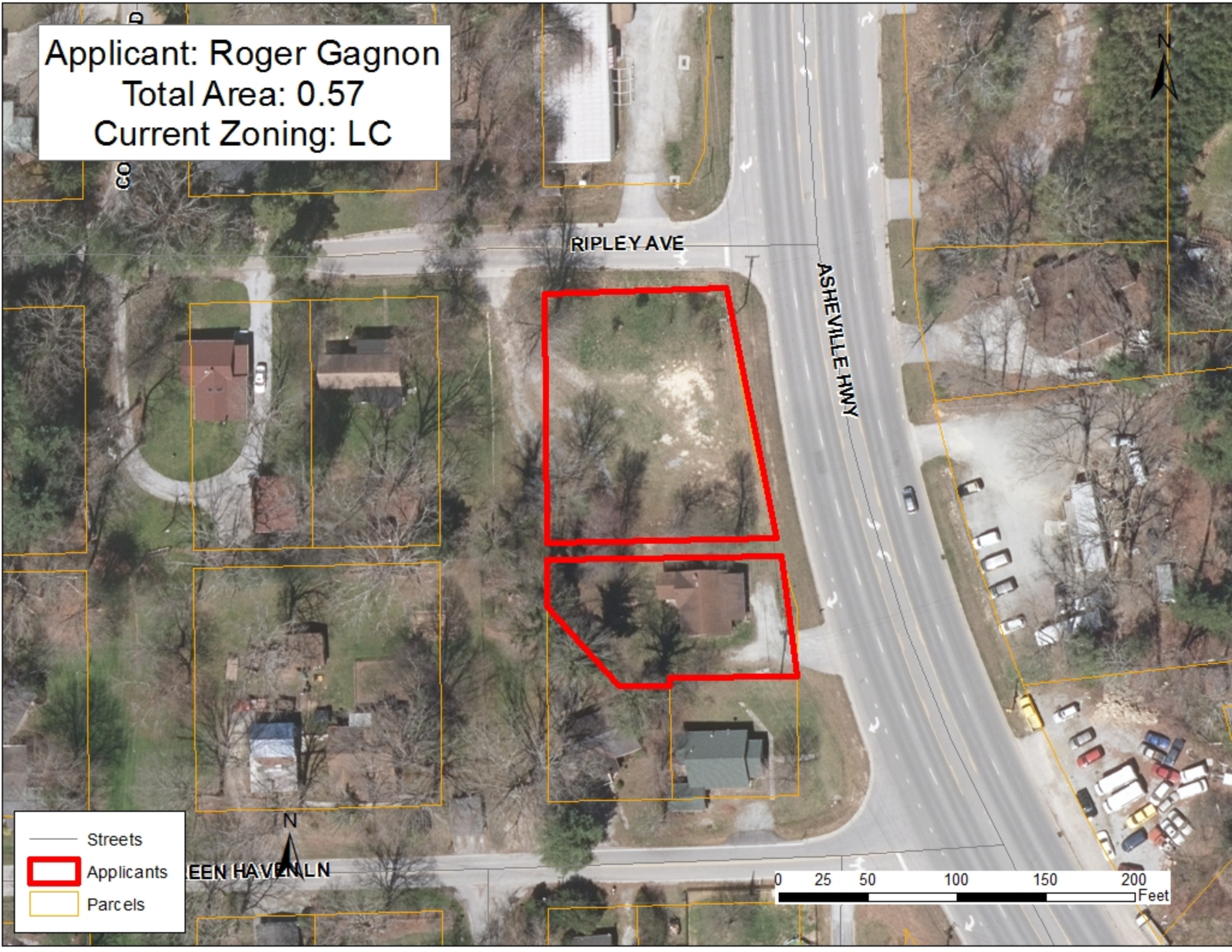
#### **BOARD ACTION REQUESTED:**

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing for Wednesday, July 18<sup>th</sup>, 2018, at 9:00 A.M.

#### **Suggested Motion:**

I move that the Board schedule a public hearing for rezoning application #R-2018-04 for July 18<sup>th</sup>, 2018, at 9:00 A.M.

Applicant: Roger Gagnon  
Total Area: 0.57  
Current Zoning: LC



— Streets  
**▭** Applicants  
▭ Parcels

0 25 50 100 150 200 Feet