

## **REQUEST FOR BOARD ACTION**

### **HENDERSONCOUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** Wednesday, July 10, 2019

**SUBJECT:** Set Public Hearing for Conditional Rezoning Application #R-2019-02-C, Owen

**PRESENTER:** Matt Champion, Project Development Planner

**ATTACHMENTS:** 1. Current Aerial Map  
2. 2001 Aerial Map  
3. Site Plan

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

Conditional Rezoning Application #R-2019-02-C was initiated on March 18, 2019 and requests that the County conditionally rezone approximately 5 acres of land from Residential Two (R2) to an Industrial Conditional District (I-CD). The project consists of 2 parcels (PIN(s): 9661-24-1053 & a portion of 9661-13-9920) located off Whispering Hills Drive (SR 1625). Amber Nicole Owen is the property owner and applicant.

The applicant is proposing to expand an existing legal nonconforming commercial use onto a recently acquired abutting parcel of land as identified on the Site Plan. The proposal includes, in addition to the existing indoor and outdoor storage areas, an outdoor commercial vehicle storage lot and an 80' by 50' garage for indoor equipment storage. The attached Existing Land Use Map identifies the existing commercial use parcel as "Parcel A" and the proposed expansion area as "Parcel B." Conditional rezoning's allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses.

The Technical Review Committee (TRC) reviewed the application on May 7, 2019 and forward the rezoning request to the Planning Board with conditions listed in the staff report.

The Planning Board reviewed the rezoning request at its May 16, 2019 and June 20, 2019 meetings. On June 20<sup>th</sup> following Board discussion, a motion to forward a unfavorable recommendation was unanimously passed. The Planning Board did provide conditions to be forwarded onto the Board of Commissioners that the applicant provide or address noise concerns, building setbacks, aesthetics of the site, access to and from the site, limiting uses, and restricting hours of operations.

#### **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.

#### **Suggested Motion:**

I move that the Board schedule a public hearing for conditional rezoning application #R-2019-02-C, Owen for Monday, August 5, 2019, at 5:30 PM.

Conditional Rezoning R - 2019 - 02C





Applicant: Amber Owen

Total Area: 5.00 acres

Current Zoning: R2

# Current Aerial Map



-  Subject Area
-  Streams
-  Streets
-  Parcels

0 37.5 75 150 225 300 Feet

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 in this map. Henderson County and the mapping company

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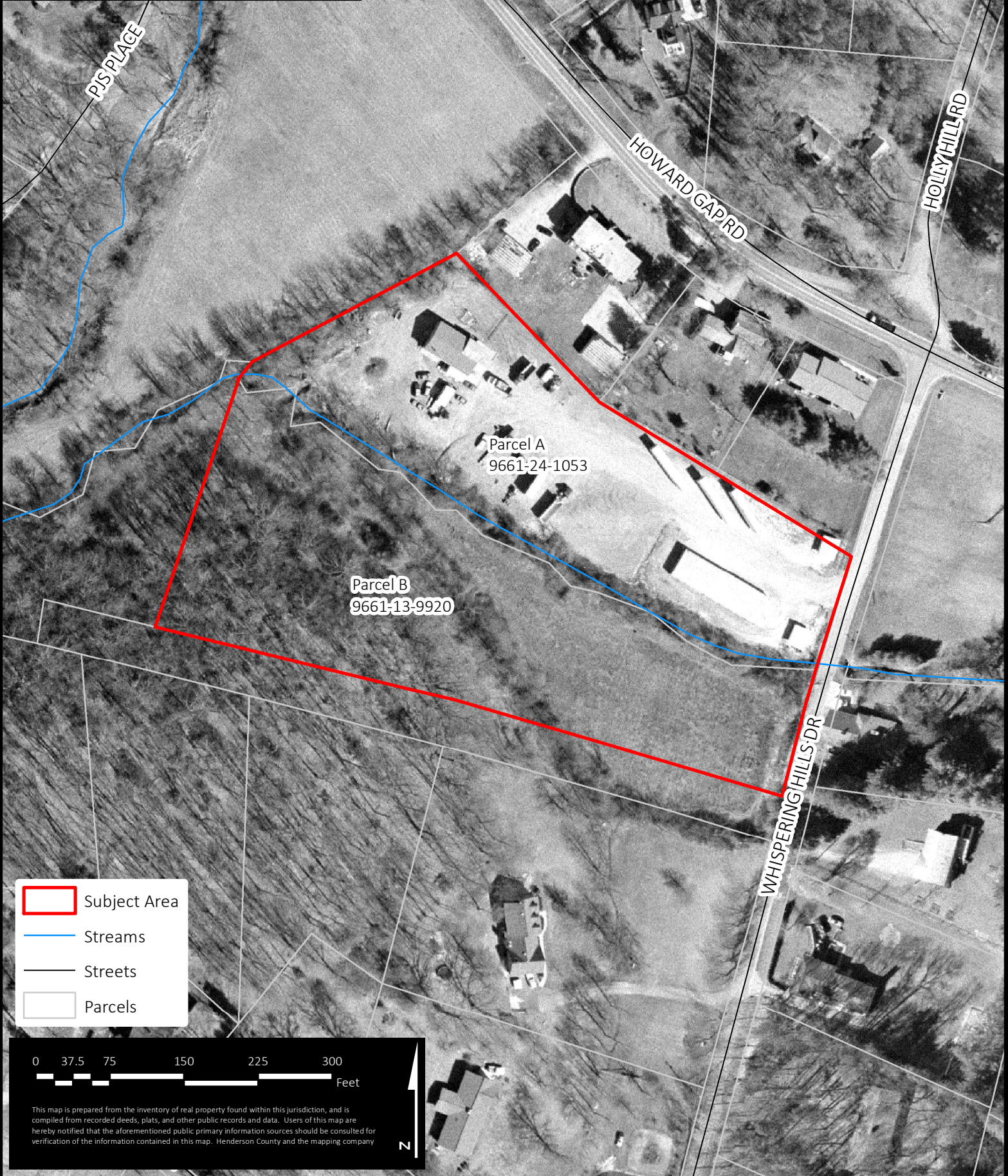
Conditional Rezoning R - 2019 - 02C





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# 2001 Aerial Map

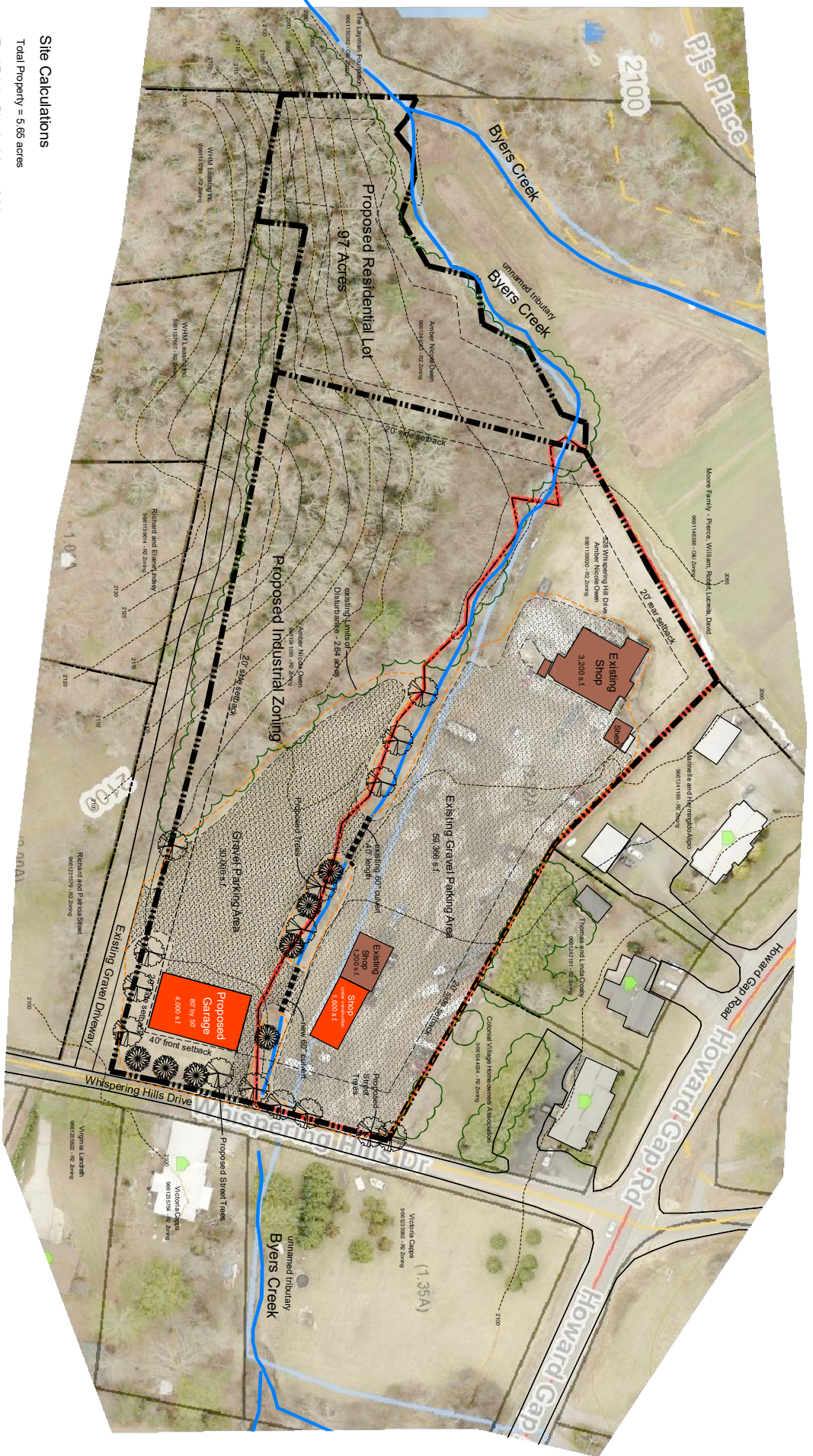


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**Site Calculations**

- Total Property = 5.66 acres
- Total Existing Disturbed Area = 2.64 acres
- Total New Disturbed Area = 0 acres
- Percentage of Property Disturbed = 47%
- Total Existing Impervious Area = 1.52 acres
- Total New Impervious Area = .78 acres
- Total Property Impervious Area = 2.30 acres
- Percentage of Property Impervious Area = 41%



SCALE : 1" = 40'



ISSUE DATE:	April 8, 2018
DESIGNED BY:	DR
DRAWN BY:	SR
CHECKED BY:	SR
APPROVED BY:	SR

Designed By:

**cds** Creative Development Solutions

landscape architecture | land planning | community and resort design

1003 4th avenue west, hendersonville, north carolina 28739

SHEET:	Project:
Site Plan	Owen Property
	528 Whispering Hills Drive
	Pin #9661139520 and 9661241033
	DEED BOOK 3158, PAGE 222

Owner:	Amber Nicole Owen
	P.O. Box 2161
	Fletcher, NC 28732

Other Consultants: