

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** Monday, December 4, 2023

**SUBJECT:** Rezoning Application R-2023-04 Ronnie Gray, Residential One (R1) to Regional Commercial (RC)

**PRESENTER:** Autumn Radcliff, Planning Director  
Matt Champion, Zoning Administrator

**ATTACHMENTS:** 1.) Maps of Rezoning Request  
2.) Resolution of Consistency

### **SUMMARY OF REQUEST:**

Rezoning Application R-2023-04, submitted on March 1, 2023, and amended on May 8, 2023, requests that the County rezone approximately 6.10 acres of land from the Residential One (R1) zoning district to the Regional Commercial (RC) zoning district. The zoning map amendment application is for a portion of PINs: 9651-54-5337 and PIN: 9651-44-8562 located off US 25 N. The property owner is Ronnie Pete Gray, and the agent is Shane Laughter.

The Planning Board reviewed this original application during their April 20<sup>th</sup> meeting and recommended that only the portion of the front parcel along US 25 N be rezoned. The Board of Commissioners held a public hearing on the application on June 28<sup>th</sup>, 2023. After hearing public comments, the public hearing was closed the Board voted to table the request.

### **BOARD ACTION REQUESTED:**

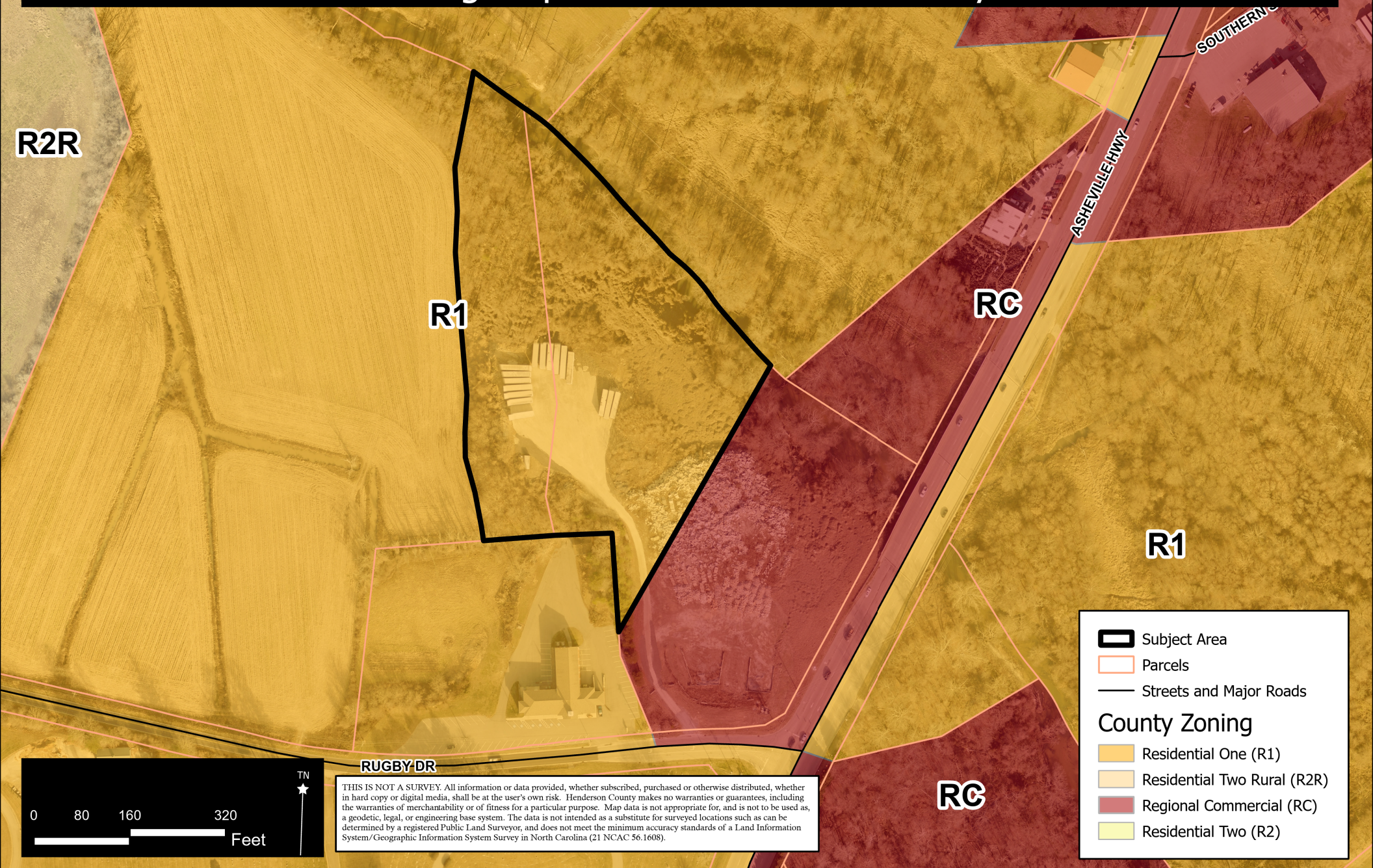
The Board has held the public hearing as required and is considering action on the rezoning request.

### **Suggested Motion:**

I move that the Board approve rezoning application #R-2023-04 to rezone the requested area from a Residential One (R1) zoning district to Regional Commercial (RC) zoning district based on the recommendations of the Henderson County Comprehensive Plan, and;

I move that the Board approve the attached resolution regarding the consistency with the CCP.

# Zoning Map - R-2023-04 Ronnie Gray



Property Owner: Ronnie Gray Agent: Shane Laughter  
Approximate Acreage: 6.10 Acres PINs: 9651-54-5337 & 9651-44-8562  
Current Zoning: Residential One (R1) & Regional Commercial (RC)





**BOARD OF COMMISSIONER ENACTMENT 2023- \_\_\_\_\_**

**RESOLUTION OF CONSISTENCY WITH THE COUNTY COMPREHENSIVE PLAN**

**WHEREAS**, pursuant to N.C. General Statute §160D, Article 1, the Henderson County Board of Commissioners exercises regulations relating to development within the County’s jurisdiction; and

**WHEREAS**, the Henderson County Board of Commissioners (Board) adopted the Land Development Code (LDC) on September 19, 2007 and has amended the LDC to address new and changing issues;

**WHEREAS**, the Board desires to update and revise the regulations of the LDC; and

**WHEREAS**, the Planning Director and Planning Board provided recommendations regarding the proposed zoning map amendment with case #R-2023-04; and

**WHEREAS**, pursuant to N.C. General Statute §160D-601, the Planning Director provided the prescribed public notice and the Board held the required public hearing on June 28, 2023; and

**WHEREAS**, N.C. General Statute §160D-605 requires the Board to adopt a statement of consistency with the County Comprehensive Plan (CCP); and

**NOW THEREFORE, BE IT RESOLVED** by the Henderson County Board of Commissioners as follows:

1. That the Board reviewed the proposed map amendment (#R-2023-04 Ronnie Gray) and finds that it is reasonable, in the public interest and it is consistent with the CCP and the Growth Management Strategy located therein; and
2. That the Board determines that the proposed map amendment provides for the sound administration of the LDC while balancing property rights and promoting reasonable growth within the County; and
3. That this Resolution shall be retained in the Office of the Clerk to the Board of Commissioners.

**THIS** the 4<sup>th</sup> day of December 2023.

**HENDERSON COUNTY BOARD OF COMMISSIONERS**

**BY:** \_\_\_\_\_  
**Rebecca McCall, Chairman**

**ATTEST:**

\_\_\_\_\_  
**Denisa Lauffer, Clerk to the Board**

**[COUNTY SEAL]**