

HENDERSON COUNTY
Planning Department

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MEMORANDUM

TO: Henderson County Board of Commissioners
Steve Wyatt, County Manager
Selena Coffey, Assistant County Manager
Russ Burrell, County Attorney

FROM: Anthony Starr, Planning Director

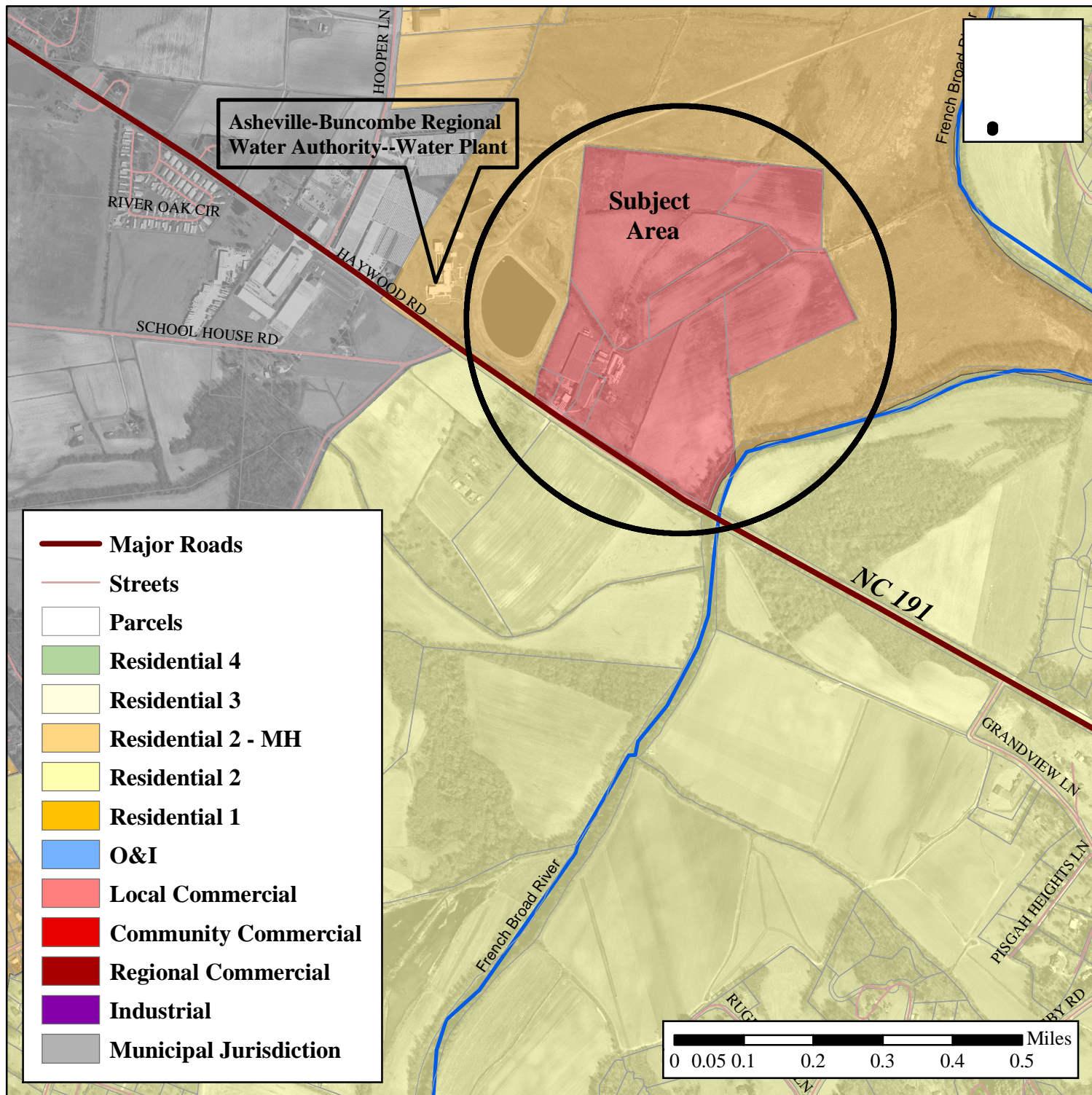
DATE: July 25, 2007

SUBJECT: Additional Map Options for the Land Development Code Workshop and Public Hearing

Enclosed for the Board's consideration are three additional commercial map options for the Land Development Code. Planning Staff received requests from commissioners for these three areas to be considered for commercial zoning. The enclosed map options (LDC Commercial Issue 8, 9, & 10) should be added to the materials you received on July 2, 2007.

These additional commercial mapping options will be available to the public on the County website, in the Planning Department, and at all branch libraries.

LDC Commercial Issue 8: Local Commercial Node along NC Highway 191



Recommended Zoning: Local Commercial (LC)

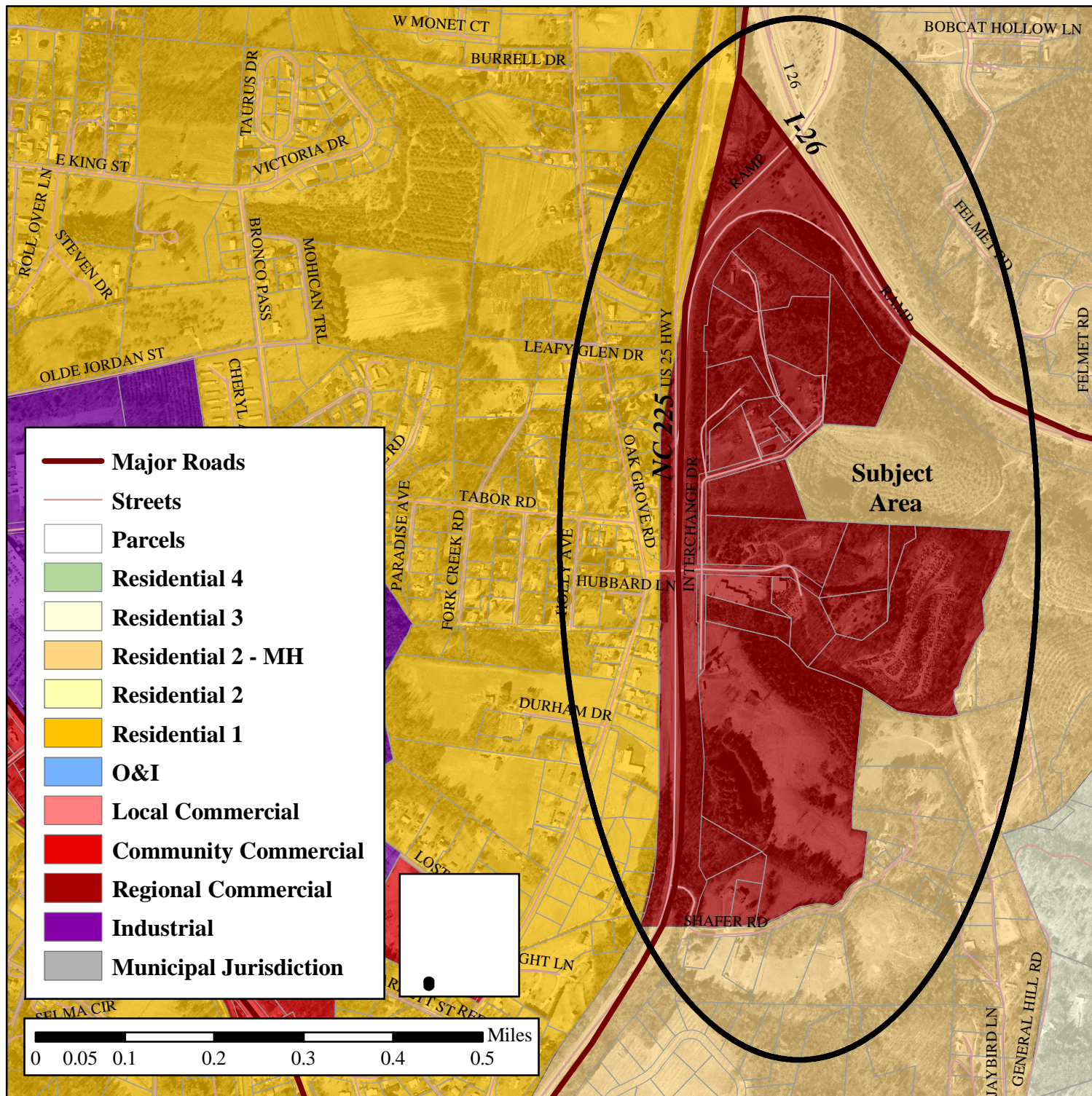
Previous Draft 7 Proposed Zoning: Residential Two (R2)

Current Zoning: Open Use (OU)

Reason for Proposed Change: Existing Commercial Uses in Vicinity

Consistent with the CCP: No Commercial Recommendations Made Regarding the Subject Area

LDC Commercial Issue 9: Regional Commercial Node at Intersection of NC Highway 225 & I-26



Recommended Zoning: Regional Commercial (RC)

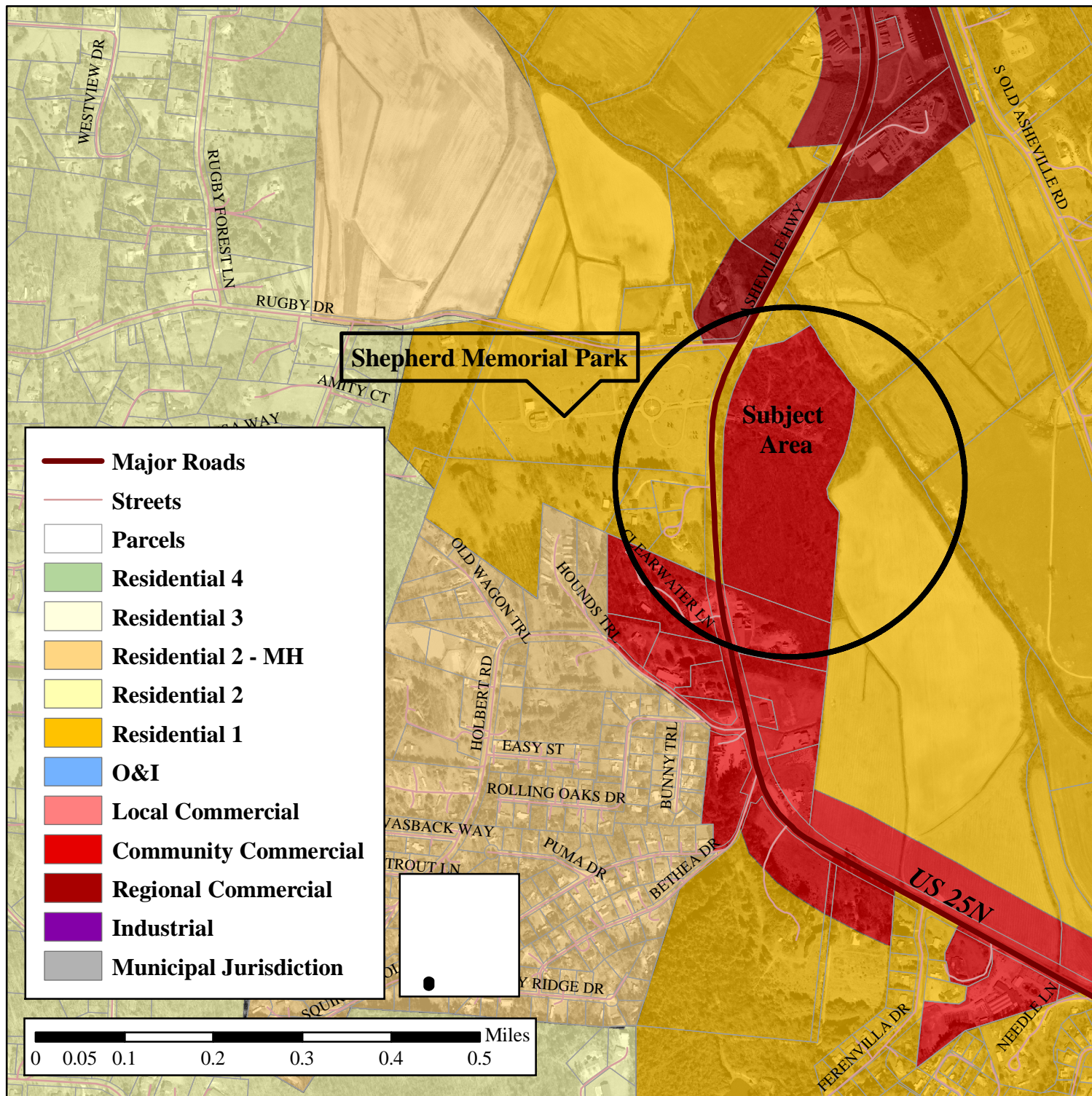
Previous Draft 7 Proposed Zoning: Residential Two (R2)

Current Zoning: Open Use (OU)

Reason for Proposed Change: Existing Commercial Uses in Vicinity

Consistent with the CCP: No Commercial Recommendations Made Regarding the Subject Area

LDC Commercial Issue 10: Community Commercial Node at Intersection of US Highway 25 North and Rugby Drive



Recommended Zoning: Community Commercial (CC)

Previous Draft 7 Proposed Zoning: Residential One (R1)

Current Zoning: Rural Conservation (RC)

Reason for Proposed Change: Existing Commercial Uses in Vicinity

Consistent with the CCP: No Commercial Recommendations Made Regarding the Subject Area