
Request for Commercial Map Amendment 1

Request: R2MH (Residential Two Manufactured Housing) to LC (Local Commercial)

Property Owner: Leon Lamb

1. Subject Area Information

- 1.1. **PIN:** 9680-13-2539
- 1.2. **Approximate Size:** 2.14 acres
- 1.3. **Location:** US Highway 64 East, approximately 460 feet east of the intersection of US Highway 64 East and Fruitland Road (SR 1574).
- 1.4. **Approximate Frontage:** 375 feet along US Highway 64 East.

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R2MH. The City of Hendersonville’s jurisdiction is to the south (C3 (Highway Business) and PRD (Planned Residential Development) zoning districts are applied to those properties by the City of Hendersonville). To the north, east and west is Henderson County R2MH zoning (See Current Zoning Map, Pg. 9).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Use:** Single-family residence.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain undeveloped, residential, office, recreational, and commercial uses. A residential development is located to the south (Wolfpen). To the south is an office use, N&T Construction Company. A recreational use, Apple Valley Travel Park, is located to the west. Apple Valley Middle and North Henderson High Schools are located to the west.

4. Public Water and Sewer

- 4.1. **Public Water:** On site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer located on adjacent property to the south (Wolfpen).

5. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

- 5.1. The CCP Future Land Use Map identifies the Subject Area as being located in the Urban Services Area (2020 CCP, Pg. 128, Pg. 129 & Appendix 1, Map 24). The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community” (2020 CCP, Pg. 129).
- 5.2. The Future Land Use Map also identifies the Subject Area as being within an identified Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24). The CCP states that Community Service Centers:
 - 5.2.1. Should contain the following: community facilities, local commercial, community commercial, and regional commercial uses (2020 CCP, Pg. 135);
 - 5.2.2. “Are intended to be intensive, efficient, defined concentrations of mixed services” (2020 CCP, Pg. 134); and
 - 5.2.3. “Are appropriate for a mixture of commercial uses scaled to the service area in question” (2020 CCP, Pg. 134).

6. Staff Recommendations

Staff’s position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to Local Commercial (LC), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as suitable for commercial development. The CCP Future Land Use Map places the Subject Area in the “Urban Services Area” classification and applies a “Community Service Center” in the vicinity of the

Subject Area. Commercial development, at a mixture of scales (including regional) are encouraged in the USA and Community Service Centers.

- 6.2. **Adjacent Zoning:** The Subject Area directly abuts an existing C3 (Highway Business) zoning district applied by the City of Hendersonville.

7. Technical Review Committee (TRC) Recommendations

- 7.1. The TRC supports Staff’s position, providing a favorable recommendation to rezone the Subject Area from R2MH (Residential Two Manufactured Housing) to LC (Local Commercial).

8. Planning Board Recommendations

- 8.1. The Planning Board supports Staff’s position, providing a favorable recommendation to rezone the Subject Area from R2MH (Residential Two Manufactured Housing) to LC (Local Commercial) with a 7 to 0 vote.

Current Zoning Map

