
Request for Commercial Map Amendment 2

Request: R2MH (Residential Two Manufactured Housing) to CC (Community Commercial)

Property Owner: Richard McDonald

Representative: Michael Martin

1. Subject Area Information

- 1.1. **PIN:** 9691-80-9664
- 1.2. **Approximate Size:** 12.16 acres
- 1.3. **Location:** US Highway 64 East, approximately 2,500 feet (0.47 miles) southwest of the intersection of US Highway 64 East and South Mills Gap Road (SR 1586).
- 1.4. **Approximate Frontage:** 650 feet along US Highway 64 East.

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R2MH. R2MH zoning is applied to properties to the west, south and east. Local Commercial (LC) zoning is applied to properties to the north (See Current Zoning Map, Pg. 11).

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, and commercial uses. A residential development is located to the east (Shuey Knolls). A Marathon gas station is located adjacent and to the north.

4. Public Water and Sewer

- 4.1. **Public Water:** On site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is approximately 3.6 miles west of site.

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 Rural/Urban Transition Area (2020 CCP, Pg. 130, Pg. 131 & Appendix 1, Map 24). The CCP states that, “the RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development,” (2020 CCP, Pg. 130) and further, “commercial development...will be encouraged within defined Community Service Centers...at Local and Community scales” (2020 CCP, Pg. 131).
- 5.2. The Future Land Use Map also identifies the Subject Area as being in the vicinity of 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 does not support the rezoning of the Subject Area to Community Commercial (CC) due to a spot zoning concern; however, Staff 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 “Rural/Urban Transition Area” classification and applies a “Community Service Center” in the

vicinity of the Subject Area. Commercial development, at a mixture of scales (excluding regional) are encouraged in the RTA where Community Service Centers are applied.

6.2. **Adjacent Zoning:** The Subject Area directly abuts an existing LC zoning district.

7. **Technical Review Committee (TRC) Recommendations**

7.1. The TRC recognizes the spot zoning concern that would result from rezoning the Subject Area to CC (Community Commercial). 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). Should the Board of Commissioners wish to apply CC (Community Commercial) zoning to the Subject Area, other adjacent properties should also be rezoned.

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). The Planning Board does not support the Applicant's request for CC (Community Commercial).

Current Zoning Map

