
Request for Commercial Map Amendment 3

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

Property Owner: Keiji and Stefani Oshima

1. Subject Area Information

- 1.1. **PIN:** 0601-65-0780
- 1.2. **Approximate Size:** 4.14 acres
- 1.3. **Location:** US Highway 64 East, approximately 1,680 feet (0.31 miles) northeast of the intersection of US Highway 64 East and Pilot Mountain Road (SR 1783).
- 1.4. **Approximate Frontage:** 550 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 north, east and south. Local Commercial (LC) is applied to properties to the west (See Current Zoning Map, Pg. 13).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Vacant.
- 3.2. **Adjacent Area Uses:** Surrounding area lands are undeveloped or contain institutional and commercial uses. To the north are Connie's Auto Sales and the Trading Post (commercial uses). To the south is the Blue Ridge Humane Society.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water is approximately 1,680 feet west of site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is approximately 10.5 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 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 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

