
Request for Commercial Map Amendment 5

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

Property Owner: Flaughn Lamb

1. Subject Area Information

- 1.1. **PIN:** 9599-08-3992
- 1.2. **Approximate Size:** 32.43 acres
- 1.3. **Location:** Sugarloaf Road (SR 1734), approximately 1,450 feet (0.28 miles) east of the intersection of Sugarloaf Road (SR 1734) and Pace Road (SR 1726).
- 1.4. **Approximate Frontage:** 400 feet along Sugarloaf Road (SR 1734).

2. Current and Adjacent Zoning

- 2.1. The Subject Area and adjacent properties are zoned R2MH (See Current Zoning Map, Pg. 17).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Orchard Trace Golf Club.
- 3.2. **Adjacent Area Uses:** Surrounding area lands are undeveloped or contain residential uses.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water is located 3,850 feet (0.73 miles) west of site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is located 1.5 miles northwest 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 does not identify the Subject Area as being in the vicinity of a Community Service Center (2020 CCP, Pg. 134 & Appendix 1, Map 24).

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 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 being located within the “Urban Services Area” classification. While commercial development is encouraged in the USA no “Community Service Center” is applied in the vicinity of the Subject Area. Further, the CCP indicates that commercial zoning districts should have configurations which are in keeping with the surrounding community. The configuration of this zoning district may need to be further evaluated given the surrounding uses.
- 6.2. **Adjacent Zoning:** The Subject Area is not adjacent to any existing commercial zoning.
- 6.3. **Existing Uses:** The property owner indicated that the property is suited for commercial use given its current use as a Golf Course. The R2MH zoning district currently applied to the property allows for its use as a Golf Course.

Although the Subject Area may be suitable for commercial development, Staff recommends further study be undertaken with a separate public hearing and notification to adjacent property owners before amending the official zoning map.

7. Technical Review Committee (TRC) Recommendations

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

The TRC further recommends that the request be submitted as a separate rezoning application due to the need for further study.

8. Planning Board Recommendations

8.1. The Planning Board does not support Staff’s position, providing a favorable recommendation to rezone the Subject Area from R2MH (Residential Two Manufactured Housing) to LC (Local Commercial) with a 6 to 1 vote.

Current Zoning Map

