
Request for Commercial Map Amendment 6

Request: R2MH (Residential Two Manufactured Housing) to CC (Community Commercial)
Property Owner: Hendersonville Pentecostal Holiness Church

1. Subject Area Information

- 1.1. **PIN:** Northern portion of PIN: 9588-91-1016
- 1.2. **Approximate Size:** 9.44 acre portion of the 23.92 acre tract
- 1.3. **Location:** Howard Gap Road (SR 1006).
- 1.4. **Approximate Frontage:** 620 feet along Howard Gap Road (SR 1006).

2. Current and Adjacent Zoning

- 2.1. Parcel 9588-91-1016 is split zoned R2MH and CC. The Subject Area is the portion of the parcel zoned R2MH. Residential Two Manufactured Housing (R2MH) zoning is applied to properties to the north and east. Local Commercial (LC) zoning is applied to properties to the south. Residential One (R1) zoning is applied to the property to the west (See Current Zoning Map, Pg. 19).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Hendersonville Pentecostal Holiness Church is located on the southern portion of the tract. The 9.44 acre portion which is the Subject Area is currently vacant.
- 3.2. **Adjacent Area Uses:** Surrounding area lands are undeveloped or contain residential and institutional uses.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water is located 1,600 feet (0.30 miles) west of site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is located 2,800 feet (0.53 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 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 Community Commercial (CC), 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. **Split Zoning:** The Subject Area is a portion of a parcel which is split zoned Community Commercial (CC) and Residential Two Manufactured Housing (R2MH). The request would expand the Community Commercial (CC) zoning district to the entire parcel.

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 CC (Community 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 CC (Community Commercial) with a 7 to 0 vote.

Current Zoning Map

