
Request for Commercial Map Amendment 8

Request: R2MH (Residential Two Manufactured Housing) to RC (Regional Commercial)

Property Owner: Jeff Cosgrove, Summit Springs LLC, Owner

1. Subject Area Information

- 1.1. **PIN:** Northwestern portion of PIN: 9587-62-6173
- 1.2. **Approximate Size:** 21.37 acre portion of the 45.41 acre tract
- 1.3. **Location:** Intersection of NC Highway 225 (NC 225) and Interstate 26 (I-26).
- 1.4. **Approximate Frontage:** 1,600 feet (0.30 miles) along Summit Springs Drive and 840 feet along Interstate 26 (I-26).

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R2MH. R2MH zoning is applied to properties to the south & east. RC zoning is applied to properties to the north & west (See Current Zoning Map, Pg. 23).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Vacant portion of Summit Springs subdivision.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain residential uses.

4. Public Water and Sewer

- 4.1. **Public Water:** Not on site. Nearest water is located 1,000 feet (0.19 miles) west of site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is located 5,000 feet (0.95 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 Agricultural Area (2020 CCP, Pg. 132, Pg. 133 & Appendix 1, Map 24). The CCP states that, “Commercial development and Community Facilities will be directed to defined Community Service Centers, which are located at key nodes/intersections and traditional locations, and within predefined zoning districts whose standards and configuration are in keeping with the surrounding community and which minimize congestion and sprawl” (2020 CCP Pg. 133). Further, “Commercial development will be of a local and community commercial nature and most Industrial and Regional Commercial land uses should be prohibited” (2020 CCP Pg. 133).
- 5.2. The Future Land Use Map identifies the Subject Area as being appropriate for industrial development (2020 CCP, Pg. 136 & Appendix 1, Map 24).
- 5.3. 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 supports the rezoning of the Subject Area to Regional Commercial (RC), 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 “Rural Agricultural Area” classification. While regional commercial development is discouraged in the RAA and no “Community Service Center” is applied in the vicinity of the Subject Area, industrial development designation indicates that the Subject area is appropriate for development at the regional commercial scale. Further, the CCP indicates that commercial zoning districts should have configurations which are in keeping with the surrounding community, which is zoned RC to the north and west.
- 6.2. **Adjacent Zoning:** The Subject Area adjacent to an existing RC 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 RC (Regional Commercial).

8. Planning Board Recommendations

8.1. The Planning Board supports Staff’s position, providing a favorable recommendation to rezone the Expanded Subject Area from R2MH (Residential Two Manufactured Housing) to RC (Regional Commercial). The Expanded Subject Area would include the original Subject Area and addition of property to the south of the Subject Area, located west of Beck Creek (See Current Zoning Map, Pg. 23).

Current Zoning Map

