

**Request for Industrial Map Amendment 1**

**Request:** Local Commercial (LC) and R2MH (Residential Two Manufactured Housing) to I (Industrial)  
**Property Owners:** Sunset Hill Investments, LLC; William and Frances Capell, ML Hall Jr., and David and Carrie Austin; and Chumbley Family, LLC

**Requested By:** Sunset Hill Investments and the Warm Company

**1. Subject Area Information**

**1.1. PINs, Owners, and Approximate Sizes:**

Owner	PIN	Approximate Size (acres)
Sunset Hill Investments, LLC (Manual Woodworkers’/ Sunset Hill Distribution Center)	9579-96-7911	24.82
William & Frances Capell, ML Hall Jr., and David & Carrie Austin	9589-07-4347	6.64
Chumbley Family, LLC (Location of Warm Company)	9589-08-7042	6.71
Total Acreage		38.17

- 1.2. **Location:** Sugarloaf Road (SR 1734), approximately 330 feet east of the intersection of Sugarloaf Road (SR 1734) and Howard Gap Road (SR 1006).
- 1.3. **Approximate Frontage:** 470 feet along Sugarloaf Road (SR 1734) and 700 feet along Old Sunset Hill Road (SR 1744) .

**2. Current and Adjacent Zoning**

- 2.1. Parcel 9579-96-7911 is currently zoned LC. Parcels 9589-07-4347 and 9589-08-7042 are currently zoned R2MH. R2MH zoning is applied to properties to the north, east and south. LC zoning is applied to properties to the west. The City of Hendersonville’s jurisdiction is also to the west (R-15 (Medium-Density Residential) and PRD (Planned Residential Development) zoning districts are applied to those properties by the City of Hendersonville) (See Current Zoning Map, Pg. 7).

**3. Current Uses of Subject Area and Adjacent Properties**

- 3.1. **Subject Area Uses:** Manual Woodworkers’/Sunset Hill Distribution Center (PIN: 9579-96-7911); Lazy Boy RV Park (PIN: 9589-07-4347); and the Warm Company (PIN: 9589-08-7042).
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain commercial, institutional and residential uses. Carillon Assisted Living is to the east. Living Waters Baptist Church is to the south. Single-family residential areas surround the Subject Area.

**4. Public Water and Sewer**

- 4.1. **Public Water:** On site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer is located 800 feet (0.15 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 Urban Services Area (2020 CCP, Pg. 128, Pg. 129 & Appendix 1, Map 24). The CCP states that, “the USA will contain virtually all existing and future economic development activities,” and further, “industrial 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 does not identify the Subject Area as being appropriate for industrial development (2020 CCP, Pg. 136 & 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 Industrial (I), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as being located in the “Urban Services Area” classification. While the text and map of the 2020 CCP do not apply an “Industrial” designation to the Subject Area, the application of USA to the Subject Area indicates that industrial development is encouraged in and should be limited to properties within in the USA.
- 6.2. **Existing Uses:** Sunset Hill Distribution and the Warm Company indicate that the property is suited for industrial uses given current uses. The Industrial (I) zoning district would allow for these uses. The Lazy Boy RV Park would not be an allowed use and would become nonconforming.

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

- 7.1. The TRC supports Staff’s position, providing a favorable recommendation to rezone the Subject Area from LC (Local Commercial) & R2MH (Residential Two Manufactured Housing) to I (Industrial).

**8. Planning Board Recommendations**

- 8.1. The Planning Board supports Staff’s position, providing a favorable recommendation to rezone the Subject Area from LC (Local Commercial) and R2MH (Residential Two Manufactured Housing) to I (Industrial) with a 7 to 0 vote.

**Current Zoning Map**

