

Request for Residential Map Amendment 1

Request: R1 (Residential One) to R2MH (Residential Two Manufactured Housing)

Property Owners: Multiple (See Below (48 Properties))

Requested by: Henderson County Zoning Administrator

1. Subject Area Information

- 1.1. **PINs:** Jeffery & Courtney Alperin (9579-90-2180); Atamobile Enterprises Inc. (9579-90-9036, 9579-90-9388, 9579-90-9278, and 9579-90-8384); Rosemarie & Gary Bileski (9579-91-0181); Bradley & Rebecca Bishop (9579-91-2792); Annie Bradley (9579-91-6240); John & Betty Caudle (9579-90-8649 and 9579-90-8573); Brenda Cauley (9579-90-0866); Orlando & Linda Conner (9579-90-5314); Ned & Florence Cramer (9579-91-4032); Paul Cramer (9579-90-6485); Barbara Cunningham & Teresa Hill (9579-90-7710); Jennifer Deluca (9579-91-0490); Daniel & Valoree Dill (9579-90-2794); Duane & Teresa Fischer (9579-90-6381); Jeffrey Fleming (9579-91-3815); Maria Franco & Baltazar Chavez-Corral (9579-90-4793); Paul Gately (9579-90-0287); Billy & Patricia Gillespie (9579-91-1720); Lawrence Glisson & Joan Conner (9579-91-4176); Tim Goode (9579-91-7151); Ronald & Susan Hopkins (9579-90-5975); John & Polly Johnson (9579-90-7507); Clyde Justice (9579-91-9436); Jill Kent (9579-91-1505); Judith & Claude Knighton (9579-91-9211); Lauren Lundy (9579-90-2979); Joseph & Mary Macaskill (9579-90-6969); Guadalupe Marin (9579-90-2376); Marilyn Masters (9579-90-5539); Patricia & Alphonzo McGee (9579-90-8845); Howard & Wife McMinn (9579-90-8977); Beverly Miller (9579-90-8315); Richard Mosley (9579-90-0559); Rodrigo & Luisa Muniz (9579-90-0969); Louise Noa (9579-90-5181); Harold Parker (9579-90-7815); Nannie Parris (9579-91-8099); Linda & Gary Prichard (9579-90-4325); Ellen Pugliese (9579-91-7653); Carolyn Shower (9579-91-0295); Samir & Melissa Shwahna (9579-91-1842); William Suggs (9579-90-3631); The Transue Living Family Trust (Catherine & Edward Transue/Trustees) (9579-91-2680, 9579-91-3221, and 9579-91-2460); and Carl & Marian Woodson (9579-91-9325).
- 1.2. **Approximate Size:** 46.42 acres
- 1.3. **Location:** Dana Road (SR 1525), approximately 2,000 feet (0.38 miles) east of the intersection of Dana Road (SR 1525) and Interstate 26 (I-26).
- 1.4. **Approximate Frontage:** 890 feet along Dana Road (SR 1525).

2. Current and Adjacent Zoning

- 2.1. The Subject Area is currently zoned R1. R2MH is located to the north and east. Residential One (R1) is located to the west and south (See Current Zoning Map, Pg. 3).

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Single-family residences (specifically manufactured homes).
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain residential uses.

4. Public Water and Sewer

- 4.1. **Public Water:** On site.
- 4.2. **Public Sewer:** Not on site. Nearest sewer located 4,800 feet (0.91 miles) to the northwest.

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, “wide ranges of residential densities will exist... which should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time, policies and regulations should protect existing less-intensely developed communities” (2020 CCP, Pg. 129).

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 Residential Two Manufactured Housing (R2MH), based on the following:

- 6.1. **The 2020 CCP:** The text and map of the 2020 CCP identify the Subject Area as being within the “Urban Services Area”. Residential development with a wide range of densities are encouraged in the USA. Additionally, less-intensely developed communities should be protected and preserved within the USA.
- 6.2. **Adjacent Zoning:** The Subject Area directly abuts an existing R2MH 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 R1 (Residential One) to R2MH (Residential Two Manufactured Housing).

8. Planning Board Recommendations

- 8.1. The Planning Board supports Staff’s position, providing a favorable recommendation to rezone the Subject Area from R1 (Residential One) to R2MH (Residential Two Manufactured Housing) with a 7 to 0 vote.

Current Zoning Map

