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**Request for Residential Map Amendment 2**

**Request:** R3 (Residential Three) to R2 (Residential Two)

**Property Owners:** Karen K. Vogel Trustee; Edward T. Vogel Trustee; The Karen Vogel Living Trust

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**1. Subject Area Information**

- 1.1. **PIN:** 9661-95-2298
- 1.2. **Approximate Size:** 32.68 acres
- 1.3. **Location:** Off of Ridgeview Drive (Private).
- 1.4. **Approximate Frontage:** Undetermined.

**2. Current and Adjacent Zoning**

- 2.1. The Subject Area is currently zoned R3. R3 is located to the east. R2 is located to the west (See Current Zoning Map, Pg. 5).

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

- 3.1. **Subject Area Uses:** Vacant.
- 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 located 5,500 feet (1.04 miles) to the southwest.
- 4.2. **Public Sewer:** Not on site. Nearest sewer located 9,900 feet (1.88 miles) to the southwest.

**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, “land development regulations should... not permit densities that would require sewer services or introduce traffic capacity problems... and encourage densities that are consistent with steep slopes, poor septic capacities, and sensitive topography” (2020 CCP, Pg. 132).
- 5.2. The Future Land Use Map identifies the Subject Area as being located in Conservation Area (2020 CCP, Pg. 134 & Appendix 1, Map 24). The CCP states that conservation lands “are intended to remain largely in their natural state, with only limited development,” and further that “such areas should be targeted for protection through regulations and incentives” (2020 CCP, Pg. 134).

**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 Residential Two (R2), 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 “Rural Agricultural Area” and “Conservation Area”. Residential development at low densities are encouraged in the RAA and the conservation area designation indicates the presence of steep slopes on the subject property.

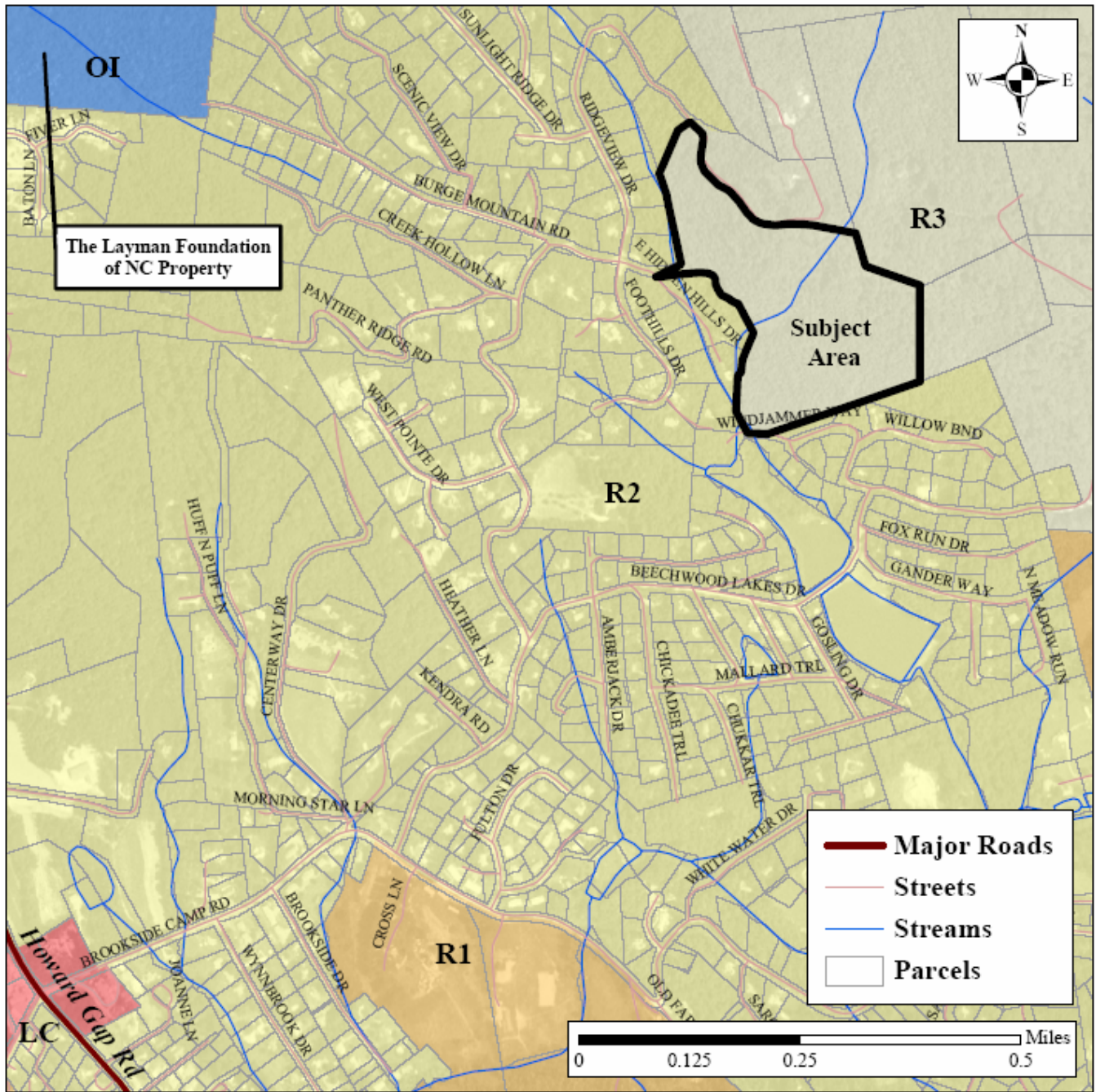
**7. Technical Review Committee (TRC) Recommendations**

- 7.1. The TRC supports Staff’s position, providing an unfavorable recommendation regarding rezoning the Subject Area from R3 (Residential Three) to R2 (Residential Two).

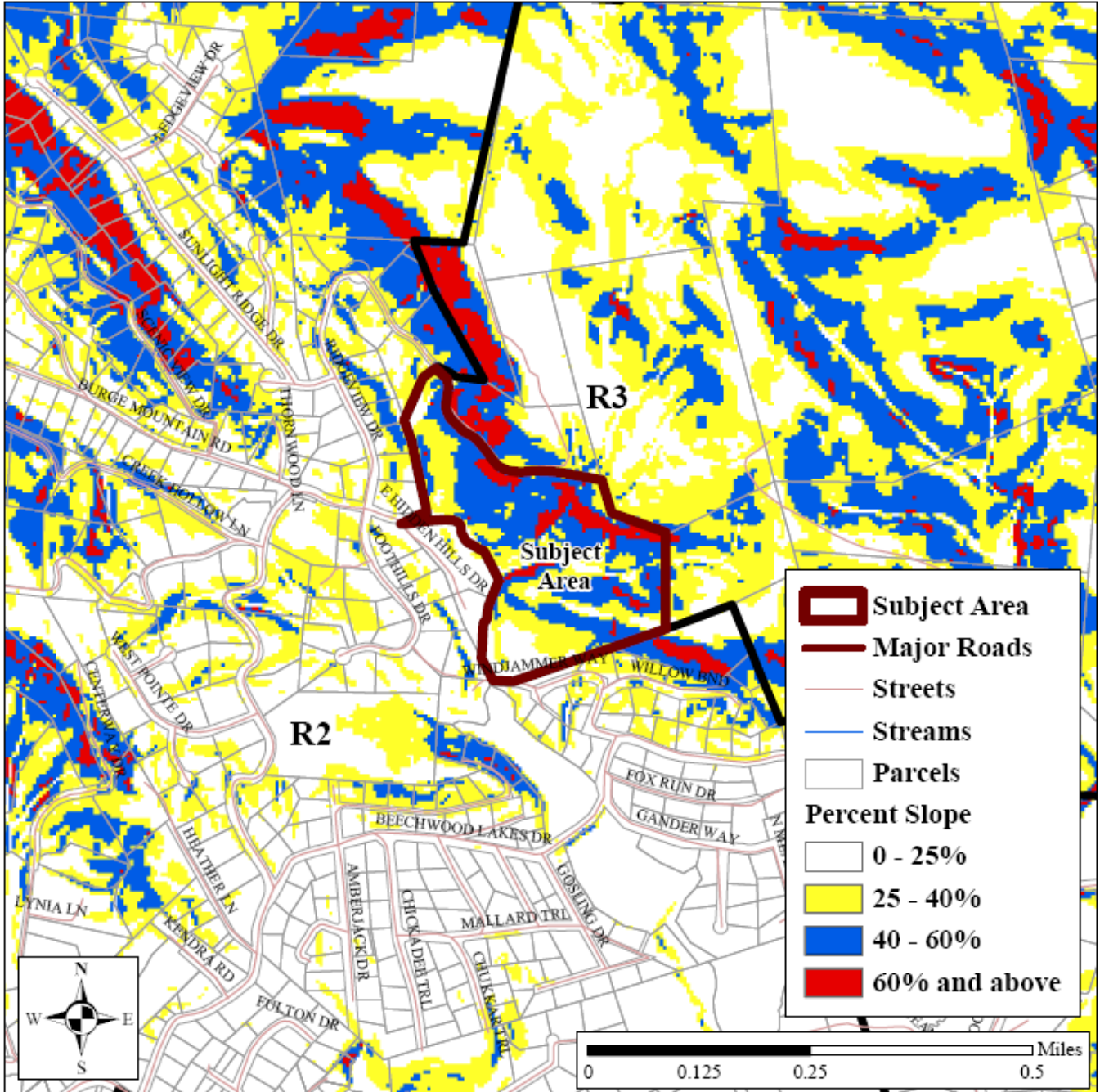
**8. Planning Board Recommendations**

- 8.1. The Planning Board does not support Staff’s position, providing a favorable recommendation to rezone the Subject Area from R3 (Residential Three) to R2 (Residential Two) with a 7 to 0 vote.

Current Zoning Map



Slopes Map



Subject Area Percent Slope		
Percent Slope	Acreage	Percent (%)
0-25	4.75	14.87
25-40	10.26	32.11
40-60	13.98	43.76
60 and above	2.96	9.26
<b>Total</b>	<b>31.95</b>	<b>100.0</b>