

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: May 17, 2018

SUBJECT: Rezoning Application #R-2018-05 Byer Property

PRESENTER: Stedman Smith, Planner

ATTACHMENTS: 1.) Staff Report
2.) PowerPoint Slides

SUMMARY OF REQUEST:

Rezoning Application #R-2018-05 was initiated on March 29, 2018 and requests that the County rezone approximately 38.54 acres of land from Local Commercial to Industrial. The acreage consists of 9 adjoining parcels. The property owners of the 9 parcels include Roger Byers, Rolling Ridge, Inc. and Byers Precision Fabricators PSP. Lynn Johnson will be serving as agent along with representatives of the Henderson County Partnership for Economic Development. Stockholders and Directors of Rolling Ridge Inc. were notified of the rezoning application at their March 2018 meeting and all were in favor of this request.

The Technical Review Committee will discuss this item at its meeting on May 15th.

PLANNING BOARD ACTION REQUESTED:

Staff requests the Planning Board make a recommendation to the Board of Commissioners to approve, approve with modification or deny the rezoning application (#R-2018-05) to rezone the Subject Area to an Industrial (I) zoning district.

Suggested Motion:

I move that the Planning Board recommend the Board of Commissioners (approve, approve with modification or deny) rezoning application #R-2018-05 to rezone the Subject Area to an Industrial (I) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan.

Henderson County Planning Department Staff Report

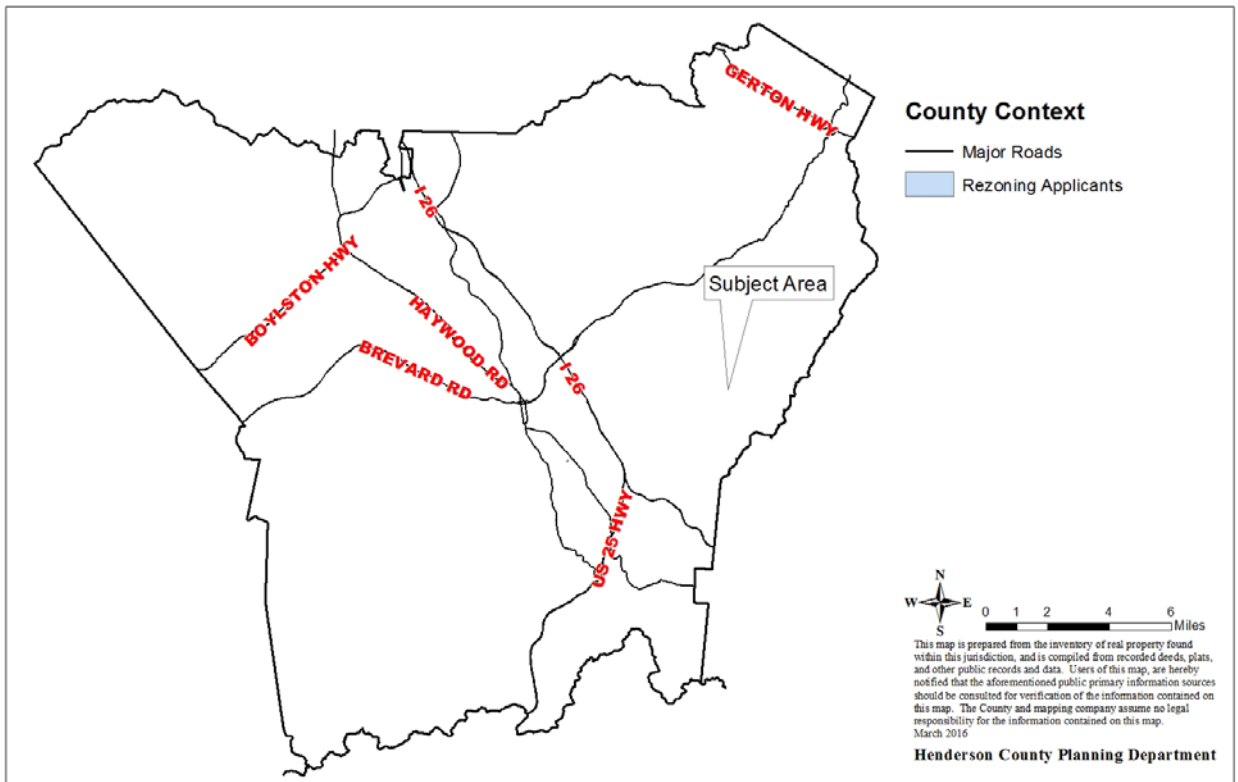
Rezoning Application #R-2018-05 (LC to I)

Applicants/Owners: Roger Byers, Rolling Ridge, Inc. and Byers Precision Fabricators

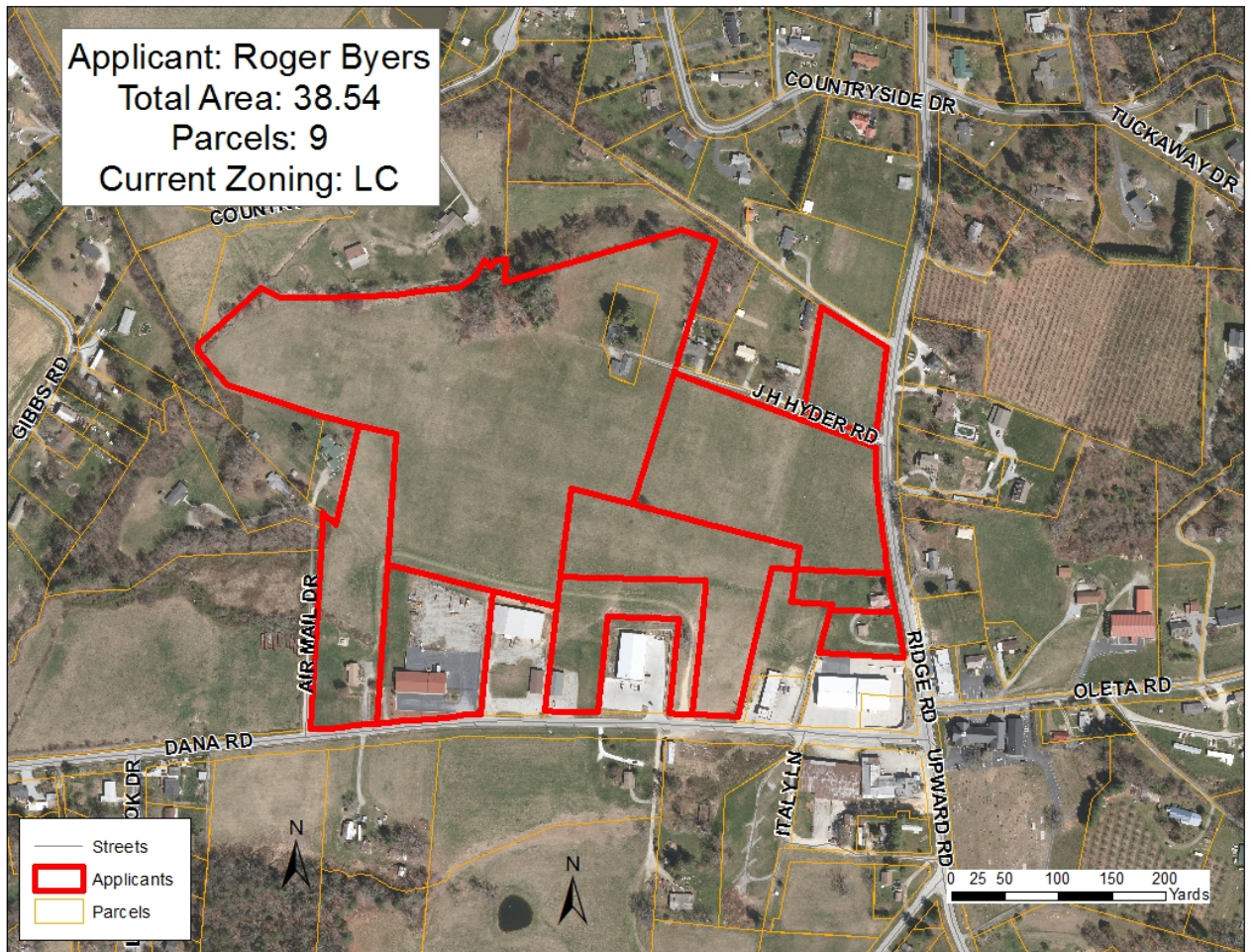
1. Rezoning Request

- 1.1. **Applicants/Agents:** Roger Byers, Rolling Ridge Inc. and Byers Precision Fabricators
- 1.2. **Property Owner:** Roger Byers, Rolling Ridge Inc. and Byers Precision Fabricators
- 1.3. **PINs:** 9599-32-2007, 9599-32-1270, 9599-22-9563, 9599-32-1880, 9599-22-1696, 9599-22-7268, 9599-22-5100, 9599-22-0012, 9599-12-7271
- 1.4. **Request:** Rezone subject area from an Local Commercial (LC) zoning district to an Industrial (I) zoning district.
- 1.5. **Size:** Approximately 38.54 acres of land
- 1.6. **Location:** The subject area consists of 9 parcels located near the intersection of Dana Rd. and Ridge Rd.

Map A: County Context



Map B: Aerial Photo



2. Current Zoning (see Map C)

2.1. **Application of Current Zoning:** The subject area is currently zoned Local Commercial (LC)

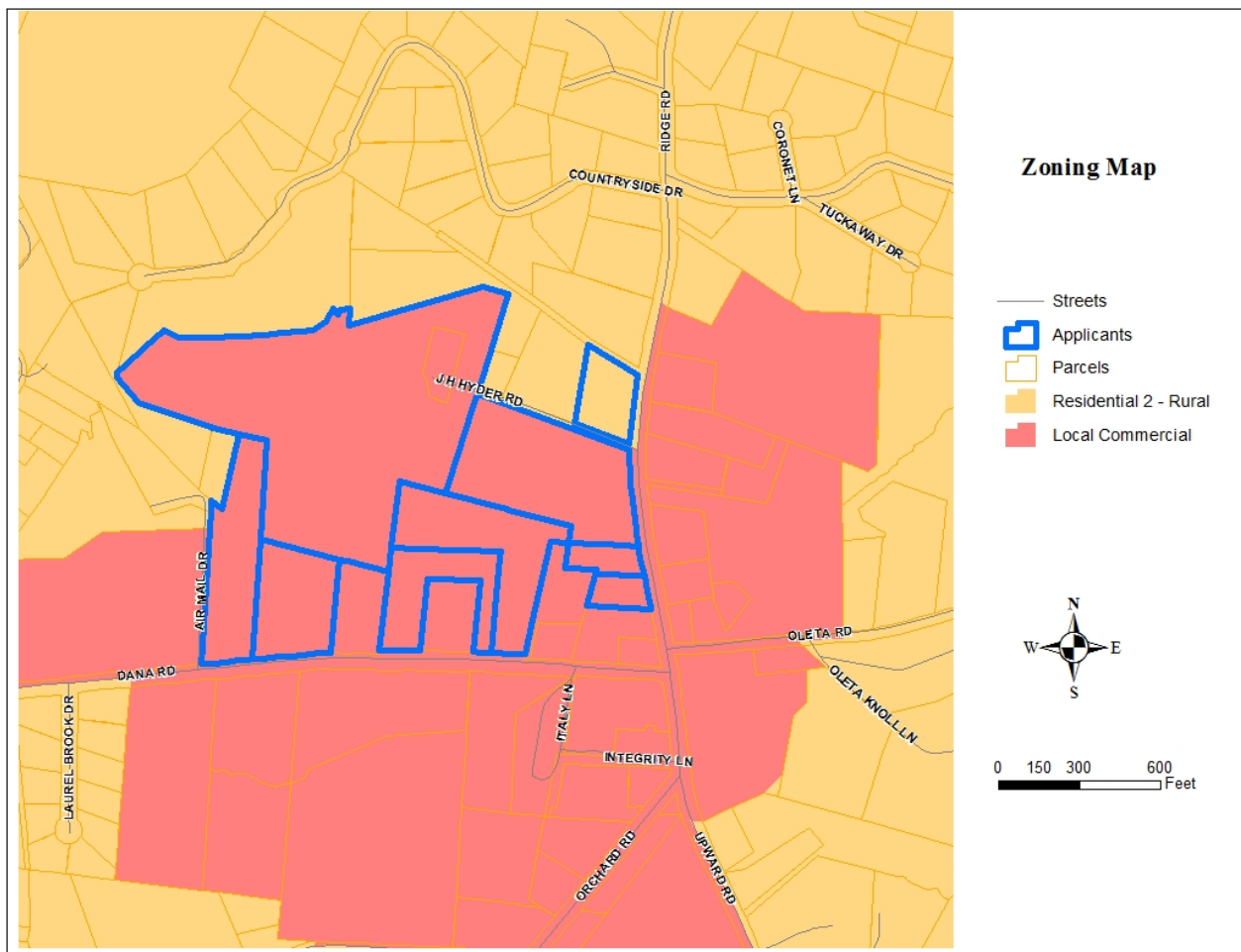
2.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial (LC) and Residential Two Rural (R2R).

2.3. District Comparison:

2.3.1. **Industrial (I):** “The Industrial District (I) is established to foster orderly growth where the principal use of land is a mixture of industrial and heavy commercial development.”(Chapter 42, Land Development Code §42-37).

2.3.2. **Local Commercial (LC):** The purpose of Local Commercial (LC) zoning is to foster orderly growth with residential and commercial uses.

Map C: Current Zoning



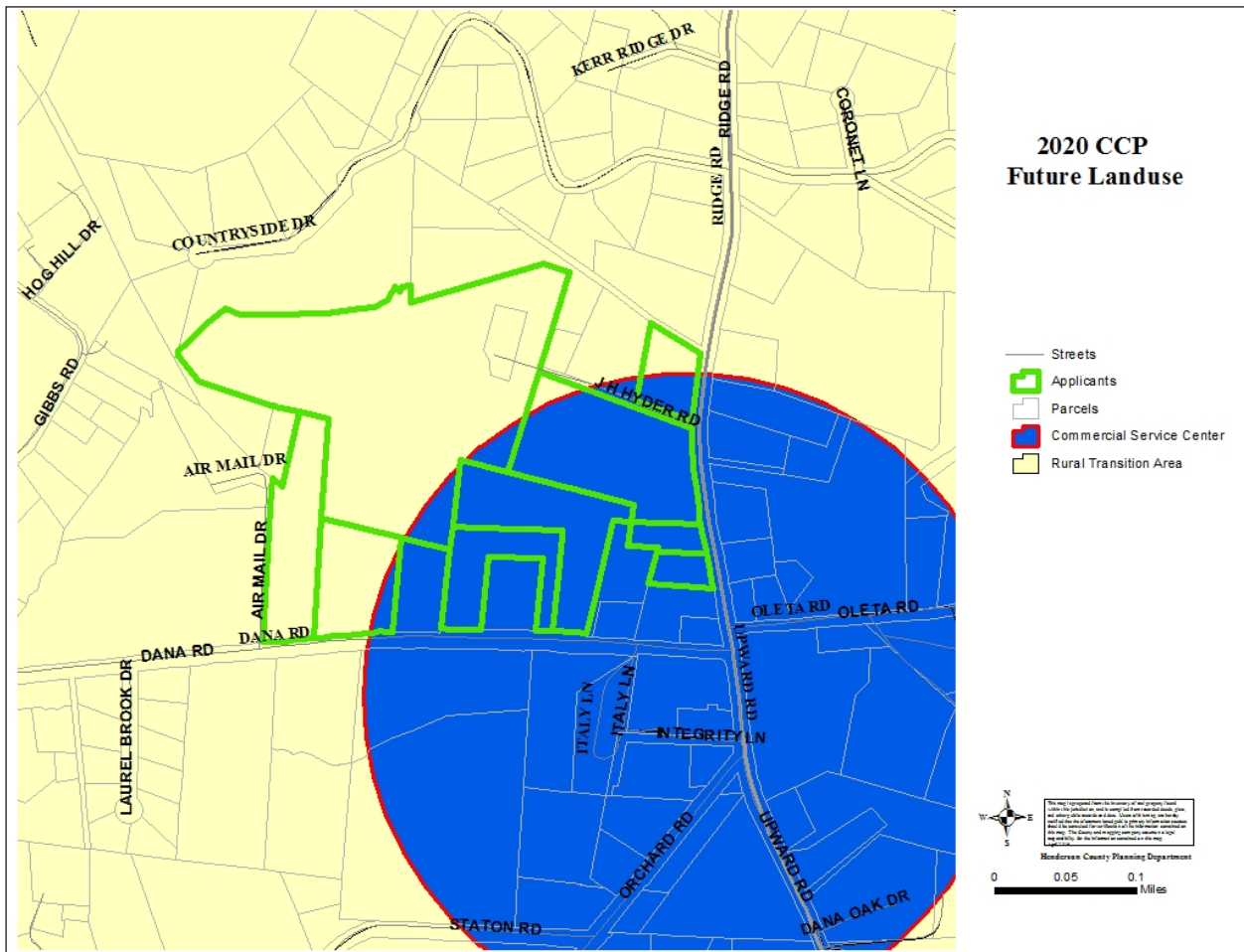
3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** The uses of the subject area include: residential and commercial.
- 3.2. **Adjacent Area Uses:** The surrounding properties contain residential uses with some commercial in the area.

4. The Henderson County 2020 Comprehensive Plan (CCP)

- 4.1. The CCP Future Land Use Map identifies the subject area as being located in a Commercial Service Center and partially in the Rural Transition Area. (2020 CCP, Pgs. 138 & Appendix 1, Map 24). (See Map D).

Map D: 2020 County Comprehensive Plan Future Land Use Map



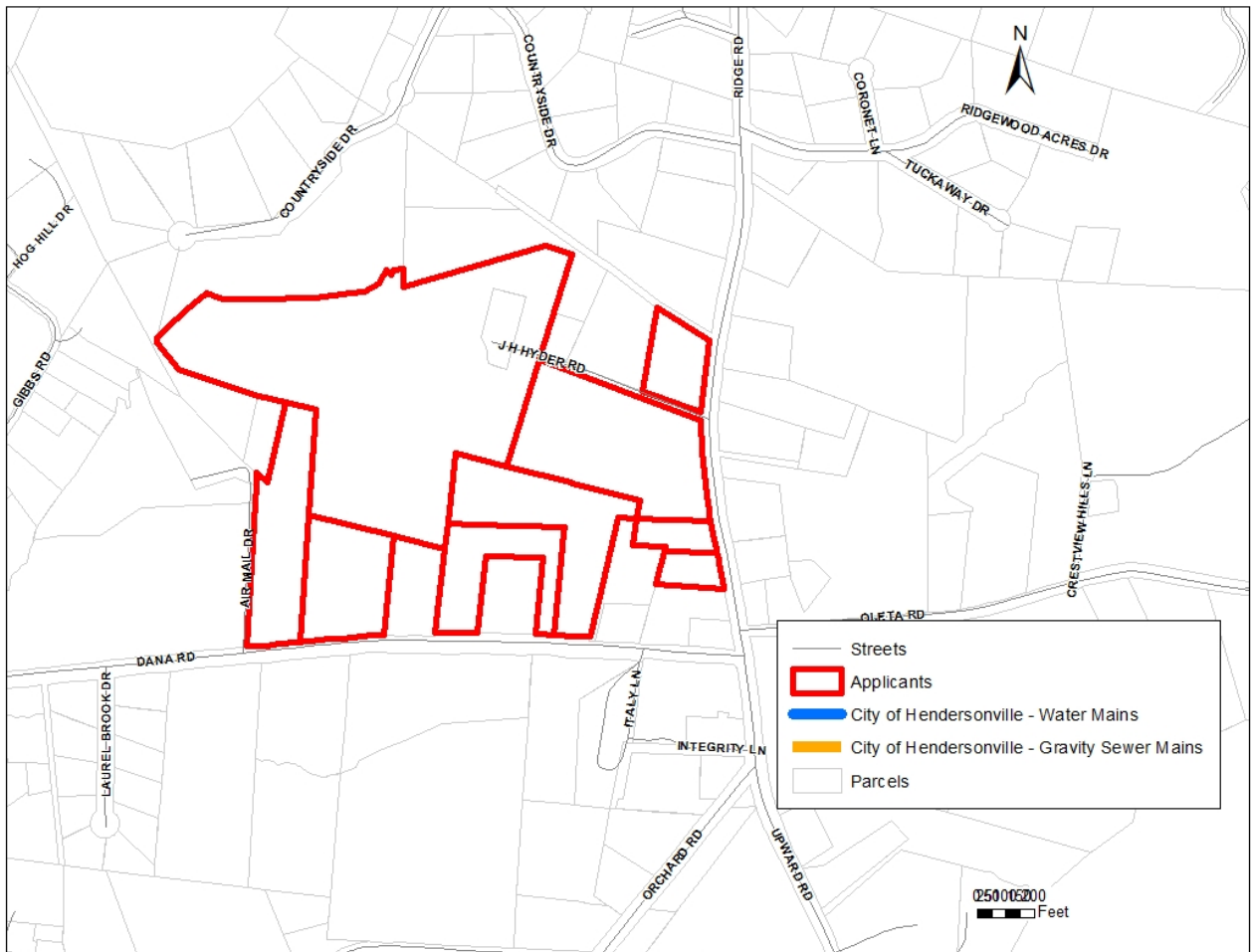
Commercial Service Center: The CCP states that, “*Community Service Centers* are located in unified development concentrations at intersections of selected thoroughfares and in central locations that are convenient to nearby residential development so as to minimize problems associated with “strip” commercial development. *Community Service Centers* should be priority targets of investments for sewer and water, public transportation, greenways, other general road improvements, and other appropriate infrastructural improvements.”

Rural Transition Area: The CCP states that, “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. The text of the 2020 CCP suggests that the subject area would be suitable for clustering development and conservation design encouraged with the intent of maintaining a rural environment, protecting sensitive natural areas, and reserving land for future development. (2020 CCP, Pg. 134).

5. **Water and Sewer (see Map E)**

5.1. **The subject area does not have access to public utilities.**

Map E: Water and Sewer Map



6. Staff Comments

- 6.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map D) places the Subject Area in the Community Service Center and Rural Transition Area classification.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial zoning and Residential Two Rural.
- 6.3. It is staff's position that the TRC determine whether the subject area meets the technical requirements to become an Industrial zoning district.

7. Technical Review Committee Recommendations

- 7.1. TRC will review the application at its meeting on May 15th, 2018.

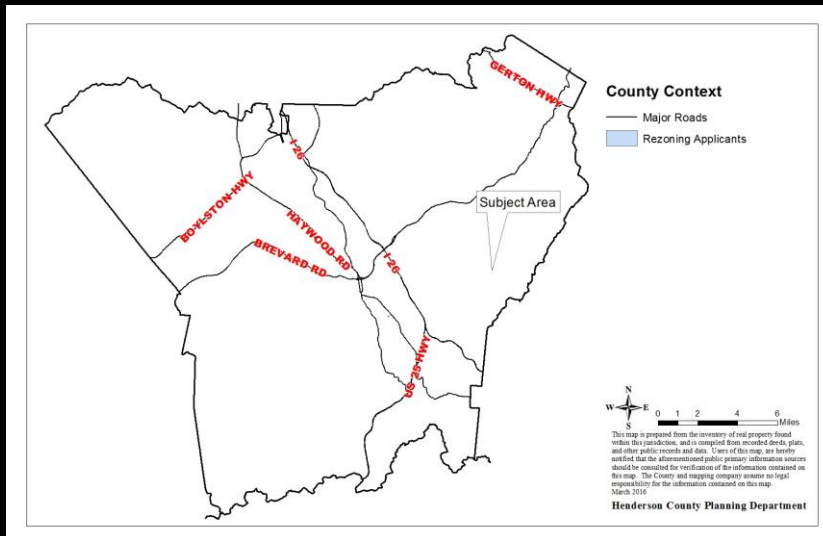
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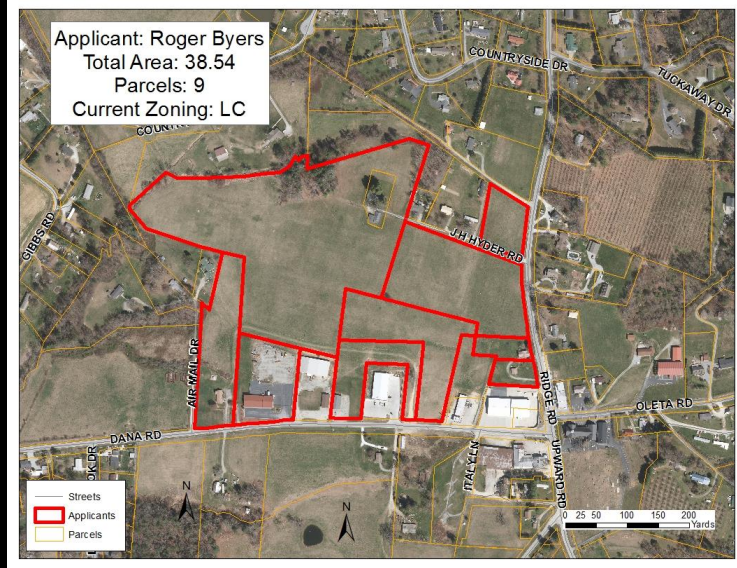
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County Context Map



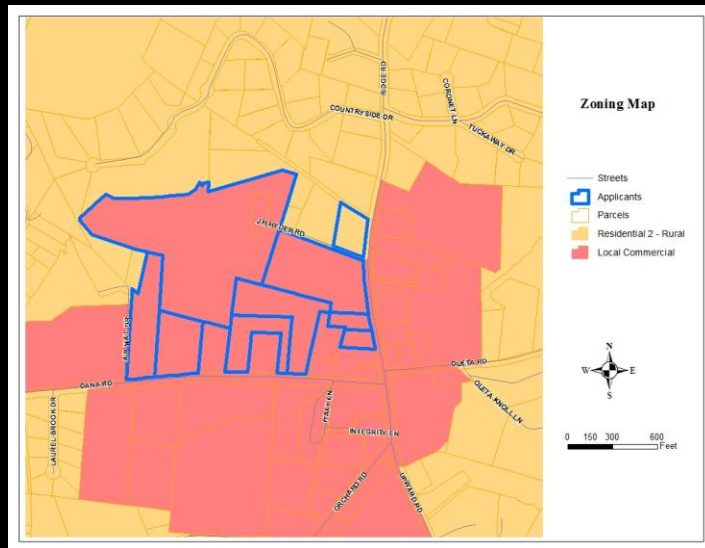
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Aerial Map



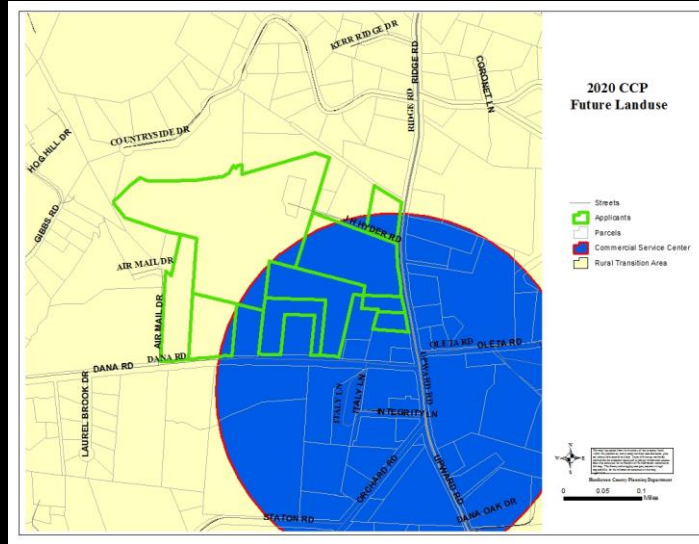
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Current Zoning Map



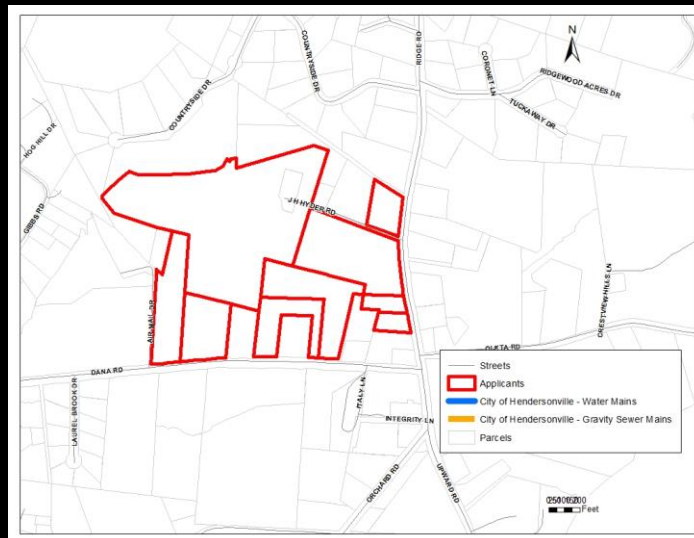
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2020 CCP Future Land Use Map



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Public Utilities



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Rezoning #R-2018-05

Questions

