

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: January 17, 2019

SUBJECT: Rezoning Application #R-2018-06 Gloria Ashley

PRESENTER: Allen McNeill, Planner

ATTACHMENTS: 1.) Staff Report
2.) PowerPoint

SUMMARY OF REQUEST:

Rezoning Application #R-2018-06 was initiated on October 1, 2018 and requests that the County rezone approximately 1.86 acres of land from Estate Residential to Local Commercial. The acreage consists of 1 parcel located off Erkwood Drive near the intersection of Greenville Highway. The property owner is Gloria Ashley. Sherri L. Brewer will be serving as agent.

The Planning Board considered rezoning application #R-2018-06 at its regularly scheduled meetings on November 15th, 2018. During the meeting, the Planning Board voted 5-1 to send forward a favorable recommendation to rezone the Subject Area to a Local Commercial (LC) zoning district.

The Board of Commissioners held a public hearing to review this application on January 7th, 2019. The application was tabled, and the Planning Board was directed to re-review the application and address the following BOC concerns:

1. East Flat Rock Community Plan recommendations for this area,
2. Allowed uses in the local commercial zoning district, and,
3. Any impacts created by the future roundabout located at the intersection of Erkwood Drive and Greenville Hwy (NCDOT project #U-5105).

PLANNING BOARD ACTION REQUESTED:

Staff requests the Planning Board make a recommendation to the Board of Commissioners to concerning rezoning application (#R-2018-06) and the above listed concerns.

Suggested Motion:

None. To be determined based on the Boards discussion.

Henderson County Planning Department Staff Report

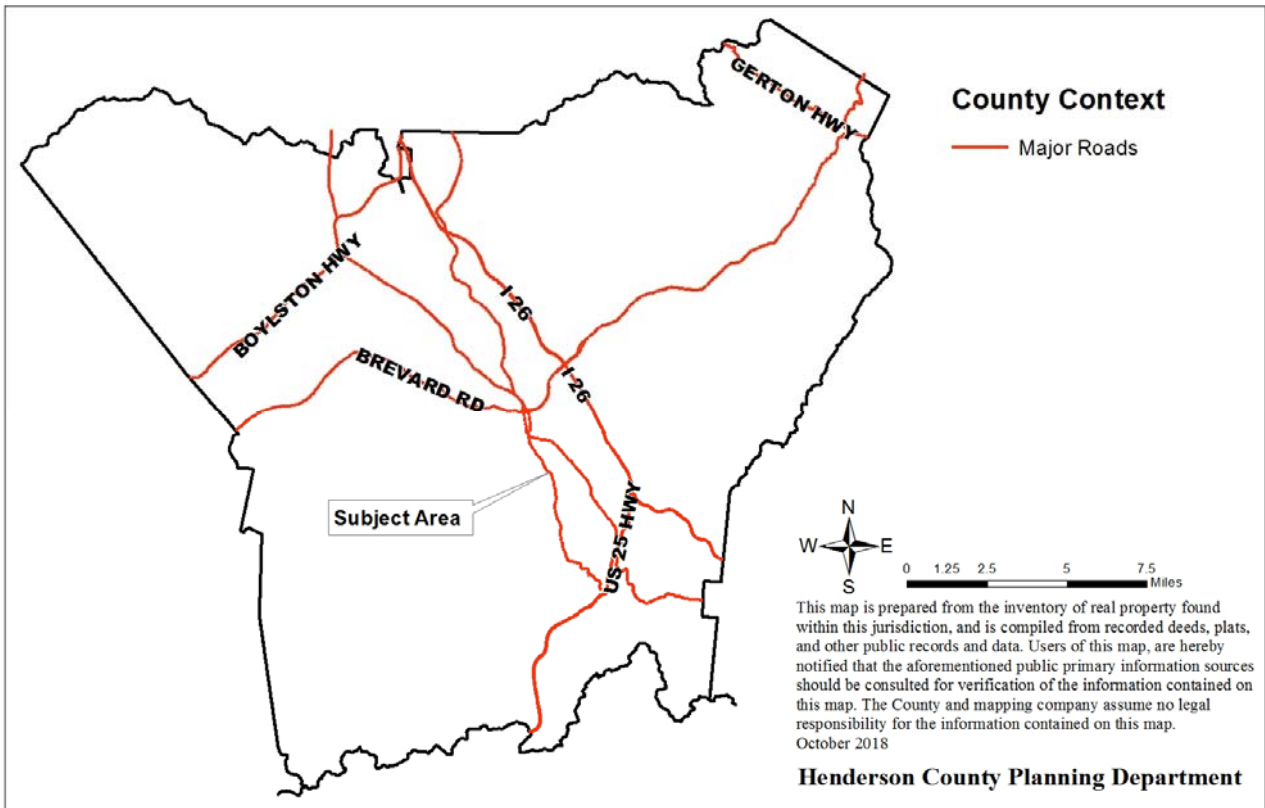
Rezoning Application #R-2018-06 (R-40 to LC)

Applicant/Owner: Gloria Ashley

1. Rezoning Request

- 1.1. **Property Owner/Applicant:** Gloria Ashley
- 1.2. **Agent:** Sherri L. Brewer
- 1.3. **PIN:** 9577-18-7316
- 1.4. **Request:** Rezone subject area from an Estate Residential (R-40) zoning district to a Local Commercial (LC) zoning district.
- 1.5. **Size:** Approximately 1.86 acres of land
- 1.6. **Location:** The subject area consists of 1 parcel located off Erkwood Drive near the intersection of Greenville Highway.

Map A: County Context



Map B: Aerial Photo



2. **Current Zoning (see Maps C & D)**

2.1. **Application of Current Zoning:** The subject area is currently zoned Estate Residential (R-40)

2.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial (LC) to its south east, Estate Residential (R-40) to its south west, and the City of Hendersonville’s Greenville Highway Mixed Use (GHMU) zoning district to its north.

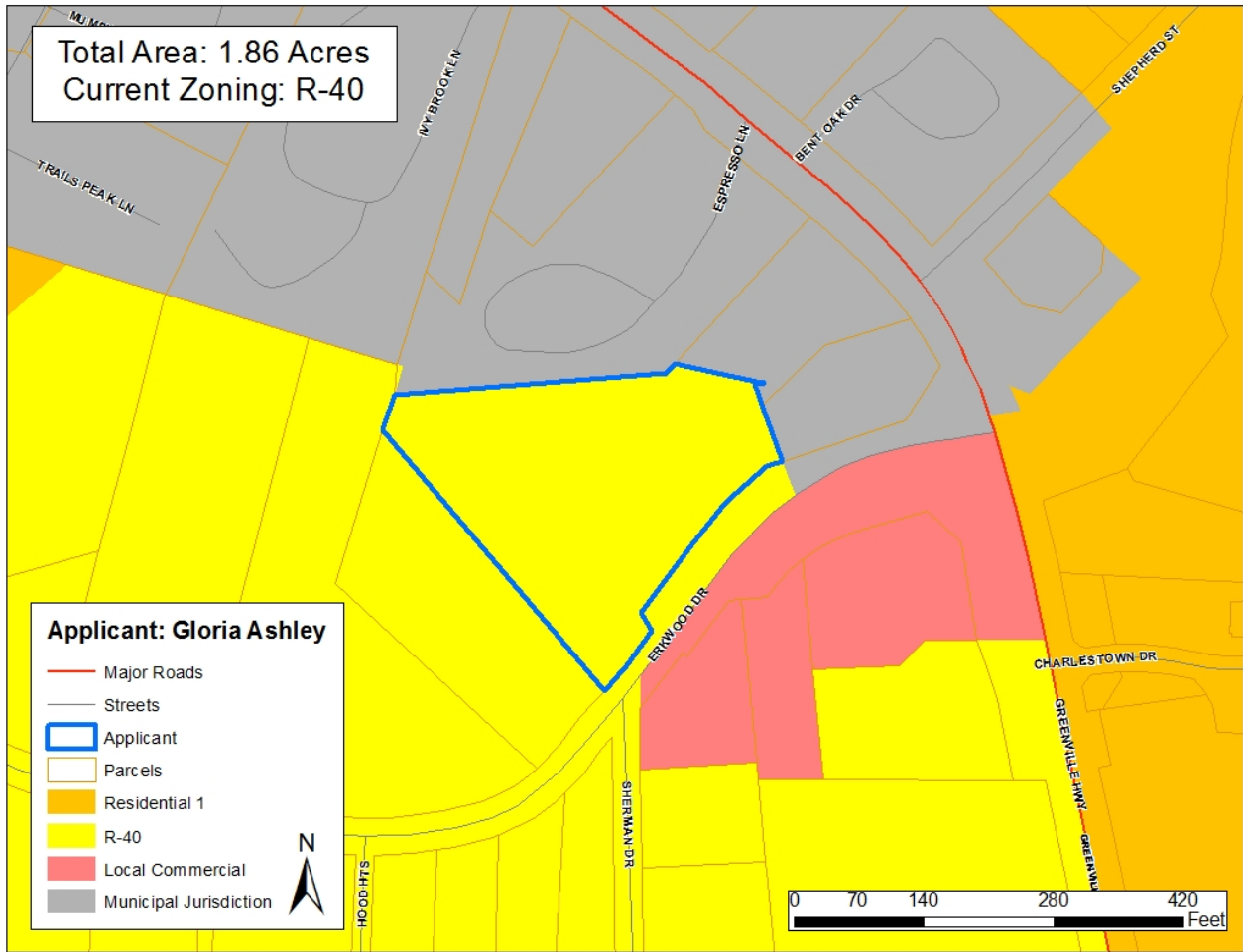
2.3. **District Comparison:**

2.3.1. **Estate Residential (R-40):** “The Estate Residential District (R-40) is established to maintain the zoning in place prior to the adoption of this Chapter 42. This district is established as a district in which the principal use of the land is for low-density residential use. This district is intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment.” (Chapter 42, Land Development Code §42-37).

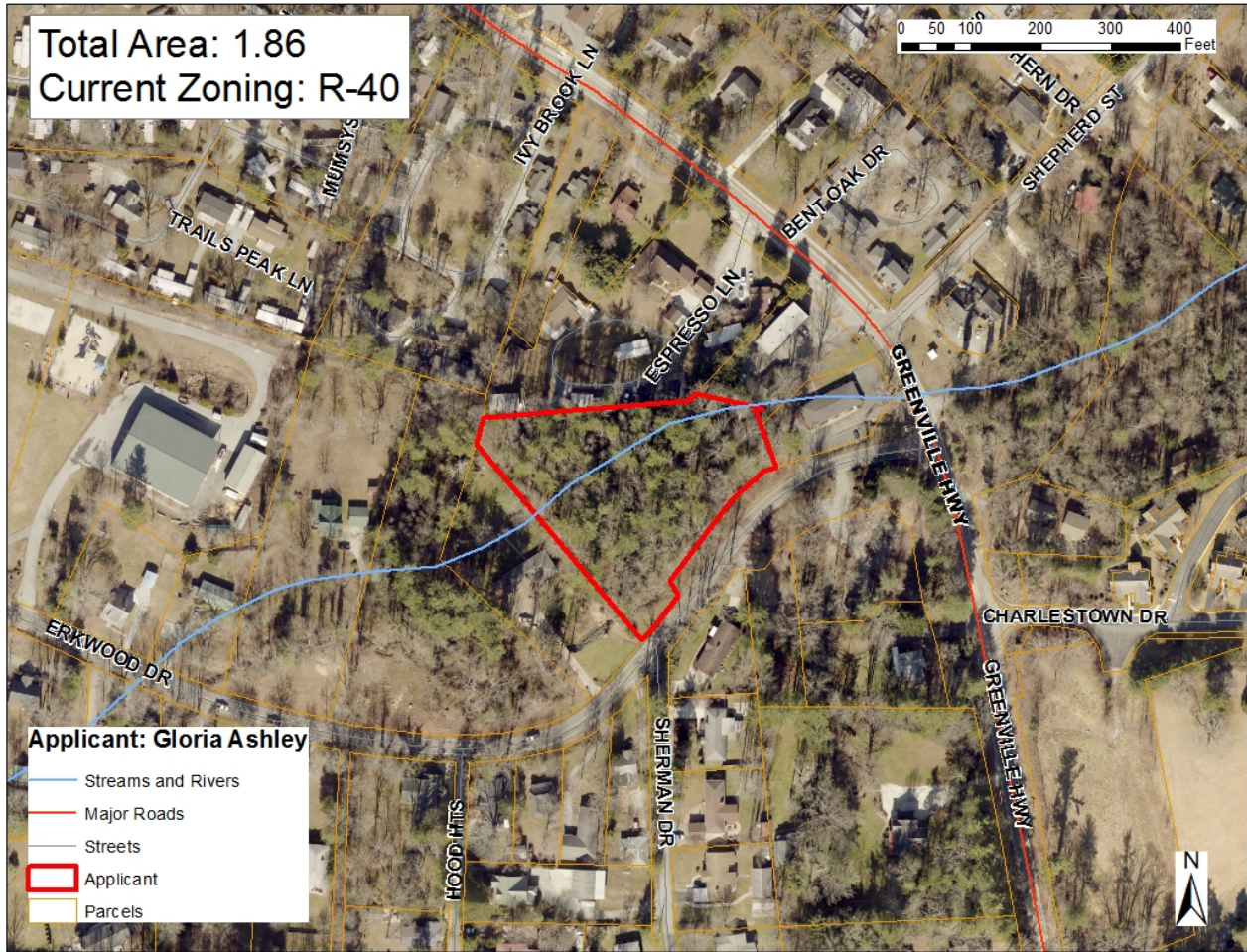
2.3.2. **Local Commercial (LC):** “The purpose of Local Commercial (LC) zoning is to foster orderly growth with residential and commercial uses. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan.” (Chapter 42, Land Development Code §42-37).

2.3.3. **Greenville Highway Mixed Use (GHMU) City of Hendersonville:** “The Greenville Highway Mixed Use Zoning District Classification is intended to encourage a mix of medium density residential development in conjunction with appropriately scaled and compatible commercial development, consisting of retail sales and services, professional offices, accommodations services and similar uses.” (Section 5, §22, City of Hendersonville Zoning Ordinance).

Map C: Current Zoning



Map D: Stream Location



3. Current Uses of Subject Area and Adjacent Properties

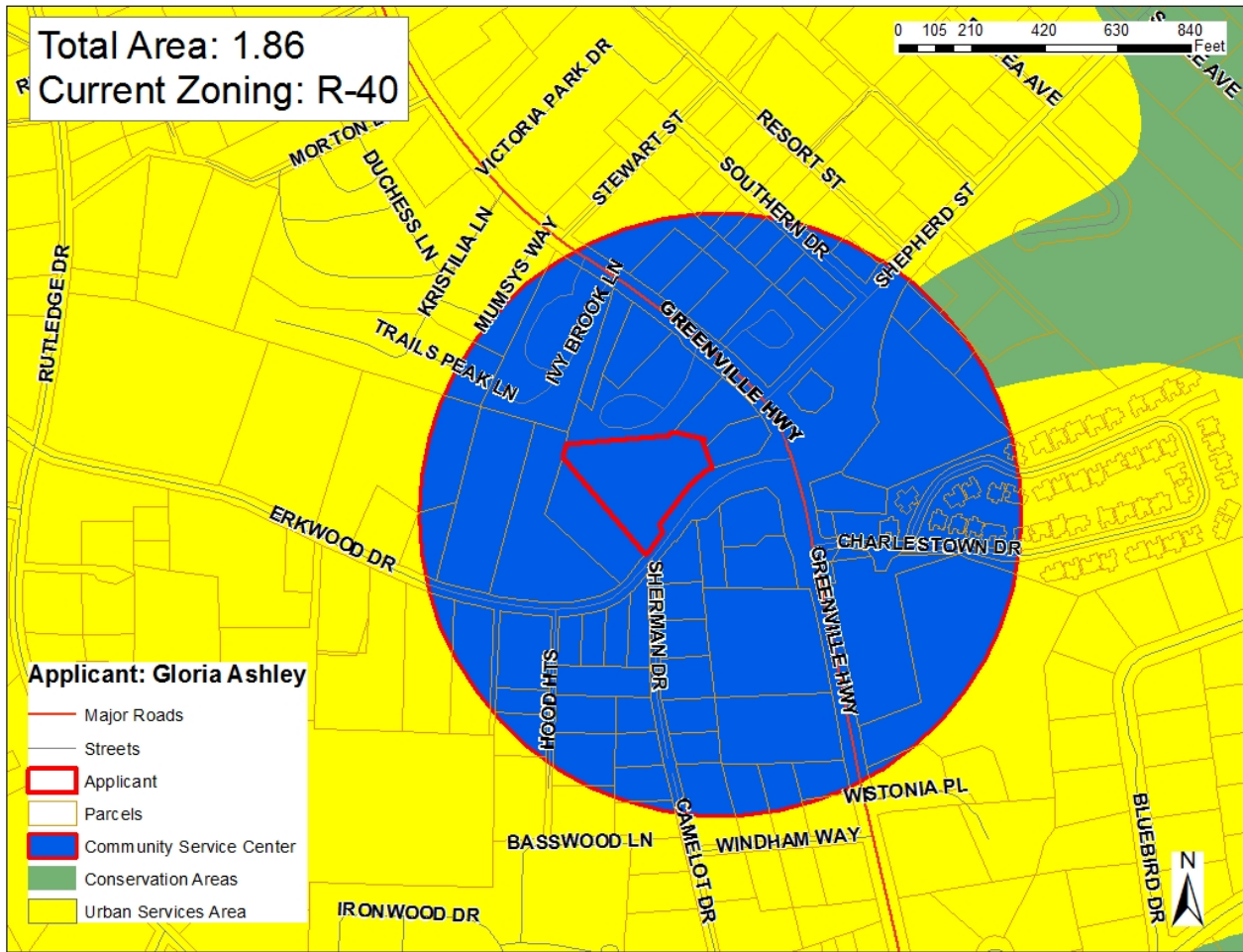
3.1. **Subject Area Uses:** Currently the subject area is vacant and is largely covered in unmaintained vegetation.

3.2. **Adjacent Area Uses:** The surrounding properties contain residential uses with a mix of commercial properties to the subject area’s Northern and Eastern boundaries.

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 Community Service Center.

Map E: 2020 County Comprehensive Plan Future Land Use Map

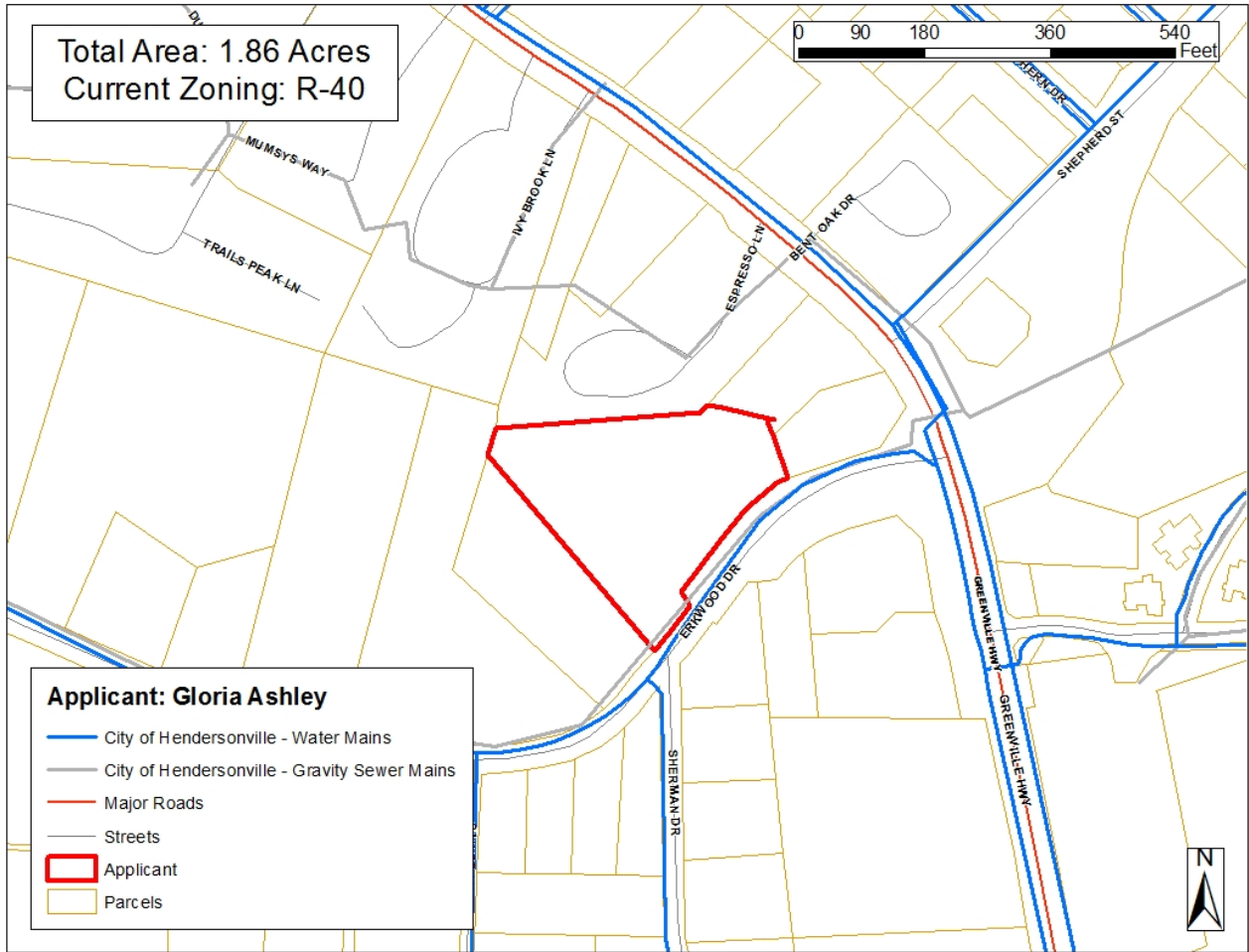


Community Service Center: The CCP states that, “Community Service Centers are located in unified development concentrations at intersections of selected thoroughfares and in central locations that are convenient to nearby residential development so as to minimize problems associated with “strip” commercial 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.” (2020 CCP, Pgs. 138 & Appendix 1, Map 24). (See Map E).

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

5.1. The subject area is served with access to both public water and sewer by the City of Hendersonville.

Map F: Water and Sewer Map



6. **Staff Comments**

- 6.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map E) places the Subject Area in the Community Service Center.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial, Estate Residential and property zoned Greenville Highway Mixed Use under the City of Hendersonville’s land code ordinance.
- 6.3. **East Flat Rock Community Plan:** On May 7th, 2018, the Henderson County Board of Commissioners voted to adopt the East Flat Rock Community Plan. Included in this community plan is a recommended rezoning that includes the subject area which would change the property from its current zoning of Residential 40 to a Residential Two zoning district.
- 6.4. It is staff’s position that the Planning Board determine whether the subject area meets the requirements necessary to be rezoned to a Local Commercial zoning district.

7. **Staff Recommendations**

- 7.1. It is staff’s position that the subject area meets the technical requirements to become a Local Commercial zoning district.

8. Technical Review Committee Recommendations

8.1. At their regularly scheduled meeting on November 6th, 2018, TRC reviewed this application and found that the application met all technical requirements. The committee motioned to forward the request to the Planning Board for further review.

9. Planning Board Recommendations

9.1. The Planning Board reviewed this application at its November 15, 2018 meeting and voted 5-1 to send forth a favorable recommendation to the Board of Commissioners.

10. Board of Commissioners

10.1. The Board of Commissioners held a public hearing to review this application on January 7th, 2019. The application was tabled, and the Planning Board was directed to re-review the application and address the following BOC concerns:

1. East Flat Rock Community Plan Recommendations for this area,
2. Allowed uses in the local commercial zoning district, and,
3. Any impacts created by the future roundabout located at the intersection of Erkwood Drive and Greenville Hwy (NCDOT project #U-5105).

Rezoning #R-2018-06

Gloria Ashley



Henderson County Planning Board
January 17, 2019

Henderson County Planning Department

Application Summary

- Rezoning Request: R-2018-06
- Submitted on October 1st, 2018
- Owner/Applicant: Gloria Ashley
- Agent: Sherri L. Brewer
- Rezone from an Estate Residential (R-40) Zoning District to a Local Commercial (LC) Zoning District
- 1.86 Acres
- 1 Parcel

Board of Commissioners Summary

- Public Hearing: January 7, 2019
- Requested that the Planning Board review the application as it concerns:
 - The East Flat Rock Community Plan recommendations for this area,
 - Allowed uses in the local commercial zoning district, and,
 - Any impacts created by the future roundabout located at the intersection of Erkwood Drive and Greenville Hwy (NCDOT project # U-5105)

Aerial Map



Aerial

Applicant: Gloria Ashley

-  Streams and Rivers
-  Major Roads
-  Streets
-  Applicant
-  Parcels

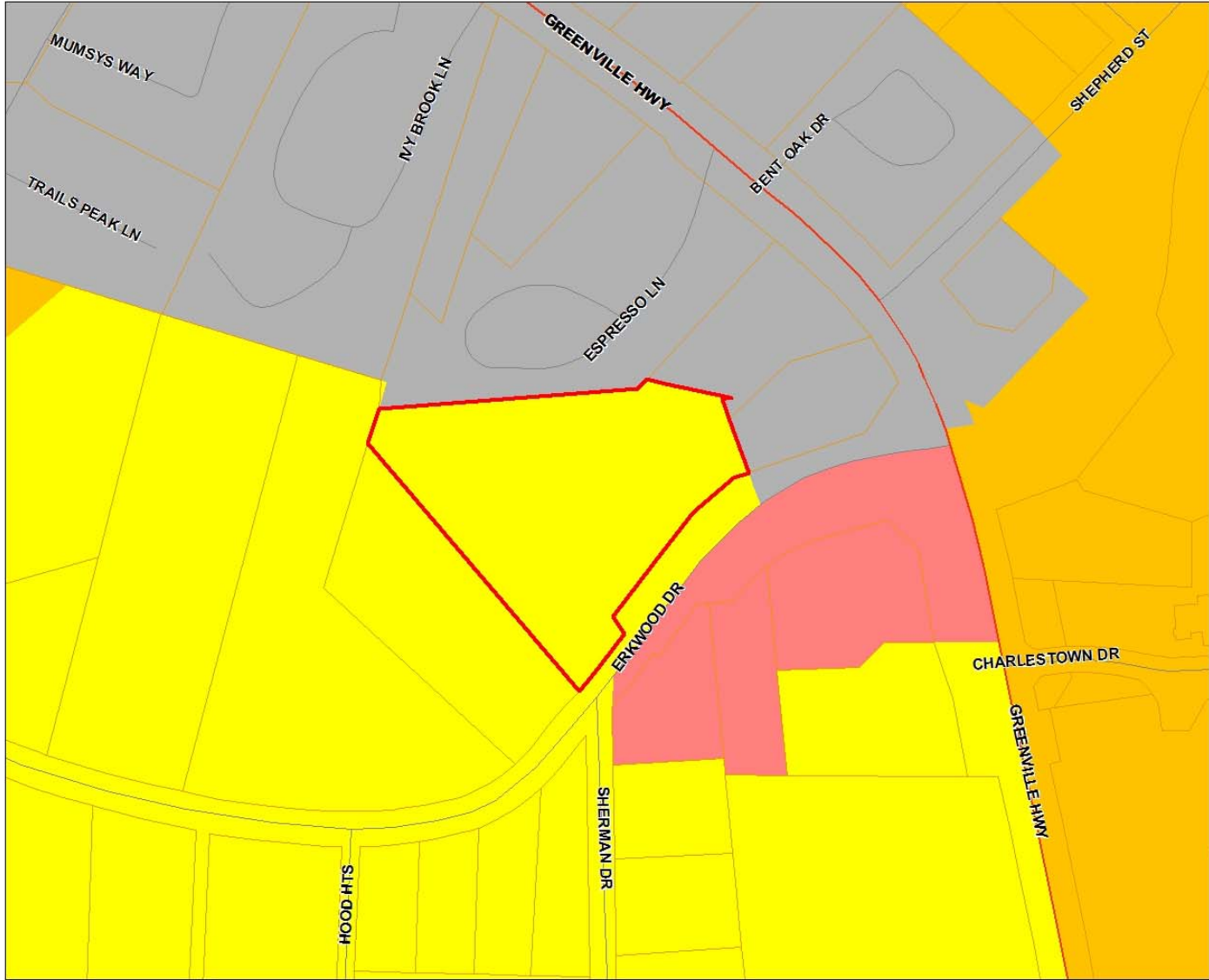
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Henderson County Planning Department



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Current Zoning Map



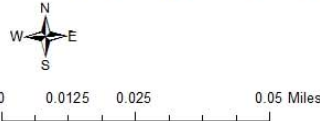
Current Zoning

Applicant: Gloria Ashley

- Major Roads
- Streets
- Applicant
- Parcels
- Residential 1
- R-40
- Local Commercial
- Municipal Jurisdiction

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Recommended Zoning Changes

East Flat Rock Community Plan Proposed Zoning Changes

Applicant: Gloria Ashley

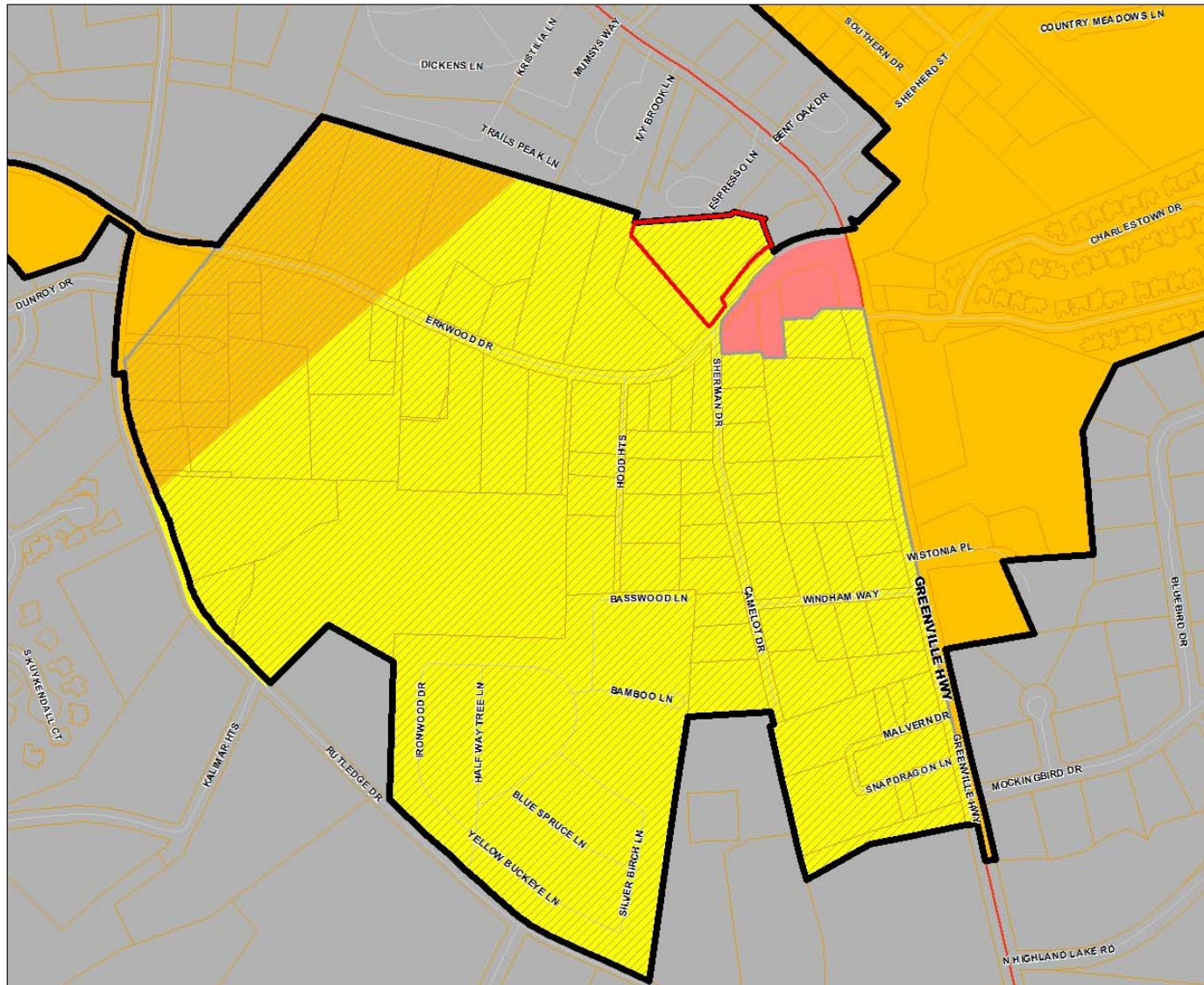
-  Applicant
-  East Flat Rock Community Plan Boundary
-  Proposed Residential 2
-  Residential 1
-  R-40
-  Local Commercial
-  Municipal Jurisdiction

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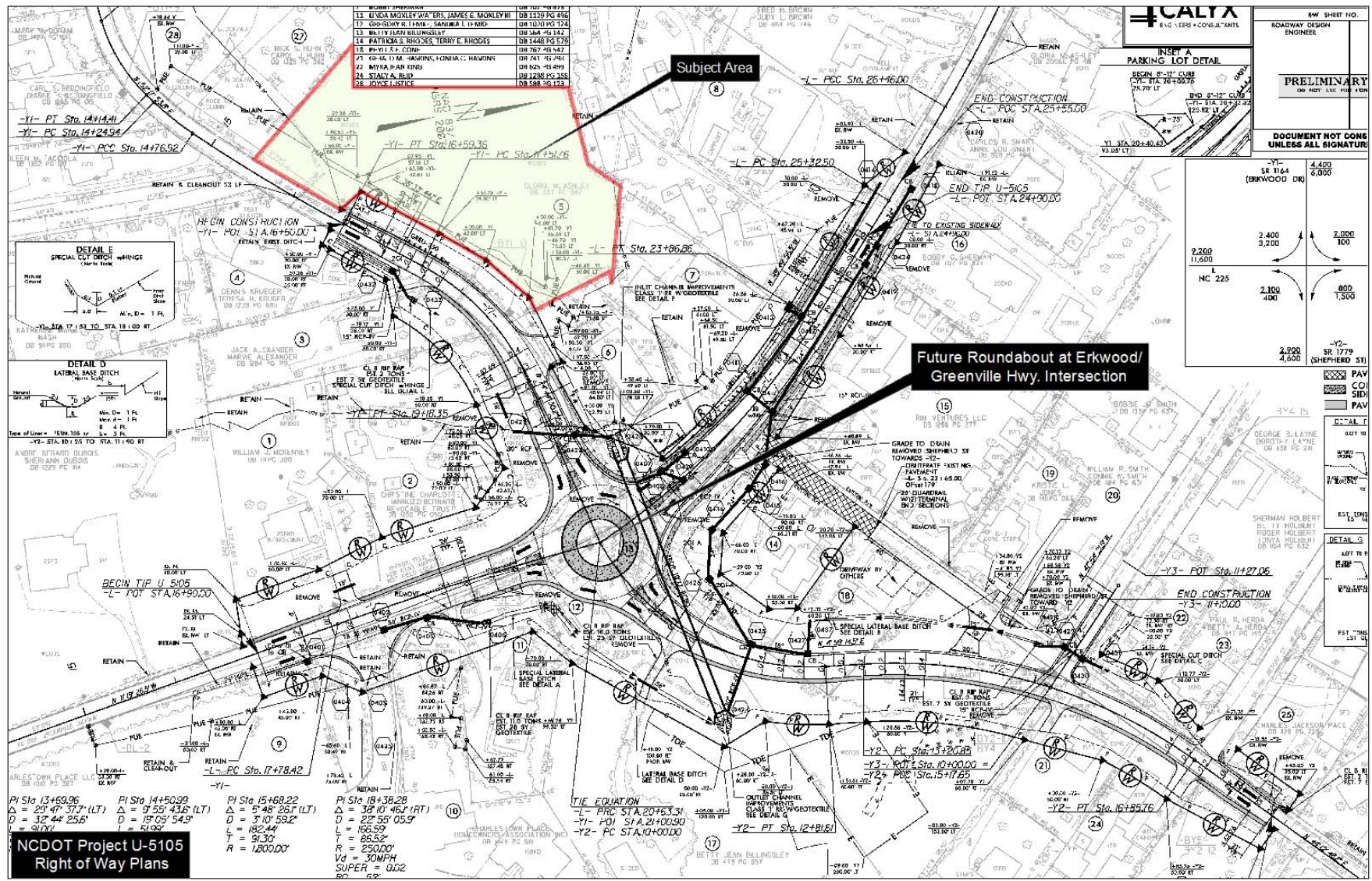


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Future Roundabout



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Rezoning #R-2018-06

Questions

