

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: March 21, 2019

SUBJECT: Rezoning Application #R-2019-01 Brian Hahn

PRESENTER: Eric Warren, Planner

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

SUMMARY OF REQUEST:

Rezoning Application #R-2019-01 was initiated on January 28, 2019 and requests that the County rezone approximately 12.14 acres of land from Residential One (R1) to an Industrial (I) zoning district. The acreage consists of 1 parcel (PIN: 9578-76-7853). The property owners are Brian and Norman Hahn. Eric Goodman will be serving as agent.

The Technical Review Committee reviewed the rezoning request on March 5th and recommended that the adjacent two properties with existing commercial/industrial uses be contacted prior to the Planning Board for a more contiguous district.

Planning Department staff contacted these adjacent owners with appropriate land use to voluntarily join this rezoning request. Two properties have signed applications to request the rezoning to Industrial. The two additional properties requesting Industrial (I) Zoning are PIN 9578-86-0329 with 6.25 acres owned by George R Scott Agritourism Farm, LLC and PIN 9578-86-0329 with 3.31 acres owned by Beasnest Holdings, LLC. Both parcels are currently zoned Residential One (R1). All three parcels are now considered the subject area.

PLANNING BOARD ACTION REQUESTED:

Staff requests the Planning Board make a recommendation to the Board of Commissioners on rezoning application (#R-2019-01) which include all three parcels to be rezoned from Residential One (R1) to Industrial (I).

Suggested Motion:

I move that the Planning Board recommend the Board of Commissioners (approve, approve with modification or deny) rezoning application #R-2019-01 to rezone the subject area from Residential One (R1) to an Industrial (I) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan.

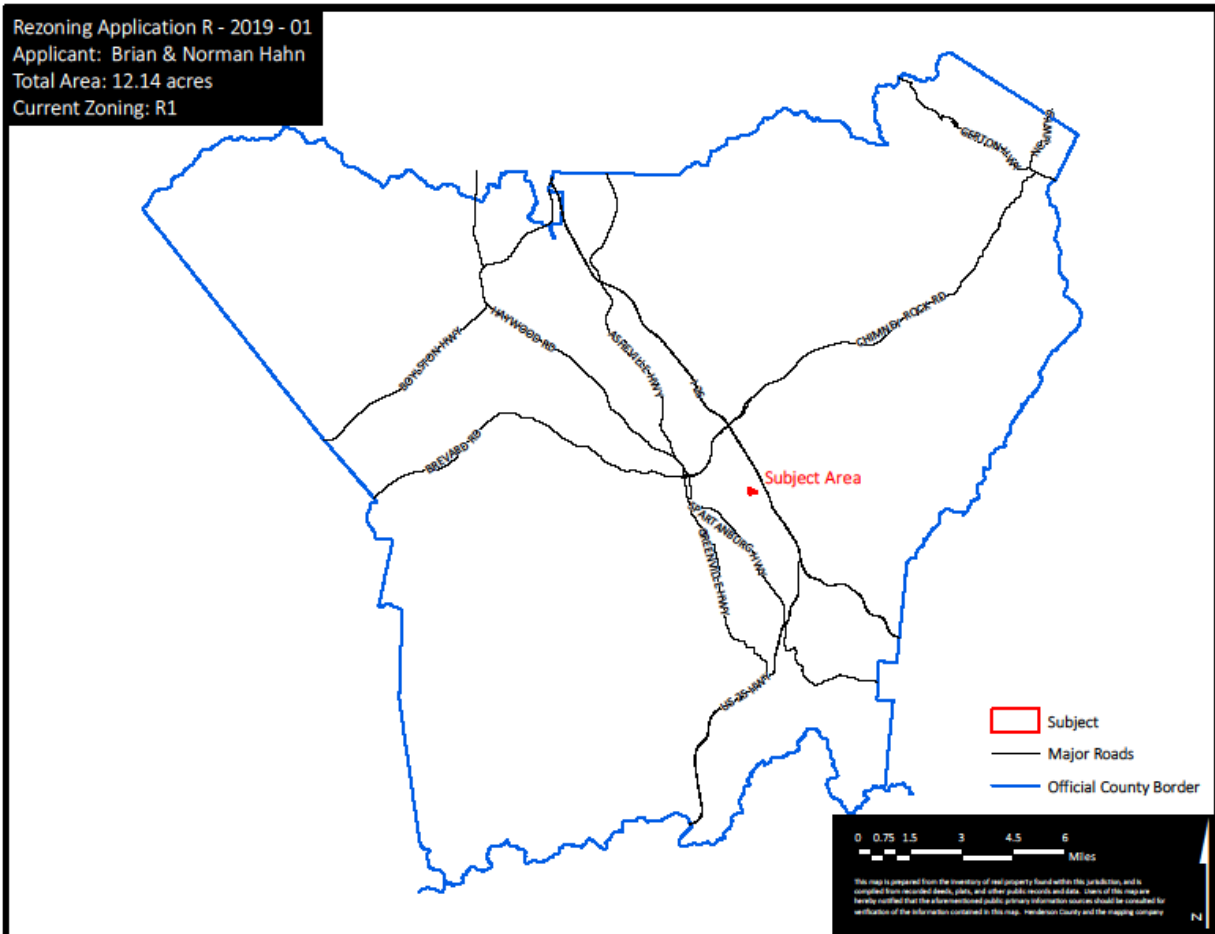
Henderson County Planning Department Staff Report
Rezoning Application #R-2019-01 (R1 to I)

Owner(s)
Norman and Brian Hahn (Eric Goodman, Agent)

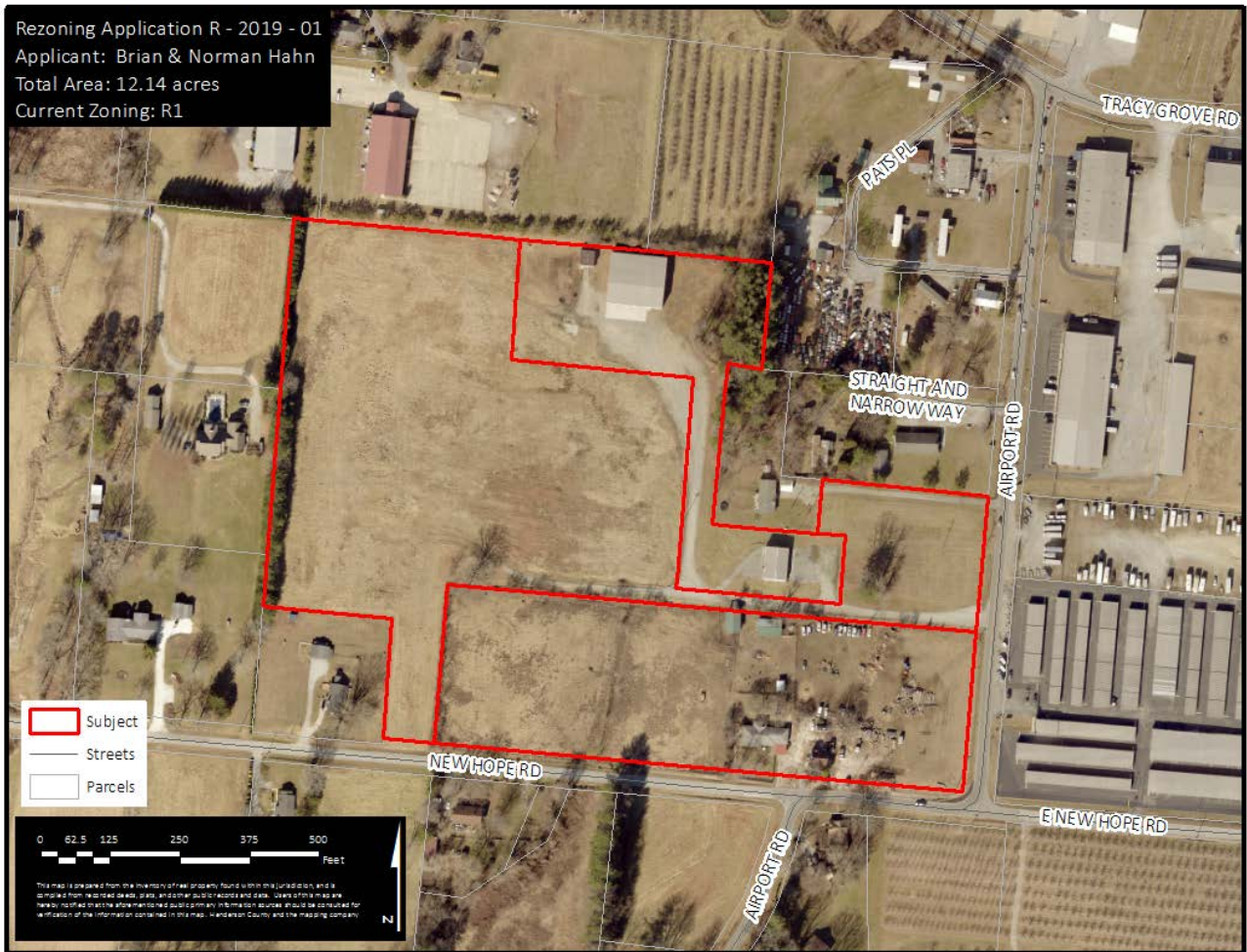
1. Rezoning Request

- 1.1. **Applicants/Owners:** Norman and Brian Hahn, George R Scott Agritourism Farm LLC, and Beasnest Holdings, LLC
- 1.2. **Agent:** Eric Goodman
- 1.3. **PINs:** 9578-76-7853, 9578-86-0329, 9578-86-0937
- 1.4. **Request:** Rezone subject area from a Residential One (R1) zoning district to an Industrial (I) zoning district.
- 1.5. **Size:** Approximately 21.70 acres
- 1.6. **Location:** The subject is located on both New Hope Rd. (SR 1757) and Airport Rd. (SR 1755) in the Dana area.

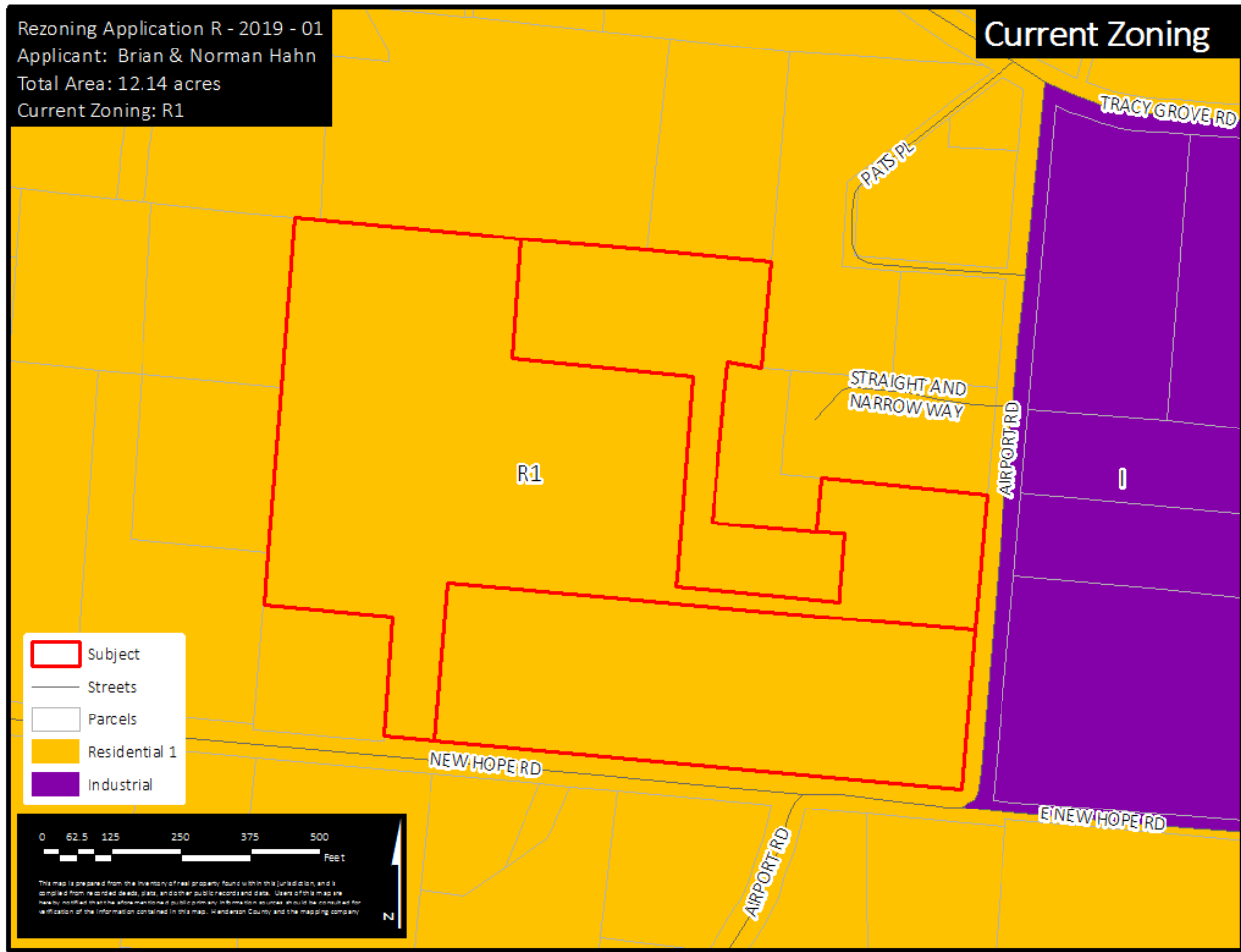
Map A: County Context



Map B: Aerial Image



Map C: Current Zoning



2. Current Zoning

2.1. **Application of Current Zoning:** The subject area is currently zoned Residential One (R1). (See Map C).

2.2. **Adjacent Zoning:** The subject area is adjacent to Residential One (R1) zoning and Industrial (I) zoning.

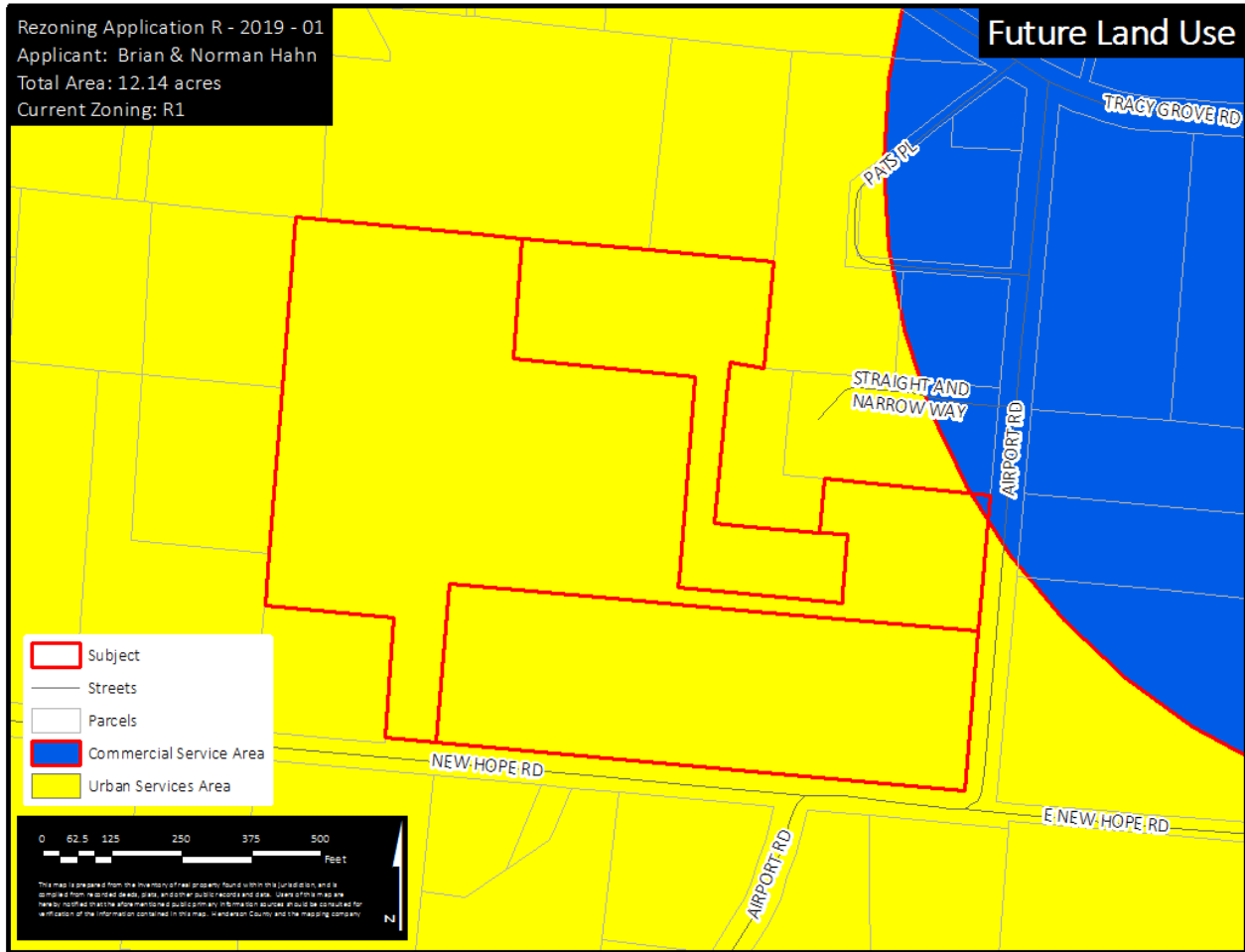
2.3. **District Comparison:**

2.3.1. **Residential One (R1):** “The purpose of Residential District One (R1) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high-density *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Urban (USA) in the *Comprehensive Plan*.” (LDC §42A – 27).

2.3.2. **Industrial (I):** The purpose of the Industrial District (I) is to foster orderly growth where the *principal use* of land is a mixture of industrial and heavy commercial. The intent of this district is to allow for *industrial* and heavy *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In

accordance with the *Comprehensive Plan*, the district will allow for and provide *industrial* and heavy *commercial development* that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land *uses*; and (3) is sensitive to its impact on surrounding land *uses* and the environment (natural and man-made). (LDC § 42A – 36)

Map D: 2020 County Comprehensive Plan Future Land Use Map



3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** The Subject is vacant land.
- 3.2. **Adjacent Area Uses:** There is a mixture of residential and commercial uses surrounding the subject.

4. The Henderson County 2020 Comprehensive Plan (CCP)

- 4.1. The CCP Future Land Use Map identifies the subject area as being in
- 4.2. the Urban Services Area (USA). A Community Service Center node is located across Airport Rd. from the subject. (2020 CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map D).
 - 4.2.1. **Urban Services Area:** The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional

commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community. The USA will essentially contain all existing and future industrial developments, which will be the future focus of economic development activities” (2020 CCP, Pg. 129).

5. **Water and Sewer:** The subject is or will be served by individual water and septic systems. The nearest public utilities are approximately 570ft away in the Eagle Pointe Subdivision on Airport Rd.

6. **Staff Comments**

- 6.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map D) places the Subject Area in the Urban Services. The text and map of the 2020 CCP suggest that the Subject Area would be suitable for residential development.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to Residential One (R1) and Industrial (I) zoning districts.

7. **Technical Review Committee Recommendations**

- 7.1. TRC will reviewed the application at its meeting on March 5, 2019.
- 7.2. The TRC recommended that staff contact the two adjacent parcel owners with existing commercial/industrial uses to voluntarily join the rezoning application for a more contiguous district. These two adjacent property owners, Scott and Foley, have signed rezoning applications to join this rezoning request.

8. **Planning Board Recommendation**

- 8.1. TBD

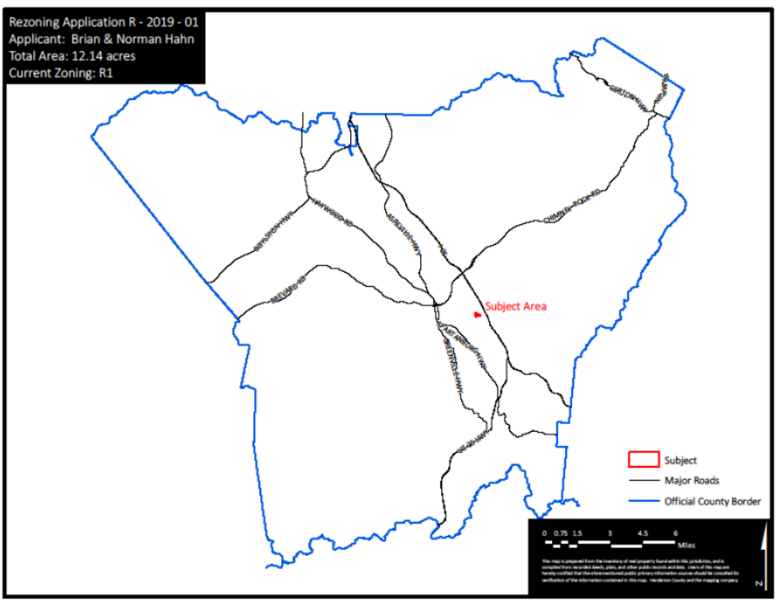
Rezoning #R-2019-01 Hahn



Henderson County Planning Board
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County Context Map



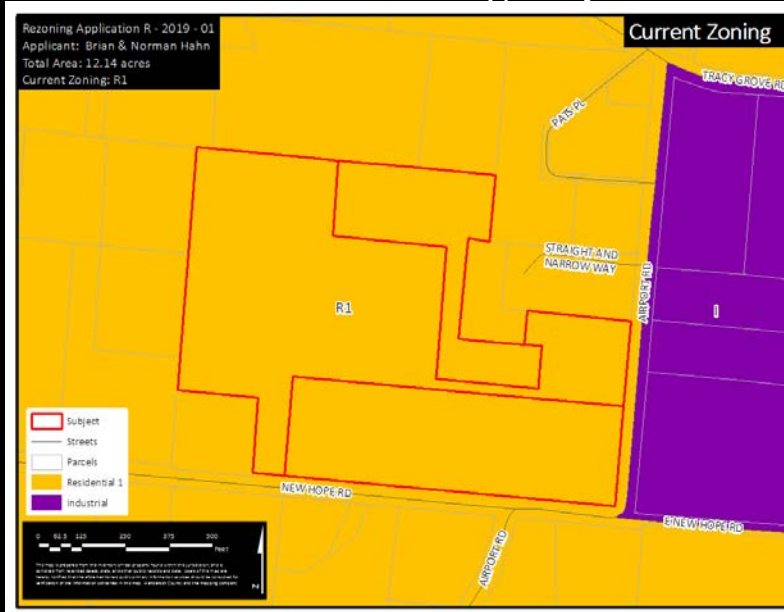
Henderson County Planning Department

Aerial Map



Henderson County Planning Department

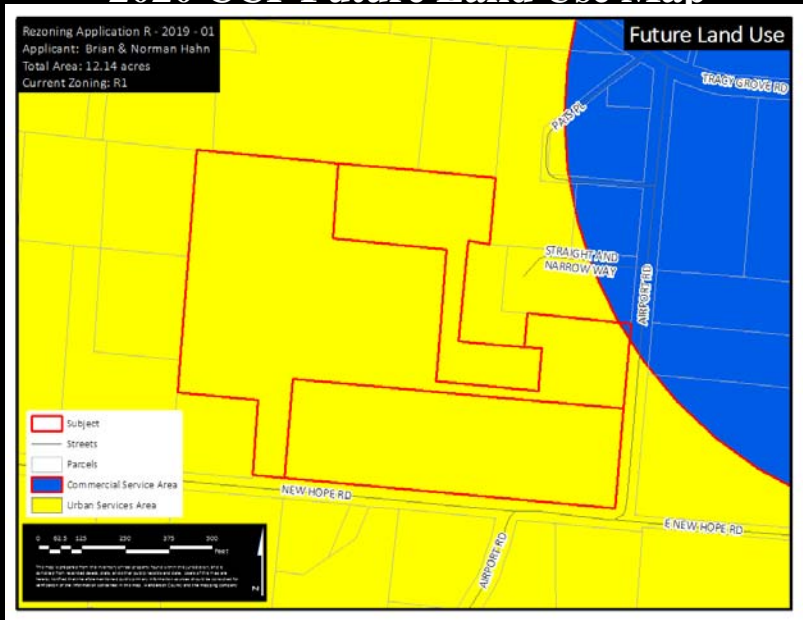
Current Zoning Map



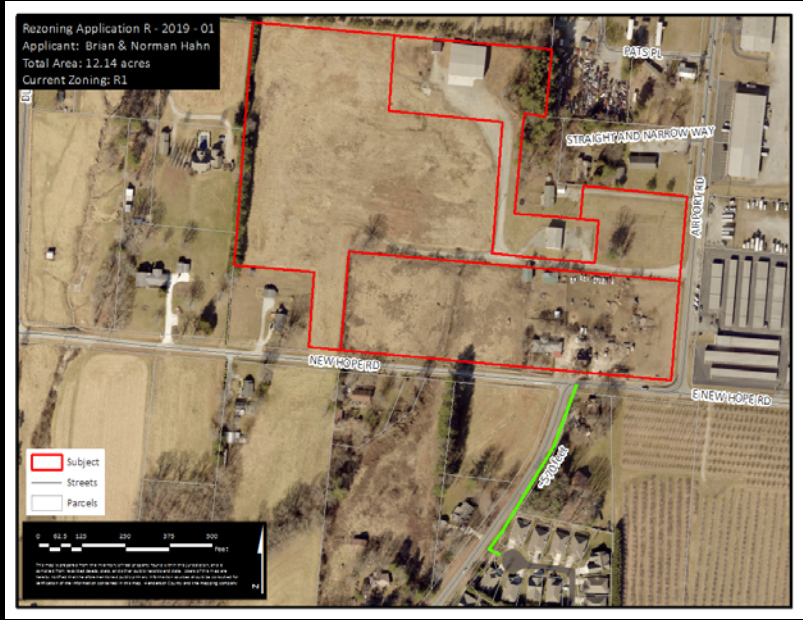
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EW1

2020 CCP Future Land Use Map



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Questions

