

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: May 18, 2023

SUBJECT: Rezoning Application R-2023-05 Lane Heffner

PRESENTER: Liz Hanson, Planner

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

SUMMARY OF REQUEST:

Rezoning Application R-2023-05, submitted on April 11, 2023, requests that the County rezone approximately 9.98 (assessed) acres of land from the Office Institutional (OI) zoning district to the Residential Two Rural (R2R) zoning district. The zoning map amendment application is for all of PIN: 9681-84-5915 located off Parham Road. The property owner is the J Keith Garren Trustee and Revocable Trust. The applicant is Lane Heffner.

PLANNING BOARD ACTION REQUESTED:

Staff requests the Planning Board make a recommendation to the Board of Commissioners on rezoning application (R-2023-05) for approximately 9.98 (assessed) acres from Office Institutional (OI) to Residential Two Rural (R2R).

Suggested Motion:

Motion that the Planning Board forward rezoning application R-2023-05 with a (favorable or unfavorable) recommendation to the Board of Commissioners.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

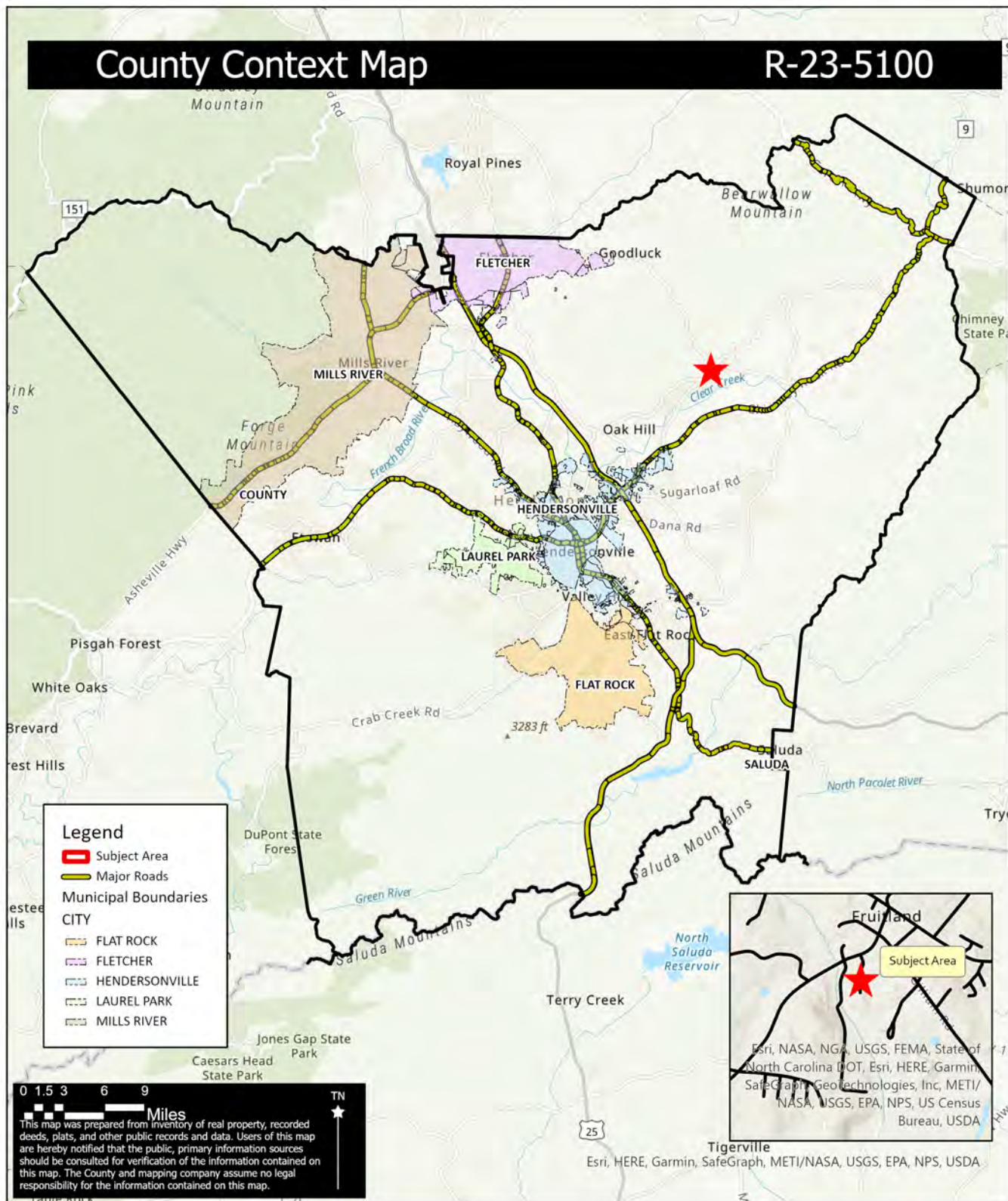
100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

Prepared by:

Liz Hanson, Planner I

CASE		TECHNICAL REVIEW COMMITTEE MEETING DATE	
R-2023-05		May 16, 2023	
PROPERTY OWNER		PROPERTY LOCATION/ADDRESS	
J Keith Garren Trustee		110 Parham Road, Clear Creek Township	
AGENT/APPLICANT		PIN	
Lane Heffner		9681845915	
SUMMARY OF REQUEST		A rezoning of a portion of the above PIN (hereafter the subject area) from Office Institutional (OI) to Residential Two Rural (R2R) .	
Existing Zoning		Office Institutional (OI)	
Existing Land Use		Community Service Center, Conservation; Rural/Urban Transition Area	
Site Improvements		Manufactured/Mobile Home (single wide)	
Request Acreage		9.98 Acres (Assessed)	
ADJACENT ZONING		USE OF LAND	
North	Local Commercial (LC)	Single Family Residence	
East	Office Institutional (OI)	Vacant Land, ROW for Adjacent Property	
South	Office Institutional (OI)	Industrial, Metal Warehouse	
West	Residential Two Rural (R2R)	Single Family Residence	

Map A. County Context



Applicant: Lane Heffner
 Total Assessed Area: 9.98 Acres
 Current Zoning: Office & Institutional (O&I)



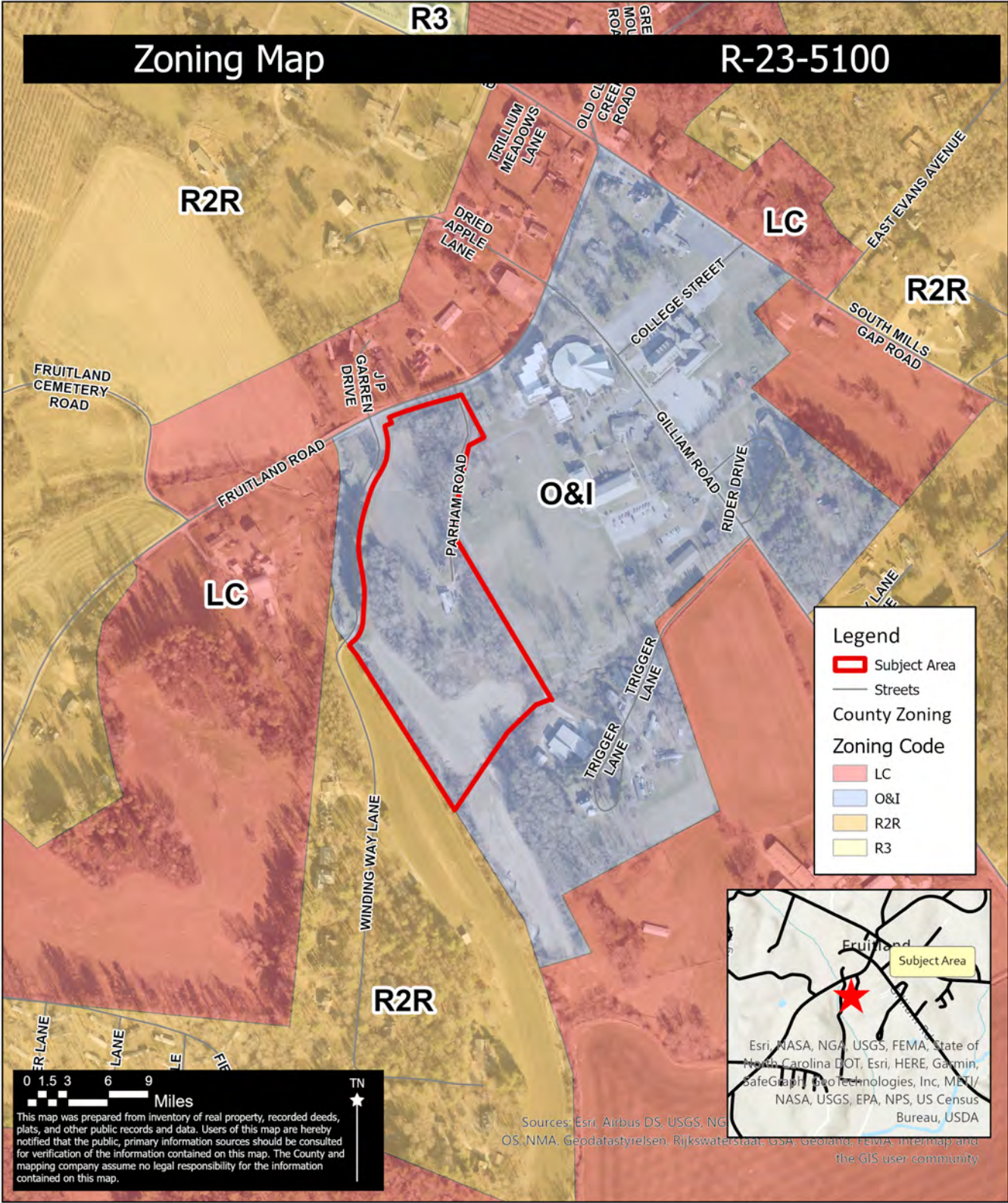
Map B. Aerial



Applicant: Lane Heffner
 Total Assessed Area: 9.98 Acres
 Current Zoning: Office & Institutional (O&I)



Map C. Current Zoning



Applicant: Lane Heffner
Total Assessed Area: 9.98 Acres
Current Zoning: Office & Institutional (O&I)



BACKGROUND

The applicant, Lane Heffner, is seeking to rezone one parcel from **Office Institutional (OI)** to **Residential Two Rural (R2R)**. There is no survey for this parcel to determined surveyed acreage. The total assessed acreage of the parcel is 9.98 acres.

ANALYSIS

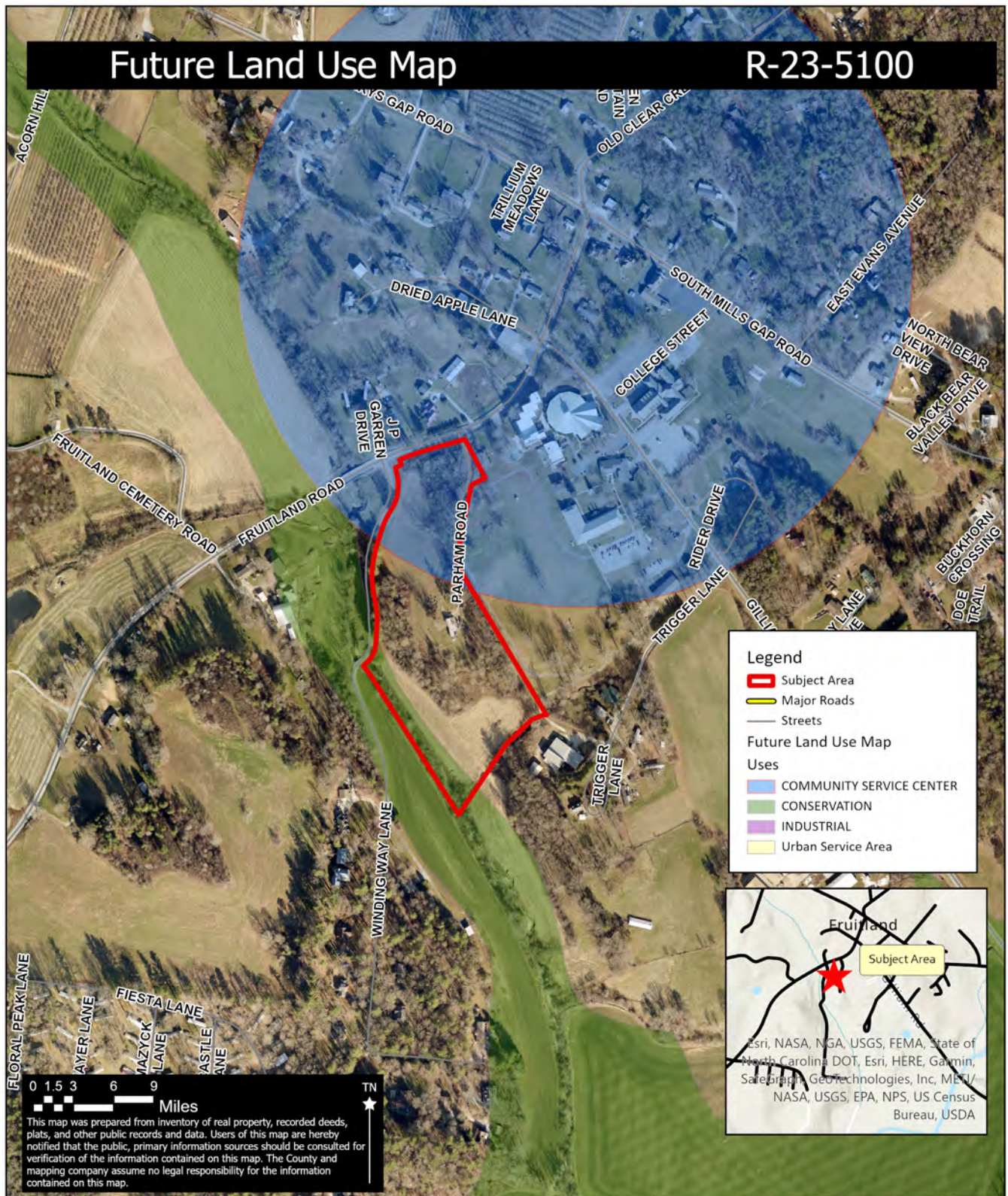
District Comparison:

Office Institutional (OI): The purpose of the Office Institutional District (OI) is to foster orderly growth where the principal use of land is a mixture of office, institutional, and residential. The intent of this district is to allow for office, institutional and residential development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for the aforementioned developments that: (1) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (2) is compatible with adjacent development and the surrounding community; and (3) will minimize congestion and sprawl.

Residential Two Rural (R2R): The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development and rural commercial and light industrial development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan. (LDC §42-29.)

Comparison: The Office Institutional (OI) district principle land use is a mis of office, institutional, and residential. The Residential Two Rural (R2R) district principal land use is low to medium density residential. Residential Two Rural (R2R) district provides compatibility with adjacent development and surrounding community.

Map D: County Comprehensive Plan Future Land Use Map



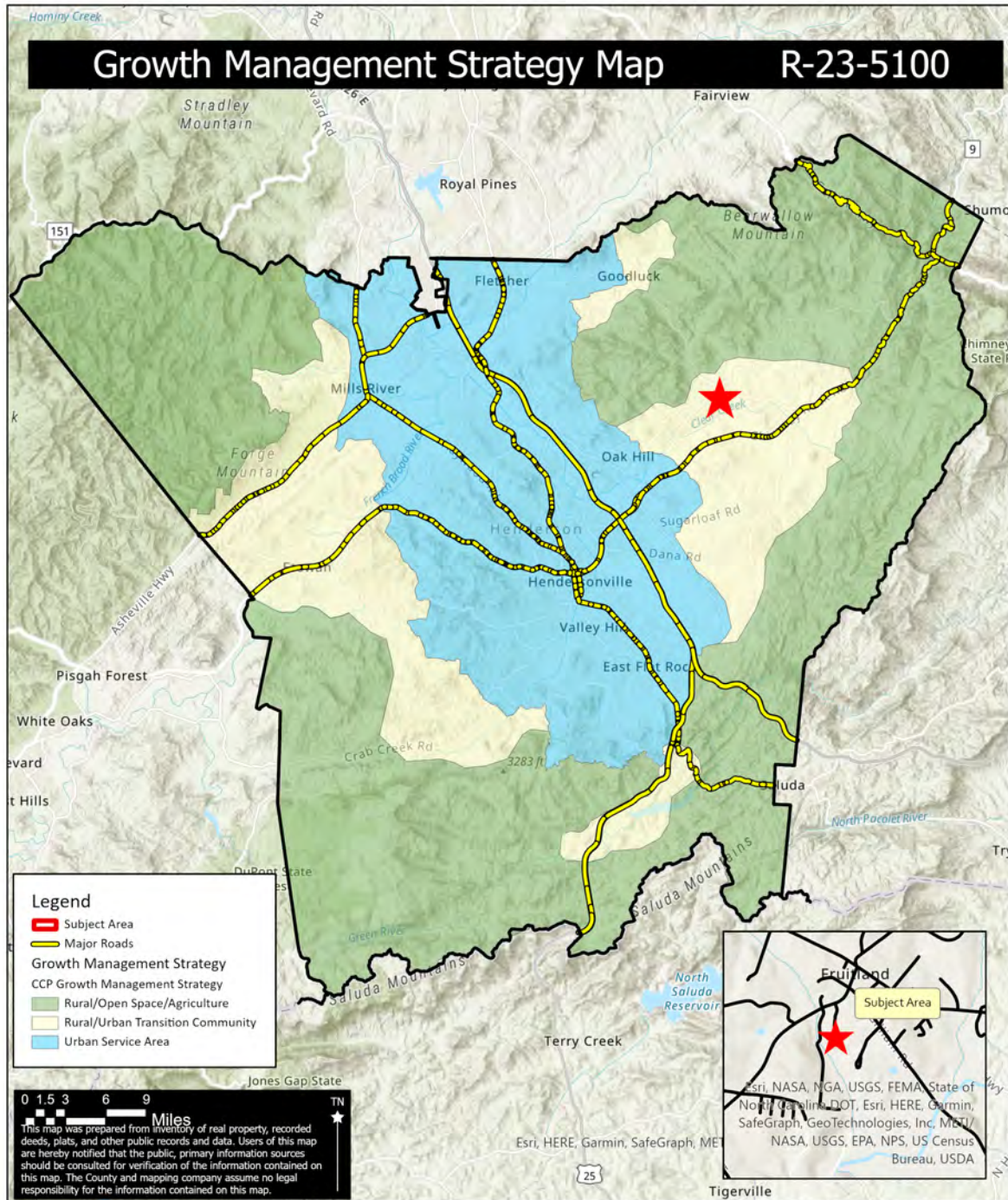
Applicant: Lane Heffner
 Total Assessed Area: 9.98 Acres
 Current Zoning: Office & Institutional (O&I)



County Comprehensive Plan (CCP) Compatibility

The CCP Future Land Use Map identifies the subject area as being in the **Community Service Center and Rural/Urban Transition Community**.

Map E: Growth Management Strategy Map



Applicant: Lane Heffner
 Total Assessed Area: 9.98 Acres
 Current Zoning: Office & Institutional (O&I)



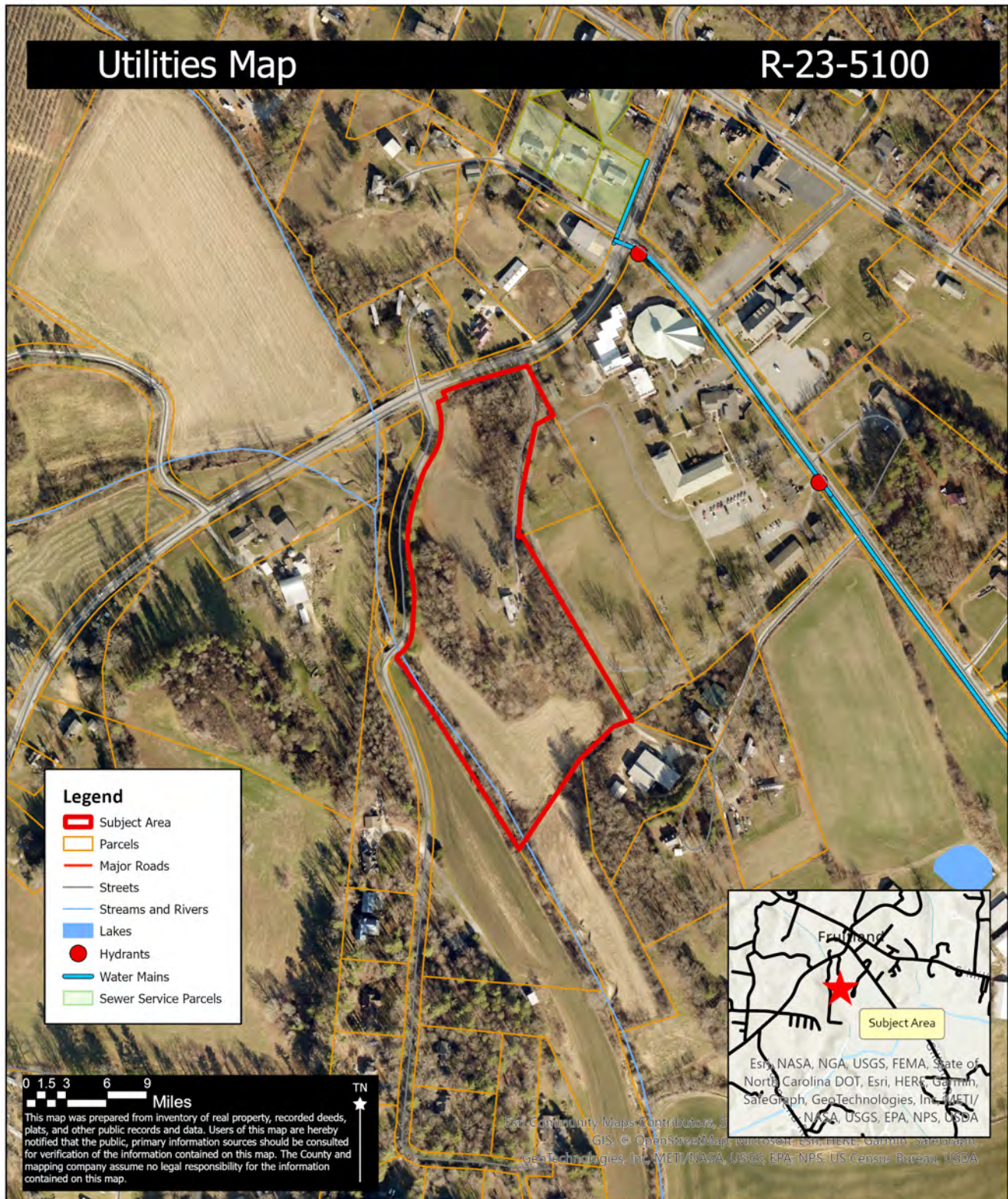
Community Service Center: The CCP Future Land Use Map shows the subject area located in the Community Services Center. The CCP states, "Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas....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." (CCP 2020, p. 138) (See Map D.)

Rural/Urban Transition Community: The CCP Future Land Use Map shows the subject area located in the Rural/Urban Transition Community and for Growth Management Strategy. The CCP states, "The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development... Land use policies and regulations will encourage moderate to low - density residential development that is consistent with a rural setting, with more dense residential development around defined Community Service Centers... Commercial development and Community Facilities (see definition below) will be encouraged within defined Community Service Centers (see definition below). Commercial development will be at Local and Community scales (see definitions below), while Regional Commercial development will be generally discouraged within the RTA." (CCP 2020, p. 134-135, # 1,5,7) (See Map E.)

Residential Two Rural (R2R): Residential Two Rural (R2R) is a low to medium density residential development and rural commercial and light industrial development. Per the request from the CCP, "New mixed-use districts will be created and applied in Community Service Centers throughout the county." (CCP 2020, p. 141, # 4)

Additional Studies and Plans: The subject area lies within the Edneyville Community Planning Area per Map 1: Planning Area Boundary of the Edneyville Community Plan (2010) (ECP, p.61). Per Map 9B: Land Use Recommendations, the community plan proposes zoning the subject area as Office Institutional (OI) (ECP, p.71).

Map F: Utilities Map



Applicant: Lane Heffner
 Total Assessed Area: 9.98 Acres
 Current Zoning: Office & Institutional (OI)



Water & Sewer

The applicant is proposing connections to City of Hendersonville public water and individual septic systems.

Existing Roads & Easements

The subject area has frontage along Fruitland Road (SR 1574). The subject area is also contiguous with Winding Way Lane and Parham Road. The subject area is currently accessed from Parham Road.

Technical Review Committee Recommendations

The Technical Review Committee (TRC) will hear R-2023-5100 at their May 16, 2023 meeting.

Planning Board Recommendations

The Planning Board will hear the case following the Technical Review Committee.

Board of Commissioners Public Hearing

The Board of Commissioners will hear the case following the Planning Board.

Staff Conclusion

Staff finds no issue with R-2023-05.

Rezoning #R-23-05

Planning Board

May 18, 2023

Lane Heffner

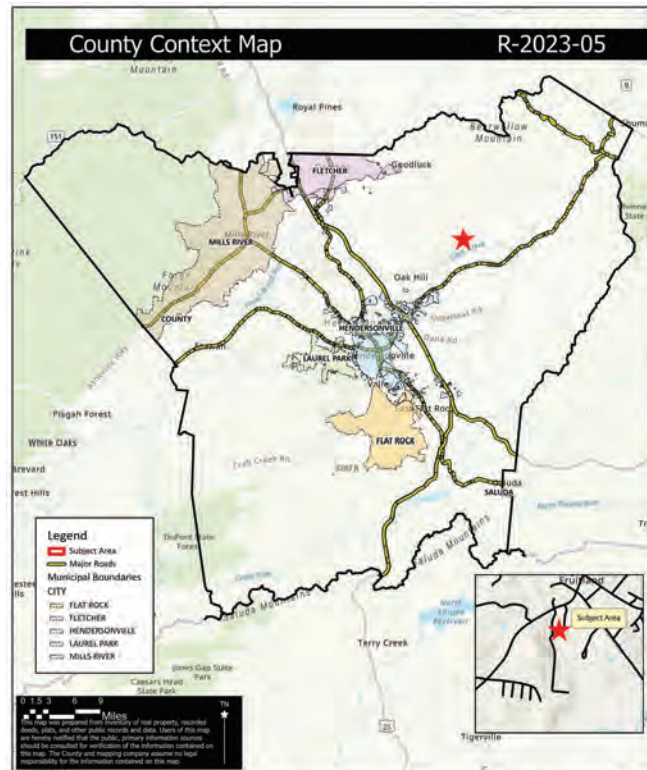
Henderson County Planning Department

Application Summary

- Rezoning Request: R-2023-05
- Owner: J Keith Garren Trustee & Revocable Trust
- Agent/Applicant: Lane Heffner
- Property Location: PIN: 9681-84-5915
- Rezone from Office Institutional (OI) to Residential Two Rural (R2R)
- Approximately 9.98 acres (assessed)

Henderson County Planning Department

County Context Map



Henderson County Planning Department

Applicant: Lane Heffner
Total Assessed Area: 9.98 Acres
Current Zoning: Office & Institutional (O&I)



Aerial Map

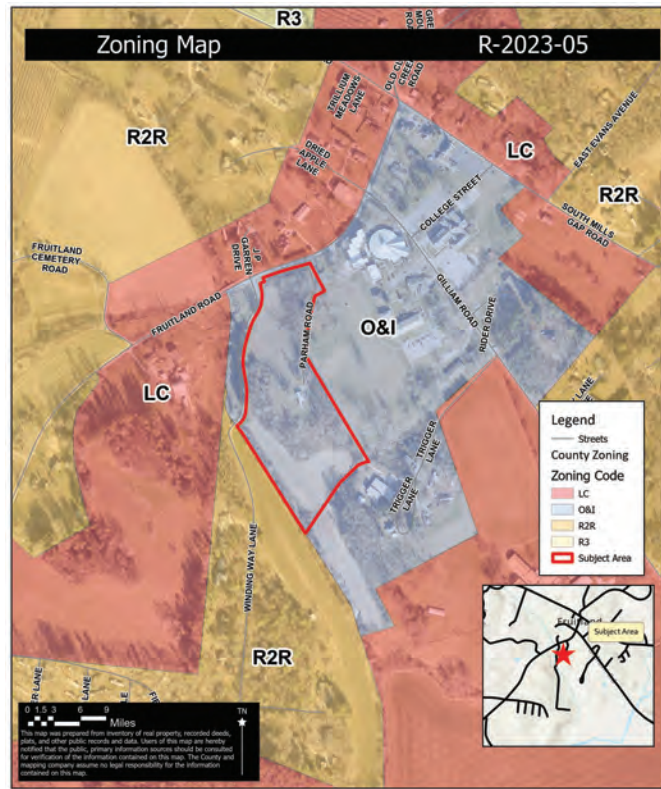


Henderson County Planning Department

Applicant: Lane Heffner
Total Assessed Area: 9.98 Acres
Current Zoning: Office & Institutional (O&I)



Current Zoning Map



Henderson County Planning Department

Applicant: Lane Heffner
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CCP Future Land Use Map

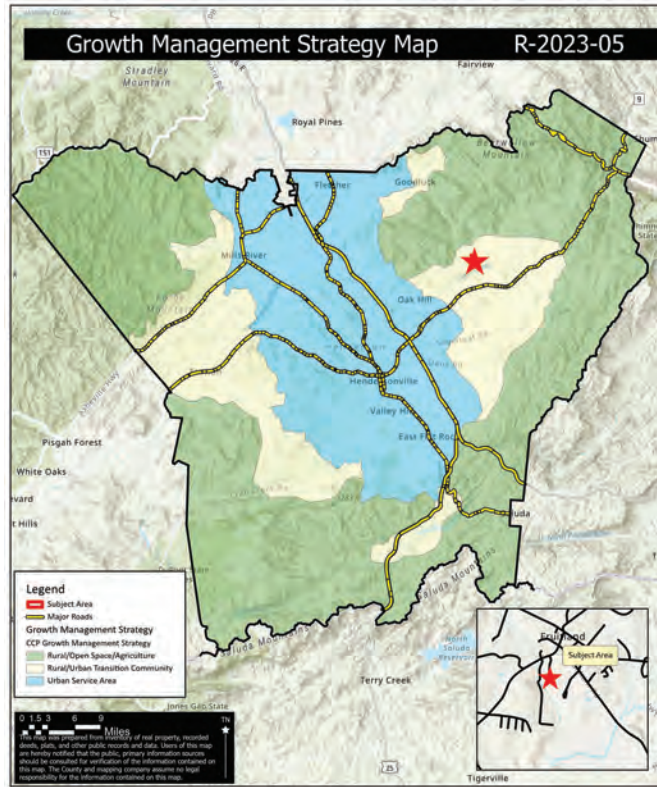


Henderson County Planning Department

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Growth Management Strategy Map



Henderson County Planning Department

Applicant: Lane Heffner
Total Assessed Area: 9.98 Acres
Current Zoning: Office & Institutional (O&I)



Public Utilities Map



Henderson County Planning Department

Applicant: Lane Heffner
Total Assessed Area: 9.98 Acres
Current Zoning: Office & Institutional (OI)



Board of Commissioners: Public Hearing will be scheduled at a later date.
The County Clerk will submit official notification when the hearing is announced.

Next Steps

Henderson County Planning Department

Questions

Rezoning #R-2023-05
Lane Heffner

