

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: December 21, 2023

SUBJECT: Rezoning Application R-2023-10 Michael Hanson

PRESENTER: Liz Hanson, Planner

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

SUMMARY OF REQUEST:

Rezoning Application R-2023-10, submitted on October 31, 2023, requests that the County rezone approximately 2.24 assessed acres of land from the Residential Two Rural (R2R) zoning district to the Community Commercial (CC) zoning district. The zoning map amendment application is for all of PIN: 9539-98-6904 with access along Brevard Rd (US-64) and frontage along Banner Farm Rd (SR 1314). The property owner and applicant is Michael Hanson.

PLANNING BOARD ACTION REQUESTED:

Staff requests the Planning Board make a recommendation to the Board of Commissioners on rezoning application (R-2023-10) for approximately 2.24 assessed acres from Residential Two Rural (R2R) to Community Commercial (CC).

Suggested Motion:

Motion that the Planning Board forward rezoning application R-2023-10 with a favorable or unfavorable recommendation to 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

R-2023-10

PLANNING BOARD MEETING DATE

December 21, 2023

PROPERTY OWNER

Michael Hanson

PROPERTY LOCATION/ADDRESS

4319 Brevard Rd, Horse Shoe NC,
Hendersonville Township 28742

APPLICANT

Michael Hanson

PIN

9539-98-6904

SUMMARY OF REQUEST

A rezoning of the above referenced PIN (hereafter the subject area from Residential Two Rural (R2R) to Community Commercial (CC).

Existing Zoning

Residential Two Rural (R2R)

Existing Land Use

Commercial & Residential

Site Improvements

Single-Family Dwelling, Attached Office

Requested Acreage

2.24 Acres Assessed

ADJACENT ZONING**USE OF LAND****North**

Residential Two (R2) & CC

Agriculture

East

Community Commercial (CC)

Commercial

South

Residential Two Rural (R2R)

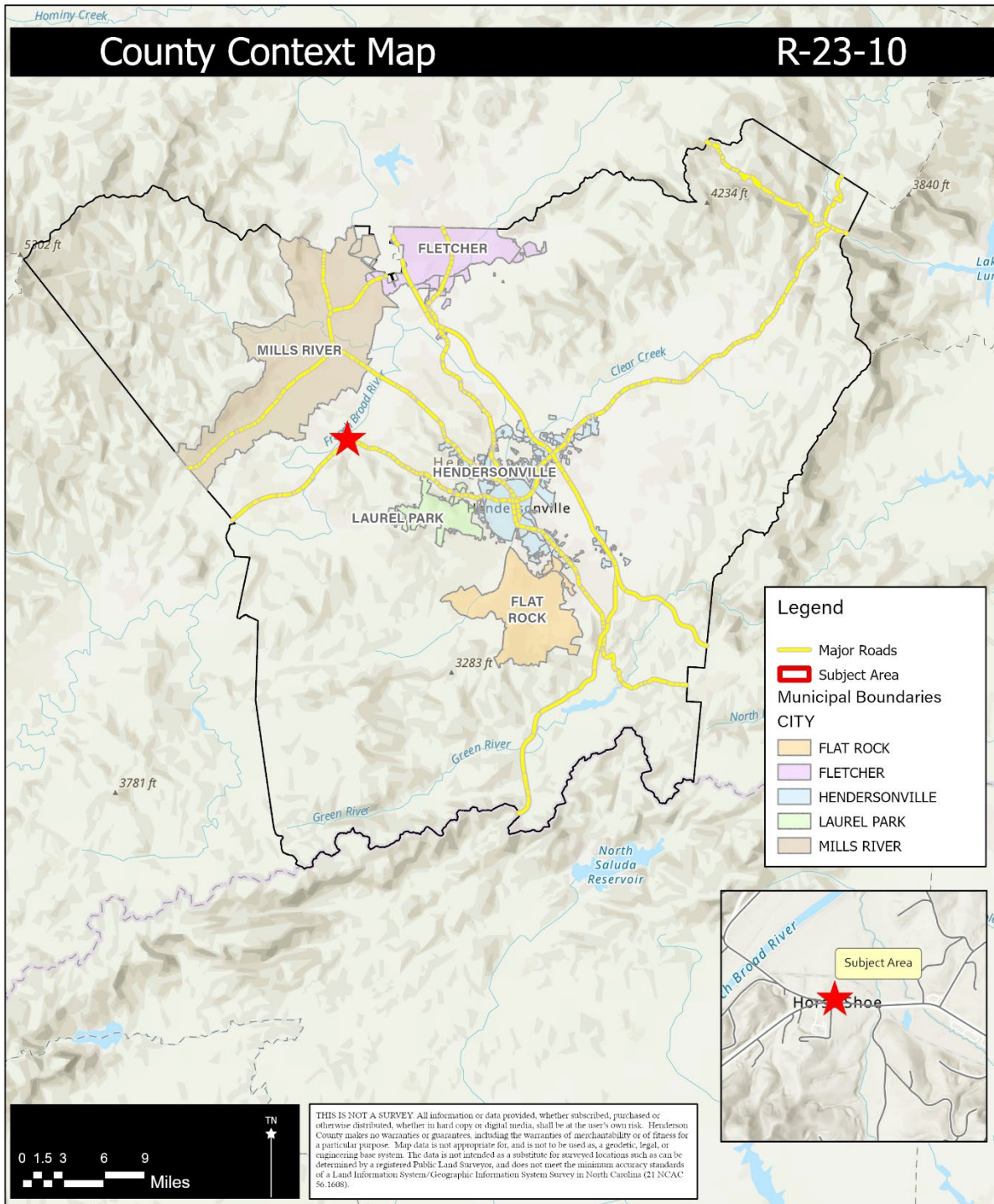
Commercial & Residential

West

Residential Two Rural (R2R)

Commercial

Map A. County Context



Applicant: Michael Hanson
Total Assessed Area: 2.24 Acres
Current Zoning: Residential Two Rural (R2R)



BACKGROUND:

The applicant and property owner, Michael Hanson, is seeking to rezone PIN 9539-98-6904 from Residential Two (R2) to Community Commercial (CC). There is no survey for this parcel to determine surveyed acreage. The total assessed acreage of the parcel is 2.24 acres. The site currently contains one single-family residential dwelling with an attached office space.

Map B. Aerial



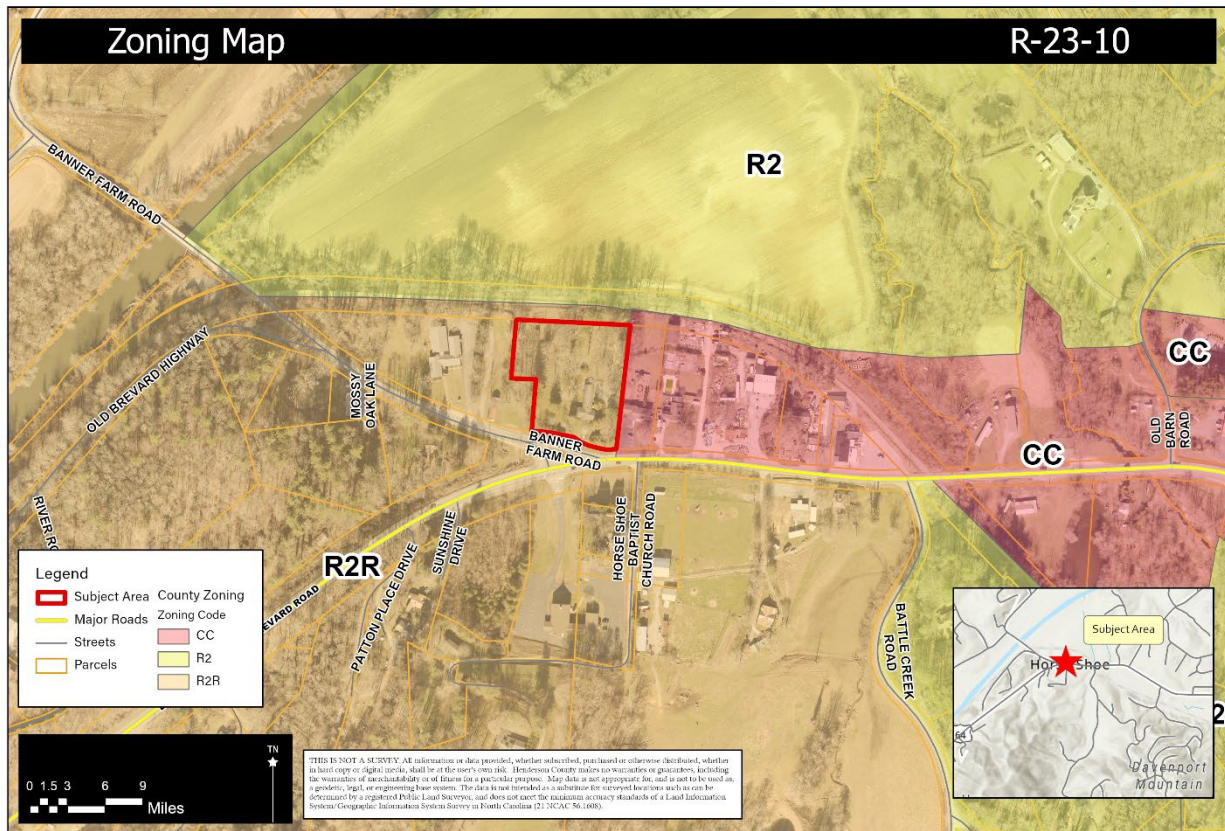
Applicant: Michael Hanson
 Total Assessed Area: 2.24 Acres
 Current Zoning: Residential Two Rural (R2R)



ADJACENT PROPERTIES:

There are two properties directly south of the subject area. One property contains vacant land and one single-family dwelling. The other property located to the south of the subject area is Horse Shoe Baptist Church. The property to the west of the subject area is Horse Shoe Community Church and the B.E.A.R. Closet. The property to the north of the subject area is agricultural land. The property to the east of the subject area is the Merry Forest Animal Hospital.

Map C: Current Zoning



Applicant: Michael Hanson
 Total Accessed Area: 2.24 Acres
 Current Zoning: Residential Two Rural (R2R)



DISTRICT COMPARISON:

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.)

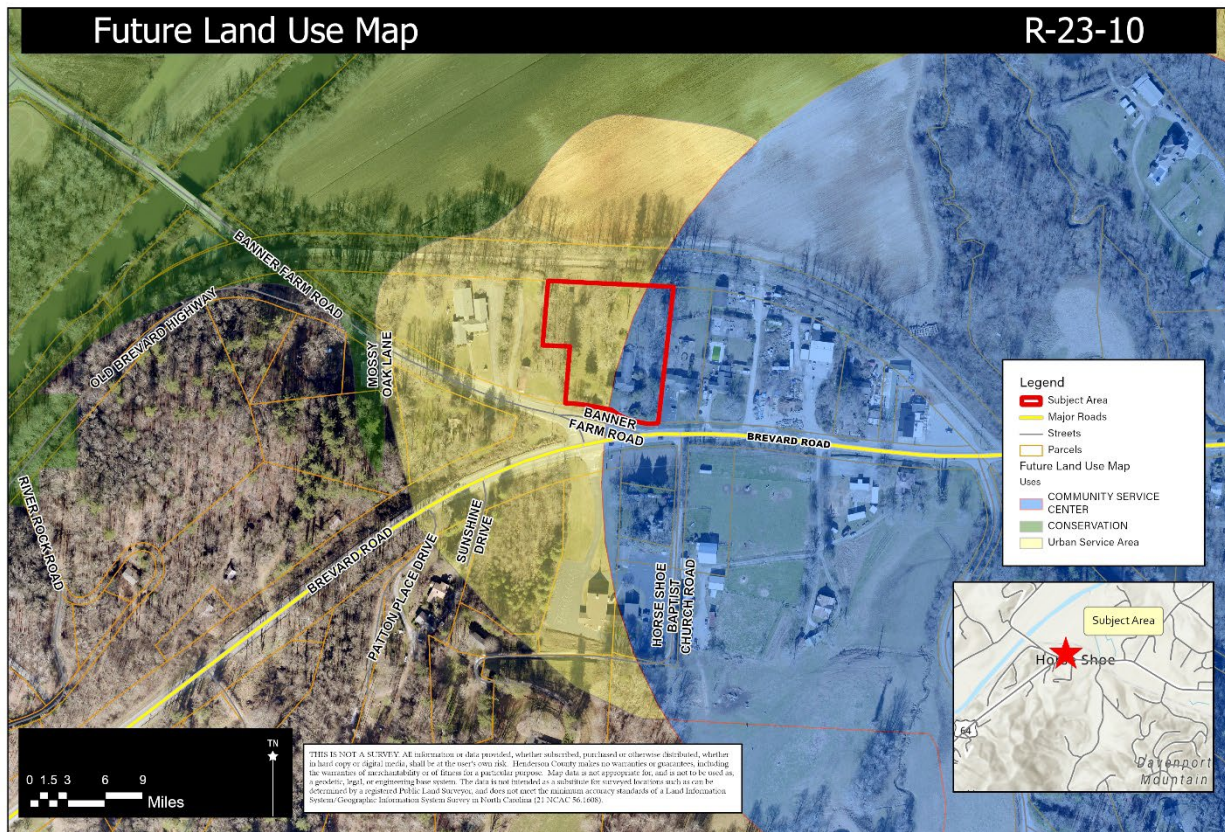
Community Commercial (CC): “The purpose of the Community Commercial District (CC) is to foster orderly growth where the principal use of land is commercial. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial development that: (1) Includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local and community level; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. This general use district is meant to be utilized in areas designated as Transitional (RTA) or

Urban (USA) in the Comprehensive Plan.” Single Family Residential Dwellings are not permitted in the Community Commercial (CC) Zoning District. (LDC 42-34)

Comparison of Districts: The existing Residential Two Rural (R2R) zoning district allows for low to medium residential density where the principle land use is residential. The Community Commercial (CC) zoning district allows for commercial development where the principle land use is commercial.

Adjacent Zoning: Residential Two (R2) zoning is found to the north of the subject area. Residential Two Rural (R2R) zoning is found to the south and west of the subject area. Community Commercial (CC) zoning is found to the east of the subject area.

Map D: County Comprehensive Plan Future Land Use Map



Applicant: Michael Hanson
 Total Assessed Area: 2.24 Acres
 Current Zoning: Residential Two Rural (R2R)



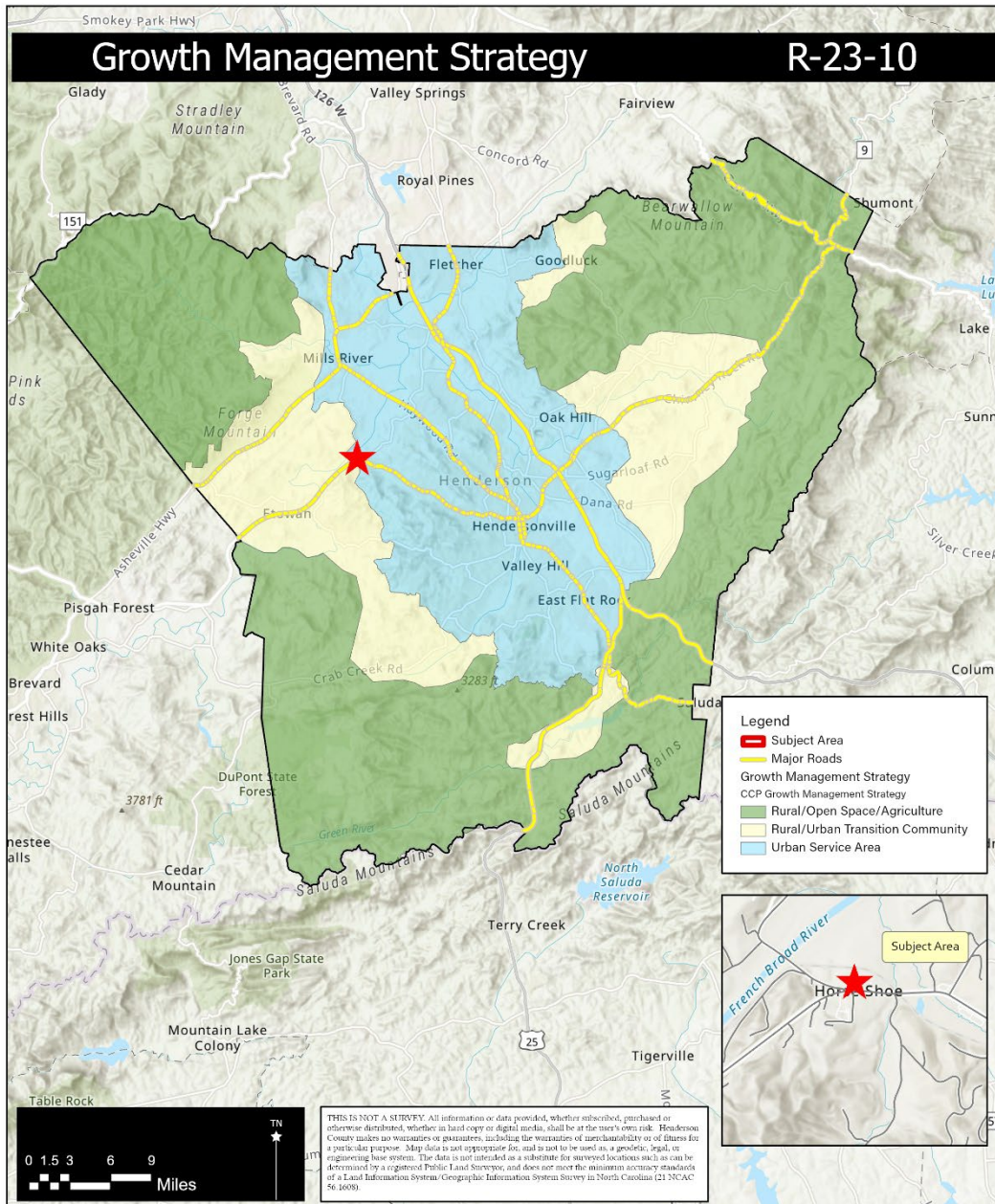
County Comprehensive Plan (CCP) Compatibility The CCP Future Land Use Map shows the subject area as being in the Community Service Center and the Urban Services Area (USA).

Community Service Centers: 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 area” and, “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 p. 138).

Urban Services Area: The CCP states, “The USA will contain considerable commercial development at a mixture of scales: Local, Community, and Regional, as defined below” and, “The County’s economic development activities should be pursued within USA” (CCP p.133).

Map E: Growth Management Strategy Map



Applicant: Michael Hanson
 Total Assessed Area: 2.24 Acres
 Current Zoning: Residential Two Rural (R2R)



Growth Management Strategy Compatibility: The CCP identifies the subject area as being located within the Urban Services Area. The CCP states, “The USA will contain considerable commercial development at a mixture of scales: Local, Community, and Regional, as defined below” (CCP p. 133).

Map F: Utilities Map



Applicant: Michael Hanson
 Total Assessed Area: 2.24 Acres
 Current Zoning: Residential Two Rural (R2R)



Water and Sewer

The subject area is currently served by a well for water and a septic system.

Existing Roads and Easements

The subject area currently has access along Brevard Road (US-64) and frontage along Banner Farm Road (SR 1314).

Technical Review Committee (TRC) Recommendations

The Technical Review Committee will hear R-23-10 at their December 5, 2023, meeting.

Planning Board Recommendations

The Planning Board will hear R-23-10 after the Technical Review Committee.

Board of Commissioners Public Hearing

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

Rezoning #R-23-10

Michael Hanson



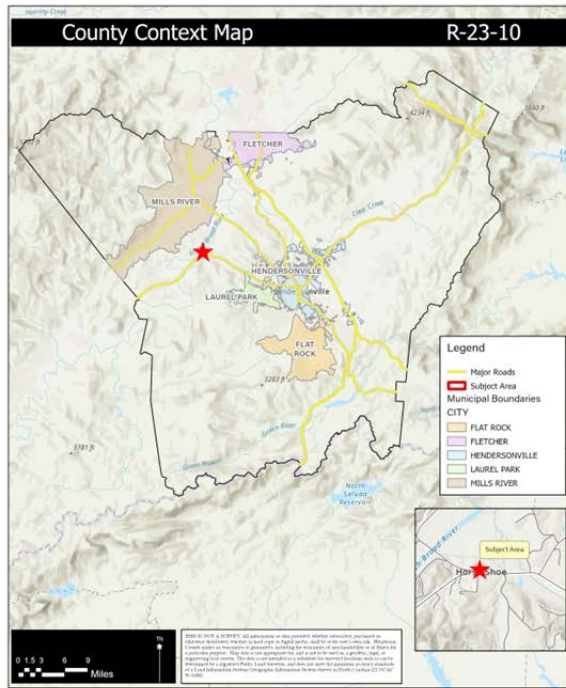
Planning Board
Henderson County Planning Department

12/21/2023

Application Summary

- Rezoning Request: R-2023-10
- Owner/Applicant: Michael Hanson
- Property Location: 4319 Brevard Rd, Horse Shoe, NC
- PIN: 9539-98-6904
- Rezone from Residential Two Rural (R2R) to Community Commercial (CC)
- Total Area: 2.24 Assessed Acres



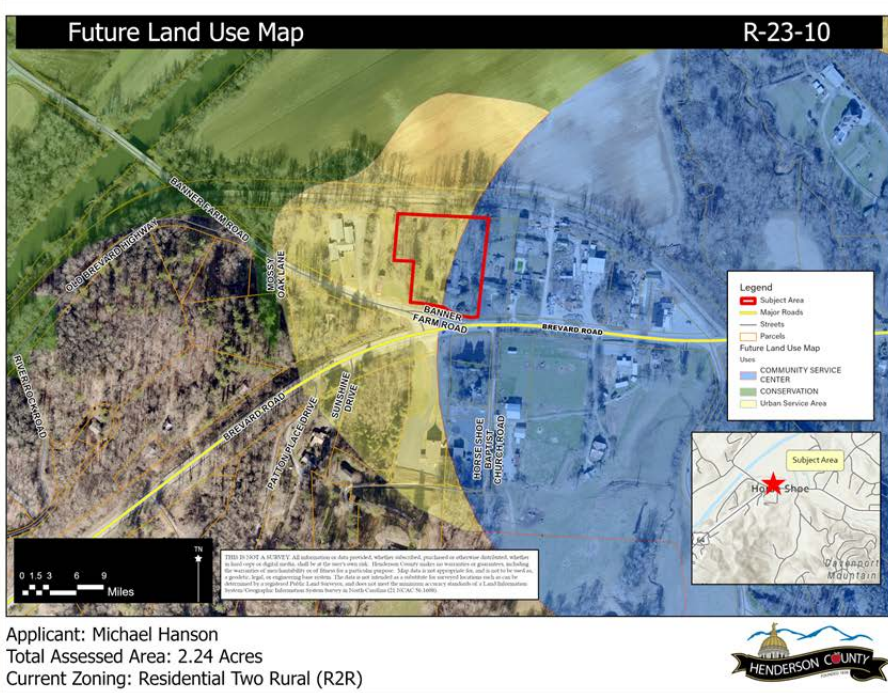
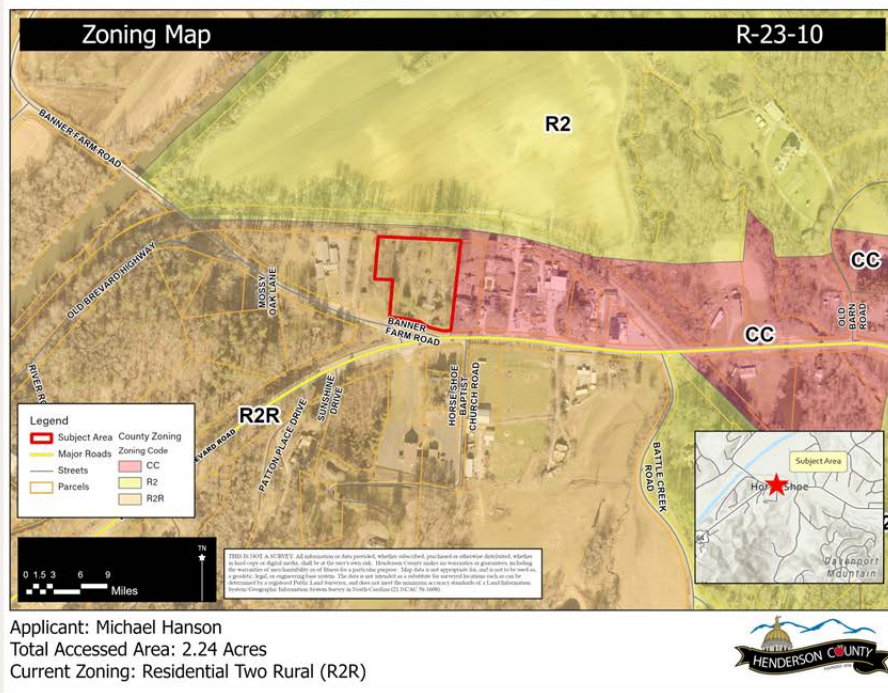


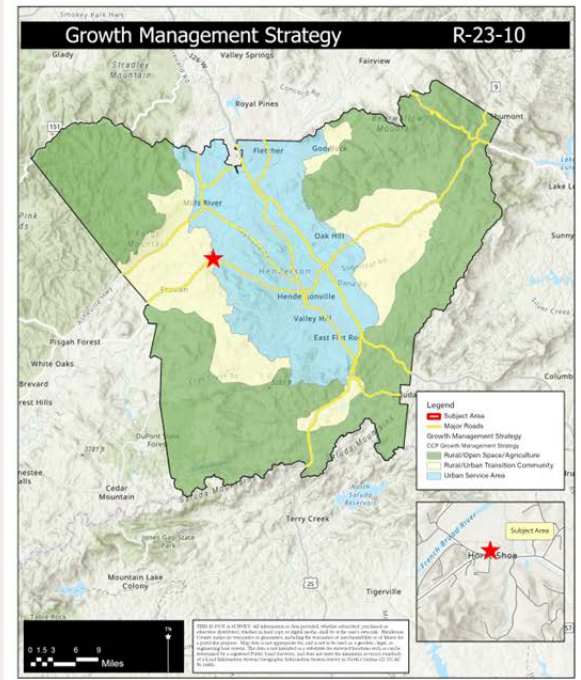
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Next Steps:

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



12/21/2023

HENDERSON COUNTY PLANNING DEPARTMENT



Rezoning #R-23-10

Questions

12/21/2023

HENDERSON COUNTY PLANNING DEPARTMENT

10