

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: April 19, 2018

SUBJECT: Rezoning Application #R-2017-02 Cox Property

PRESENTER: Stedman Smith, Planner

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

SUMMARY OF REQUEST:

Rezoning Application #R-2018-02, which was initiated on March 13, 2018 at the request of applicant and owner, Mr. Douglas Cox, who requests the County rezone approximately 0.37 acres of land (thereafter the "Subject Area") from a Community Commercial (CC) zoning district to a Residential Two Rural (R2R) zoning district. The Subject Area is located off Upward Rd. near the intersection of Howard Gap Rd.

The Technical Review Committee discussed this item at its meeting on April 3rd and forwarded the request to the Planning Board for further discussion.

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-2018-02) to rezone the Subject Area to a Residential Two Rural (R2R) zoning district.

Suggested Motion:

I move that the Planning Board recommend the Board of Commissioners (approve, approve with modification or deny) rezoning application #R-2018-02 to rezone the Subject Area to a Residential Two Rural (R2R) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan.

Henderson County Planning Department Staff Report

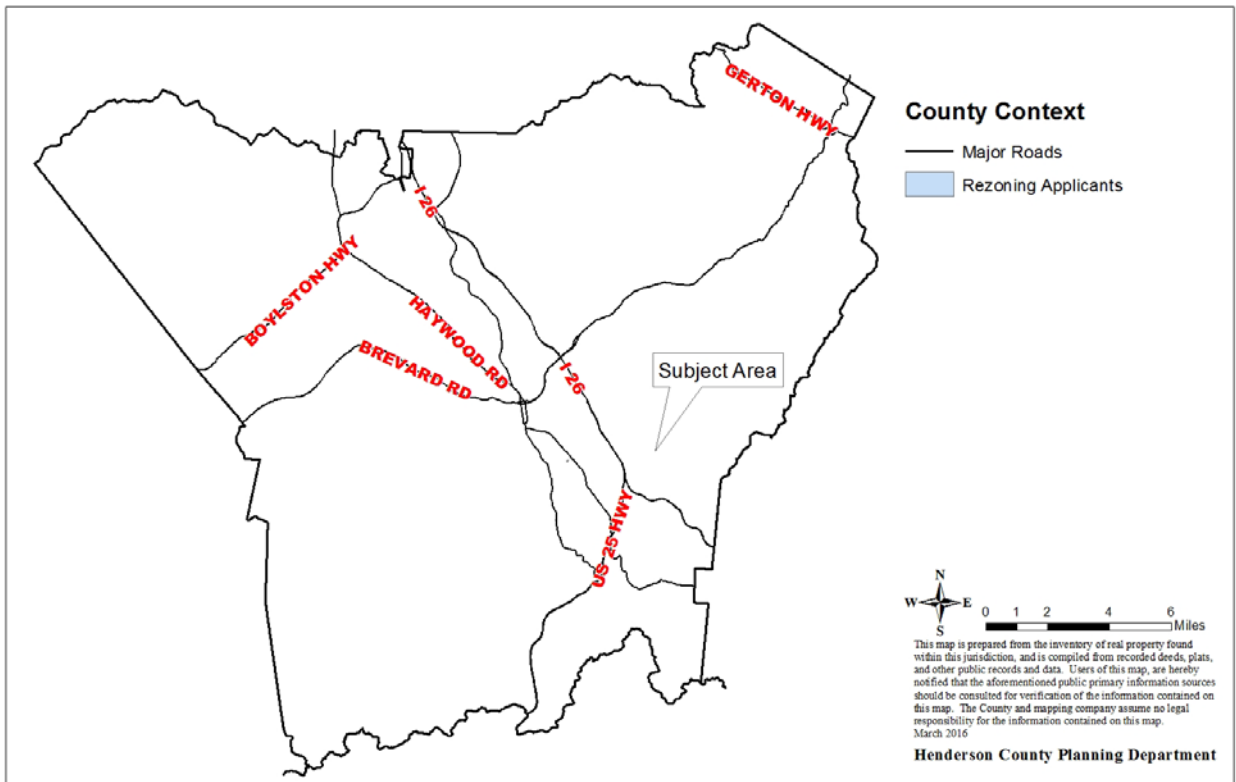
Rezoning Application #R-2018-02 (CC to R2R)

Applicant/Owner: Douglas Cox

1. Rezoning Request

- 1.1. **Applicant/Agent:** Douglas Cox
- 1.2. **Property Owner:** Douglas Cox
- 1.3. **PIN:** 9587-99-5984
- 1.4. **Request:** Rezone subject area from an Community Commercial (CC) zoning district to a Residential Two Rural (R2R) zoning district.
- 1.5. **Size:** Approximately 0.37 acres of land
- 1.6. **Location:** The subject area is located near the corner of Upward Rd. and Howard Gap Rd. Refer to map A for a County Context map and map B for an Aerial photo map.

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 Community Commercial (CC)

2.2. **Adjacent Zoning:** The subject area is adjacent to Community Commercial (CC) to the east and west, and Residential Two Rural (R2R) to the southern boundary.

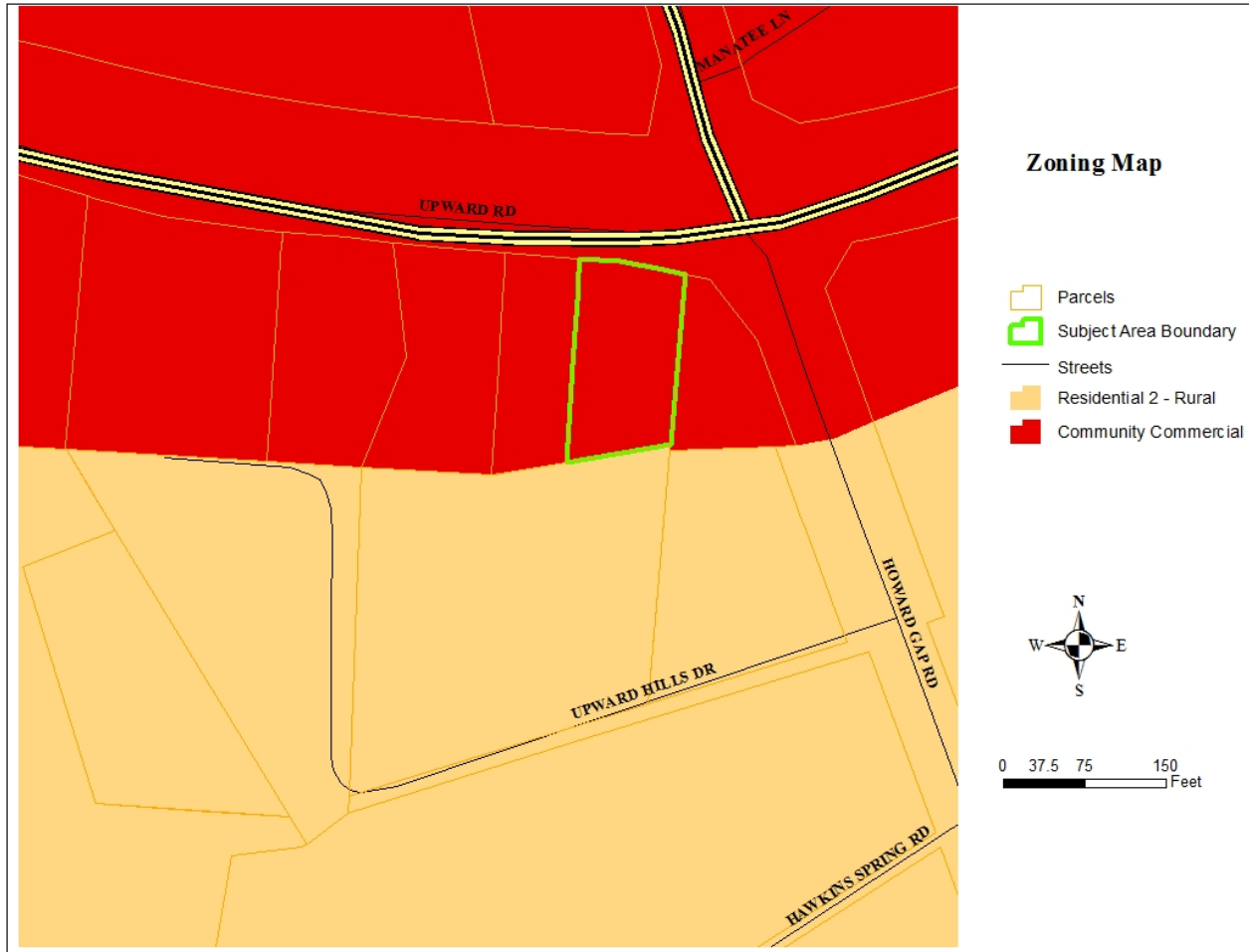
2.3. District Comparison:

2.3.1. **Community Commercial (CC):** “The Community Commercial District (CC) is established to foster orderly growth where the principal use of land is commercial.”(Chapter 42, Land Development Code §42-37).

- 1) CC accommodates retail sales/services, offices, and other commercial uses. CC does not allow manufactured homes.

2.3.2. **Residential Two Rural (R2R):** The purpose of Residential Two Rural (R2R) is to foster orderly growth where the principal use of land is residential. Medium to low density development is preferred. R2R allows the installment of a single-wide manufactured home, which is the applicant’s plan of use.

Map C: Current Zoning



3. Current Uses of Subject Area and Adjacent Properties

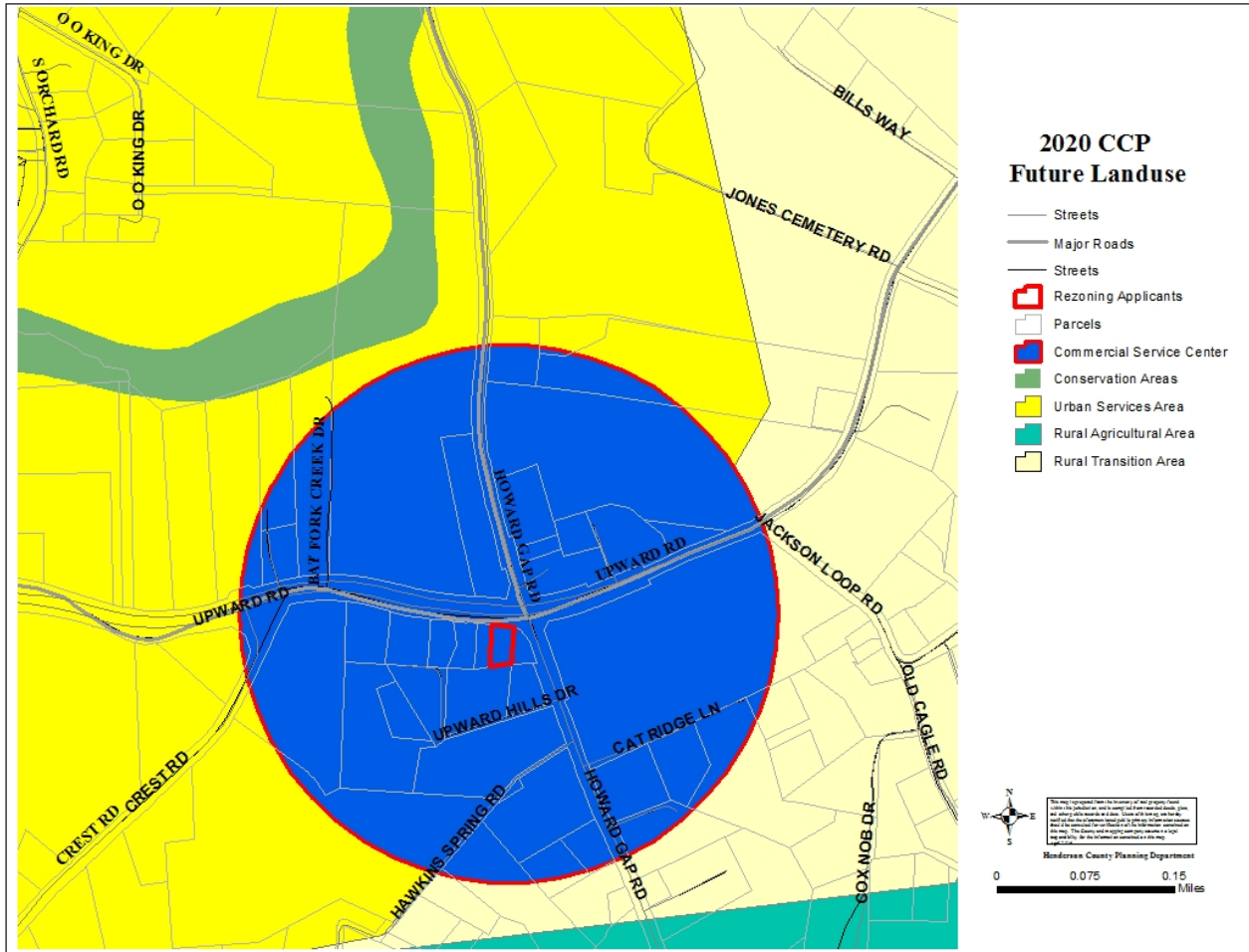
3.1. **Subject Area Uses:** The subject area is currently home to the applicant’s mother.

3.2. **Adjacent Area Uses:** The surrounding properties contain primarily residential uses.

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 (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.”

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

5.1. **Public Water:** City of Hendersonville water main lies adjacent to the subject area.

5.2. **Public Sewer:** The property currently does not have access to gravity sewer mains.

Map E: Water and Sewer Map



Dana Community Plan

The subject area has been zoned Community Commercial since the adoption of the Land Development Code. The Dana Community Plan, adopted in 2011, did not propose any changes to the subject area zoning.

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 classification.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to CC and R2R zoning districts.
- 6.3. **Comparison of Districts:** The applicant wishes to be zoned Residential Two Rural for the purposes of acquiring a permit to install a manufactured home for his mother to live in. She currently lives in the existing single-family structure on site. Community Commercial does not allow manufactured homes (single-wide).

7. Staff Recommendations

- 7.1. It is staff's position that the subject area meets the technical requirements to become a Residential Two Rural zoning district.

8. Technical Review Committee Recommendations

- 8.1. TRC reviewed the application at its meeting on April 3rd, 2018 and found that the application met all technical requirements and sent forward to the Planning Board for further review.

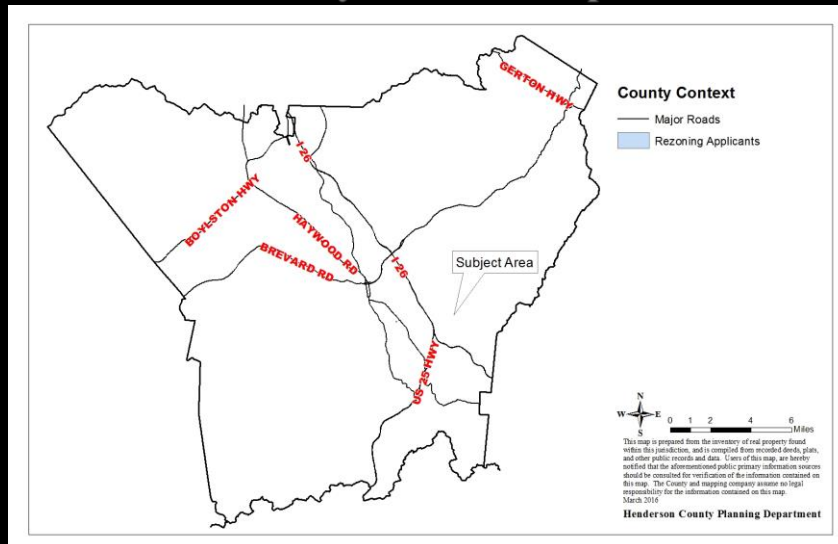
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County Context Map



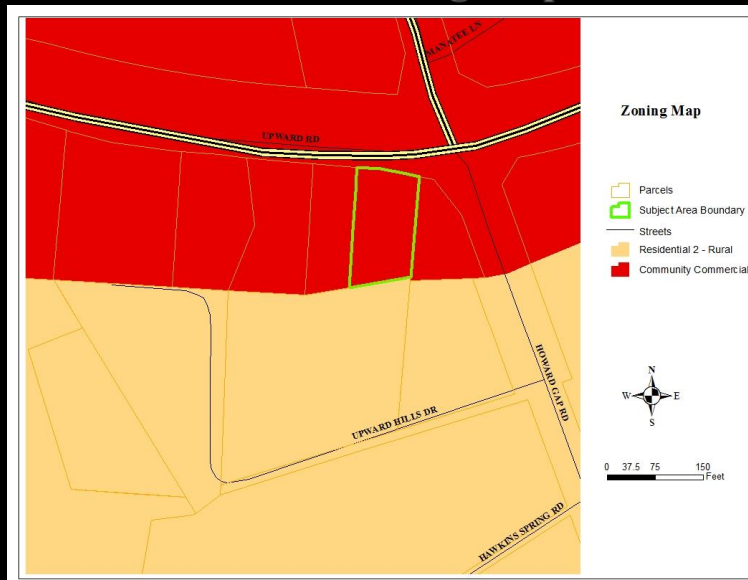
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Aerial Map



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Current Zoning Map



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Rezoning #R-2018-02

Questions

