

## **REQUEST FOR COMMITTEE ACTION**

### **HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE**

**MEETING DATE:** April 3<sup>rd</sup>, 2018

**SUBJECT:** Rezoning Application #R-2018-03 Tracy Grove Community Development Club

**PRESENTER:** Allen McNeill, Planner

**ATTACHMENTS:** 1.) Staff Report  
2.) Aerial Map

#### **SUMMARY OF REQUEST:**

Rezoning Application #R-2018-03, which was initiated on March 26<sup>th</sup>, 2018 by applicant Robert Otto Camenzind, requests the County rezone approximately 0.98 acres of land (thereafter the "Subject Area") from an Residential One (R1) zoning district to an Industrial (I) zoning district. The Subject Area is located off South Allen Road.

#### **TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

Should the rezoning application meet the technical standards laid out in the Henderson County Land Development Code, the appropriate action by the Technical Review Committee would be to forward the application on to the Planning Board for further review.

#### **Suggested Motion:**

I move that the TRC forward the rezoning application, #R-2018-03, to the Planning Board for further review so long as it meets the technical requirements laid out in the Henderson County Land Development Code.

# Aerial Map

Applicant: Tracy Grove Community Development Club  
Total Area: 0.98 Acres  
Current Zoning: R1



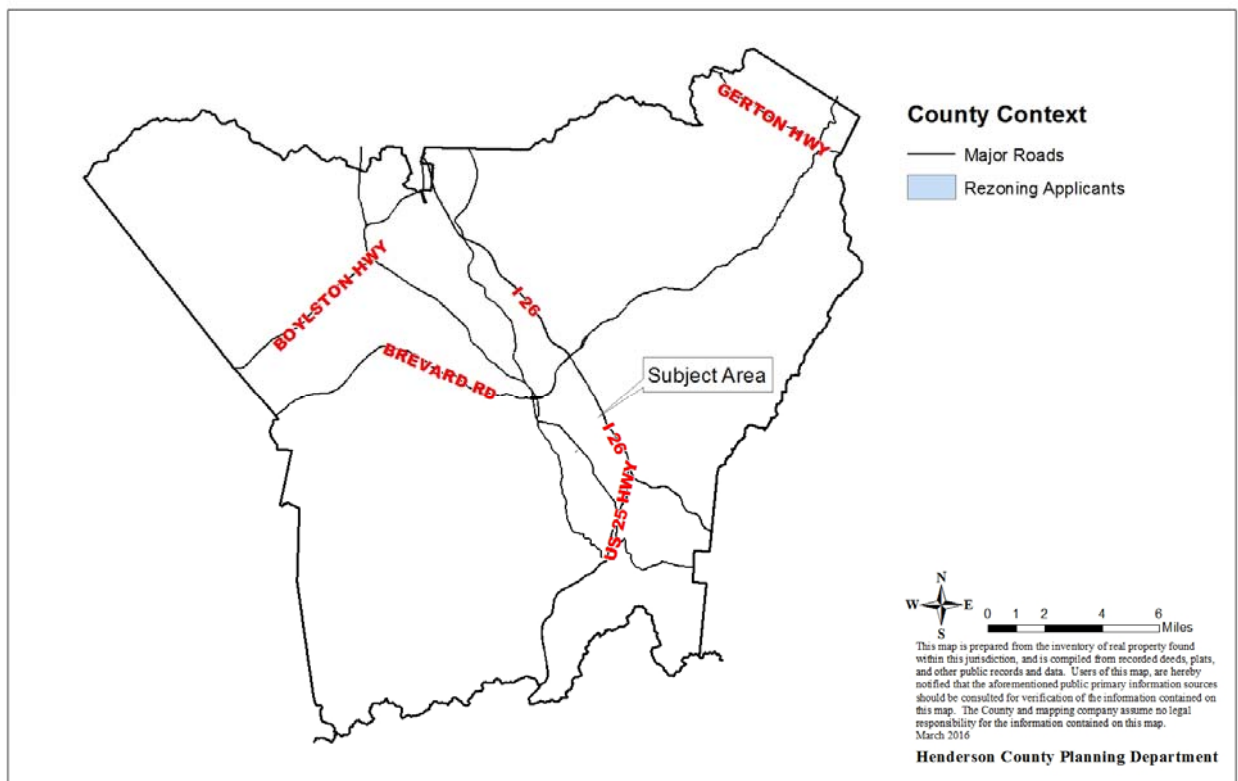
---

**Henderson County Planning Department Staff Report****Rezoning Application #R-2018-03 (R1 to I)****Applicant/Owner: Tracy Grove Community Development Club**

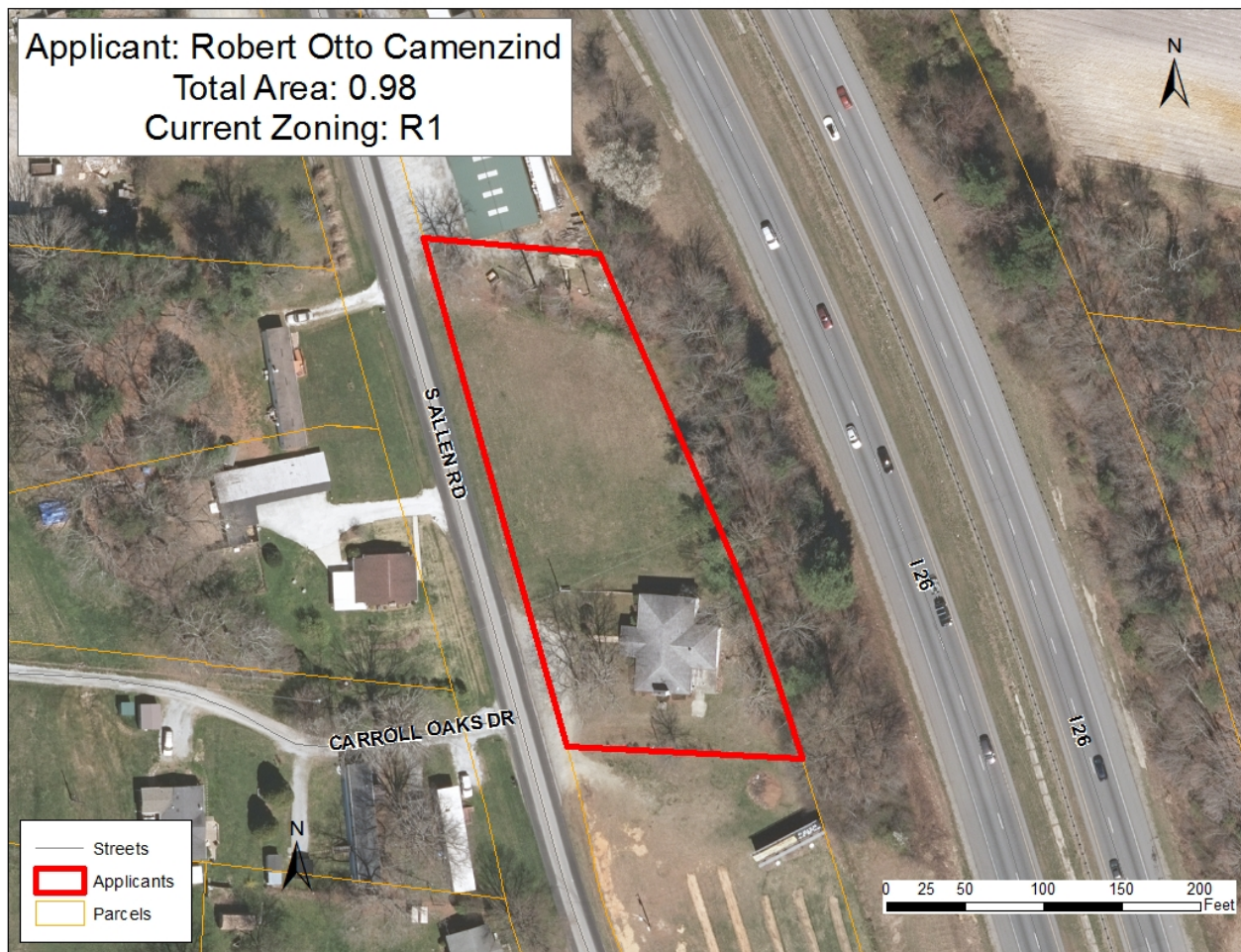
---

**1. Rezoning Request**

- 1.1. **Applicant/Agent:** Robert Otto Camenzind, POA
- 1.2. **Property Owner:** Tracy Grove Community Development Club, Julianne Kennett Heggoy
- 1.3. **PIN:** 9588-05-2867
- 1.4. **Request:** Rezone subject area from a Residential One (R1) zoning district to an Industrial (I) zoning district.
- 1.5. **Size:** Approximately 0.98 acres of land
- 1.6. **Location:** The Subject Area is located off South Allen Road. 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 as Residential One (R1)

2.2. **Adjacent Zoning:** The subject area is adjacent to Residential One (R1) to the south and west, Residential Two Rural (R2R) to the east, and Industrial (I) to the north.

**2.3. District Comparison:**

2.3.1. **Industrial (I) District:** “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).

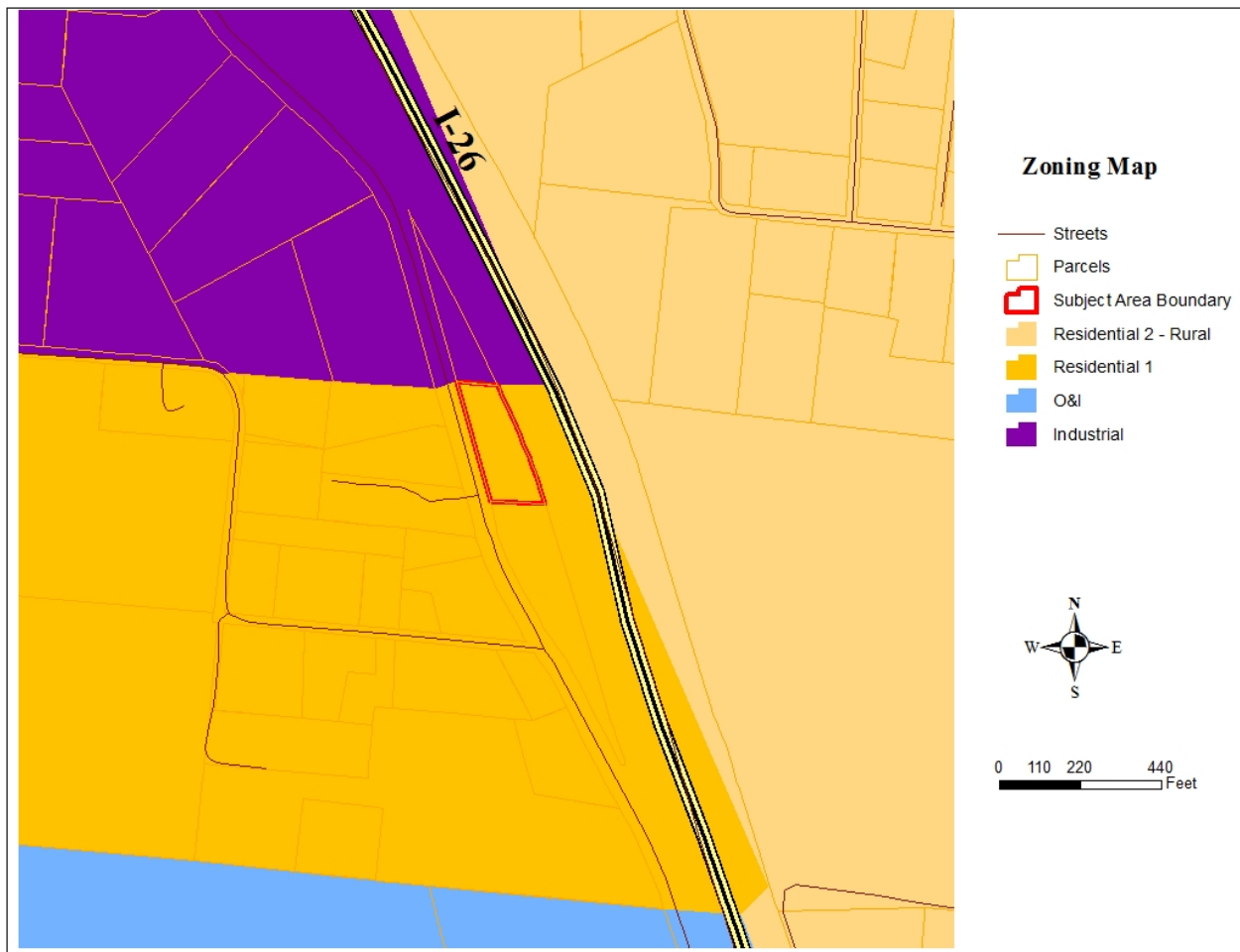
- 1) Industrial (I) requires 20 foot side and rear setbacks; (2) establishes a maximum building height of 72 feet; (3) Provides an unlimited square feet

maximum gross floor area; (4) Maximum impervious surface area of 80% (Chapter 42, Land Development Code §42B-36)

2.3.2. **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*. (Chapter 200A, Land Development Code §42A-27)

- 1) R1 enforces a standard density requirement of 4 unit per 1 acre and 15 to 90-foot front yard setbacks with 10 ft. side and rear setbacks.

**Map C: Current Zoning**



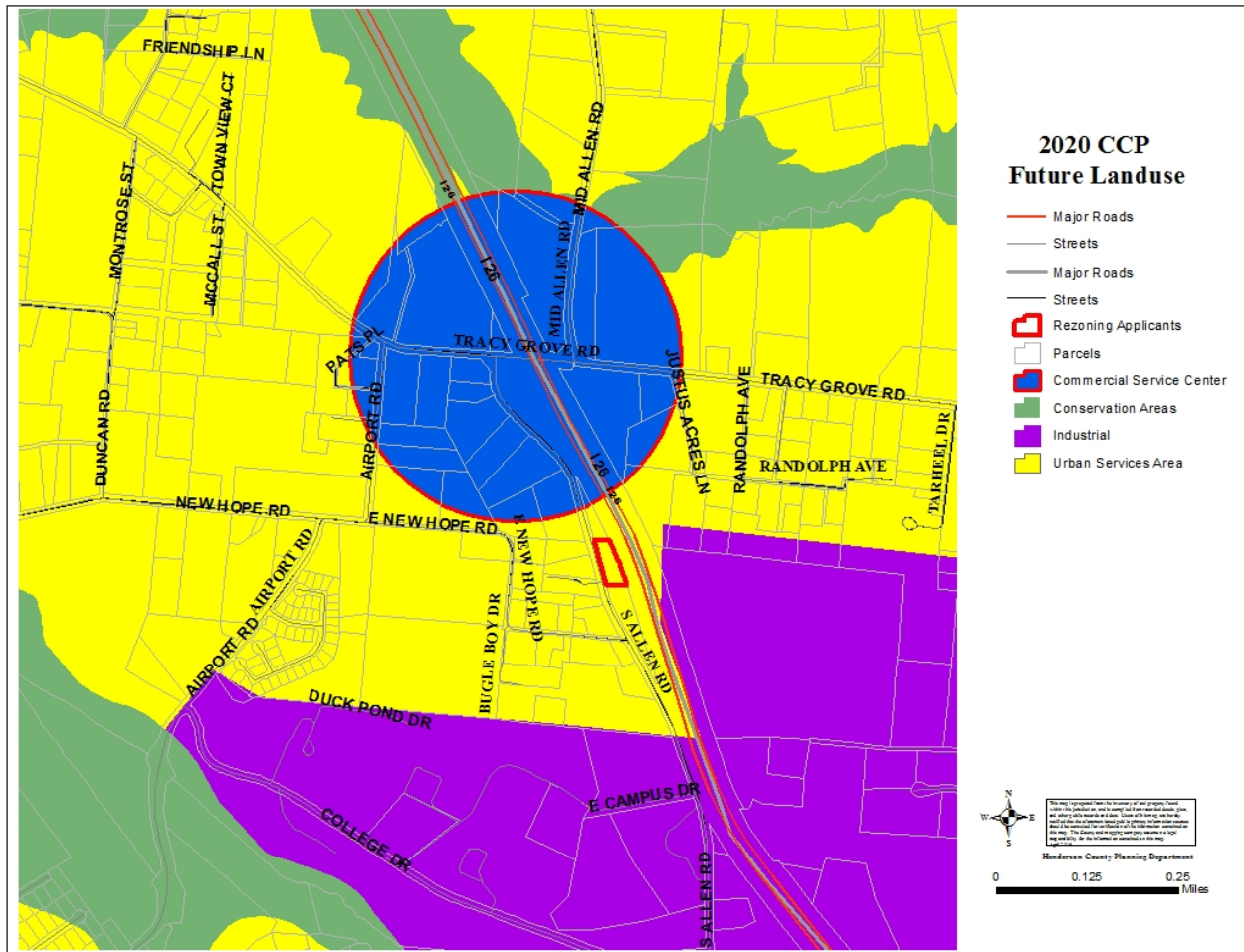
## 2. Current Uses of Subject Area and Adjacent Properties

- 2.1. **Subject Area Uses:** The subject area occupies a 3,250-square foot structure which has been previously utilized as a community development club.
- 2.2. **Adjacent Area Uses:** The surrounding properties contain primarily residential uses, with the exception of the property directly to the north, which is utilized as a plumbing company.

### 3. The Henderson County 2020 Comprehensive Plan (CCP)

3.1. The CCP Future Land Use Map identifies the subject area as being located in an Urban Service Area (2020 CCP, Pgs. 138 & Appendix 1, Map 24). (See Map D).

**Map D: 2020 County Comprehensive Plan Future Land Use Map**

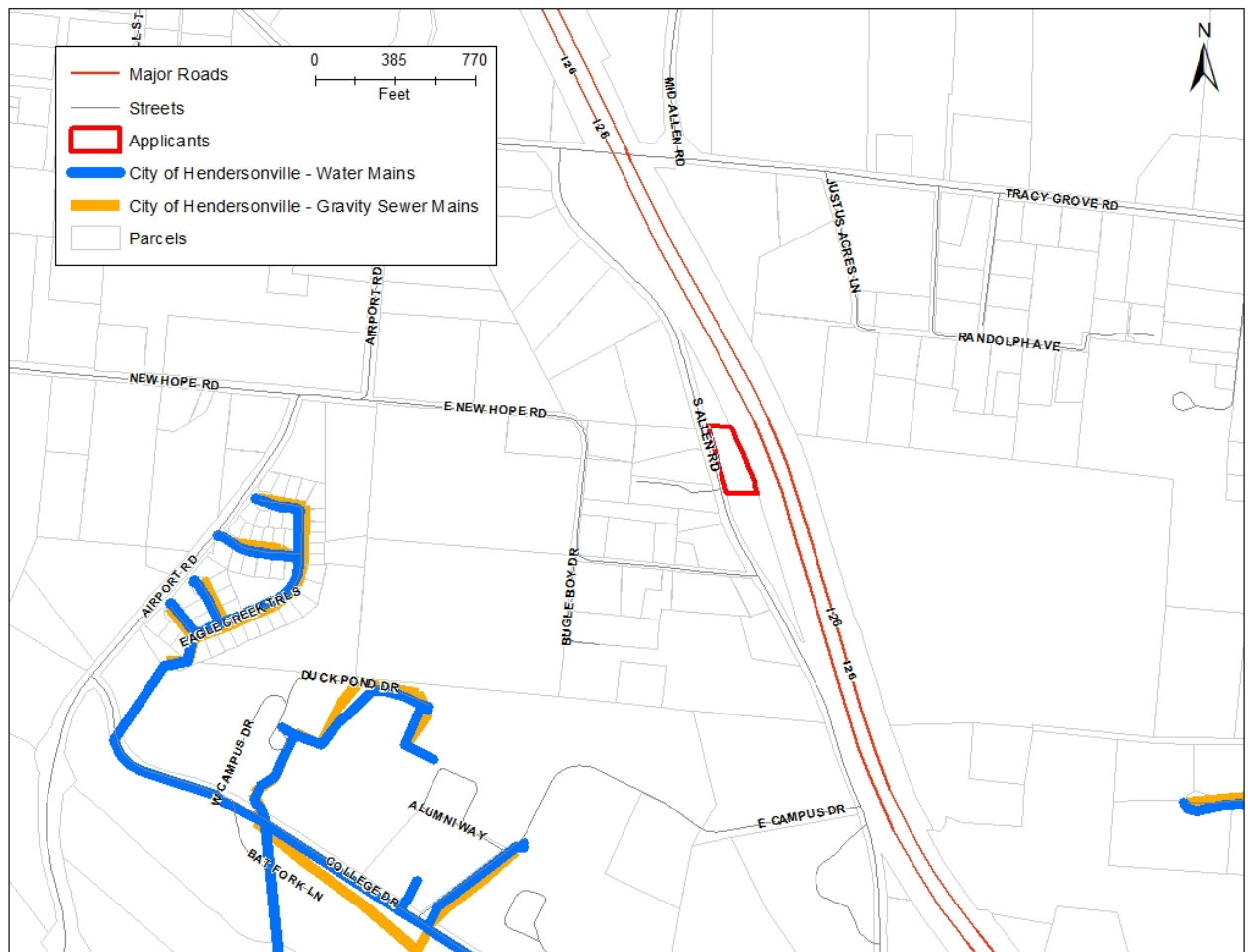


**Urban Services Area:** The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (2020 CCP, Pg. 129).

### 4. Water and Sewer (see Map E)

- 4.1. **Public Water:** City of Hendersonville records show that water access is not available near the subject area.
- 4.2. **Public Sewer:** City of Hendersonville records shows that sewer access is not available near the subject area.



**Map E: Water and Sewer Map****5. Staff Comments**

- 5.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map D) places the Subject Area in the, a Urban Service Area classification. The text and map of the 2020 CCP suggest that the Subject Area would be suitable to contain considerable commercial development at a mixture of scales.
- 5.2. **Adjacent Zoning:** The subject area is adjacent to Residential Two Rural, Residential One, and Industrial zoning districts.
- 5.3. **Comparison of Districts:** The applicant wishes to be zoned Industrial, as the adjacent parcel north of the subject area is currently zoned.

**6. Staff Recommendations**

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

**7. Technical Review Committee Recommendations**

- 7.1. TRC will review the application at its meeting on April 3<sup>rd</sup>, 2018.