

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: November 6, 2018

SUBJECT: Rezoning Application #R-2018-06 Gloria Ashley

PRESENTER: Allen McNeill, Planner

ATTACHMENTS: 1.) Staff Report
2.) Application Materials and Signatures

SUMMARY OF REQUEST:

Rezoning Application #R-2018-06 was initiated on October 1, 2018 and requests that the County rezone approximately 1.86 acres of land from Estate Residential to Local Commercial. The acreage consists of 1 parcel. The property owner is Gloria Ashley. Sherri L. Brewer will be serving as agent.

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-2018-06, to the Planning Board for further review as long as it meets the technical requirements laid out in the Henderson County Land Development Code.

Henderson County Planning Department Staff Report

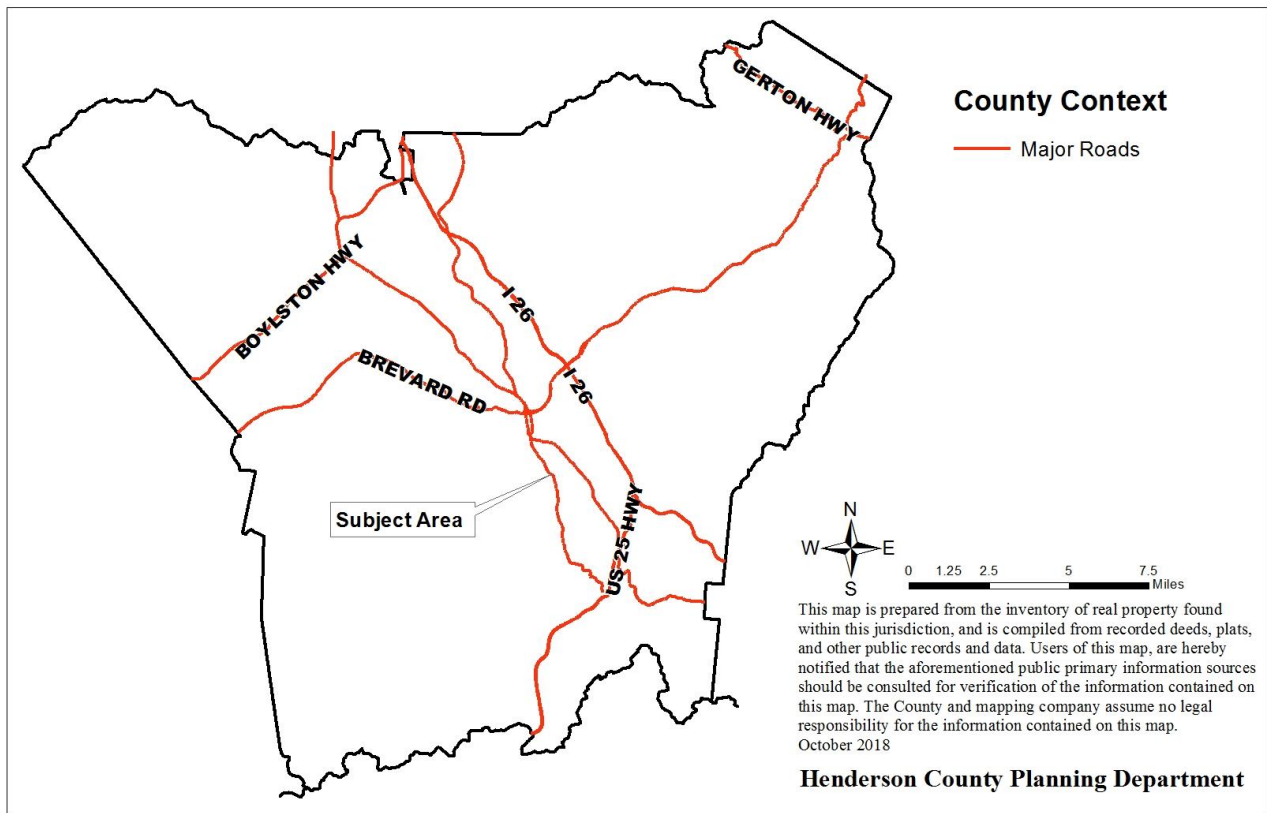
Rezoning Application #R-2018-06 (R-40 to LC)

Applicants/Owners: Gloria Ashley

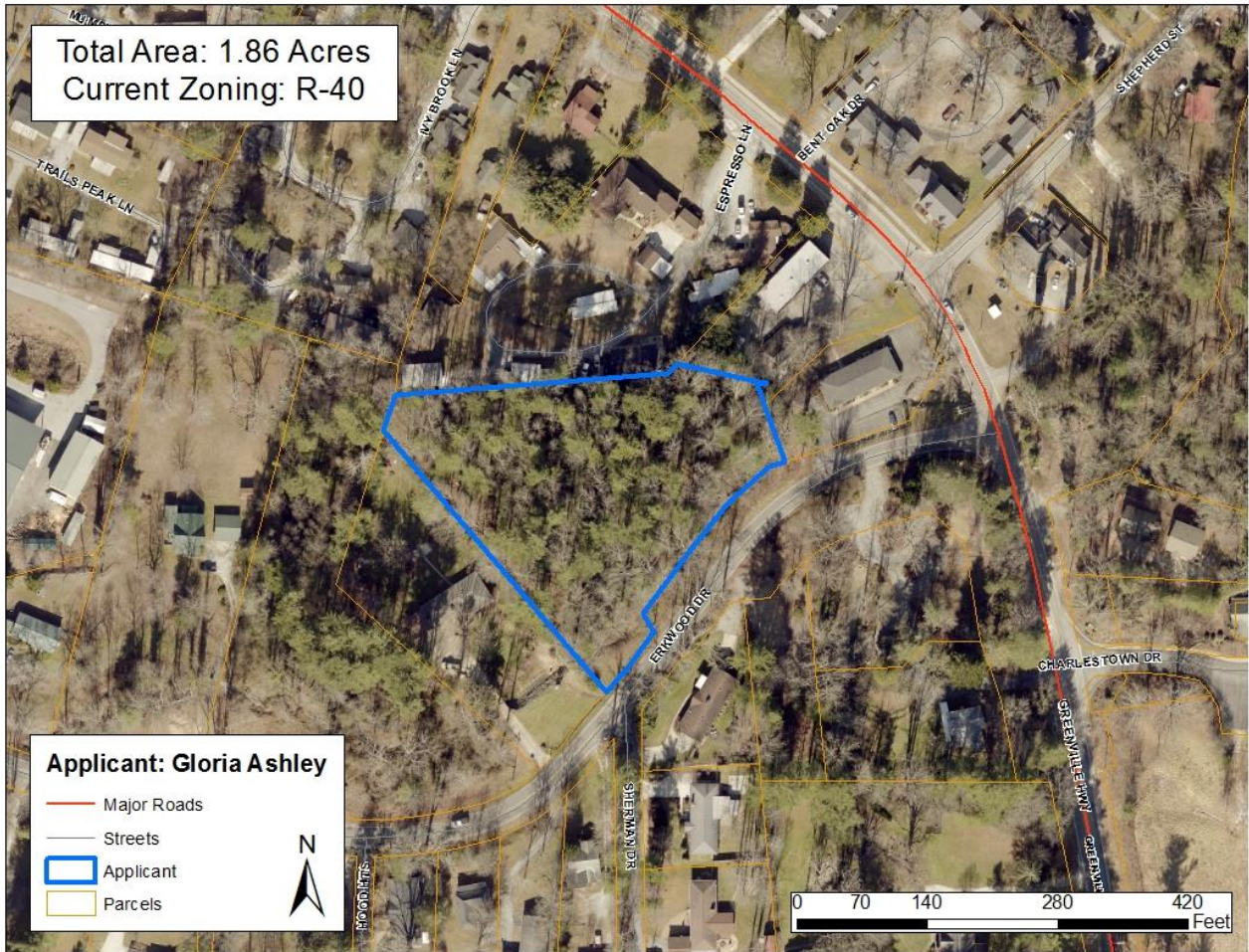
1. Rezoning Request

- 1.1. **Applicants/Agents:** Sherri L. Brewer
- 1.2. **Property Owner:** Gloria Ashley
- 1.3. **PINs:** 9577-18-7316
- 1.4. **Request:** Rezone subject area from an Estate Residential (R-40) zoning district to a Local Commercial (LC) zoning district.
- 1.5. **Size:** Approximately 1.86 acres of land
- 1.6. **Location:** The subject area consists of 1 parcel located off Erkwood Drive near the intersection of Greenville Highway.

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 Estate Residential (R-40)

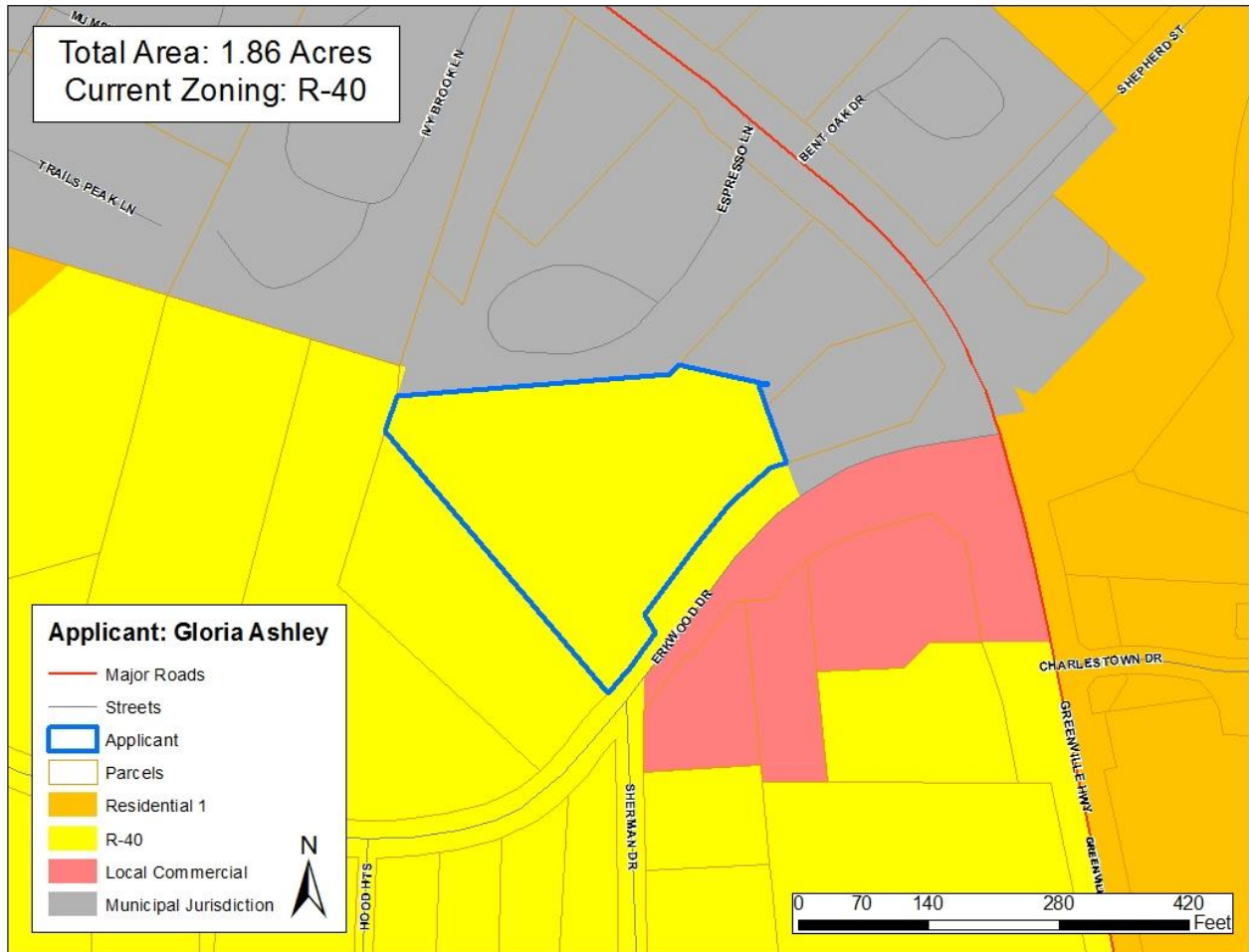
2.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial (LC).

2.3. District Comparison:

2.3.1. **Estate Residential (R-40):** “The Estate Residential District (R-40) is established to maintain the zoning in place prior to the adoption of this Chapter 42. This district is established as a district in which the principal use of the land is for low-density residential use. This district is intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment.” (Chapter 42, Land Development Code §42-37).

2.3.2. **Local Commercial (LC):** “The purpose of Local Commercial (LC) zoning is to foster orderly growth with residential and commercial uses. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan.” (Chapter 42, Land Development Code §42-37).

Map C: Current Zoning



3. Current Uses of Subject Area and Adjacent Properties

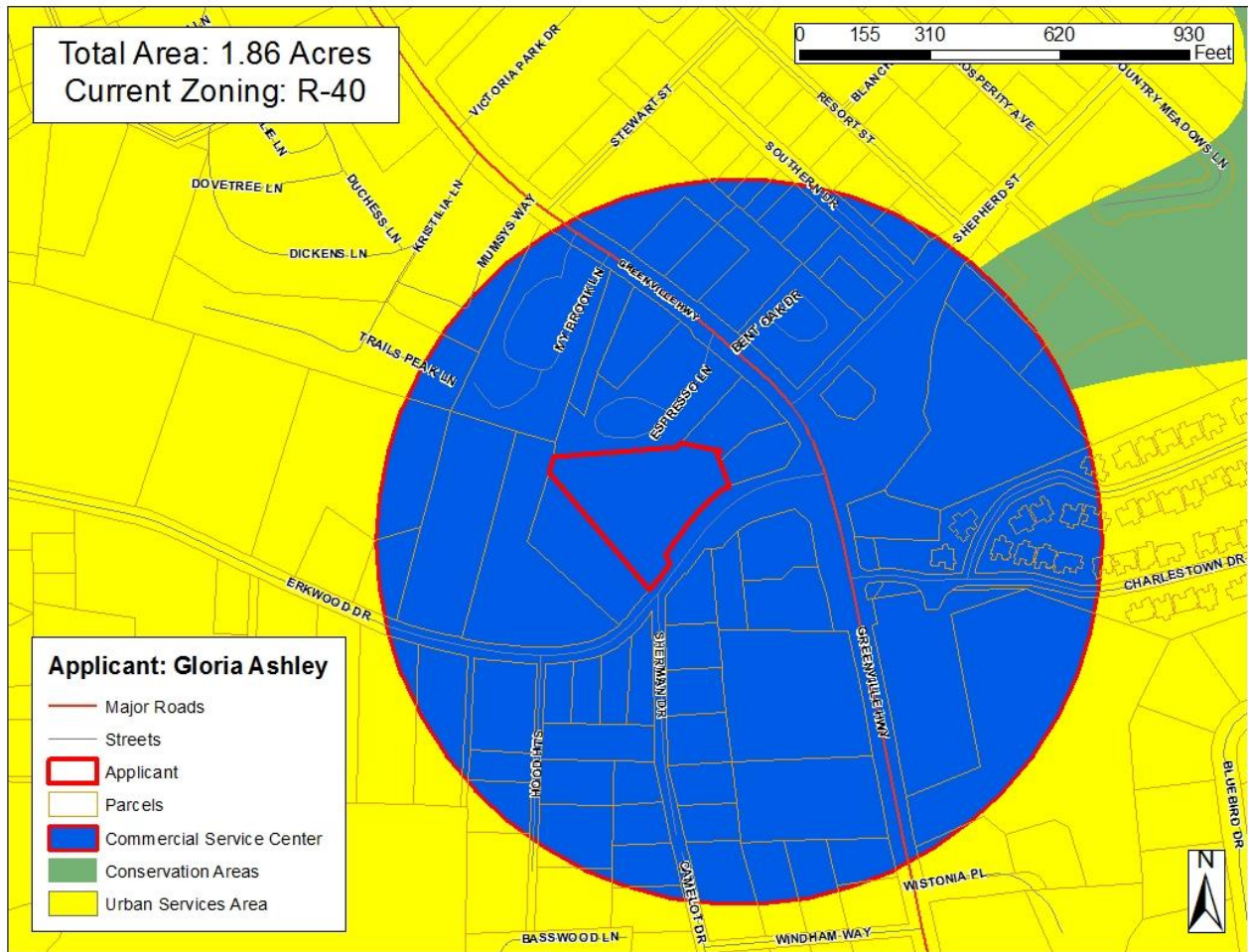
3.1. **Subject Area Uses:** Currently the subject area is vacant and is largely covered in unmaintained vegetation.

3.2. **Adjacent Area Uses:** The surrounding properties contain residential uses with a mix of commercial properties to the subject area’s Northern and Eastern boundaries.

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.

Map D: 2020 County Comprehensive Plan Future Land Use Map

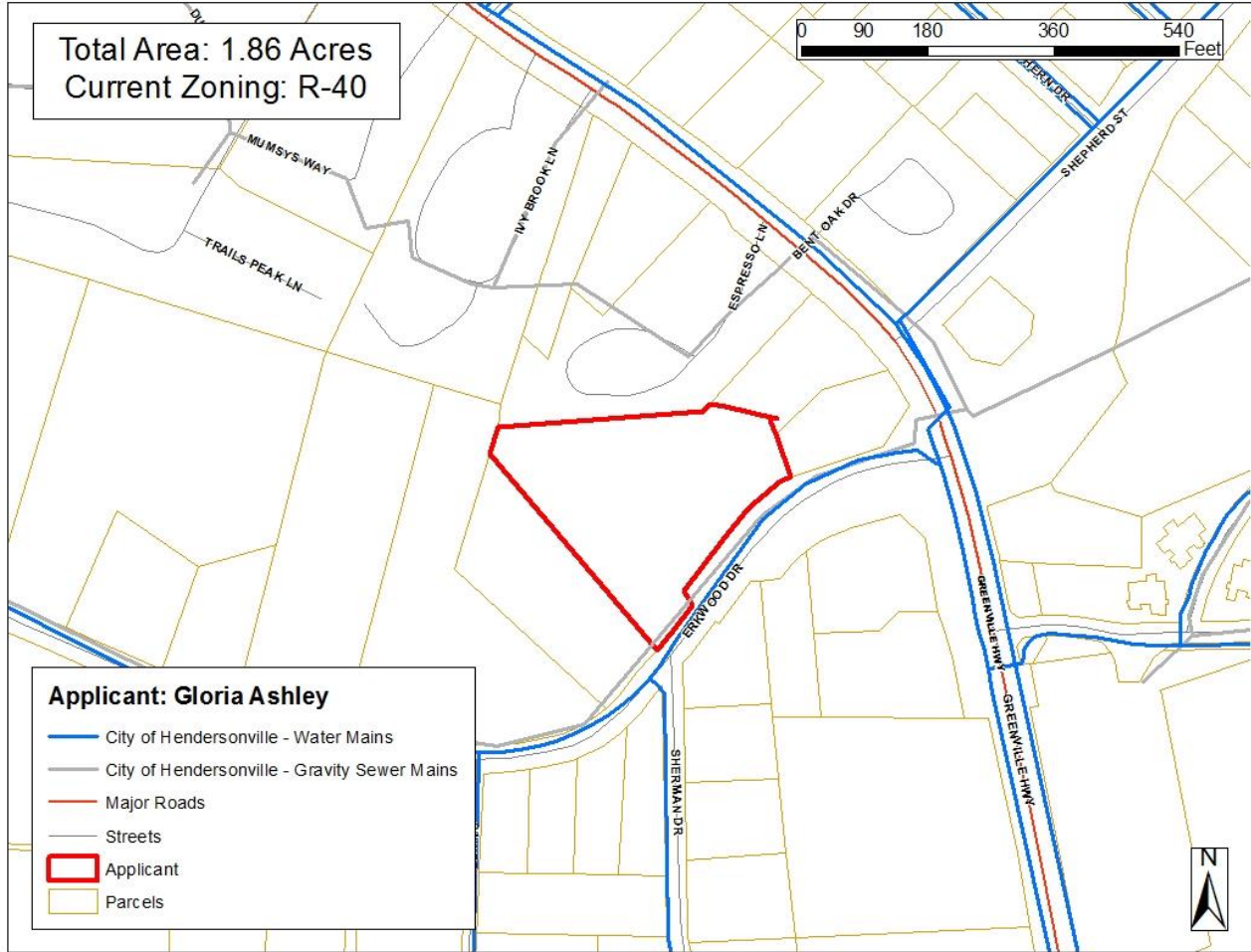


Commercial Service Center: The CCP states that, “Community Service Centers are located in unified development concentrations at intersections of selected thoroughfares and in central locations that are convenient to nearby residential development so as to minimize problems associated with “strip” commercial 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.” (2020 CCP, Pgs. 138 & Appendix 1, Map 24). (See Map D).

5. Water and Sewer (see Map E)

5.1. The subject area is served with access to both public water and sewer by the City of Hendersonville.

Map E: Water and Sewer Map



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.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial, Estate Residential and property zoned under the City of Hendersonville’s land code ordinance.
- 6.3. It is staff’s position that the TRC determine whether the subject area meets the technical requirements to be rezoned to a Local Commercial Zoning district.

7. Technical Review Committee Recommendations

- 7.1. TRC will review the application at its meeting on November 6th, 2018.