

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: August 15, 2011

SUBJECT: Set Public Hearing for Rezoning #R-2011-03

PRESENTER: Matthew Cable, AICP, Planner

ATTACHMENTS: 1. Map of Areas A, B, C and D
2. Table 1. Description of Current and Proposed Zoning

SUMMARY OF REQUEST:

Rezoning #R-2011-03 requests the County zone 25.67 acres comprised of all or portions of 22 identified tracts which were formerly within the municipal boundaries or zoning jurisdiction of the City of Hendersonville, Town of Laurel Park, or Town of Saluda (See Attachments 1 and 2 for a detailed description of the affected properties). The recommended zoning reflects the extension of adjacent residential zoning districts (Residential Two (R2) and Residential Three (R3)) onto these currently unzoned areas to avoid further split zoning and alleviate spot zoning concerns.

The Henderson County Planning Board will consider rezoning #R-2011-03 at its regularly scheduled meeting on August 18, 2011. The Planning Board will thereafter make a recommendation to the Board of Commissioners regarding rezoning #R-2011-03.

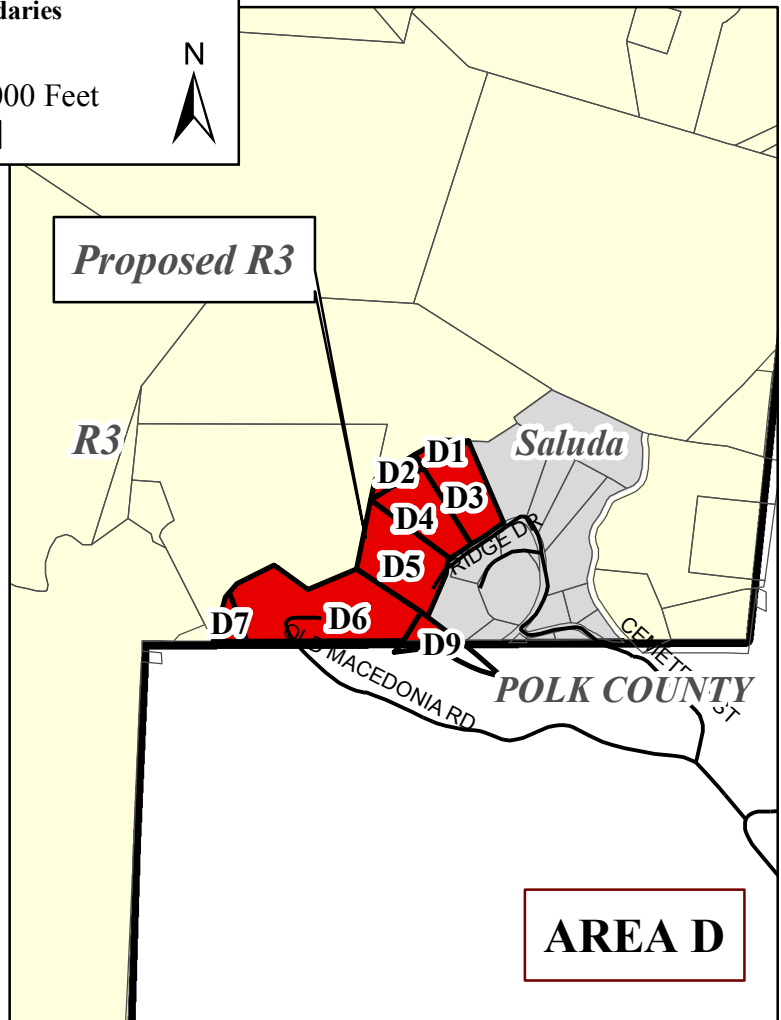
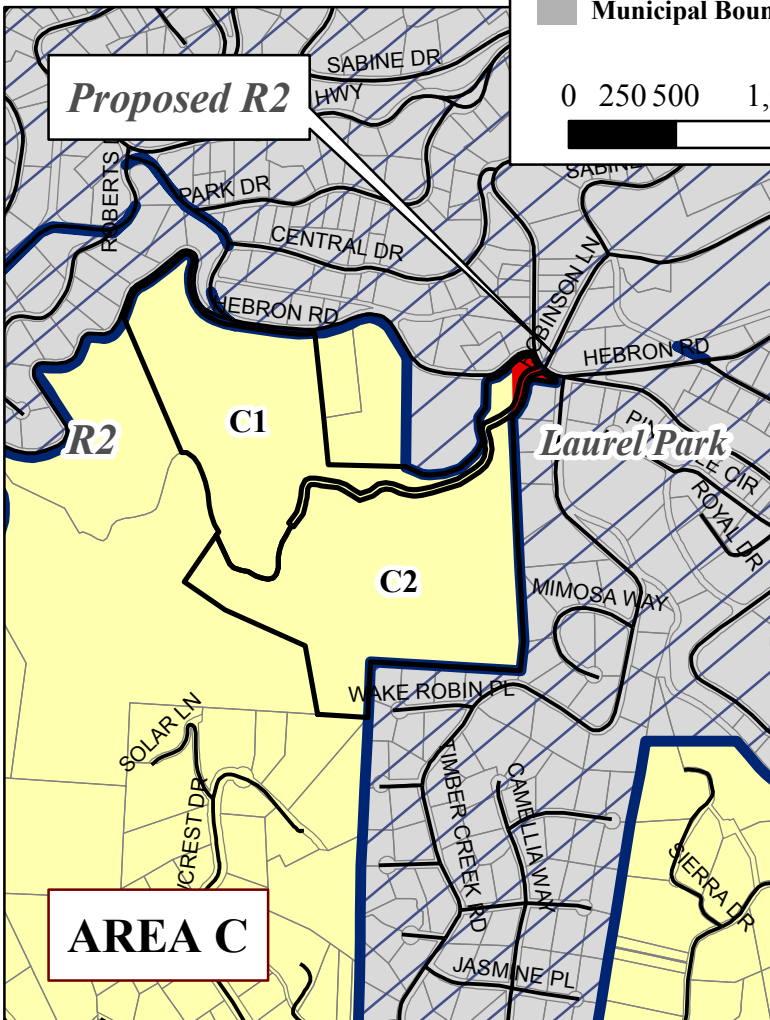
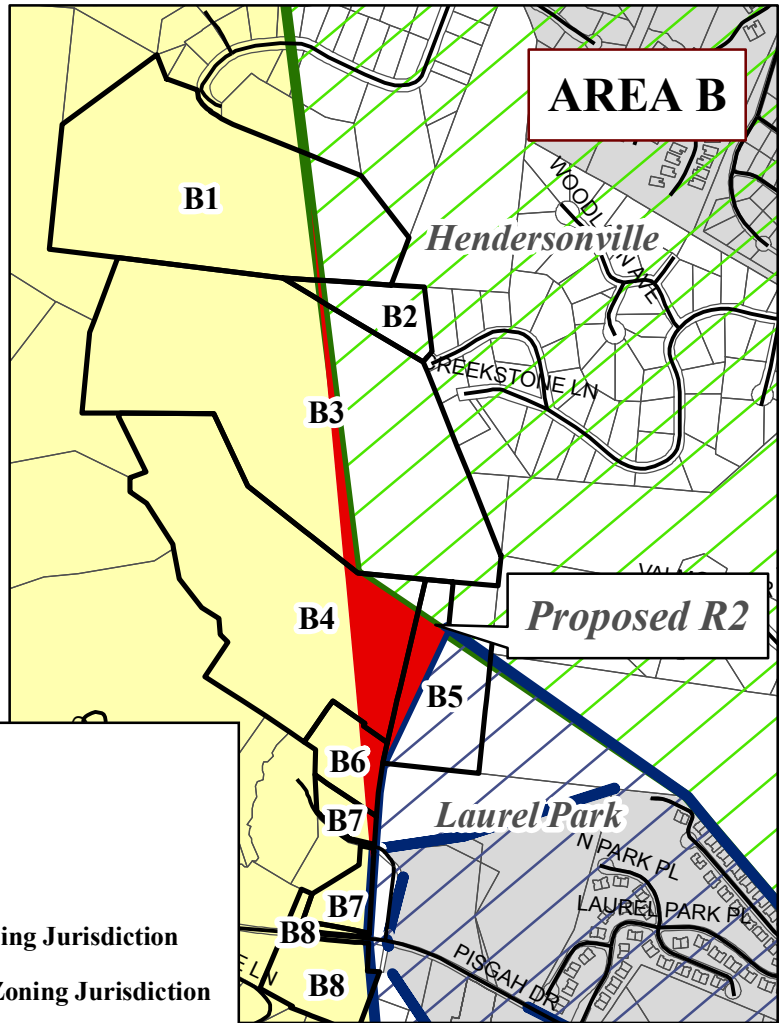
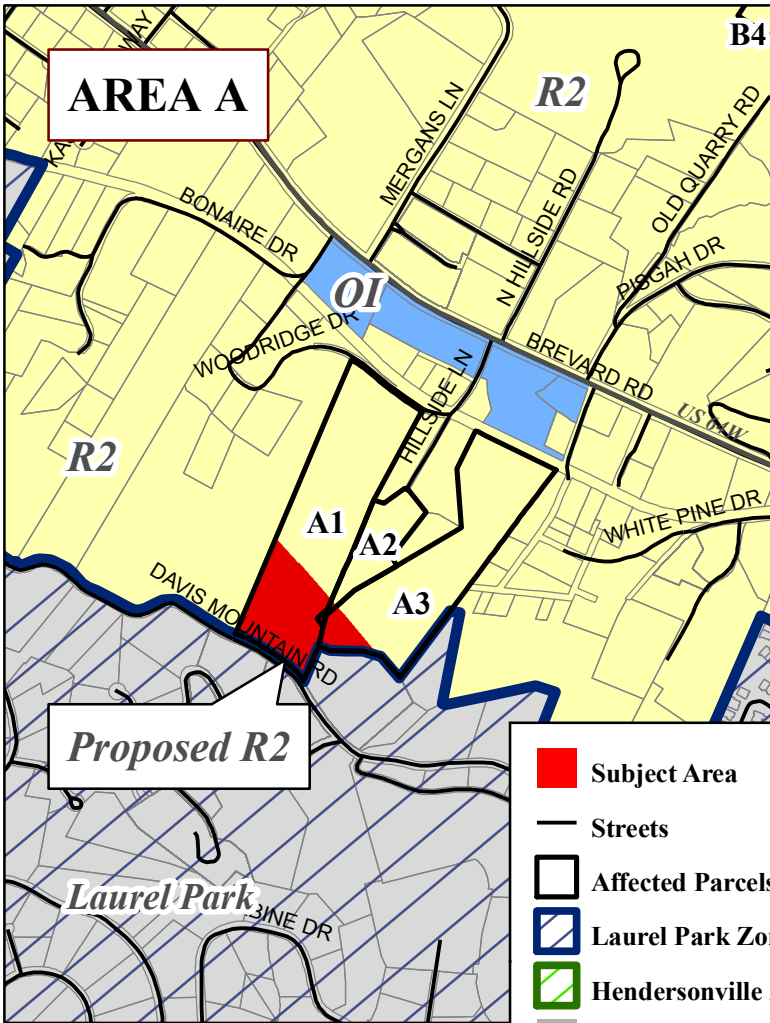
Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Staff suggests scheduling the public hearing for Tuesday, September 6, 2011, at 5:30 P.M., or schedule a special called meeting on or after that date.

BOARD ACTION REQUESTED:

Planning Staff recommends that the Board of Commissioners schedule the public hearing for rezoning #R-2011-03 for Tuesday, September 6, 2011, at 5:30 P.M., or schedule a special called meeting on or after that date.

Suggested Motion:

I move that the Board schedule a public hearing for rezoning #R-2011-03 for Tuesday, September 6, 2011, at 5:30 P.M.



Legend

- Subject Area
- Streets
- Affected Parcels
- Laurel Park Zoning Jurisdiction
- Hendersonville Zoning Jurisdiction
- Municipal Boundaries

0 250 500 1,000 Feet

N

Table 1. Description of Current and Proposed Zoning

Map ID	PIN	Property Owner	Total Parcel Acreage	Current Parcel Acreage Zoned:				Current Unzoned Acreage within Henderson County Jurisdiction	Former Jurisdiction	Proposed County Zoning Designation	Land Classification
				County	City of Hendersonville	Town of Laurel Park	Town of Saluda				
A1	9559500248	Henderson County	11.46	7.91	-	-	-	3.55	Town of Laurel Park	R2	Governmental
A2	9559502027	Margaret Y. Peacock, Trustee	2.30	2.23	-	-	-	0.07		R2	Vacant Land
A3	9559506042	Stephen R. & Andrew L. Braznell	9.43	8.71	-	-	-	0.72		R2	Single Family
B1	9559649888	Laurence G. & Linda S. Lee	24.99	20.43	4.51	-	-	0.05	City of Hendersonville	R2	Vacant Land
B2	9559747296	Edward & Jeanne Farrell	2.86	0.17	2.66	-	-	0.03		R2	Single Family
B3	9559734839	Glenn Bennett & Martha Bennett Rogers	37.95	22.09	14.86	-	-	1.00		R2	Vacant Land
B4	9559723935	Hill Family Limited Partnership	24.46	20.02	0.60	-	-	3.84		R2	Vacant Land
B5	9559820686	Virginia H. Beatty	7.04	-	1.13	4.84	-	1.20*		R2	Vacant Land
B6	9559726108	James C. Howell & Wife	2.71	1.95	-	-	-	0.76		R2	Single Family
B7	9559716501		2.83	2.62	-	-	-	0.21		R2	Vacant Land
B8	9559714280	Virginia H. Beatty	4.41	4.37	-	-	-	0.04		R2	Vacant Land
C1	9558454371	Laurelgate LLC a NC LL Company	19.63	19.38	-	-	-	0.25	Town of Laurel Park	R2	Conservation Easement
C2	9558446850		25.07	24.97	-	-	-	0.10		R2	Conservation Easement
D1	9596815863	Dorothy M. Eargle Revocable Trust/Trustee	0.33	-	-	-	-	0.33	Town of Saluda	R3	Vacant Land
D2	9596813781	William R. and Dorothy M. Eargle	0.42	-	-	-	-	0.42		R3	Vacant Land
D3	9596816684	James P. Crowther	2.07	-	-	-	-	2.07		R3	Single Family
D4	9596815524	Susan W. Garfinkle	1.99	-	-	-	-	1.99		R3	Vacant Land
D5	9596814312	Virginia F. & Edward T. Shaffer	2.91	-	-	-	-	2.91		R3	Single Family
D6	9596810044	Theodore V. Zachman & Wife	5.31	-	-	-	-	5.31		R3	Single Family
D7	9596716022		0.26	-	-	-	-	0.26		R3	Vacant Land
D8	9596716073		0.18	-	-	-	-	0.18		R3	Vacant Land
D9	9596805967	Martha P. Hamilton	0.96	-	-	-	0.58	0.38		R3	Vacant Land
Total			189.57	134.85	23.76	4.84	0.58	25.67**	Hendersonville, Laurel Park or Saluda	R2 or R3	

*Note: A boundary discrepancy between the Town of Laurel Park and City of Hendersonville shows that the same portions of B5 are within both jurisdictions. The total current acreage is less than the combined total acreage zoned by the City of Hendersonville, Town of Laurel Park and otherwise unzoned (to be zoned by the County).

**Note: The effects of the conflicting municipal zoning (B5) carry over into the totals here. The total current acreage is less than the combined total acreage zoned by the City of Hendersonville, Town of Laurel Park, Town of Saluda, Polk County, and otherwise unzoned (to be zoned by the County).