

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

- MEETING DATE:** Wednesday, November 19, 2014
- SUBJECT:** Public Hearing for Rezoning Application #R-2014-05 (A,B,C) Edneyville, Dana, and Green River-Tuxedo-Zirconia Community Plan Zoning Map Amendments
- PRESENTER:** Autumn Radcliff, Senior Planner
Matt Champion, Planner
- ATTACHMENTS:**
1. Rezoning Binder (Separate Item)
 2. Notice of Public Hearing
 3. Certification of Notification of Public Hearing
 4. Resolution of Consistency with CCP
 5. Power Point Slides

SUMMARY OF REQUEST:

On February 19, 2014, the Board of Commissioners adopted the fourth community plan for the Green River-Tuxedo-Zirconia (GRTZ) area. The Community Plans are intended to be a 15 year vision where proposed recommendations of each plan are implemented where appropriate. Currently, only the rezoning recommendation for the Etowah-Horse Shoe Community Plan has been implemented.

Staff was directed to review and move forward with the rezoning recommendations for the adopted community plans before beginning the 5th community plan for the East Flat Rock Area. These plans included the Edneyville Community Plan, adopted on May 11, 2010; the Dana Community Plan, adopted on March 16, 2011; and the GRTZ Community Plan.

Planning Department Staff provided an overview of the proposed zoning map amendments to the Henderson County Planning Board at the September 18th meeting and the October 16th meeting. The Planning Board formally considered rezoning application #R-2014-05 (A,B,C) at its regular scheduled meeting on October 16th. During that meeting, the Planning Board voted unanimously to send forward a favorable recommendation on rezoning the proposed zoning map amendments in the Edneyville, Dana, Green River-Tuxedo-Zirconia Community Plans.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42A-314(C) and §42A-337(B) of the Henderson County Land Development Code and State Law, notices of the November 19, 2014, public hearing regarding rezoning application #R-2014-05 (A,B,C) were published in the Hendersonville Tribune on November 6, 2014 and November 13, 2014. The Planning Department posted signs advertising the hearing on the Subject Area on November 7, 2014.

BOARD ACTION REQUESTED:

After holding the required hearing, Planning Staff recommends that the Board of Commissioners approve the application to rezone the proposed zoning map amendments. State law requires that the Board adopt a written statement of consistency with the County Comprehensive Plan (CCP). A draft resolution is provided.

Suggested Motion:

I move that the Board adopt the attached resolution regarding the consistency with the CCP.

I move that the Board adopt the proposed map amendment.

NOTICE OF PUBLIC HEARING ON PROPOSED ZONING MAP AMENDMENT (Rezoning Requests #R-2014-05 (A,B,C))

The Henderson County Board of Commissioners will hold a public hearing for the proposed map amendments to the Official Zoning Map of Henderson County, North Carolina. The proposed zoning map amendments are the product of the small area plans in Edneyville (adopted May 11, 2010), Dana (adopted March 16, 2011), and Green River-Tuxedo-Zirconia (adopted February 19, 2014). These rezonings were reviewed and recommended by the Henderson County Planning Board at its October 16th meeting.

The Henderson County Board of Commissioners will hold a public hearing on the proposed zoning map amendments that would rezone approximately 28,427.7 acres within Henderson County. The Edneyville Community Plan Land Use Recommendations propose a total of approximately 1,137.5 acres to be rezoned. The following list indicates the approximate acreage of each zoning change within the Edneyville Community Plan: 495.2 acres to Local Commercial (LC), 52.8 acres to Office and Institutional (OI), 537.8 acres to Residential One (R1), and 51.8 acres to Community Commercial (CC). The Dana Community Plan Land Use Recommendations propose a total of approximately 310.3 acres to be rezoned. 222.7 acres to Residential One (R1) and 87.6 acres to Industrial (I) represent proposed zoning map amendments for the Dana Community Plan. The Green River-Tuxedo-Zirconia (GRTZ) Community Plan Land Use Recommendations propose a total of approximately 26,966.1 acres to be rezoned. The following list indicates the approximate acreage of each zoning change within the GRTZ Community Plan: 3,409.9 acres to Residential Four (R4), 207.0 acres to Local Commercial (LC), 23,322.8 acres to Residential Two Rural (R2R), and 40.1 acres to Residential Two (R2). The proposed zoning map amendments can be viewed on the Henderson County Planning Department at www.hcplanning.org to see the affected parcels. Additionally, Planning Department Staff will have printed maps available for view in the Planning Department (See Address Below).

The public hearing will be held on Wednesday, November 19, 2014, at 9:00 A.M., in the Board of Commissioners Meeting Room located in the Henderson County Historic Courthouse, at 1 Historic Courthouse Square, in Hendersonville, NC. The public is invited to attend and comment on the proposed amendment.








Written comments addressed to the Henderson County Board of Commissioners, 1 Historic Courthouse Square, Suite 1, Hendersonville, NC 28792, will be accepted prior to the hearing. Information about the proposed amendment is available for review in the Henderson County Planning Department, 100 N. King Street, Hendersonville, NC, between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday, or on the Henderson County Website at www.hcplanning.org. For more information, call the Planning Department at (828) 697-4819.

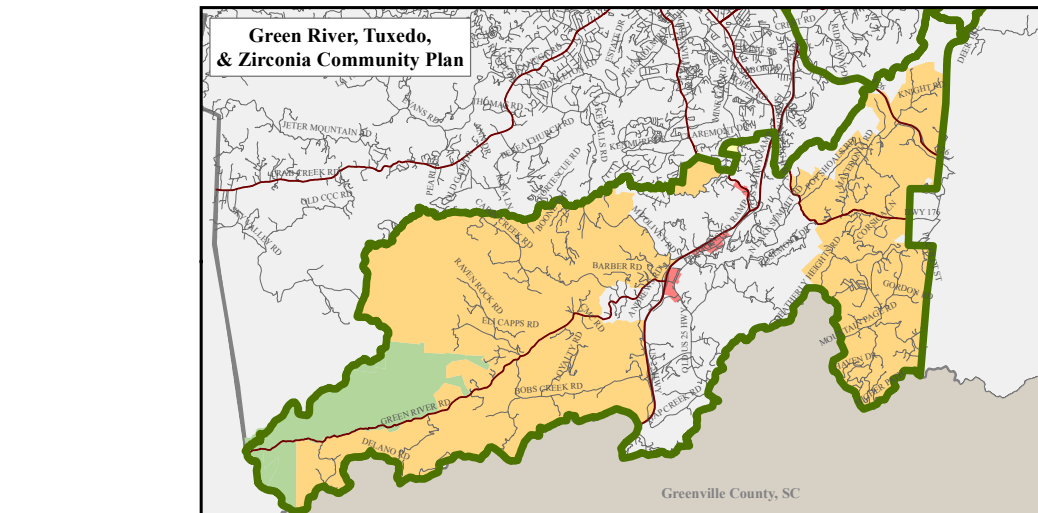
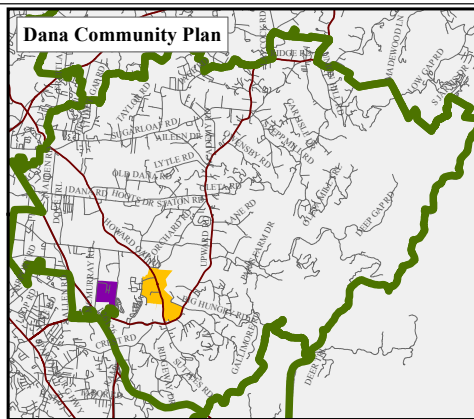
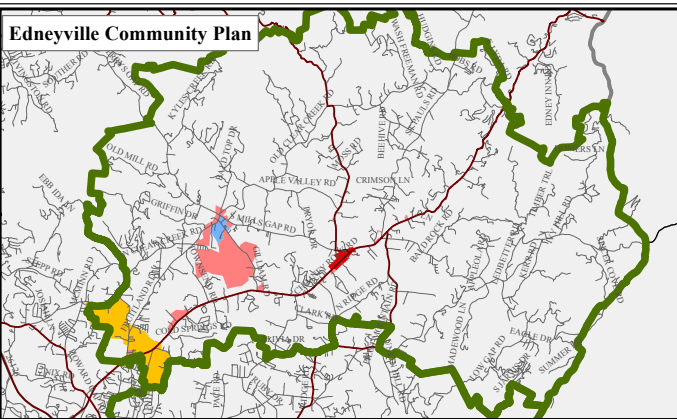
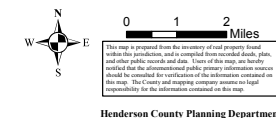
Please note that after considering public hearing comments, the Board of Commissioners may discuss other options or make changes to the proposed amendments before taking final action. The Henderson County 2020 Comprehensive Plan will be updated and amended, as necessary, to reflect the action of the Board of Commissioners.

Terry Wilson
Clerk to the Board
Henderson County Board of Commissioners
(HL1229) 11/6 11/13

Edneyville, Dana & GRTZ Community Plans Land Use and Development Recommendations

Proposed Zoning Map Amendments

-  Major Roads
-  Community Plan Boundaries
- Community Plan Recommendations**
-  Residential One
-  Residential Two
-  Residential Two Rural
-  Residential Four
-  Local Commercial
-  Community Commercial
-  Office Institutional
-  Industrial



Certification of Notice of Public Hearing

In accordance with NCGS 153A-343 the Planning Department certifies notice of the November 19, 2014 hearing regarding Rezoning Application #R-2014-05 was:

1. Submitted to the Hendersonville Tribune on October 31, 2014 to be published on November 6, 2014 and November 13, 2014 by Matthew Champion;
2. Signs will be posted on the Subject Area(s) on November 7, 2014 by Chris Todd and Jenny Maybin.

The signatures herein below indicate that such notices were made as indicated herein above:

1. Matthew Champion
2. Chris Todd
3. Jenny Maybin

STATE OF NC

COUNTY OF HENDERSON

I, Toby Linville, a Notary Public, in and for the above County and State, do hereby certify that

Matt Champion, and Chris Todd

personally appeared before me this day.

WITNESS my hand and notarial seal, this the 30 day of October, 2014.

My commission expires:

5/25/16

(SEAL)
Toby Linville

NOTARY PUBLIC



RESOLUTION OF CONSISTENCY WITH THE COUNTY COMPREHENSIVE PLAN

WHEREAS, pursuant to N.C. General Statute §153, Article 18, the Henderson County Board of Commissioners exercises regulations relating to development within the County's jurisdiction; and

WHEREAS, the Henderson County Board of Commissioners (Board) adopted the Land Development Code (LDC) on September 19, 2007 and has amended the LDC to address new and changing issues;

WHEREAS, the Board desires to update and revise the regulations of the LDC; and

WHEREAS, the Planning Director and Planning Board provided recommendations regarding the proposed zoning map amendment with case #R-2014-05 (A,B,C); and

WHEREAS, pursuant to N.C. General Statute §153-323, the Planning Director provided the prescribed public notice and the Board held the required public hearing on November 19, 2014; and

WHEREAS, N.C. General Statute §153-341 requires the Board to adopt a statement of consistency with the County Comprehensive Plan (CCP); and

NOW THEREFORE, BE IT RESOLVED by the Henderson County Board of Commissioners as follows:

1. That the Board reviewed the proposed map amendments #R-2014-05 – (A,B,C) Edneyville, Dana, and Green River-Tuxedo-Zirconia Community Plan Rezonings and finds that it reasonable, in the public interest and it is consistent with the CCP and the Growth Management Strategy located therein; and
2. That the Board determines that the proposed map amendment provides for the sound administration of the LDC while balancing property rights and promoting reasonable growth within the County; and
3. That this Resolution shall be retained in the Office of the Clerk to the Board of Commissioners.

THIS the 19th day of November, 2014.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: _____
CHARLIE MESSER, Chairman

ATTEST:

Terry Wilson, Clerk to the Board

[COUNTY SEAL]

Rezoning #R-2014-05

Edneyville, Dana, and Green River/ Tuxedo/ Zirconia Community Plans Zoning Map Amendments



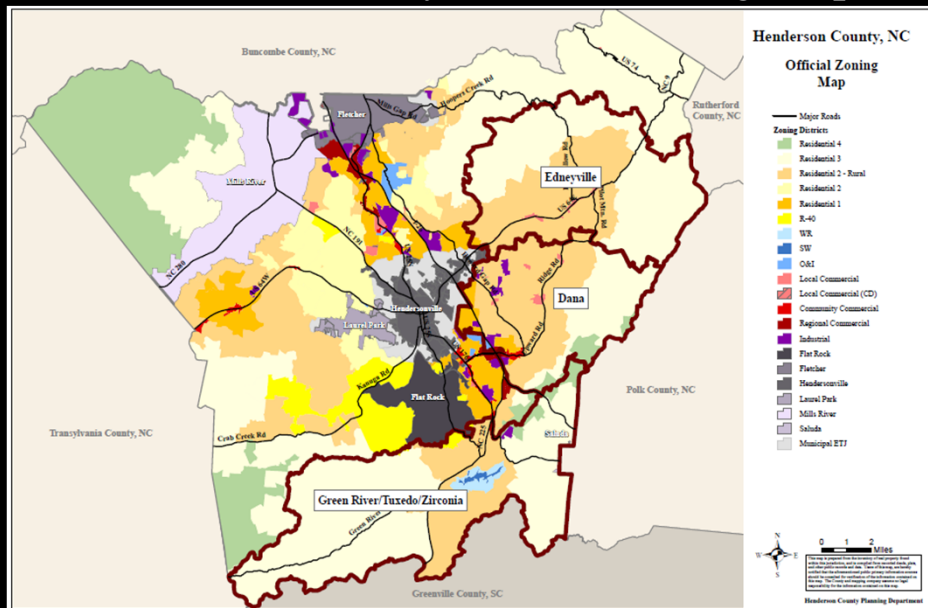
Henderson County Board of Commissioners

November 19, 2014

Presented by: Autumn Radcliff, Senior Planner and Matt Champion, Planner

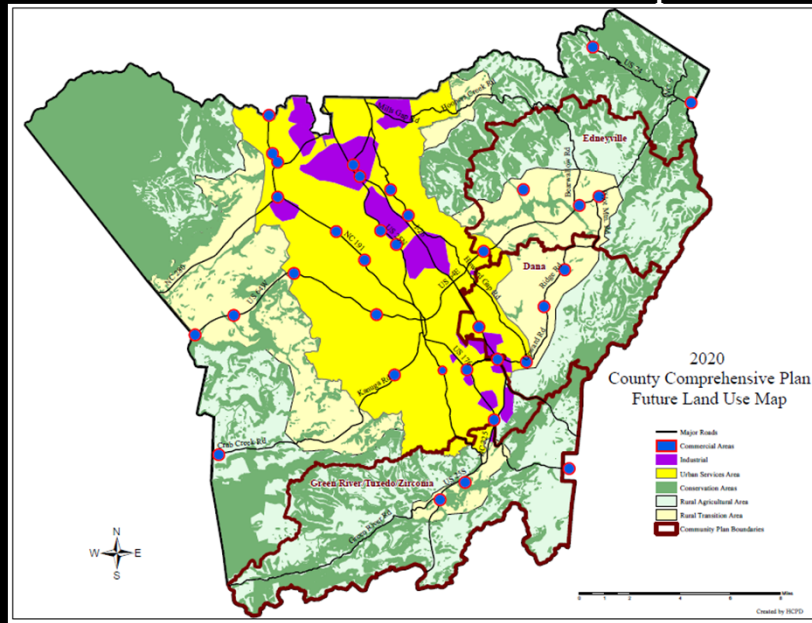
Henderson County Planning Department

Henderson County Official Zoning Map



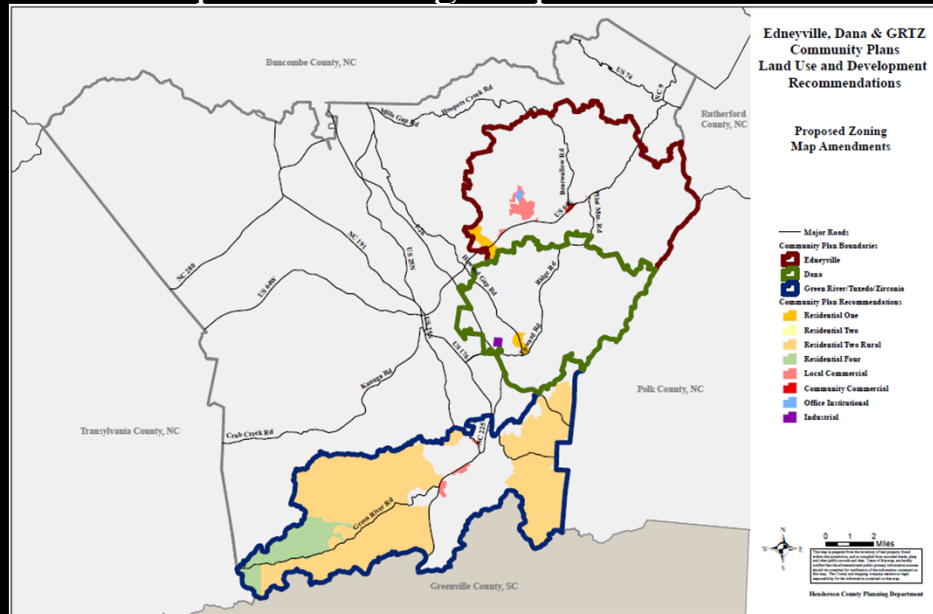
Henderson County Planning Department

CCP Future Land Use Map



Henderson County Planning Department

Proposed Zoning Map Amendments



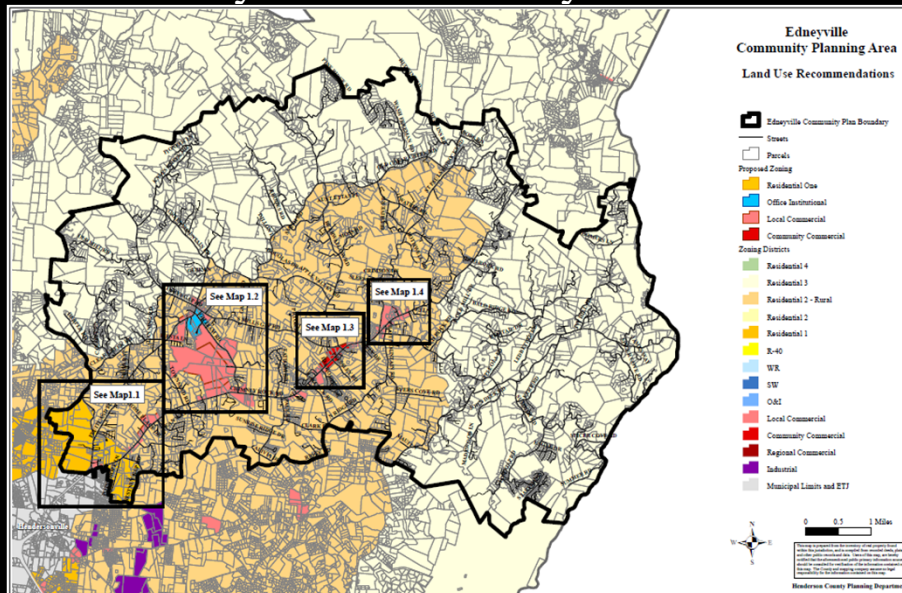
Henderson County Planning Department

Community Plan Backgrounds

- Edneyville
 - Adopted by Board of Commissioners on May 11, 2010
- Dana
 - Adopted by Board of Commissioners on March 16, 2011
- Green River/ Tuxedo/ Zirconia
 - Adopted by Board of Commissioners on February 19, 2014
- All zoning map amendments based on the recommendations of each adopted community plan
- All plans based support by the Henderson County Comprehensive Plan

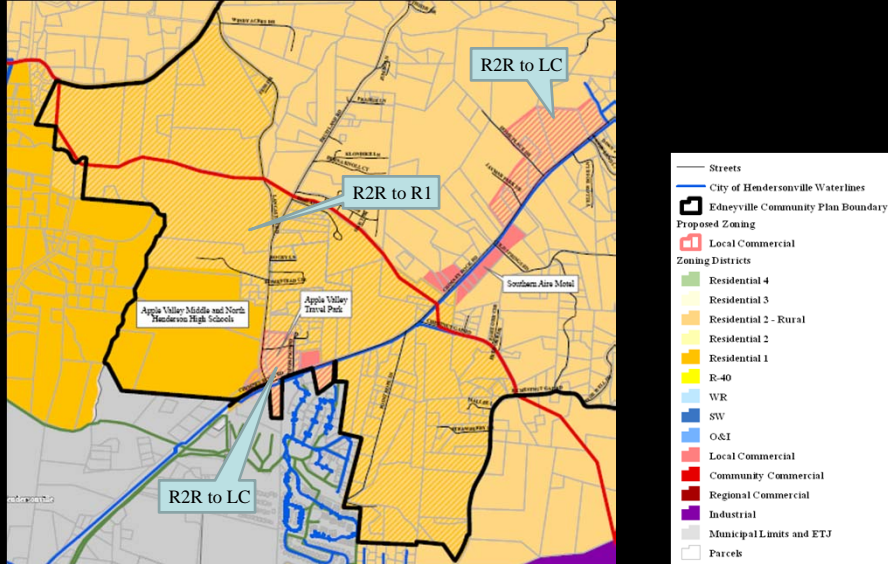
Henderson County Planning Department

Edneyville Community Plan Area



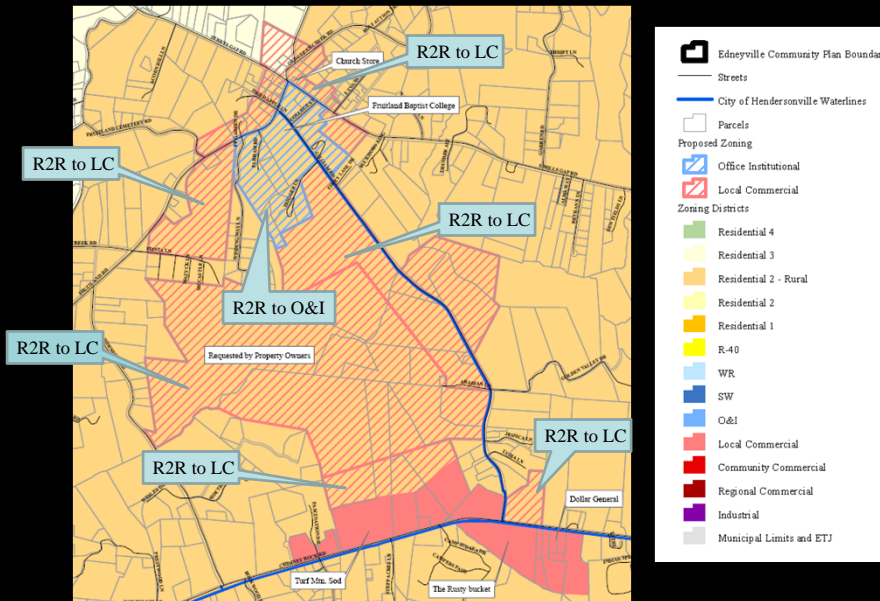
Henderson County Planning Department

Proposed Zoning for the Edneyville Area (Map 1.1)



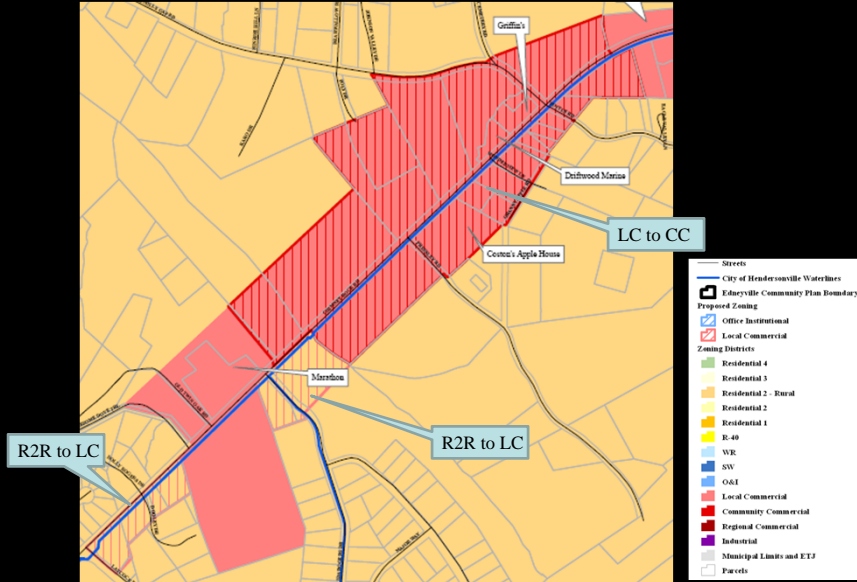
Henderson County Planning Department

Proposed Zoning for the Edneyville Area (Map 1.2)



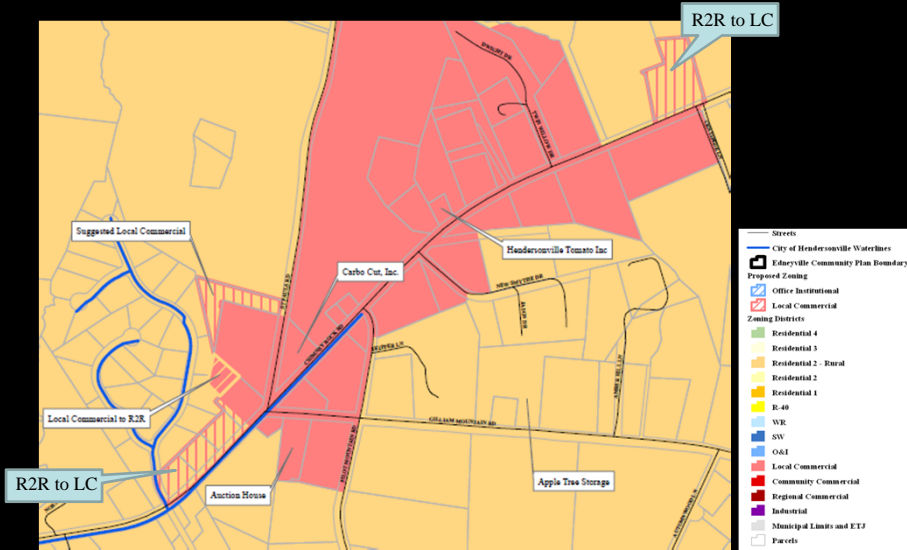
Henderson County Planning Department

Proposed Zoning for the Edneyville Area (Map 1.3)



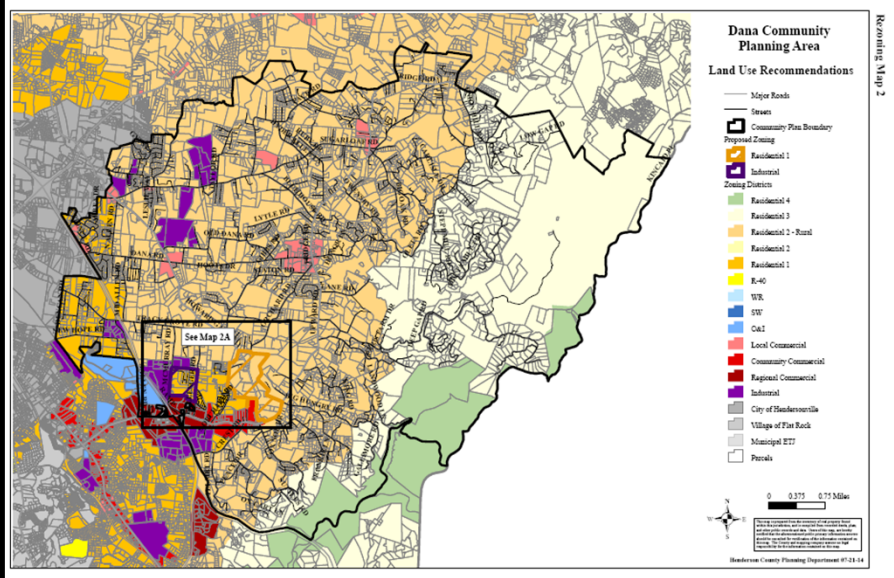
Henderson County Planning Department

Proposed Zoning for the Edneyville Area (Map 1.4)



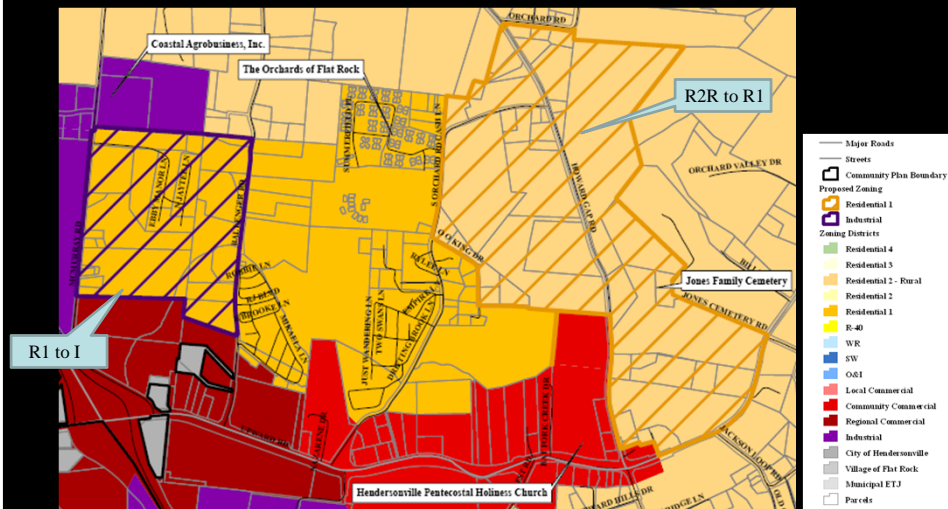
Henderson County Planning Department

Dana Community Plan Area



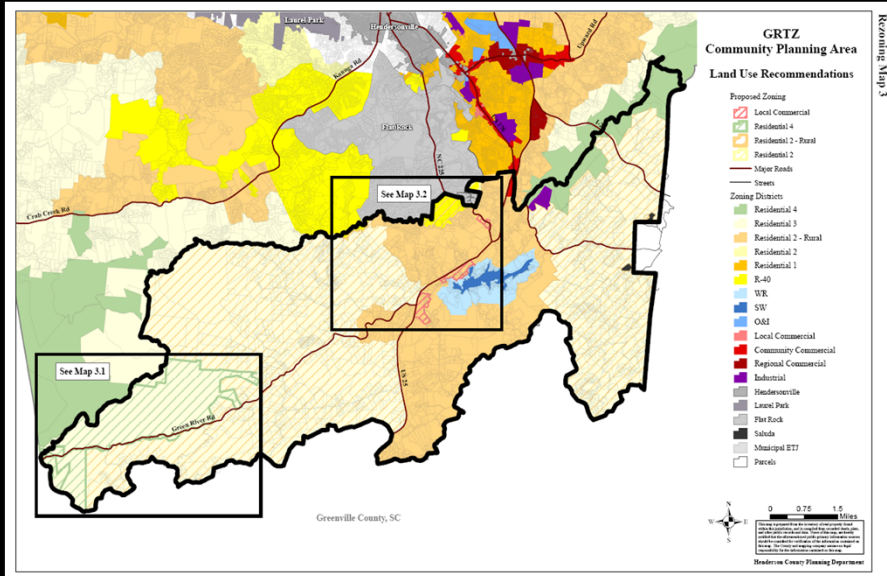
Henderson County Planning Department

Proposed Zoning for the Dana Area (Map 2.1)



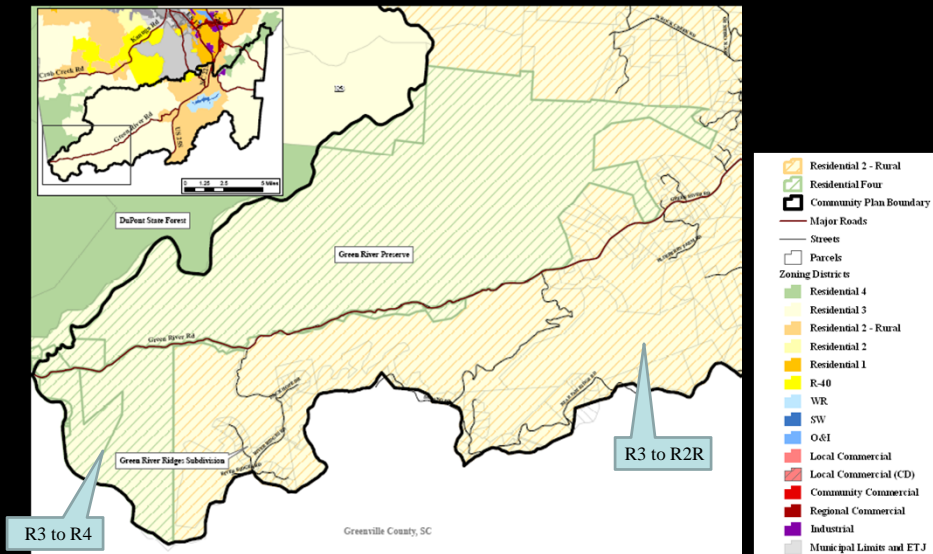
Henderson County Planning Department

GRTZ Community Plan Area



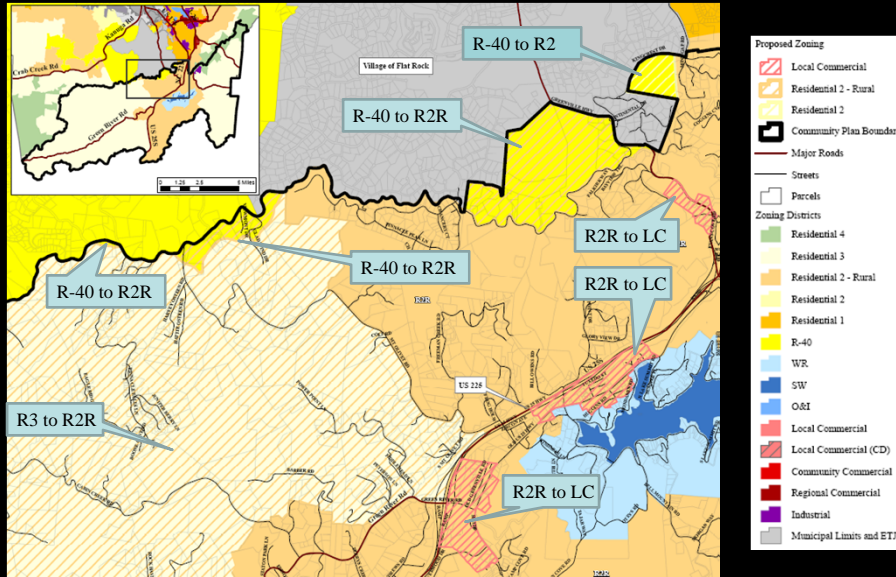
Henderson County Planning Department

Proposed Zoning for the GRTZ Area (Map 3.1)



Henderson County Planning Department

Proposed Zoning for the GRTZ Area (Map 3.2)



Henderson County Planning Department

Rezoning #R-2014-05 (A,B,C)

Public Hearing Comments



Rezoning #R-2014-05 (A,B,C)

State Law requires that the Board adopt a written statement of consistency with the County Comprehensive Plan (CCP). A draft resolution is provided

Suggested Motion:

I move that the Board adopt the attached resolution regarding the consistency with the CCP

I move that the Board adopt the proposed map amendment.

