

REQUEST FOR BOARD ACTION

HENDERSONCOUNTY BOARD OF COMMISSIONERS

MEETING DATE: Monday, November 7, 2016

SUBJECT: Set Public Hearing for Rezoning Application #R-2016-03-C
(The Sanctuary at Eagles Nest-Horseshoe Farm)

PRESENTER: Autumn Radcliff, Senior Planner
Kyle Guie, Planner

ATTACHMENTS: 1. Subject Area Map
2. Zoning District Comparison

SUMMARY OF REQUEST:

Rezoning Application #R-2016-03-C, which was initiated at the request of the applicant, Sendoco-Asheville LLC (John Turchin, Agent), requests the County rezone approximately 85.34 acres of land (hereafter the "Subject Area") from a Residential Two (R2) zoning district to a Mixed Use (MU-CD) zoning district. The Subject Area is located on South Rugby Road approximately a half mile north of Brevard Road (US 64) and south of Haywood Road (NC 191). Mixed Use zoning districts are approved as conditional zoning districts and require a site specific plan for proposed use(s). Conditions may be placed on the property provided they are reasonable and must be agreed to by the applicant. Only the proposed uses shown on the site plan are permissible.

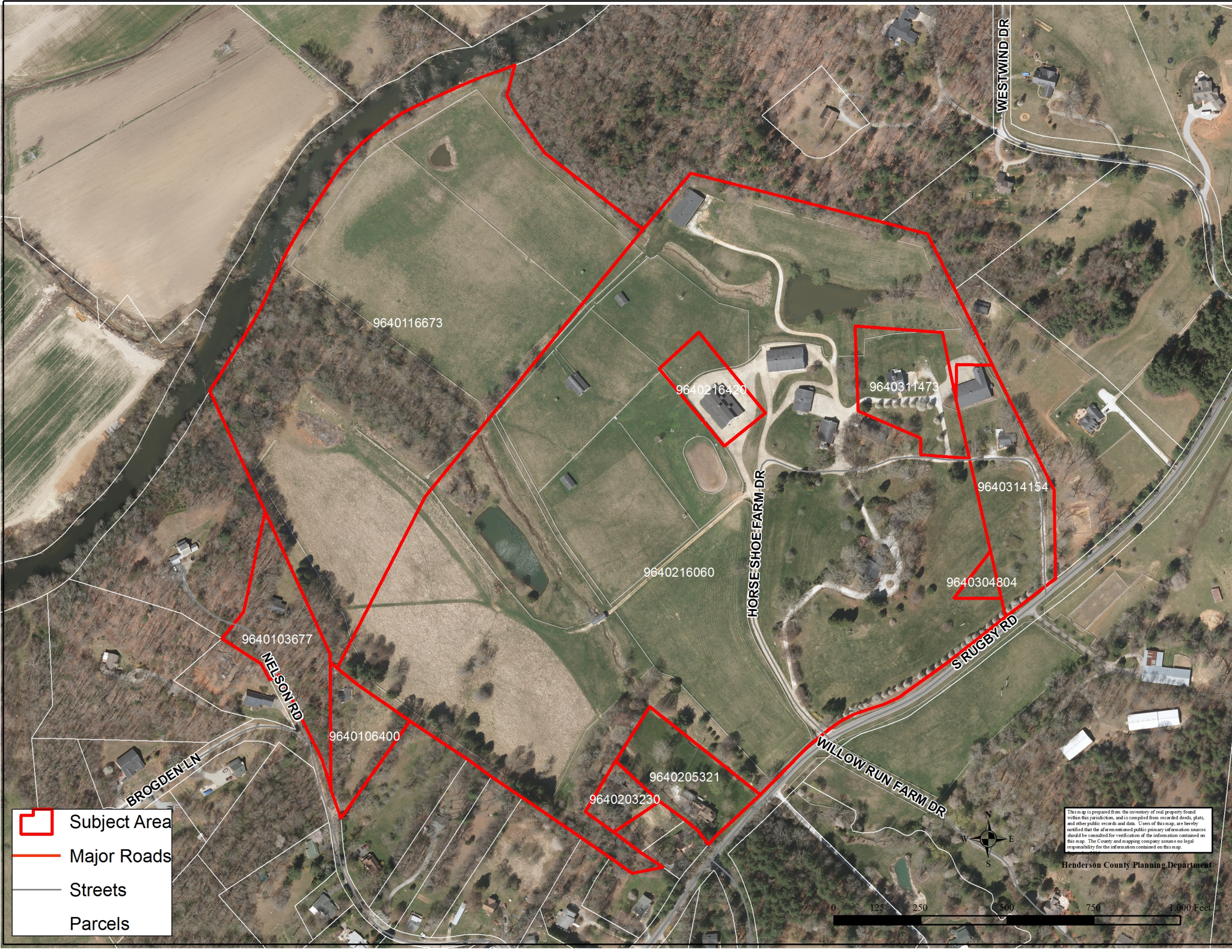
The Henderson County Technical Review Committee (TRC) reviewed the rezoning request at its October 18, 2016 meeting and voted unanimously to send forth a favorable recommendation with noted conditions. The Henderson County Planning Board considered rezoning application #R-2016-03-C at its regularly scheduled meeting on October 20, 2016 and voted 6 to 1 to send forward a favorable recommendation to rezone the Subject Area.

BOARD ACTION REQUESTED:

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing for Monday, December 5, 2016, at 5:30 P.M.

Suggested Motion:

I move that the Board schedule a public hearing for rezoning application #R-2016-03-C for Monday, December 5, 2016, at 5:30 P.M.



- Subject Area
- Major Roads
- Streets
- Parcels

This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats and other public records and data. Users of this map, are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Henderson County Planning Department



The Sanctuary at Eagles Nest-Horseshoe Farm

Rezoning/Masterplan

Zoning District Comparison:

Development Proposal under a Mixed Use District

- Request to rezone to a Mixed Use (MU-CD) zoning district (conditional rezoning approval)
- 85.314 Acres (approximately)
- 220 units
 - 136 single family units
 - 84 multi-family units
- Proposed Density: 2.58 units/acre
- Member only uses (residents and guests):
 - On site dining (members only)
 - Club house
 - Wellness center/spa
 - Amphitheater
 - Five guest rooms
- On Site Improvements:
 - 58 percent open space
 - 28 percent pervious pavement
 - Underground power
 - Public water - City of Hendersonville
 - On site wastewater treatment system (requires State approval and permit)
 - 20 acre drip/spray area

Residential Two (R2): Current Zoning

- Standard Density: 1unit/acre
- Max Density: 2 units/acre
- Allowed Density with a 20% density bonus and 5% agriculture bonus:
 - Standard Density: 106 Single family units (1.2 units/acre)
 - Max Density: 206 multi-family units (2.4 units/acre)
- Member Only Uses Allowed:
 - Dining, club house, and wellness/spa (Permitted by right under: “Common area recreation and service facilities”)
 - Five guest rooms (Permitted with special use permit: “Rooming and boarding house”)
 - Amphitheater (Permitted with special use permit under “Small place of assembly”)