

REQUEST FOR BOARD ACTION

HENDERSONCOUNTY PLANNING BOARD

MEETING DATE: August 21, 2014

SUBJECT: Overview of Community Plan Zoning Recommendations for the Edneyville, Dana, and Green River-Tuxedo-Zirconia (GRTZ) Community Plans

PRESENTER: Autumn Radcliff, Senior Planner
Matt Champion, Planner

ATTACHMENTS:

1. Staff Memorandum
2. Rezoning Maps 1-1D (Edneyville Community Plan)
3. Rezoning Maps 2-2A (Dana Community Plan)
4. Rezoning Maps 3-3B (Green River/Tuxedo/Zirconia Community Plan)

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.

The proposed map amendments for these three community plans are based on the recommendations of each adopted community plan and the Henderson County Comprehensive Plan (See Attached Staff Memorandum and Rezoning Maps).

Planning Department Staff will provide an overview of the proposed zoning map amendments at the August 21st meeting. This will provide the Planning Board the opportunity to review the community plans rezoning recommendations and visit any sites in question prior to the September Board meeting. The Planning Board will formally consider the rezoning requests and receive public comment at its September Board meeting. Staff will also post notices throughout the subject area prior to this meeting.

PLANNING BOARD ACTION REQUESTED:

No action is required of the Planning Board at this time.

Suggested Motion:

NA

Henderson County Planning Department Memorandum**Rezoning Application #R-2014-05****Zoning Map Amendments for the Edneyville, Dana, and Green River/Tuxedo/Zirconia Communities**

Community Plan Rezoning

1. Edneyville Community Plan
2. Dana Community Plan
3. Green River, Tuxedo, and Zirconia Community Plan

1. Edneyville Community Plan

The Edneyville Community Plan was adopted by the Board of Commissioners on May 11, 2010. Within the adopted community plan, the Edneyville Committee proposed a series of zoning map amendments in the Land Use and Development section. Below you will find a brief description of the proposed zoning changes and corresponding maps for the Edneyville Community Plan. (See Map 1)

Residential District One (R1). Residential One (R1) should replace Residential Two Rural (R2R) zoning in the western portions of the Edneyville Planning Area. Residential One (R1) zoning should be applied west of the intersection of Lancaster Road and the northern edge of the Community Planning area then following the Urban Services Area boundary to the intersection with East Chestnut Gap Road. (See Map 1A)

Local Commercial (LC). Residential Two Rural (R2R) zoning should replace Local Commercial (LC) zoning between Townsend and Gilliam Roads. Local Commercial (LC) zoning should be applied at: US Highway 64 East/Fruitland Road intersection; US Highway 64 East/Home Place Drive intersection; Fruitland/Terry's Gap/South Mills Gap/Old Clear Creek Roads intersection; along US Highway 64 East, within portions of the Edneyville Inn Subdivision and on property across from Centipede Lane; and along US Highway 64 East, along property east of Lancaster Road. (See Map 1A, 1B, 1C, & 1D)

Community Commercial (CC). Community Commercial (CC) zoning should be applied along US Highway 64 East from east of Ida Rogers Drive to the US Highway 64 East/South Mills Gap Road intersection. (See Map 1C)

Office Institutional (OI). Office Institutional (OI) zoning should replace Residential Two Rural (R2R) zoning at: Old Clear Creek Road and Terry's Gap Road intersection to Terry's Gap Road and East Evans Avenue intersection; intersection of JP Garren Drive and Old Clear Creek Road to the intersection of Old Clear Creek Road and Terry's Gap Road; and the majority of property surrounding the existing Fruitland Baptist Institute. (See Map 1B)

2. Dana Community Plan

The Dana Community Plan was adopted by the Board of Commissioners on March 16, 2011. Within the adopted community plan, the Dana Committee proposed a series of zoning map amendments in the Land Use and Development section. Below you will find a brief description of the proposed zoning changes and corresponding maps for the Dana Community Plan. (See Map 2)

Industrial (I). Industrial (I) zoning should be applied to those properties bounded by McMurray Road and Ballenger Road and located between the existing Regional Commercial (RC) and Industrial (I) zoning districts. (See Map 2A)

Residential District One (R1). Residential One (R1) zoning be applied to those properties located along Howard Gap Road and South Orchard Road between Upward Road and Orchard Road. (See Map 2A)

3. Green River, Tuxedo, and Zirconia Community Plan

The Green River, Tuxedo, and Zirconia (GRTZ) Community Plan was adopted by the Board of Commissioners on February 19, 2014. The GRTZ Committee identified and selected several areas to proposed zoning map amendments. These amendments were identified in the Land Use and Development section of the GRTZ Community Plan. Below you will find a brief description of the proposed zoning changes and corresponding maps for the GRTZ Community Plan. (See Map 3)

Residential District Two (2) Rural. Replace Estate Residential (R-40) zoning with Residential Two Rural (R2R) zoning between Hattie Osteen Road and the existing western boundary of the Residential Two Rural (R2R) zoning district. The northern boundary of this zoning change will follow the Planning Area boundary, which runs along Pinnacle Mountain Road. Replace Estate Residential (R-40) zoning district north of Pinnacle Mountain Road to the Planning Area boundary with Residential Two Rural (R2R) zoning. Additionally, replace existing Estate Residential (R-40) zoning district on parcel 9935958 with Residential Two Rural (R2R). (See Map 3B)

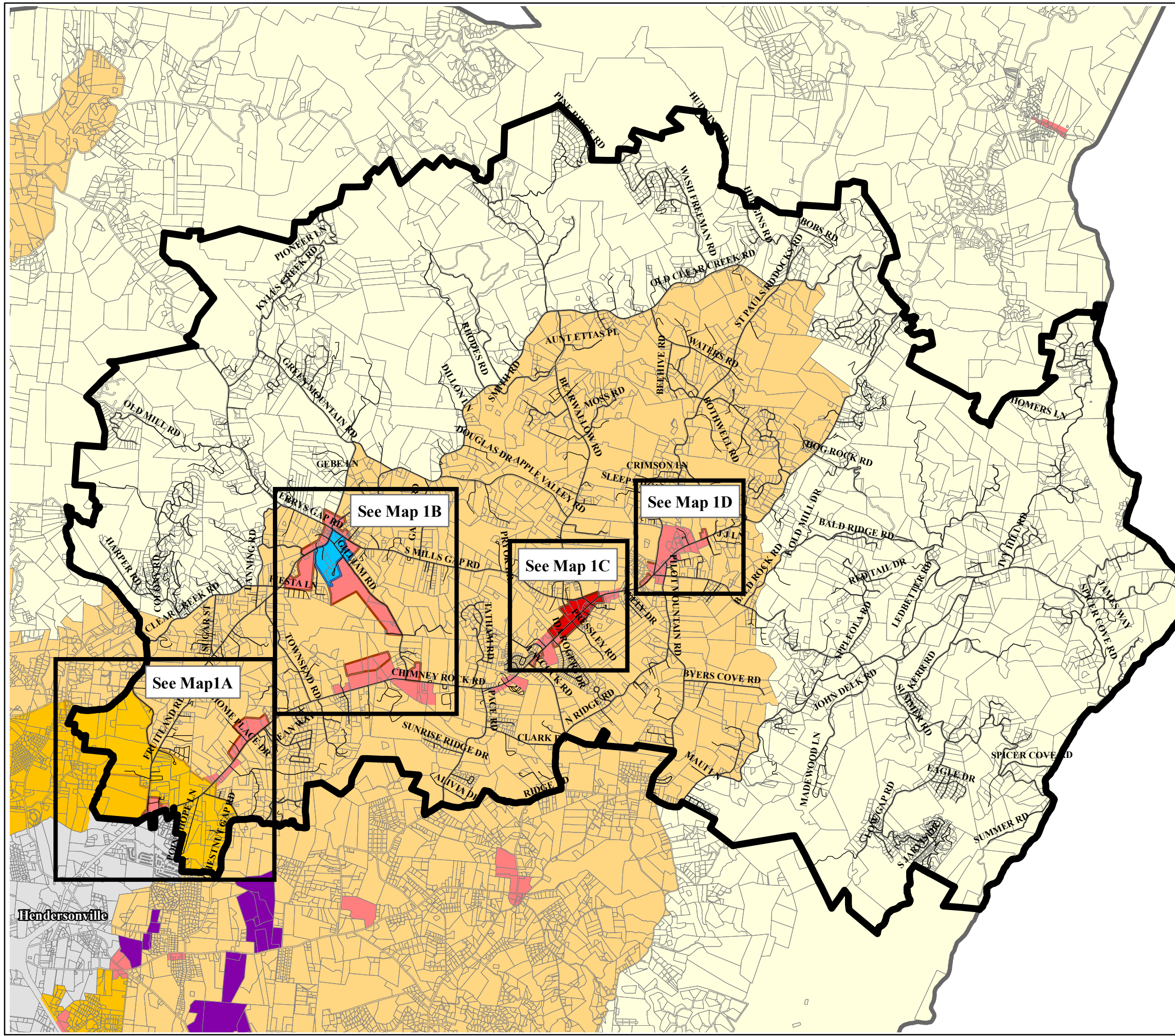
Residential District Four (4). Replace Residential Three (R3) zoning in the western portions of the Planning Area with Residential Four (R4) zoning. This zoning district should encompass all of the Green River Preserve and the adjoining parcels at the Western most edge of the planning area. This district should only be extended to meet existing Residential Four (R4) zoning on DuPont State Forest or to prevent split zoning. Additional, the County should consider extending the existing Residential Four (R4) zoning located immediately outside the Planning Area to the southwest to connect DuPont State Forest and the Green River Preserve. (See Map 3A)

Residential District Two (2) Rural. Replace the remaining Residential Three (R3) zoning district with Residential Two Rural (R2R) zoning district. Leaving the current existing zoning districts of Waterfront Residential (WR), Surface Water (SW), Community Commercial (CC), Residential Four (R4) and Industrial (I) zoning districts. (See Map 3)

Local Commercial (LC). To preserve small local businesses, local scale commercial development should be the Planning Area's principal type of commercial development. Local Commercial (LC) zoning should be applied in the following areas (See map 3B):

- Along Greenville Highway from the former Day Care Facility parcel south to Zion Hill Baptist Church. On the adjacent side of the Greenville Highway from parcel 9975443 to Zirconia Road;
- From the intersection of Old U.S. 25 and North Lake Summit Drive to the intersection of Old Greenville Hwy and Old U.S. 25. The northern boundary of this zoning change along the U.S. 25 right-of-way and the southern boundary adjacent to the Waterfront Residential (WR) zoning district around Lake Summit;
- From the intersection of Old U.S. 25 and Icey Hill Road to the intersection of Old U.S. 25 and Cranmore Lane. The boundary of this zoning change will abut U.S. 25 right-of-way and the parcels along Old U.S. 25.

Edneyville Community Planning Area Land Use Recommendations



- Streets
- Edneyville Community Plan Boundary
- Proposed Zoning**
- Residential 1
- Office Institutional
- Local Commercial
- Community Commercial
- Zoning Districts**
- Residential 4
- Residential 3
- Residential 2 - Rural
- Residential 2
- Residential 1
- R-40
- WR
- SW
- O&I
- Local Commercial
- Community Commercial
- Regional Commercial
- Industrial
- Municipal Limits and ETJ
- Parcels























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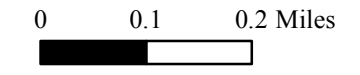
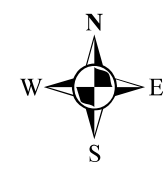
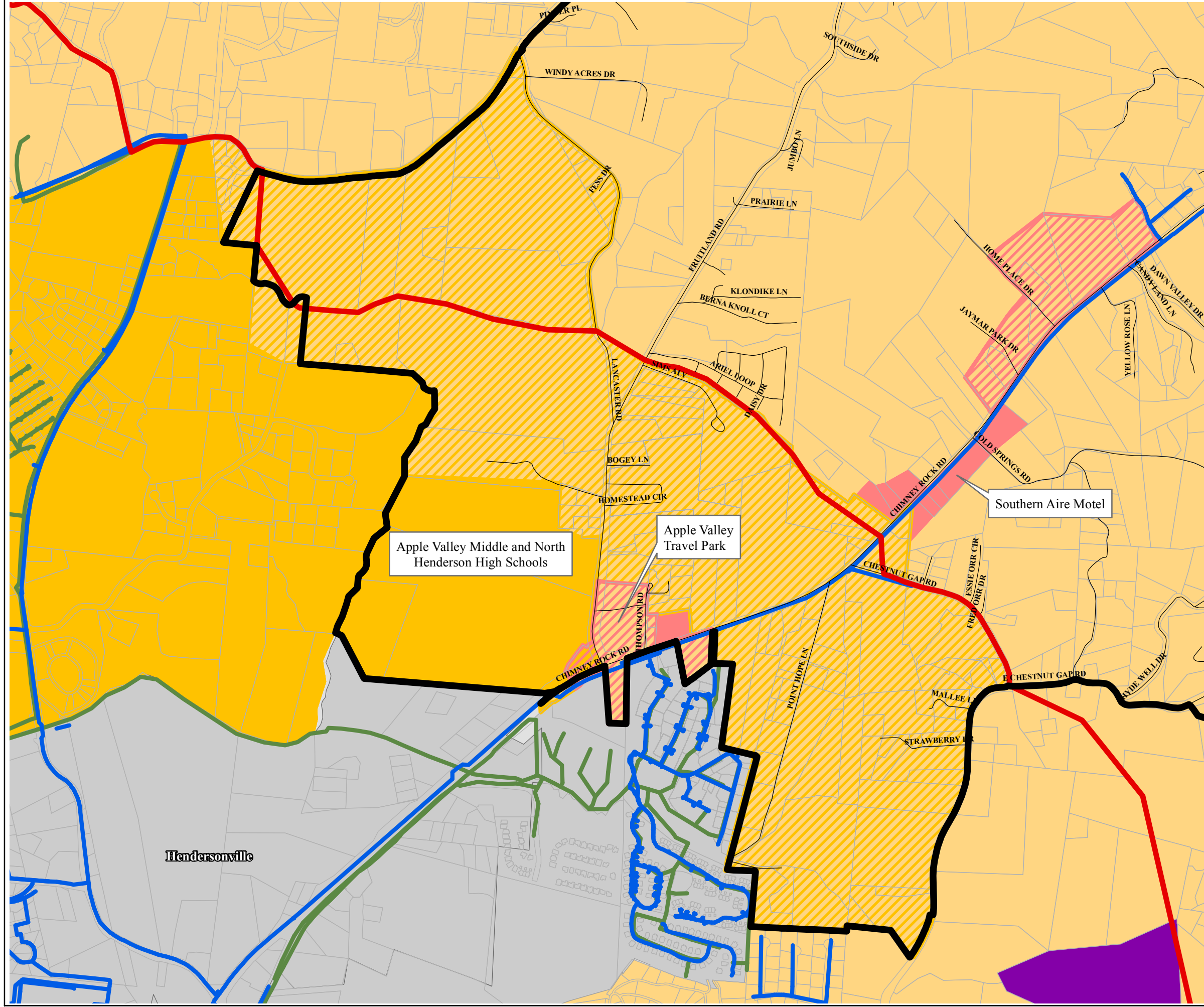
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Edneyville Community Planning Area

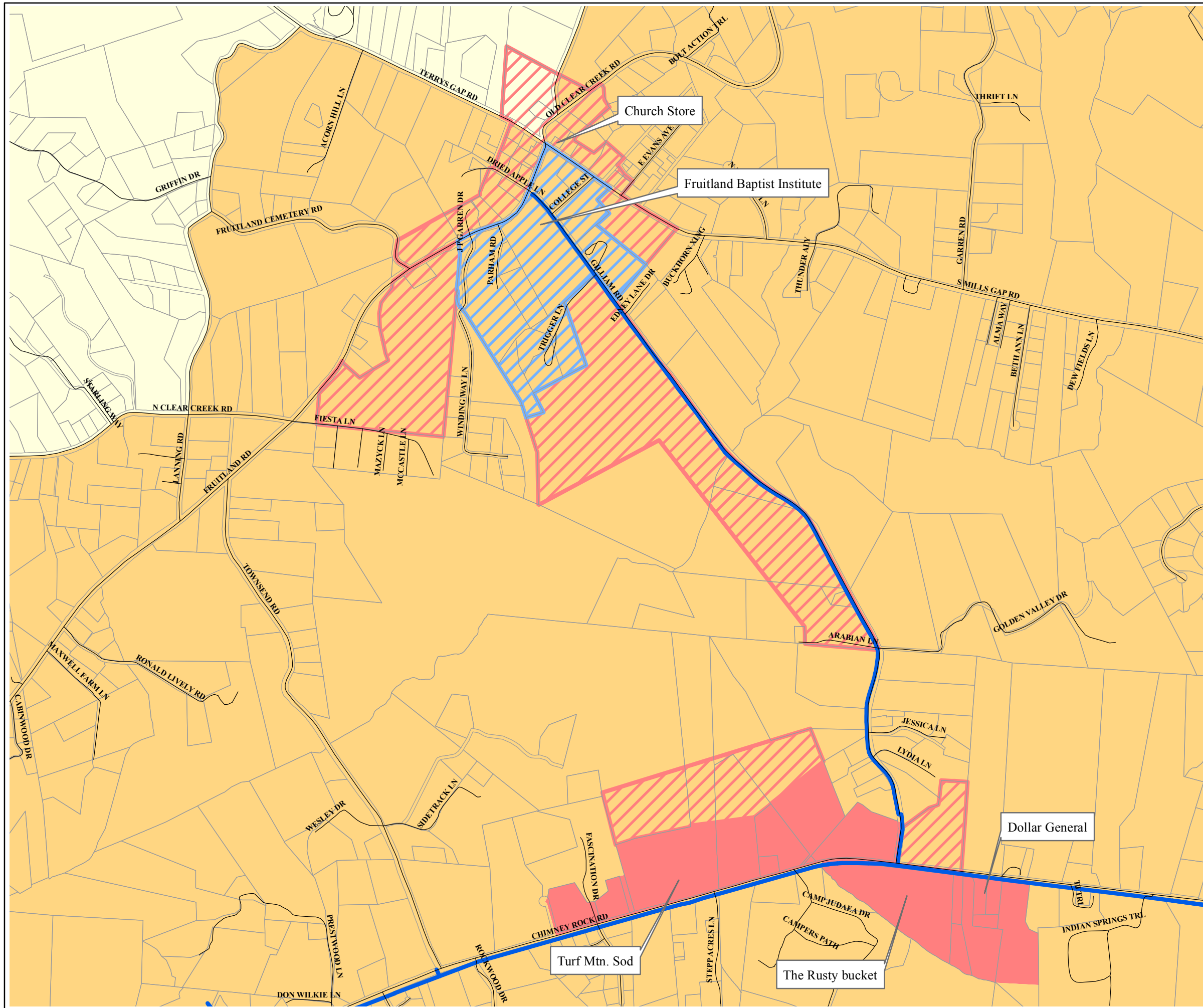
Land Use Recommendations

-  Streets
-  City of Hendersonville
-  Waterlines
-  Sewerlines
-  Edneyville Community Plan Boundary
-  Urban Service Area Boundary
- Proposed Zoning**
-  Residential 1
-  Local Commercial
- Zoning Districts**
-  Residential 4
-  Residential 3
-  Residential 2 - Rural
-  Residential 2
-  Residential 1
-  R-40
-  WR
-  SW
-  O&I
-  Local Commercial
-  Community Commercial
-  Regional Commercial
-  Industrial
-  Municipal Limits and ETJ
-  Parcels

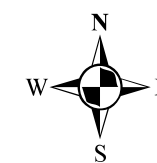


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Edneyville Community Planning Area Land Use Recommendations



- Streets
- City of Hendersonville Waterlines
- Edneyville Community Plan Boundary
- Proposed Zoning**
- Office Institutional
- Local Commercial
- Zoning Districts**
- Residential 4
- Residential 3
- Residential 2 - Rural
- Residential 2
- Residential 1
- R-40
- WR
- SW
- O&I
- Local Commercial
- Community Commercial
- Regional Commercial
- Industrial
- Municipal Limits and ETJ
- Parcels























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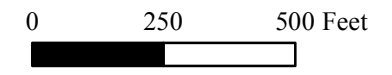
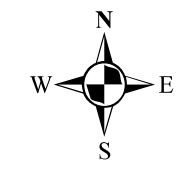
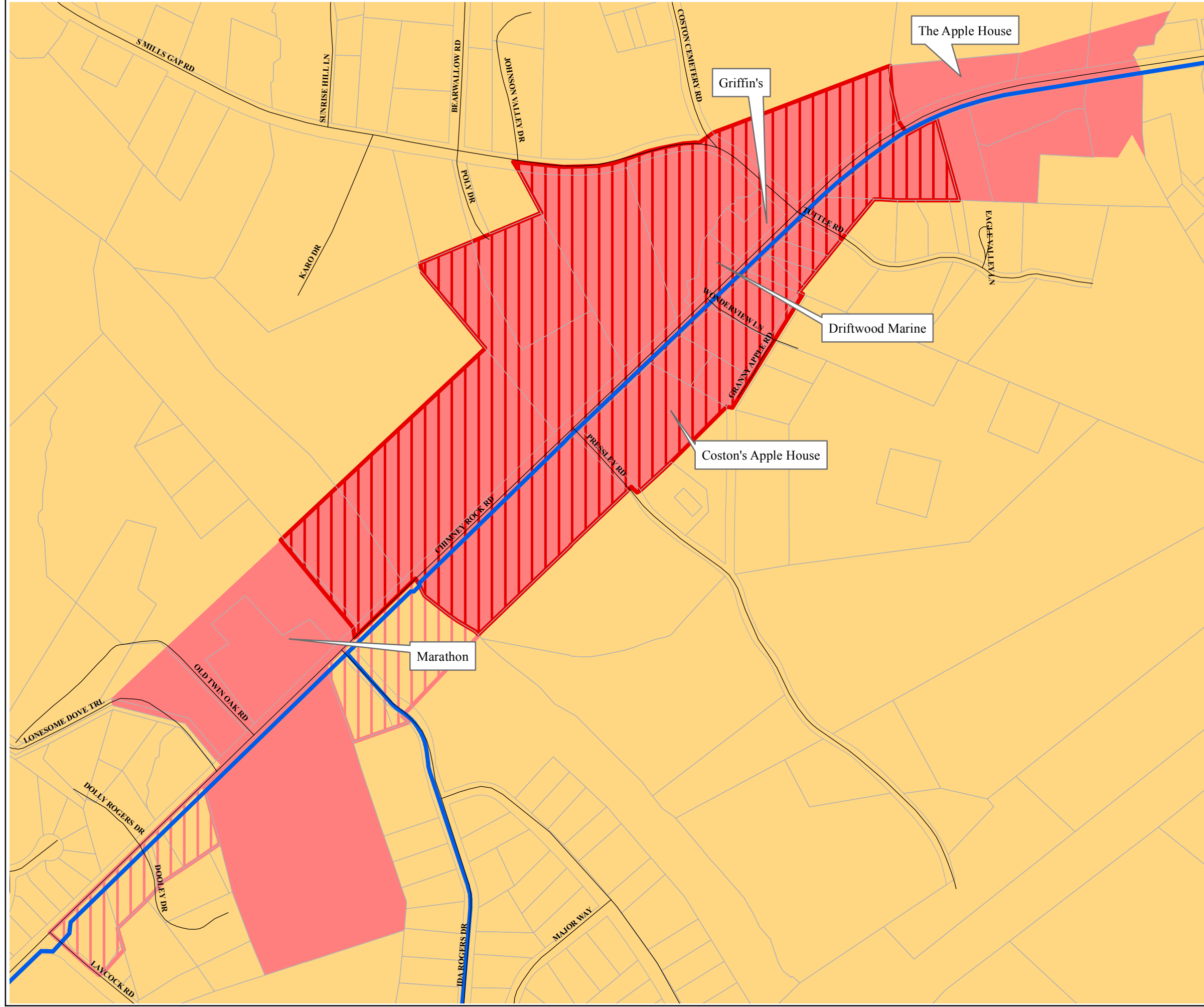


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Edneyville Community Planning Area

Land Use Recommendations




















-  Streets
-  City of Hendersonville Waterlines
-  Edneyville Community Plan Boundary
- Proposed Zoning**
-  Local Commercial
-  Community Commercial
- Zoning Districts**
-  Residential 4
-  Residential 3
-  Residential 2 - Rural
-  Residential 2
-  Residential 1
-  R-40
-  WR
-  SW
-  O&I
-  Local Commercial
-  Community Commercial
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-  Municipal Limits and ETJ
-  Parcels

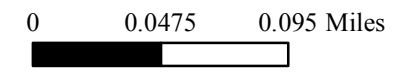
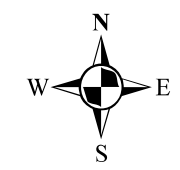
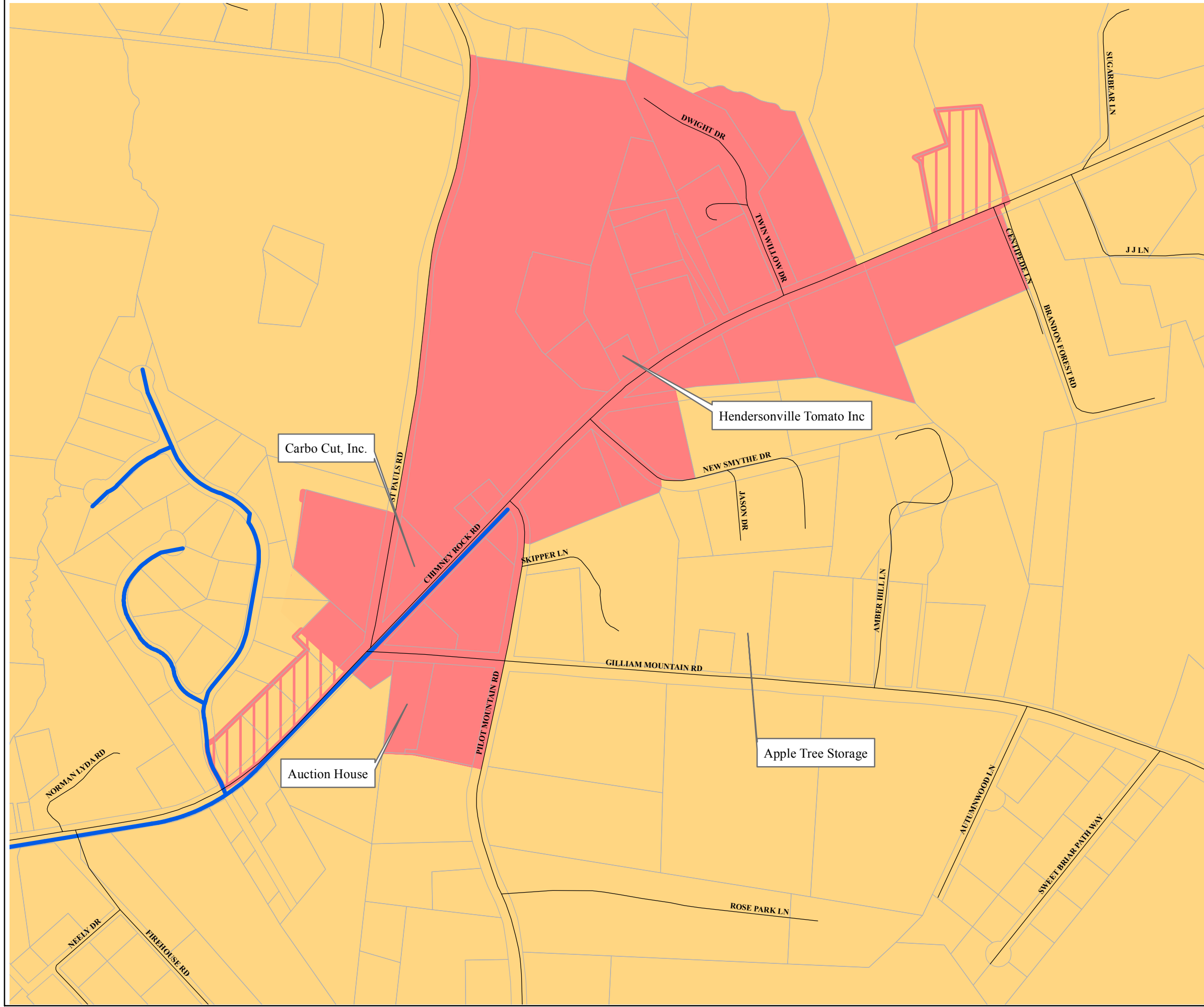


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Edneyville Community Planning Area

Land Use Recommendations























-  Streets
-  City of Hendersonville Waterlines
-  Edneyville Community Plan Boundary
- Proposed Zoning
 -  Local Commercial
- Zoning Districts
 -  Residential 4
 -  Residential 3
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 -  WR
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 -  Regional Commercial
 -  Industrial
 -  Municipal Limits and ETJ
 -  Parcels

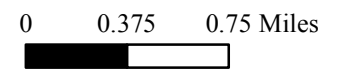


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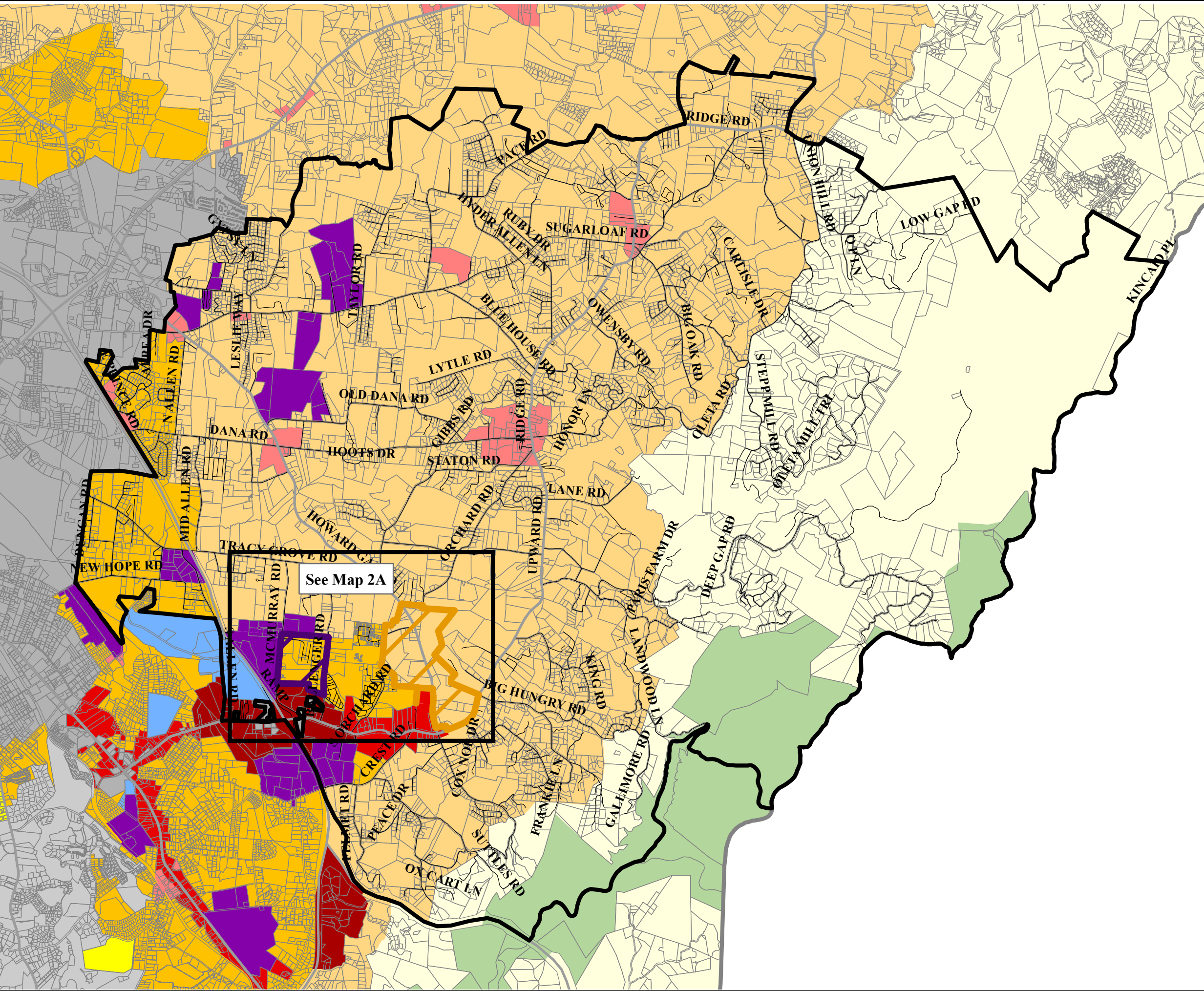
Dana Community Planning Area

Land Use Recommendations

-  Major Roads
-  Streets
-  Community Plan Boundary
- Proposed Zoning**
-  Residential 1
-  Industrial
- Zoning Districts**
-  Residential 4
-  Residential 3
-  Residential 2 - Rural
-  Residential 2
-  Residential 1
-  R-40
-  WR
-  SW
-  O&I
-  Local Commercial
-  Community Commercial
-  Regional Commercial
-  Industrial
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ
-  Parcels

























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Dana Community Planning Area

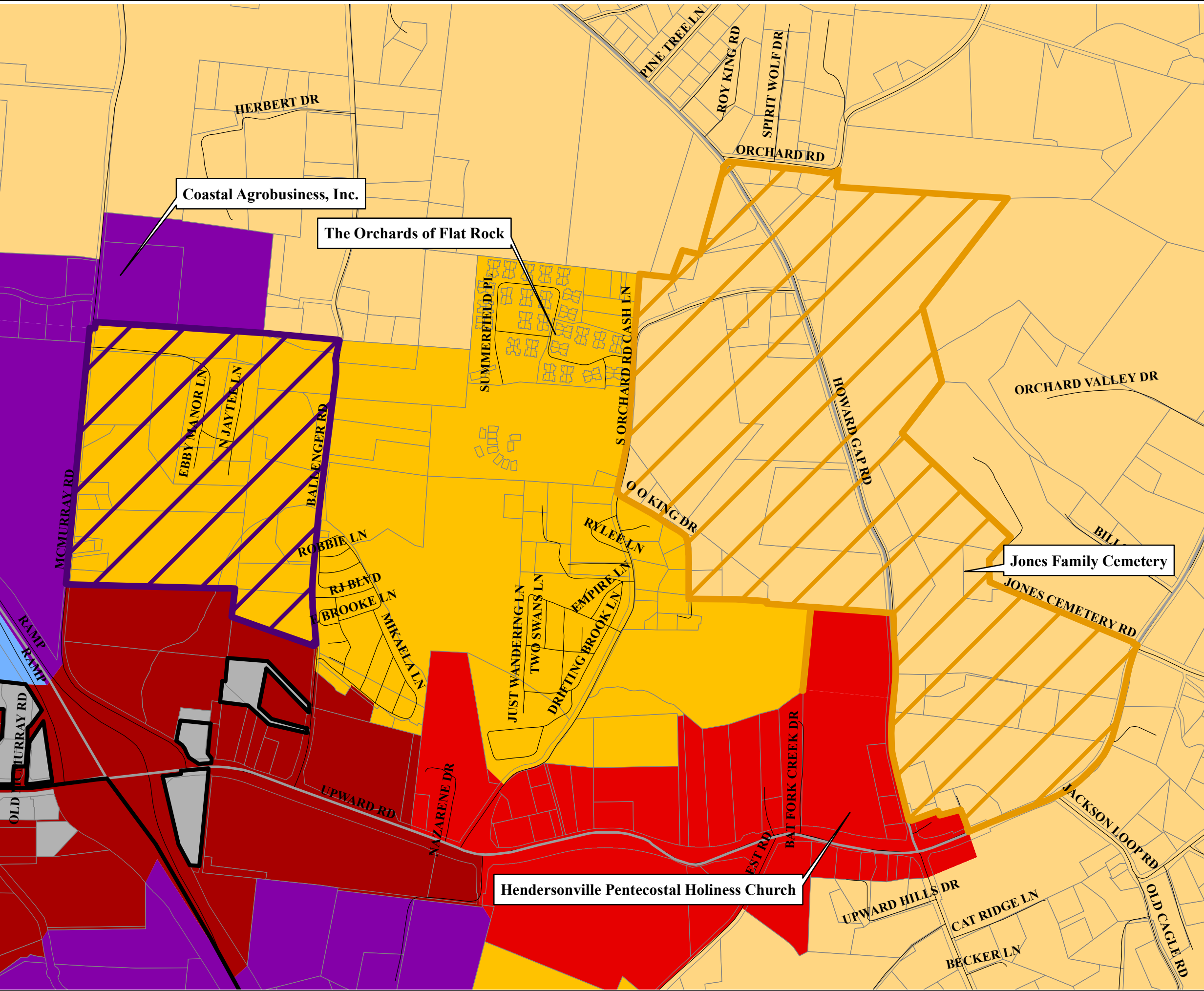
Land Use Recommendations

-  Major Roads
-  Streets
-  Community Plan Boundary
- Proposed Zoning**
-  Residential 1
-  Industrial
- Zoning Districts**
-  Residential 4
-  Residential 3
-  Residential 2 - Rural
-  Residential 2
-  Residential 1
-  R-40
-  WR
-  SW
-  O&I
-  Local Commercial
-  Community Commercial
-  Regional Commercial
-  Industrial
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ
-  Parcels

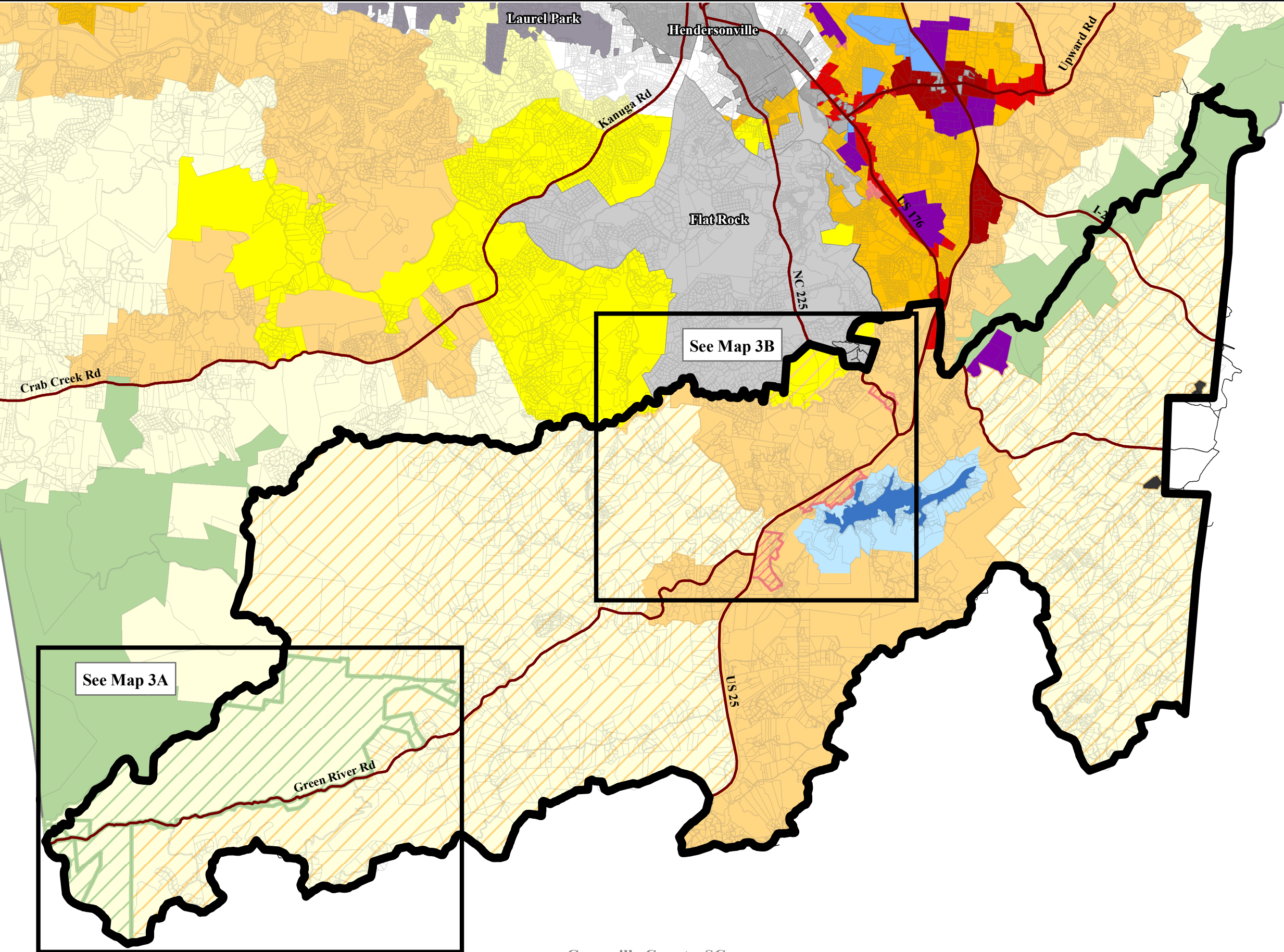
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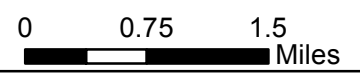


GRTZ Community Planning Area Land Use Recommendations



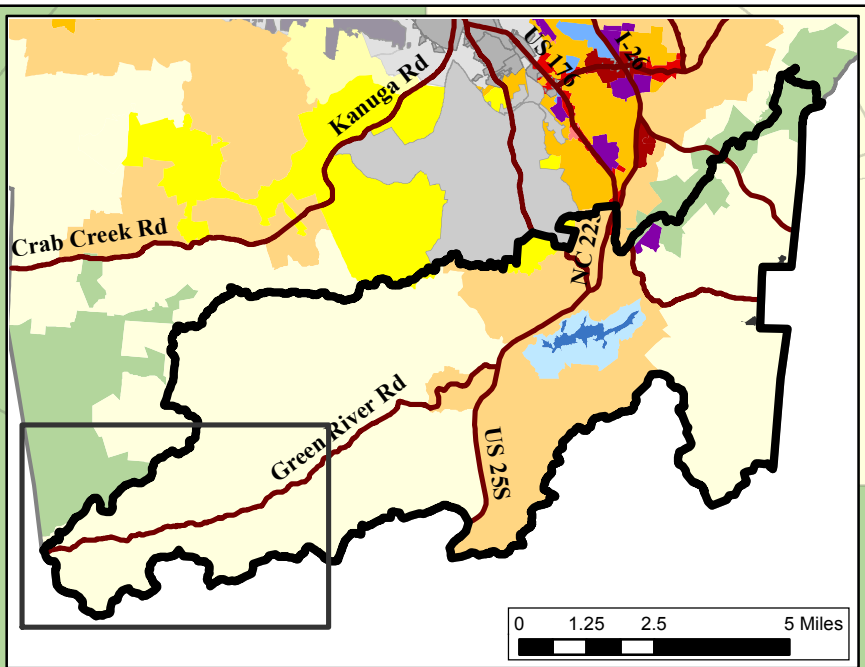
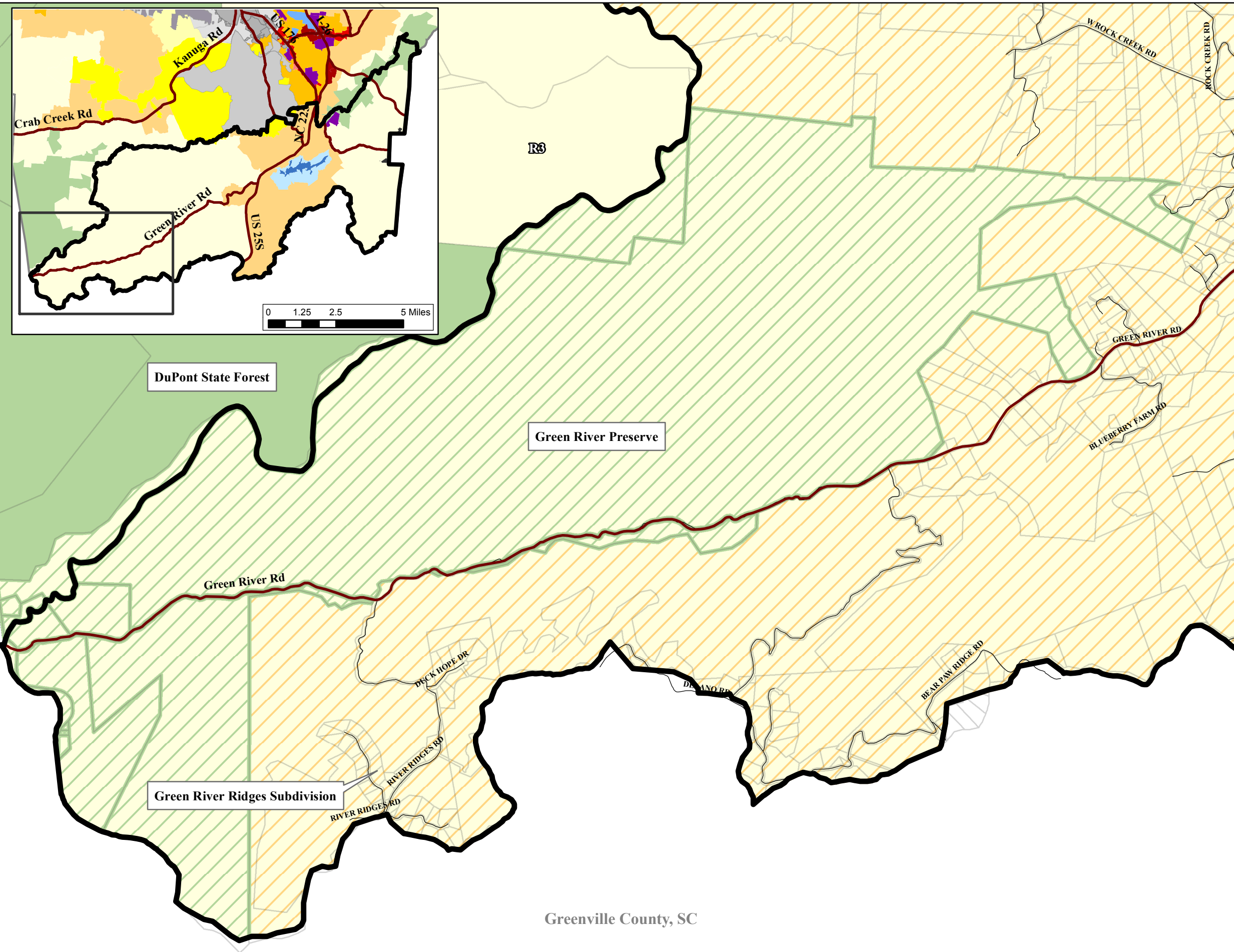
- Proposed Zoning**
- Local Commercial
 - Residential 4
 - Residential 2 - Rural
 - Major Roads
 - Streets
- Zoning Districts**
- Residential 4
 - Residential 3
 - Residential 2 - Rural
 - Residential 2
 - Residential 1
 - R-40
 - WR
 - SW
 - O&I
 - Local Commercial
 - Community Commercial
 - Regional Commercial
 - Industrial
 - Hendersonville
 - Laurel Park
 - Flat Rock
 - Saluda
 - Municipal ETJ
 - Parcels

Greenville County, SC



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GRTZ Community Planning Area Land Use Recommendations



- Proposed Zoning
- Residential 4
 - Residential 2 - Rural
 - Community Plan Boundary
 - Major Roads
 - Streets
 - Parcels
- Zoning Districts
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 - Residential 1
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 - SW
 - O&I
 - Local Commercial
 - Local Commercial (CD)
 - Community Commercial
 - Regional Commercial
 - Industrial
 - Municipal Limits and ETJ

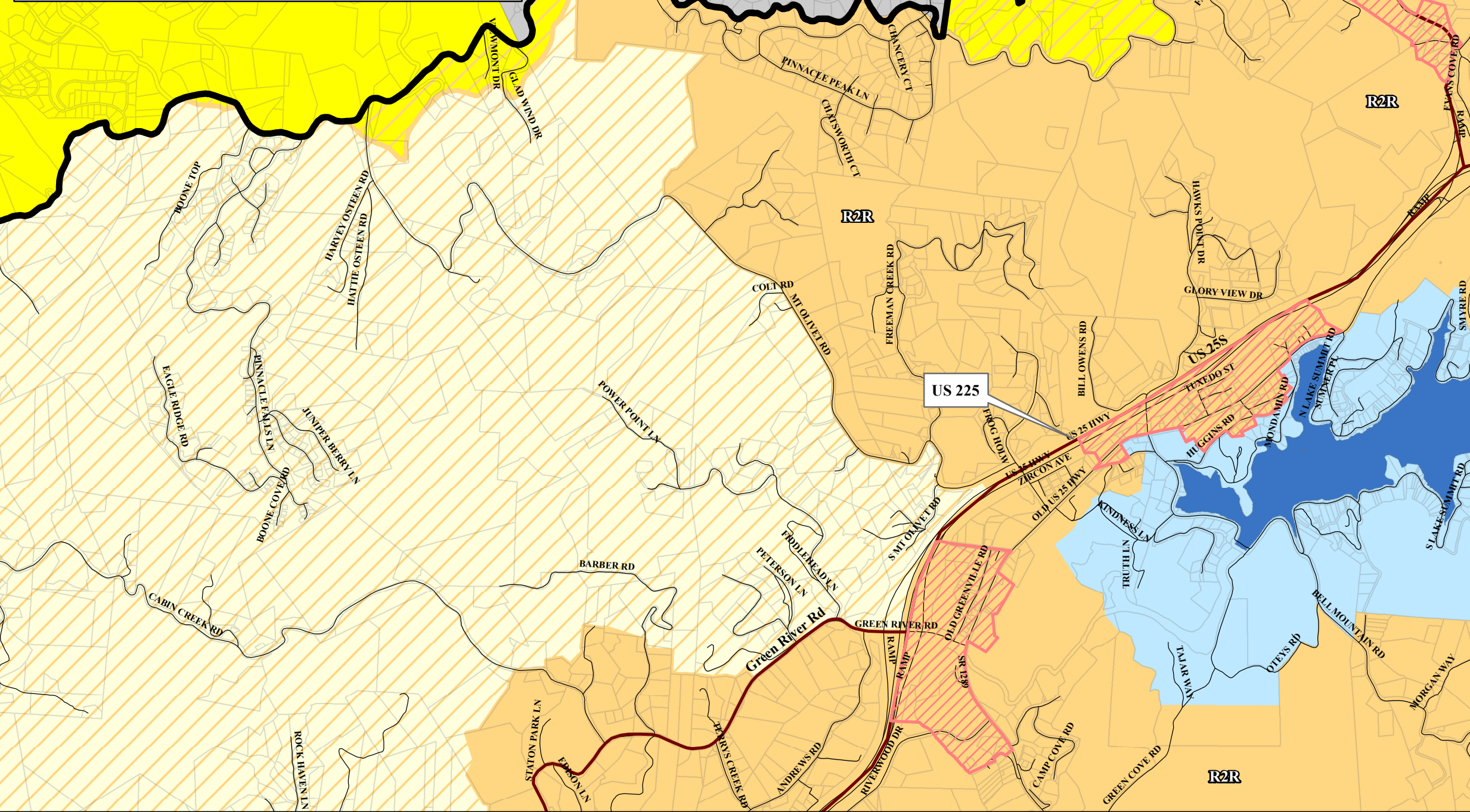
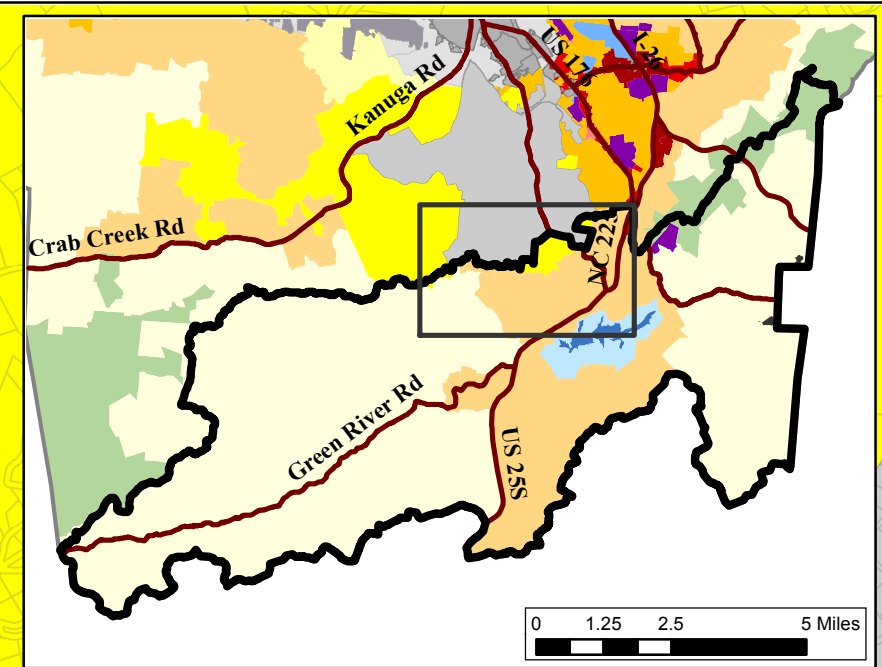
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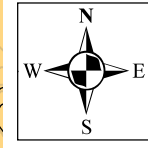
Greenville County, SC

GRTZ Community Planning Area Land Use Recommendations



- Proposed Zoning**
- Residential 2 - Rural
 - Local Commercial
 - Community Plan Boundary
 - Major Roads
 - Streets
 - Parcels
- Zoning Districts**
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