

# REQUEST FOR COMMITTEE ACTION

## HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

**MEETING DATE:** December 6, 2016

**SUBJECT:** Rezoning Application #R-2016-04

**PRESENTER:** Kyle Guie, Planner

**ATTACHMENTS:** 1. Staff Report

### **SUMMARY OF REQUEST:**

Rezoning Application #R-2016-04, which was initiated on November 3, 2016 at the request of applicant, Philip Fisher, who requests the County rezone approximately 3.53 acres of land (hereafter the "Subject Area") from an Estate Residential (R-40) zoning district to a Residential Two Rural (R2R) zoning district.

### **TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

Planning Staff requests the Technical Review Committee make a recommendation to the Board of Commissioners to approve, approve with modification or deny the zoning application (#R-2016-04) to rezone the Subject Area to a Residential Two Rural (R2R) zoning district. The TRC should discuss the staff provided options as noted in the staff report.

### **Suggested Motion:**

I move that the TRC recommend the Board of Commissioners approve, approve with modification or deny rezoning application #R-2016-04 to rezone the Subject Area to a Residential Two Rural (R2R) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan and other relevant planning documents.



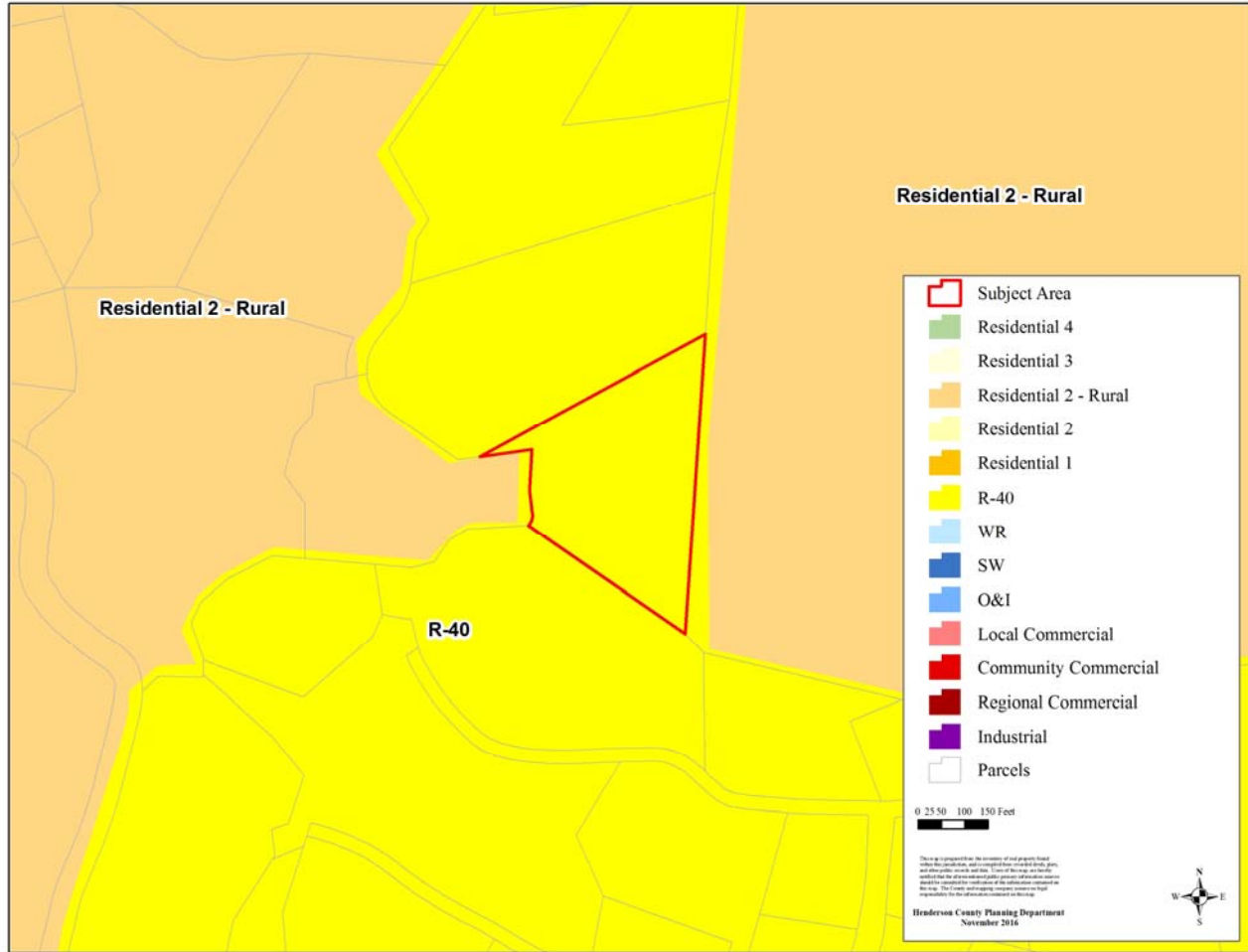
**Map B: Aerial Photo**



**2. Current Zoning**

2.1. **Application of Current Zoning:** The subject area is currently zoned Estate Residential (R-40) (See Map C).

**Map C: Current Zoning**



2.2. **Adjacent Zoning:** The subject area is adjacent to Residential Two Rural (R2R) to the west and east and Estate Residential (R-40) to the north and south.

**2.3. District Comparison:**

2.3.1. **Estate Residential (R-40) District:** The Estate Residential District (R-40) is established to maintain the zoning in place prior to the adoption of this Chapter 200A. 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. This district is also intended to be a quiet, low-density neighborhood consisting of single-family residences. The R-40 District shall not be extended from the locations designated on the Official Zoning Map, nor shall new R-40 District areas be designated except where initiated by the

Board of Commissioners or Planning Board. The R-40 District may be altered or removed with the completion of Community Plans.

2.3.2. **Residential Two Rural (R2R) District:** The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development and rural commercial and light industrial development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan.

**3. Current Uses of Subject Area and Adjacent Properties**

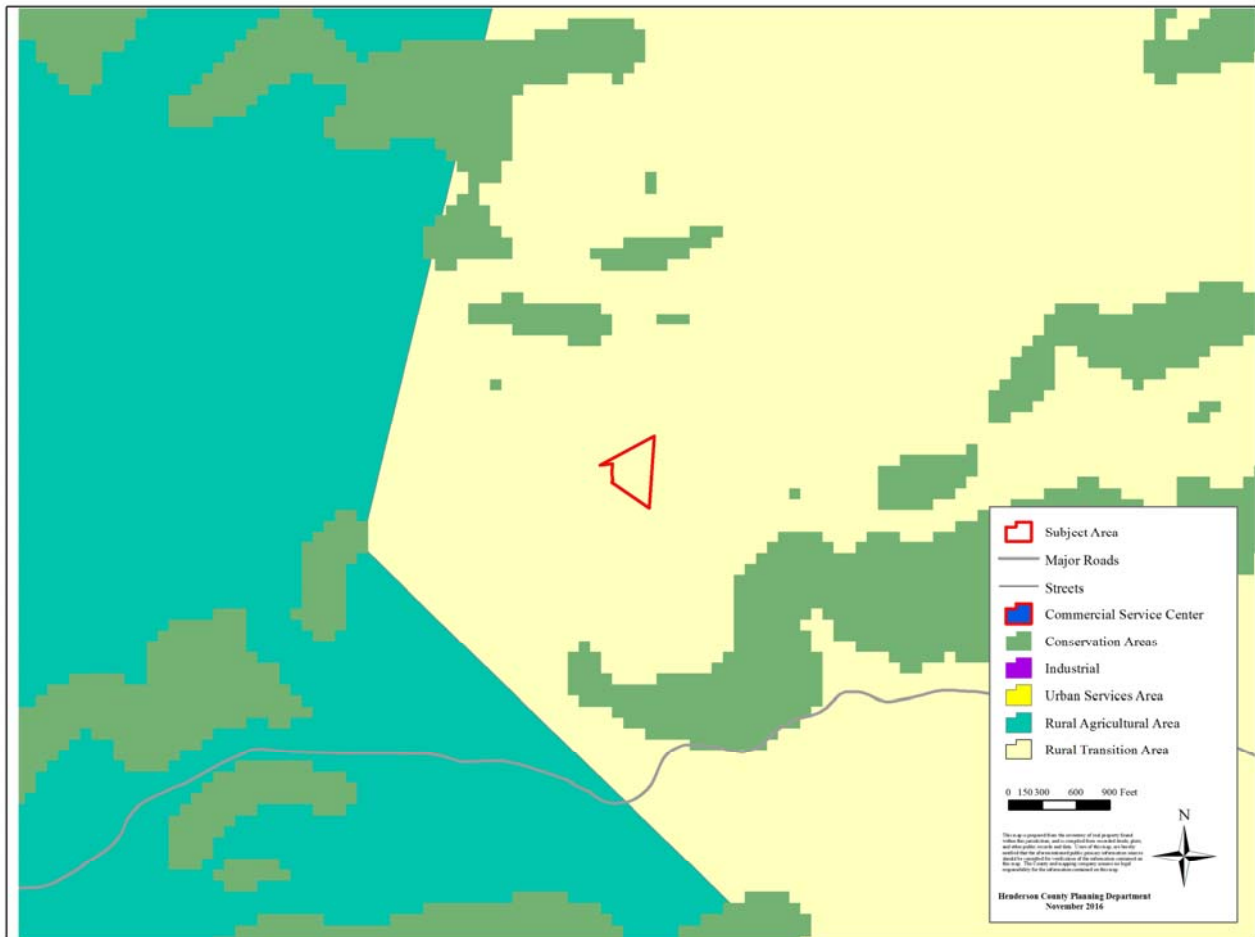
3.1. **Subject Area Uses:** The subject area is currently wooded and vacant.

3.2. **Adjacent Area Uses:** The surrounding properties are mainly residential uses and a camp is adjacent on the east side of the subject area.

**4. The Henderson County 2020 Comprehensive Plan (CCP)**

4.1. The CCP Future Land Use Map identifies the subject area as being located in the Rural Transition Area (RTA) (2020 CCP, Pgs. 134& Appendix 1, Map 24). (See Map D).

**Map D: 2020 County Comprehensive Plan Future Land Use Map**





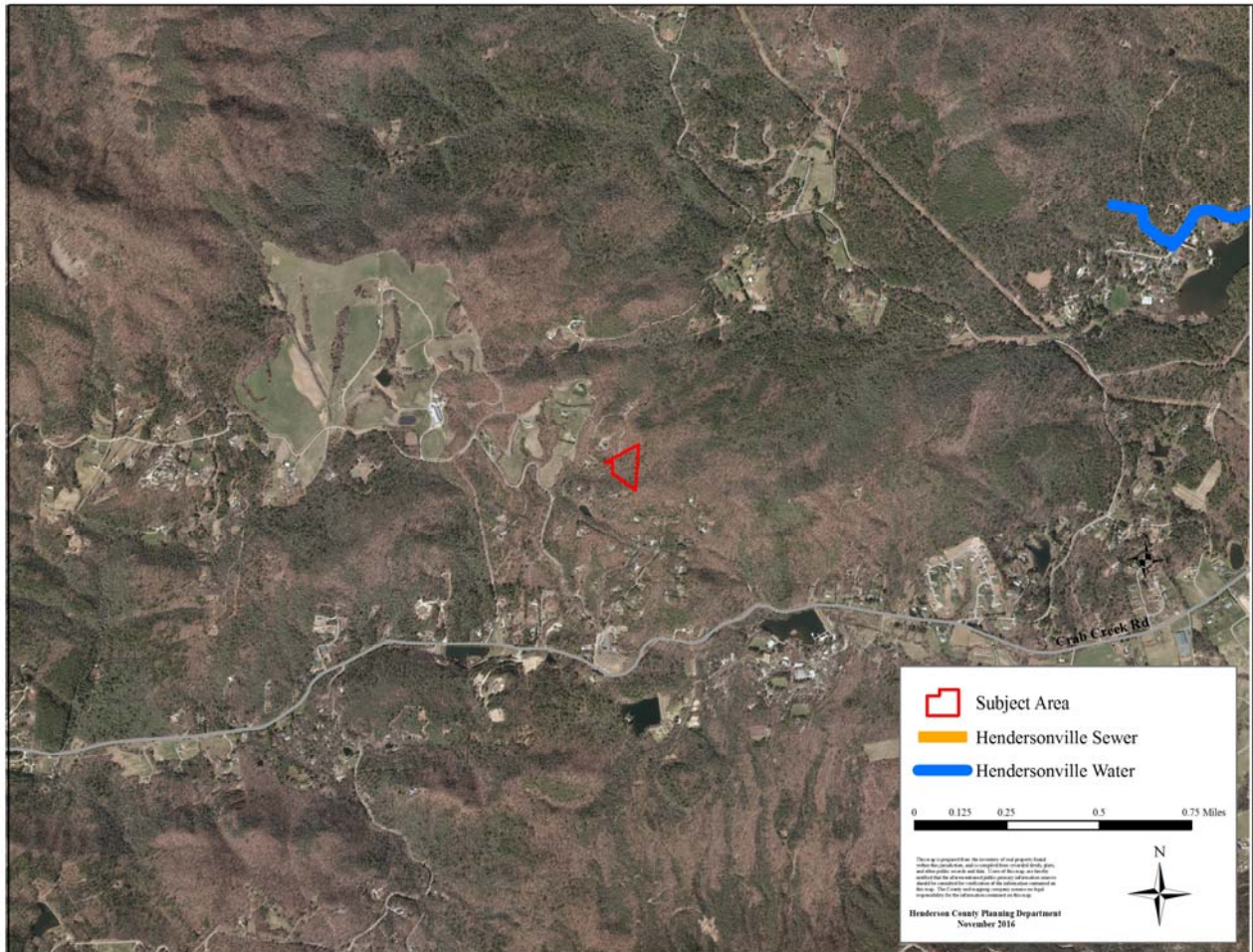
4.1.1. **Rural Transition Area (RTA):** The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered to be generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan. (2020 CCP, Pg. 134).

5. **Water and Sewer**

5.1. **Public Water:** Private well water proposed

5.2. **Public Sewer:** On-site septic proposed

**Map H: 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 Rural Transition Area classification. The text and map of the 2020 CCP suggest that the Subject Area would be suitable for residential development.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to Residential Two Rural (R2R) to the west and east and Residential Forty (R-40) to the north and south.

**7. Technical Review Committee Recommendations**

- 7.1. To Be Determined

**8. Planning Board Recommendations**

- 8.1. To Be Determined