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## Henderson County Planning Department Staff Report

### Rezoning Application #R-2017-05 Snead Property

Charles and Susan Snead, Owner(s)

Susan Snead, Applicant/Agent

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#### 1. Rezoning Request

1.1. **Applicant/Agent:** Susan Snead

1.1 **Property Owners:** Charles and Susan Snead

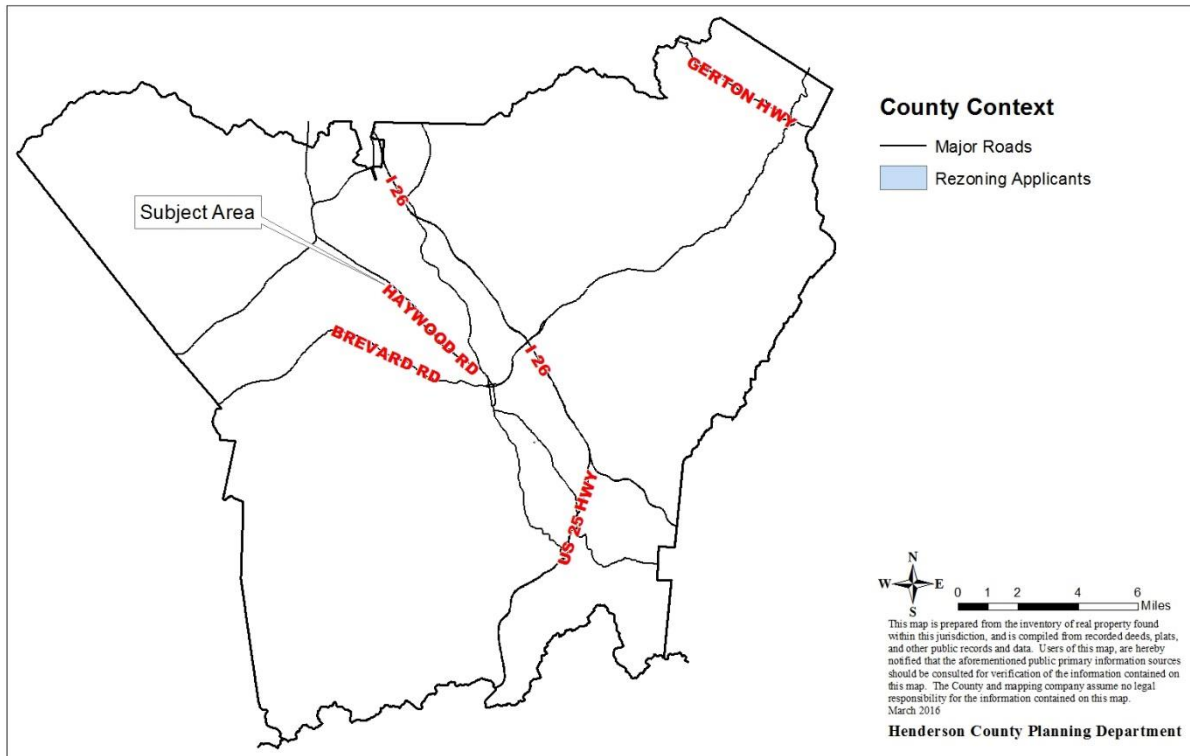
1.2. **PINs:** 9640-96-0879

1.3. **Request:** Rezone subject area from an Estate Residential (R-40) zoning districts to a Local Commercial (LC) zoning district.

1.4. **Size:** Approximately 1.48 acres

1.5. **Location:** The subject area is the entire portion of 1 parcel located off Grandview Lane at the intersection of South Rugby Road, north west of the county's geographic center. Refer to Map A, County Context map.

**Map A: County Context**



## 2. Current Zoning

2.1. **Application of Current Zoning:** The subject area is currently zoned as an Estate Residential (R-40) zoning districts.

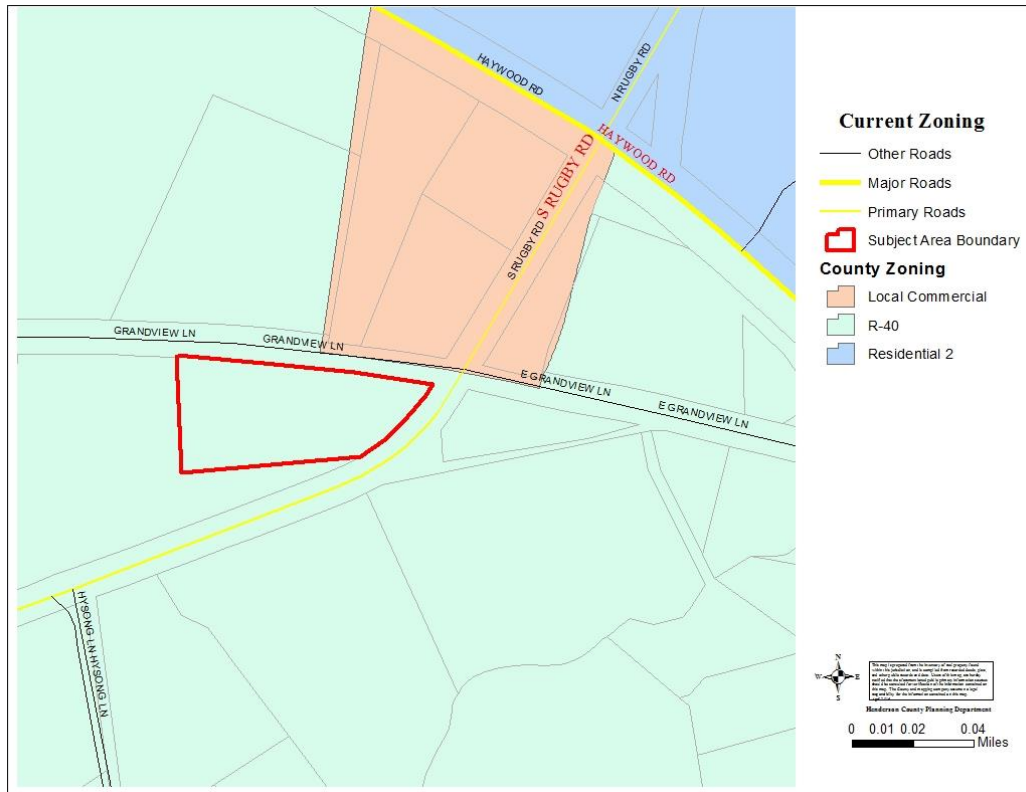
2.2. **Adjacent Zoning:** The subject area is adjacent to Estate Residential (R-40) to the East, South, West, and partially to the North. To the North, directly across Grandview Lane, is property zoned as Local Commercial (LC).

### 2.3. **District Comparison:**

2.3.1. **Residential District One (R1) District:** “The purpose of the Local Commercial District (LC) is to foster orderly growth where the principal use of land is commercial and residential. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial and residential development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on a local or neighborhood scale; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in all service areas.” (LDC §42-33).

- 1) Local Commercial requires 10 foot side and rear setbacks, maximum height 40 feet, and a standard density of four (4) unit per acre with a maximum density of sixteen (16) units per acre (LDC §42-33).

**Map B: Current Zoning**



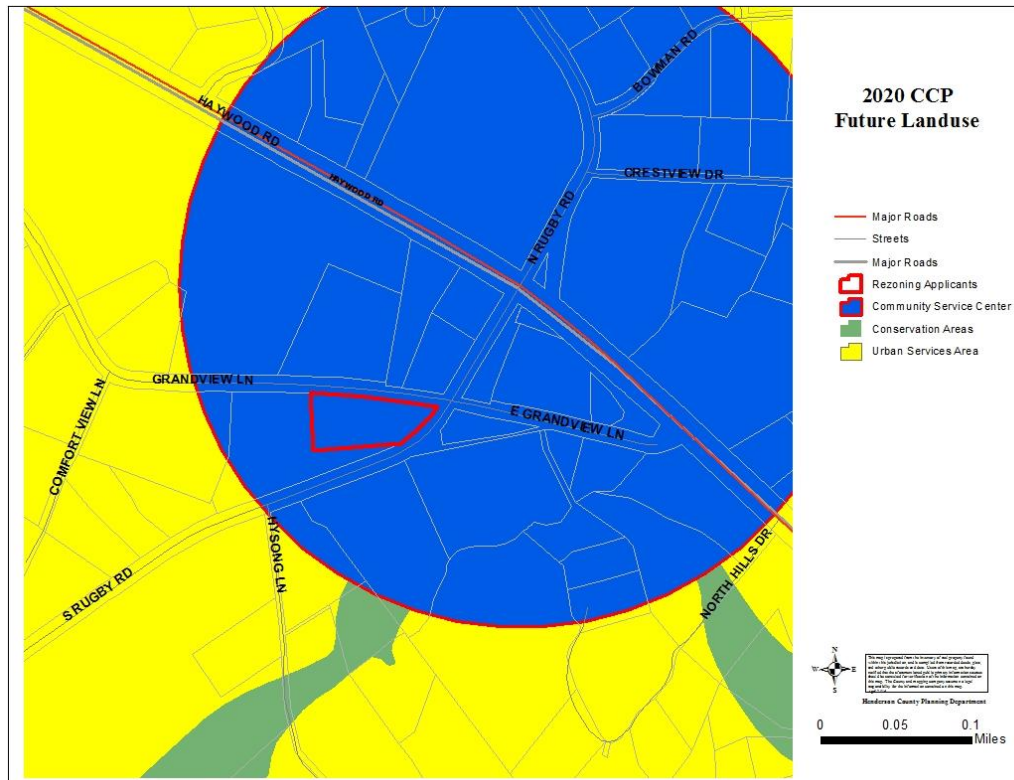
**3. Current Uses of Subject Area and Adjacent Properties**

- 3.1. **Subject Area Uses:** The subject area is currently shown as being used as a residential property.
- 3.2. **Adjacent Area Uses:** The surrounding properties are composed of residential and undeveloped properties. The southern area of the property is primarily an established residential development.

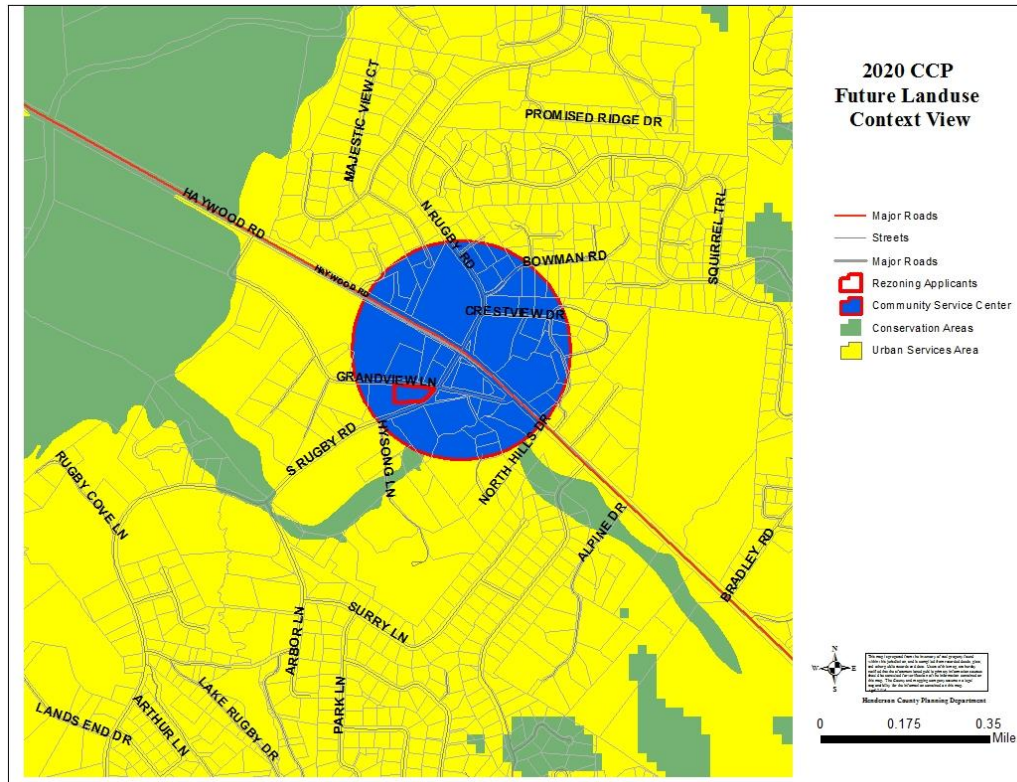
**4. The Henderson County 2020 Comprehensive Plan (CCP)**

- 4.1. The CCP Future Land Use Map identifies the subject area as being located in a Community Service Center (2020 CCP, Pgs. 129 & Appendix 1, Map 24). (See Map C).

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



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

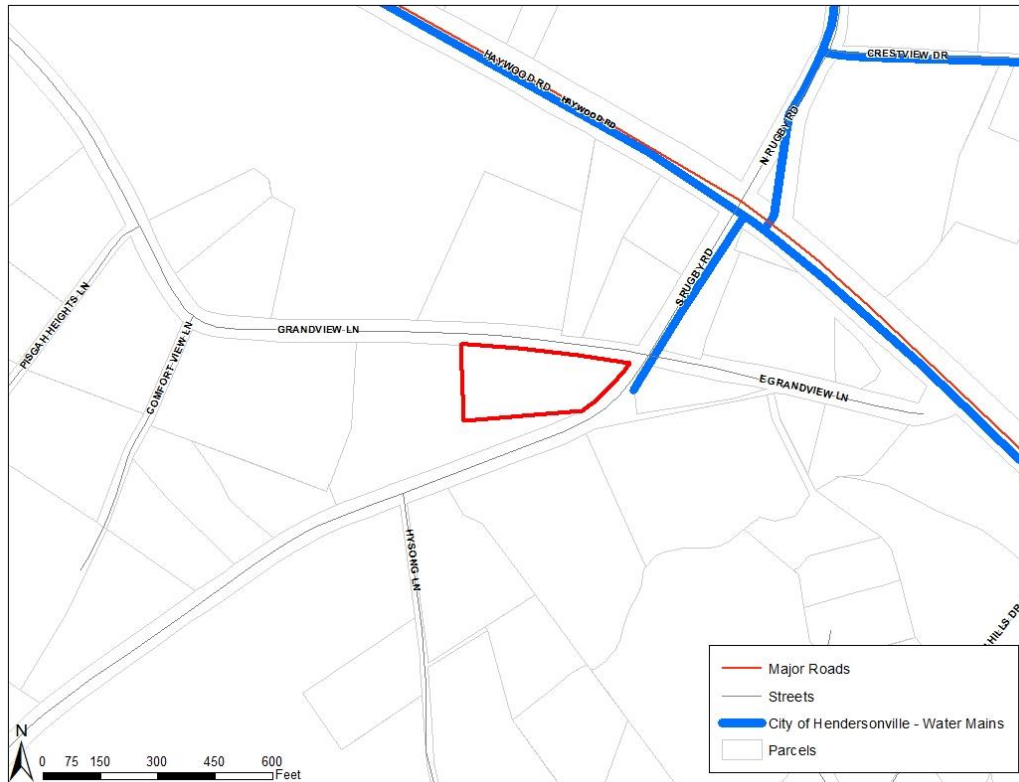


- 4.1.1. **Community Service Center:** The CCP states that, “Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas” and further, “Local Commercial areas are located within defined Community Service Centers. They serve small market areas and are intended to be located within the residential neighborhoods that they serve. They contain a range of commercial uses that can be safely intermixed with residential uses. They are pedestrian friendly areas that typically generate fairly low traffic volumes and can be located along minor residential streets.” (2020 CCP, Pg. 138-139).
- 4.1.2. **Explanation of Map D:** Seeing as the subject area is located entirely within a Community Service Center, it is also important to note that the surrounding area is largely comprised of Urban Service Area and that the majority of the surrounding land will be used primarily for residential purposes.

**5. Water and Sewer**

- 5.1. **Public Water:** City of Hendersonville’s records show that there is access for water connection adjacent to the subject area.
- 5.2. **Public Sewer:** City of Hendersonville records shows that sewer access is not available near the subject area.

### Map E: Water and Sewer Map



## 6. Staff Comments

- 6.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map C) places all of the subject area in a, Community Services Center classification. The text and map of the 2020 CCP suggest that this subject area would be suitable for a mixture of commercial uses scaled to the service area in question.
- 6.2. **Adjacent Zoning:** The subject area is partially adjacent to Local Commercial (LC) the North and surrounded by Estate Residential (R-40) on all other sides.
- 6.3. **Comparison of Districts:** The existing Estate Residential (R-40) serves as insuring the principle use of the land is for low-density residential use. Applying the Local Commercial (LC) zoning district will allow for commercial development consistent with the recommendations of the Comprehensive Plan and is compatible with adjacent development and the surrounding community.

## 7. Staff Recommendations

- 7.1. It is staff’s position that the subject area meets the technical requirements for a Local Commercial zoning district development.
  - 7.1.1. The 2020 Henderson County Comprehensive Plan identifies the subject area as being within the Community Service Center. The Community Service Center is “appropriate for a mixture of commercial uses scaled to the service aria in question; residential uses of varying densities depending upon available services” (2020 CCP, Pg. 138).

## 8. Technical Review Committee Recommendations

- 8.1. TRC will review the application at its meeting on October 3<sup>rd</sup>, 2017.