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## Henderson County Planning Department Staff Report

### Rezoning Application #R-2016-02 (R1 to CC)

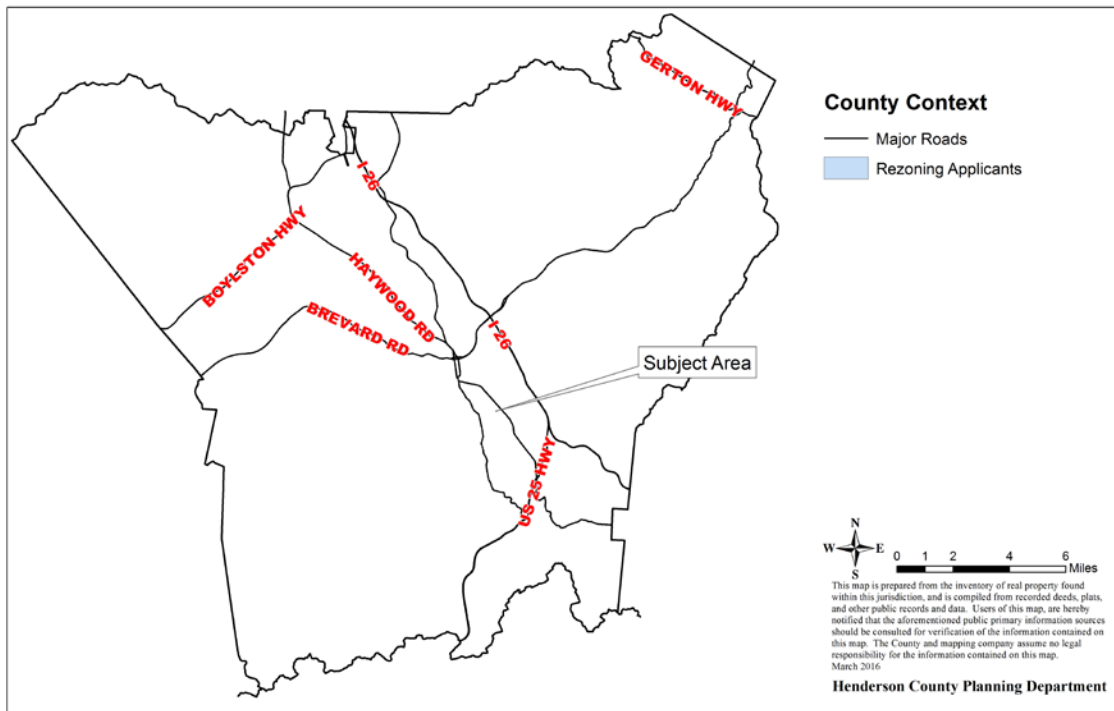
**Boyd, L C Jr.; Boyd Sarah C; Glassy Mountain Partners LLC, Owner(s)  
Cam Boyd, Applicant/Agent**

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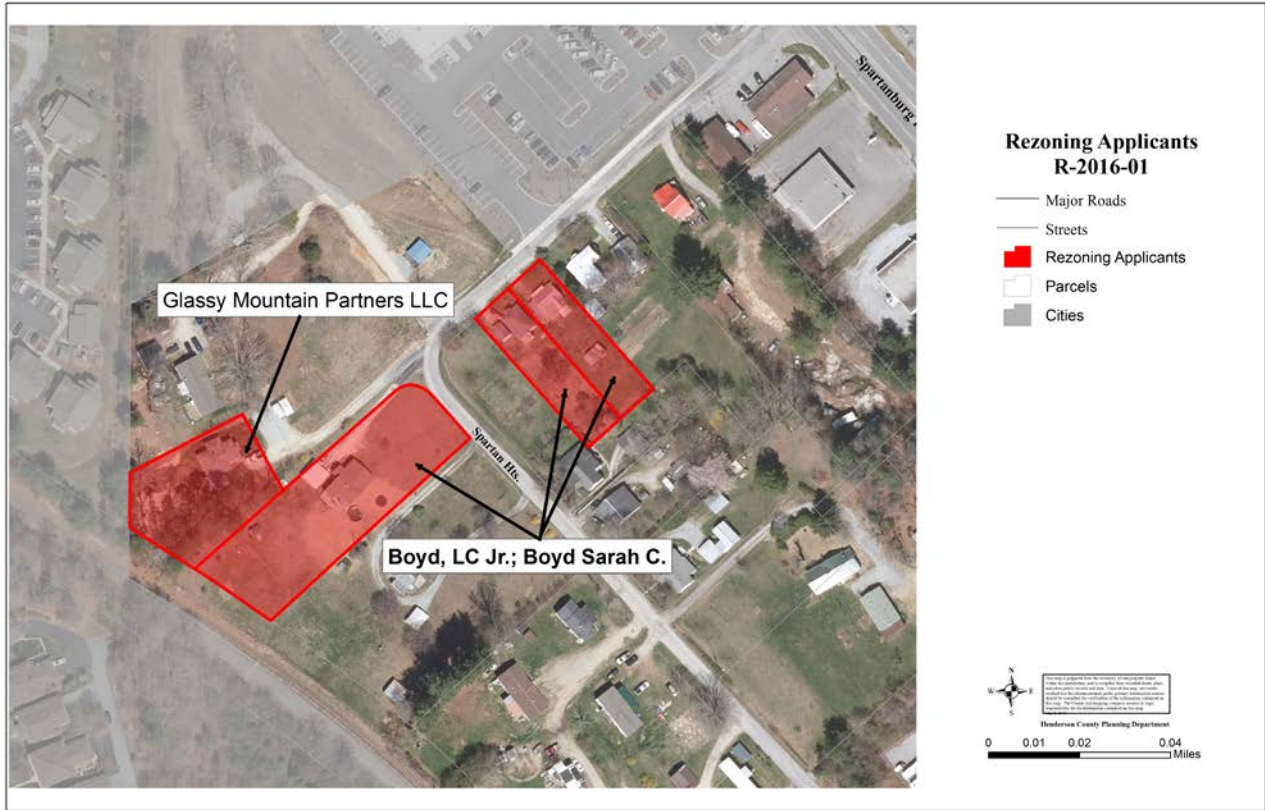
#### 1. Rezoning Request

- 1.1. **Applicant/Agent:** Cam Boyd
- 1.2. **Property Owners:** Boyd, L C Jr.; Boyd Sarah C; Glassy Mountain Partners LLC
- 1.3. **PINs:** 9577594174, 9577593179, 9577597342, 9577597208
- 1.4. **Request:** Rezone subject area from a Residential One (R1) zoning district to a Community Commercial (CC) zoning district.
- 1.5. **Size:** Approximately 1.74 acres of land
- 1.6. **Location:** The subject area is located next to Boyd Chevrolet on Spartan Hts. Refer to map A for a County Context map and map B for an aerial photo map.

**Map A: County Context**



**Map B: Aerial Photo**



**2. Current Zoning**

2.1. **Application of Current Zoning:** The subject area is currently zoned as Residential One (R1)

2.2. **Adjacent Zoning:** The subject area is adjacent to Community Commercial (CC) to the North. Residential One (R1) to the West and South, and City Zoning (a mixture of Planned Residential and Commercial Districts) to the West.

**2.3. District Comparison:**

2.3.1. **Residential One (R1) District:** “The purpose of Residential District One (R1) is to foster orderly growth where the principle use of land is residential. The intent of this district is to allow for medium to high density residential development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Urban in the Comprehensive Plan” (Chapter 200A, Land Development Code §42A-27).

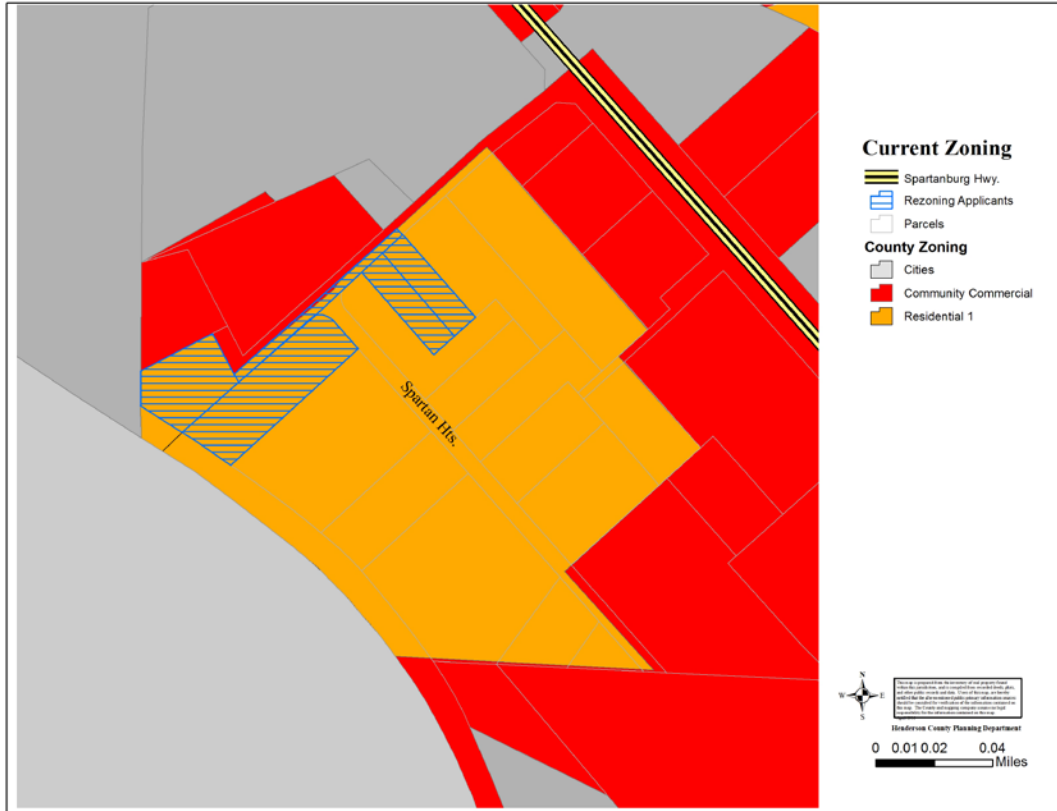
1) R1 requires 10 foot side and rear setbacks, maximum height 40 feet, and a standard density of four (4) units per acre (maximum density of 16 units per acre).

2.3.2. The purpose of the Community Commercial District (CC) is to foster orderly growth where the principal use of land is commercial. 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 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 the local and community level; (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 areas designated as Transitional (RTA) or Urban (USA) in the Comprehensive Plan

1. CC requires 10 foot side and rear setbacks, maximum height 50 feet, and a residential density of 16 units per acre.

**Map C: Current Zoning**



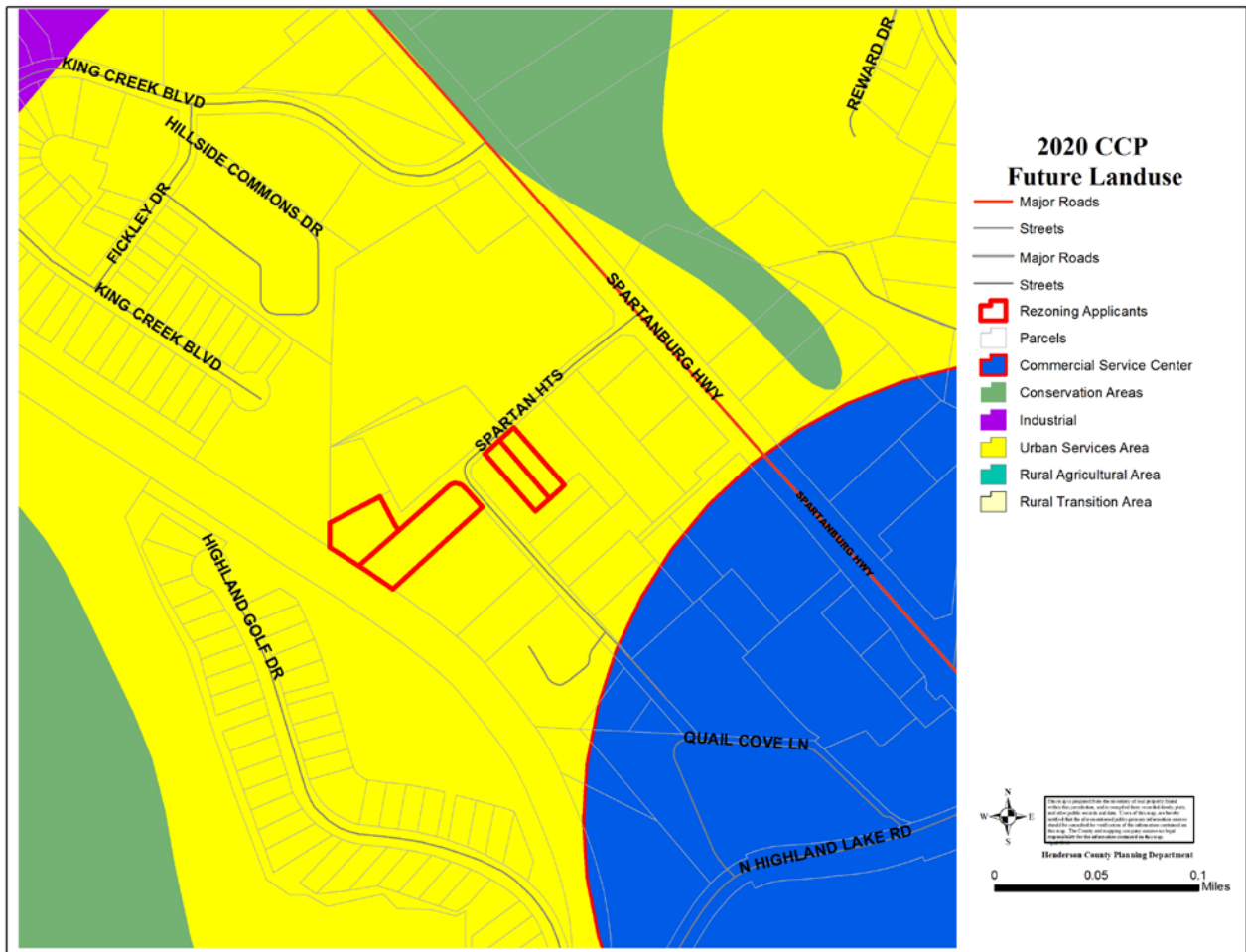
**3. Current Uses of Subject Area and Adjacent Properties**

- 3.1. **Subject Area Uses:** The subject area is primarily used for residential purposes with 2 stick built homes and one manufactured home on the subject area.
- 3.2. **Adjacent Area Uses:** The surrounding properties contain primarily residential and commercial uses.

**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 Urban Services area (2020 CCP, Pgs. 129 & Appendix 1, Map 24). (See Map D).

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



- 4.1.1. **Urban Services Area:** The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (2020 CCP, Pg. 129).
- 4.2. The CCP recommended the creation of community based planning to more strategically identify the opportunities and constraints of communities within the County.
  - 4.2.1. “The next step in the County’s approach to planning at the sub-county level is the establishment of a community based planning process. This process builds upon the LURG by establishing a series of defined planning areas that will be the subject of detailed community plans. Such a process allows for advance project planning and budgeting, avoids geographic gaps, and allows for a scope of study that is more comprehensive in nature” (2020 CCP, Pg. 149).

4.2.2. “Community Planning Framework Henderson County 2020 Comprehensive Plan. The adoption of each community plan shall constitute an amendment to this Comprehensive Plan. Each community plan shall be informed by the various detailed studies envisioned in Section 3 of this Comprehensive Plan (i.e., sewer and water master plan, long-range public school facilities master plan, and others.). Furthermore, community plans may identify needed improvements to these studies and so revisions to such should be made as necessary” (2020 CCP, Pg. 150).

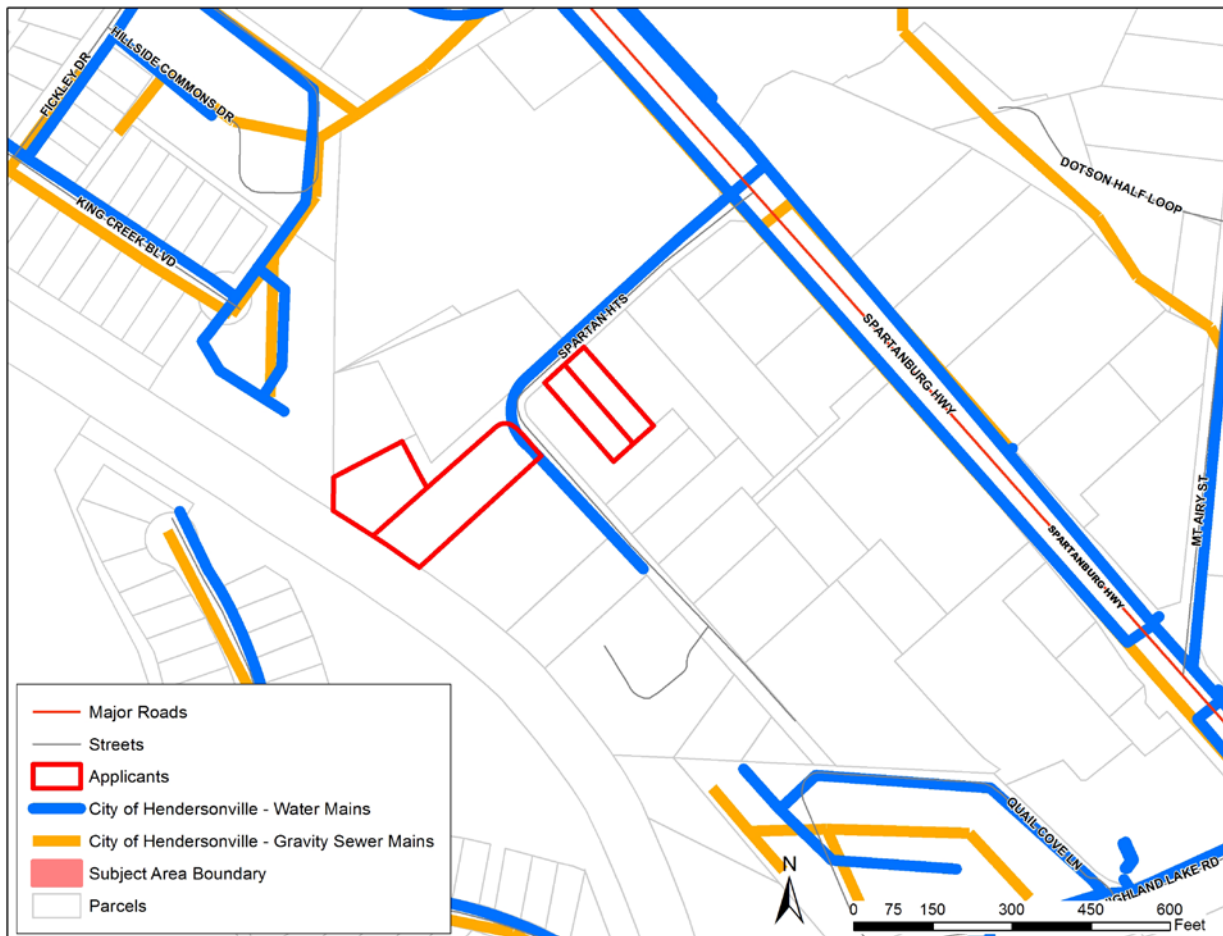
**5. East Flat Rock Community Plan**

5.1. The East Flat Rock (EFR) Community Plan is currently in development. Suggestions for zoning in this community have yet to be determined, however, the committee has reviewed this rezoning request and have no objections.

**5. Water and Sewer**

- 5.1. **Public Water:** City of Hendersonville water main runs along Spartan Heights adjacent to the subject area.
- 5.2. **Public Sewer:** City of Hendersonville gravity sewer main runs along Spartanburg Hwy. and King Creek Blvd. within 300 ft. of the subject area.

**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, Urban Services Area classification. The text and map of the 2020 CCP suggest that the Subject Area would be suitable for commercial development.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to Community Commercial (CC) to the West and North. Residential One (R1) to the South, City Zoning (a mixture of Planned Residential and Commercial Districts) to the West.
- 6.3. **Comparison of Districts:** The existing Residential 1 (R1) zoning district does not allow for new commercial development. Applying the Community Commercial (CC) zoning district will allow for commercial development.

**7. Staff Recommendations**

- 7.1. It is staff's position that the Subject Area is suited for commercial development based upon previous planning efforts and recommendations, in addition to its adjacent position to CC zoning.
  - 7.1.1. The 2020 Henderson County Comprehensive Plan identifies the Subject Area as being within the Urban Services Area (USA). The USA "will contain considerable commercial development at a mixture of scales: Local, Community, and Regional, as defined below." (CCP 2020, Pg. 133).

**8. Technical Review Committee Recommendations**

- 8.1. To Be Determined

**9. Planning Board Recommendations**

- 9.1. To Be Determined