

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** Monday, April 1, 2019

**SUBJECT:** Set Public Hearing for Rezoning Application #R-2018-10-C, Tap Root Farms

**PRESENTER:** Autumn Radcliff, Planning Director

**ATTACHMENTS:** 1. Subject Area Map

#### **SUMMARY OF REQUEST:**

Rezoning Application #R-2018-10-C was initiated on December 27, 2018 and requests that the County conditionally rezone approximately 286 acres of land from Regional Commercial (RC) to a Residential One Conditional District (R1-CD). The project consists of 3 parcels located off Butler Bridge Road with a total acreage of 319.66 acres. The proposed rezoning does not include approximately 33.66 acres located directly adjacent to Butler Bridge Road. The property owner is Tap Root Farms, LLC. Ken Jackson is the applicant.

The applicant is proposing a residential development with a total of 1,078 units of single-family lots and townhomes (no apartments are proposed). The development is required to be approved as a conditional rezoning due to the number of units. Conditional rezoning's allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighbor compatibility meeting was held on Monday, January 28, 2018 in the King Street Meeting Room.

The Technical Review Committee (TRC) reviewed the application on February 19, 2019 and forward the rezoning request to the Planning Board with conditions listed in the staff report.

The Planning Board reviewed the rezoning request at its February 21, 2019 and March 21, 2019 meetings. On March 21<sup>st</sup> following Board discussion, a motion was made to make a favorable recommendation on the request with the condition that the applicant provide the Asheville Airport with a navigation easement. The motion failed with a 4-4 vote. Mr. Rick Livingston who was not present had to previously recuse himself from the vote. Seeing no option on the tie vote, the Planning Board forwarded the rezoning application to the Board of Commissioners.

#### **BOARD ACTION REQUESTED:**

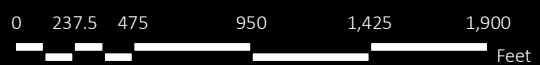
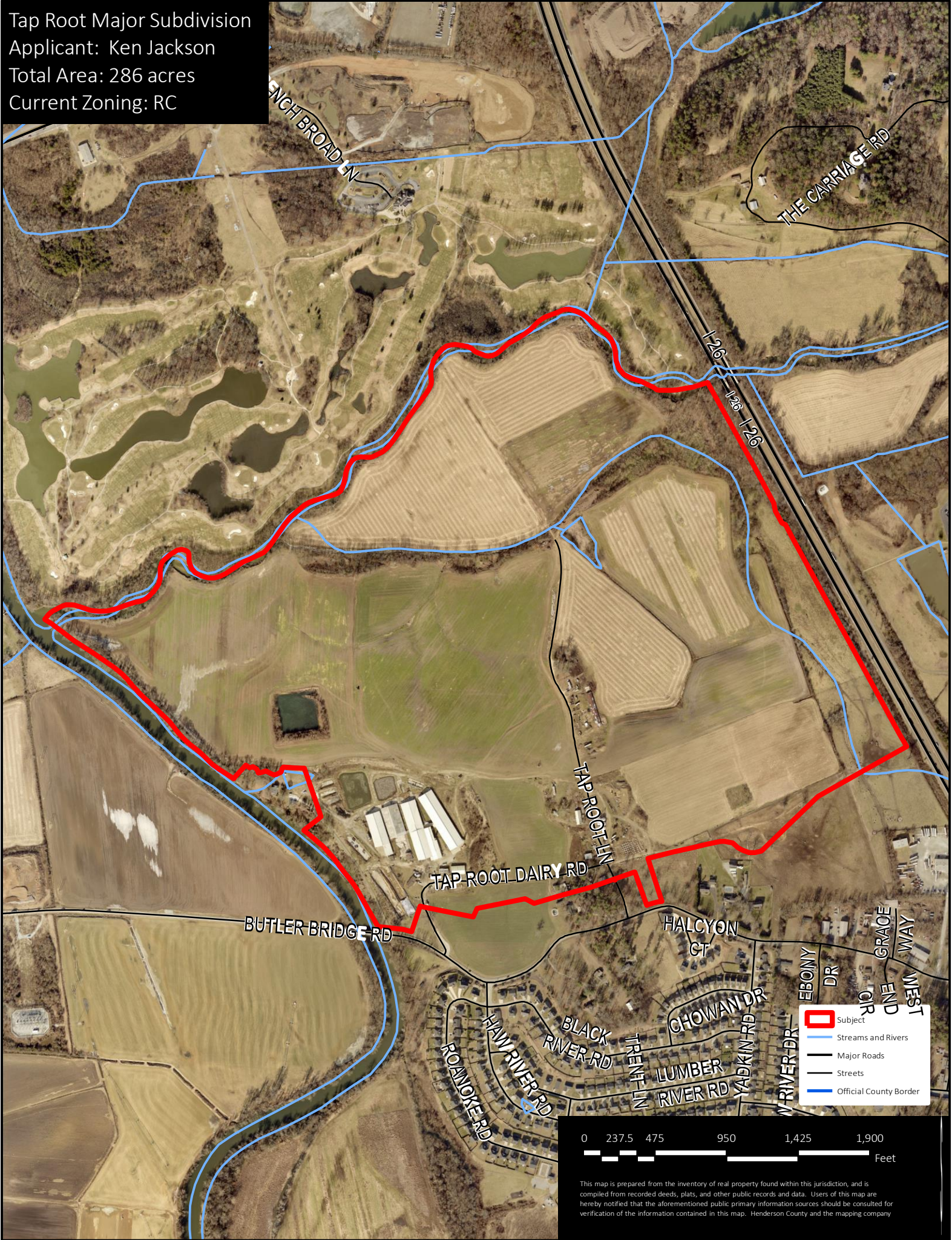
Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing.

#### **Suggested Motion:**

I move that the Board schedule a public hearing for rezoning application #R-2018-10-C, Tap Root Farms for Monday, May 6, 2019, at 5:30 PM.



Tap Root Major Subdivision  
Applicant: Ken Jackson  
Total Area: 286 acres  
Current Zoning: RC



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 in this map. Henderson County and the mapping company