

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: April 7, 2025

SUBJECT: LDC Text Amendment (#TX-2025-02), Ecusta Trail Parking

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1. Draft Text Amendment
2. Certification of Public Notice
3. 2045 Comprehensive Plan Consistency Statement

SUMMARY OF REQUEST:

The Board of Commissioners has requested a public hearing for April 7, 2025, to consider commercial parking options along the Ecusta Trail in the unincorporated areas. The Planning Board discussed options to accomplish this with staff and recommended adding a new use for Ecusta Trail Parking that would be permitted in specific zoning districts with SR (Supplemental Requirements) for parcels that were adjacent to the trail at its February 20th meeting.

The Planning Board noted that an Ecusta Overlay District could be incorporated in the LDC rewrite that could expand parking options and other related trail-oriented developments, but the draft amendment could address the parking concern initially for the first six (6) miles of the trail that will be completed summer of 2025.

The Rail Trail Advisory Committee (RTAC) reviewed the draft amendment at its meeting on March 12, 2025, and voted unanimously to send forward a favorable recommendation to the Planning Board and Board of Commissioners. The Planning Board reviewed the proposed text amendment on March 20, 2025, and voted unanimously to send forward a favorable recommendation on the amendment to the Board of Commissioners.

PUBLIC NOTICE:

A public notice for this hearing was submitted to be advertised in the Hendersonville Lightning on Wednesday, March 26th, 2025, and Wednesday, April 2nd, 2025, to meet the requirements of NCGS §160D-601 (see attached certification of public notice).

BOARD ACTION REQUESTED:

The Board of Commissioners must hold a public hearing before adopting any amendments to the Land Development Code. Action by the Board of Commissioners to approve the proposed text amendment is requested.

Suggested Motion:

I move that the Board of Commissioners approve the proposed text amendment #TX-2025-02 with any changes as discussed and find that these changes are reasonable and consistent with the 2045 Comprehensive Plan.

Text Amendment Summary: The Board of Commissioners has requested a public hearing for April 7, 2025, to consider commercial parking options along the Ecusta Trail in the unincorporated areas. The Planning Board discussed options to accomplish this with staff and recommended adding a new use for Ecusta Trail Parking that would be permitted in specific zoning districts with SR (Supplemental Requirements) for parcels that were adjacent to the trail. The Planning Board noted that an Ecusta Overlay District could be incorporated in the LDC rewrite that could expand parking options and other related trail-oriented developments, but the draft amendment could address the parking concern initially for the first six (6) miles of the trail that will be completed summer of 2025.

The Rail Trail Advisory Committee (RTAC) reviewed the draft amendment at its meeting on March 12, 2025, and voted unanimously to recommend. The Planning Board reviewed the draft amendment at its meeting on March 20, 2025, and voted unanimously to recommend the proposed amendment.

Amendment: Add new use for Ecusta Trail Parking as follows.

Ecusta Trail Parking use will be added to the Table of Uses and allowed as a permitted use in the RC, CC, LC, I, and OI districts per the supplemental requirements listed below.

Ecusta Trail Parking SR

- (1) Site Plan. Major Site Plan required in accordance with §42-330 (Major Site Plan Review).
- (2) Location. Parking areas shall only be located along parcels that are adjacent to the Ecusta Trail.
- (3) Perimeter Setback. Fifteen (15) feet perimeter setback from the parcel boundary is required. Landscaping may be located within the perimeter setback.
- (4) Parking Lot Landscaping. A planting strip of ten (10) feet in width is required along the perimeter of the parking area/lot per §42-172, Planting Strip.
- (5) Lighting. Lighting mitigation is required.
- (6) Parking Area Surface. The parking area shall be graveled or paved. No grass parking areas shall be allowed. Permeable pavement is allowed.
- (7) NCDOT Driveway Permit. A driveway permit from NCDOT is required.
- (8) Trail Access. Ecusta Trail Parking shall provide an approved encroachment per the Ecusta Trail Encroachment Policy or shall provide a plan to access the Ecusta Trail via sidewalks, greenway, or public street access from the parking area to a public trail access location.

Certification of Notice of Public Hearing

In accordance with NCGS 160D-323 and 160D-343 the Planning Department certifies notices of the November 20, 2024, hearing regarding the proposed Henderson County Land Development Code Text Amendments (TX-2025-02)), were:

1. Submitted to the Hendersonville Lightning on March 21, 2025, to be published on March 26, 2025, and April 2, 2025, by Autumn Radcliff;

The signatures herein below indicate that such notices were made as indicated herein above:

1. Autumn Radcliff

STATE OF North Carolina

COUNTY OF Henderson

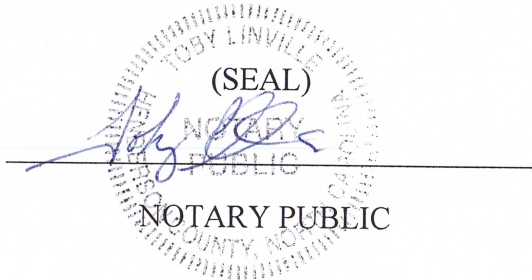
I, Toby Linville, a Notary Public in and for the above County and State, do hereby certify that Autumn Radcliff

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 25th day of March 2025.

My commission expires:

6/29/26





LAND DEVELOPMENT CODE TEXT AMENDMENT
#TX-2025-02, Ecusta Trail Parking
COMPREHENSIVE PLAN STATEMENT

Related to LDC Text Amendment #TX-2025-02, the Comprehensive Plan states the following:

- **Plan Goal 1: Coordinate Development Near Existing Community Anchors**
 - Rec 1.1: Grow where infrastructure and services exist, in and around municipalities, community investments, and anchors.
 - (D): Develop a mechanism that could expand allowable uses that are compatible with the Ecusta Trail.

The Board should determine if the proposed amendment provides for the sound administration of the Land Development Code while balancing property rights and promoting reasonable growth within the County.