

Henderson County Board of Commissioners

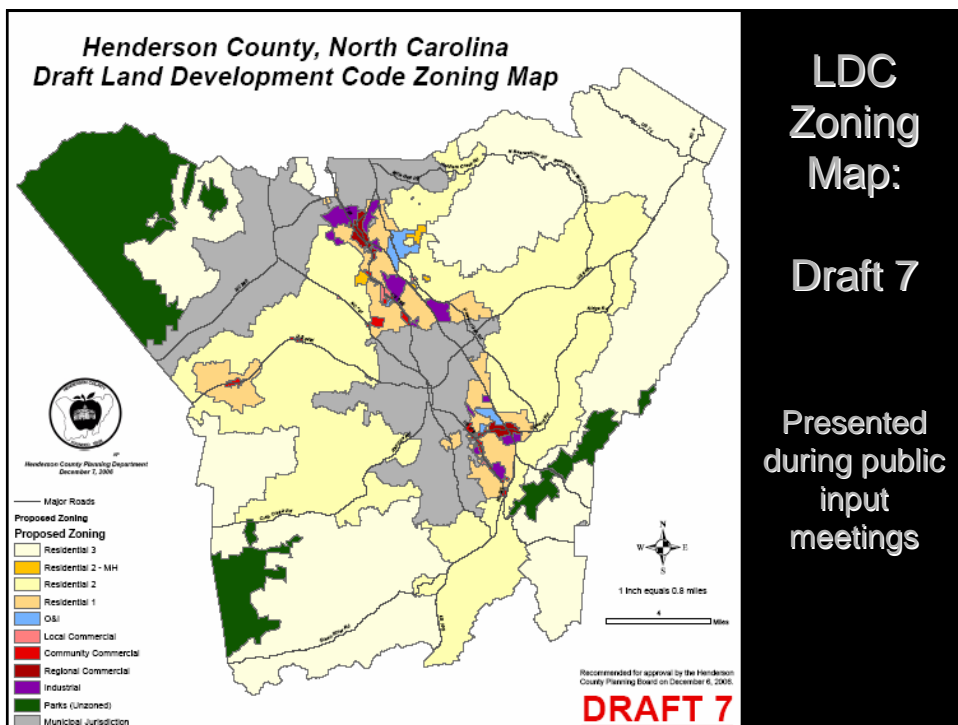
Land Development Code
Workshop
June 12, 2007

Where are we now?

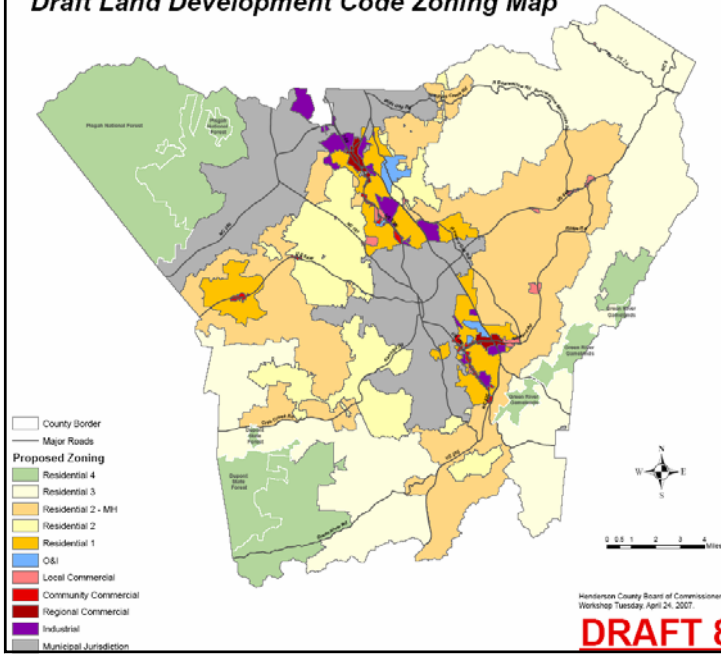
- Board scheduled a 2nd workshop tonight to continue discussing the various options for improving the draft Land Development Code (LDC)
- Staff has developed a few options and recommendations that the Board may consider

LDC Workshop

- Staff will present 19 zoning map options and 10 text options
- Staff requests direction from the Board on each issue presented



**Henderson County, North Carolina
Draft Land Development Code Zoning Map**

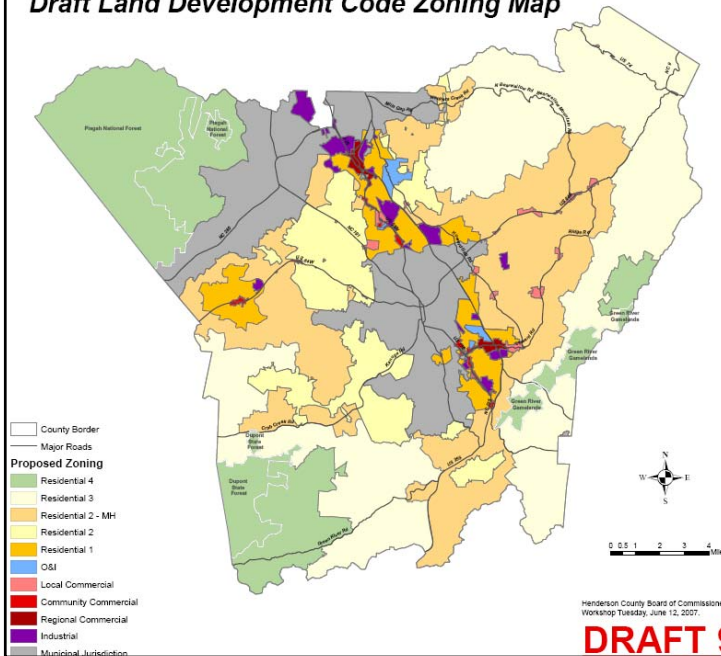


**LDC
Zoning
Map:**

Draft 8

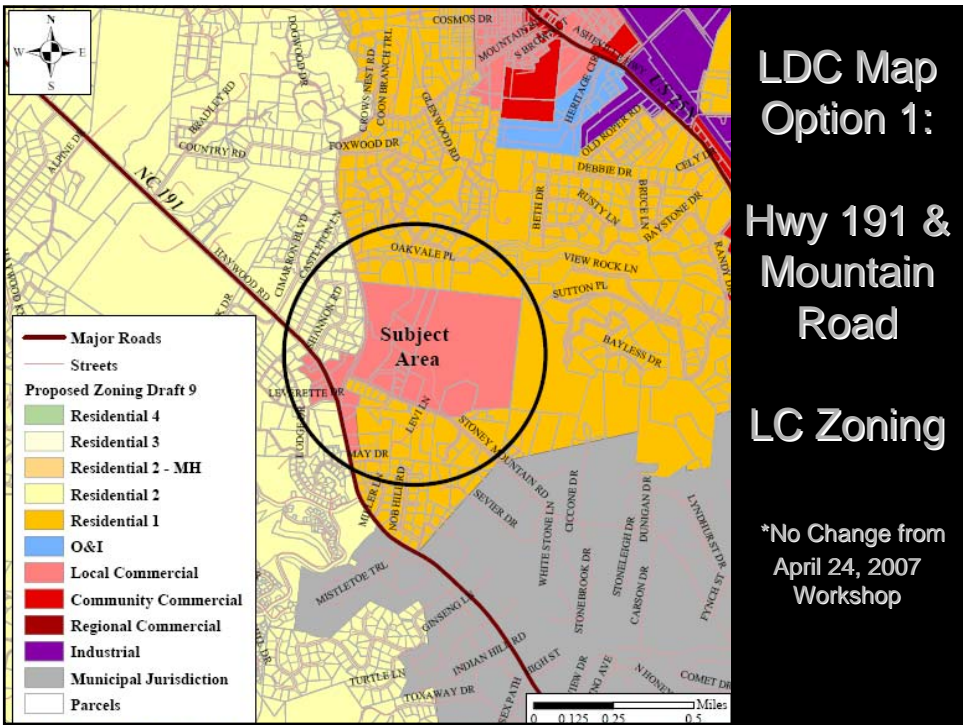
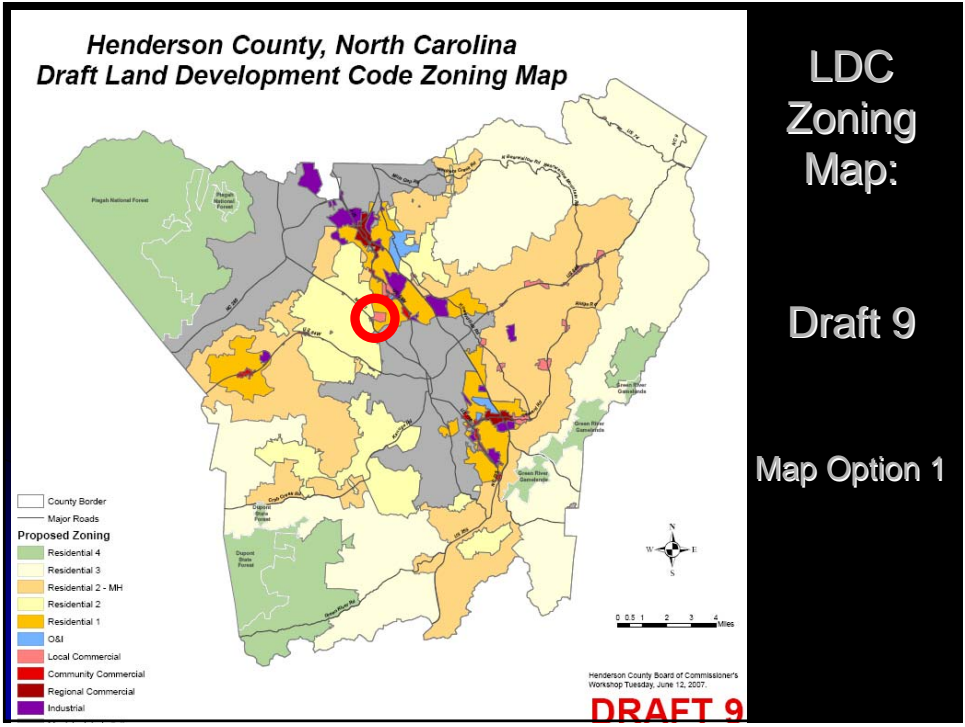
**Presented
during BOC
Workshop on
April 24, 2007**

**Henderson County, North Carolina
Draft Land Development Code Zoning Map**

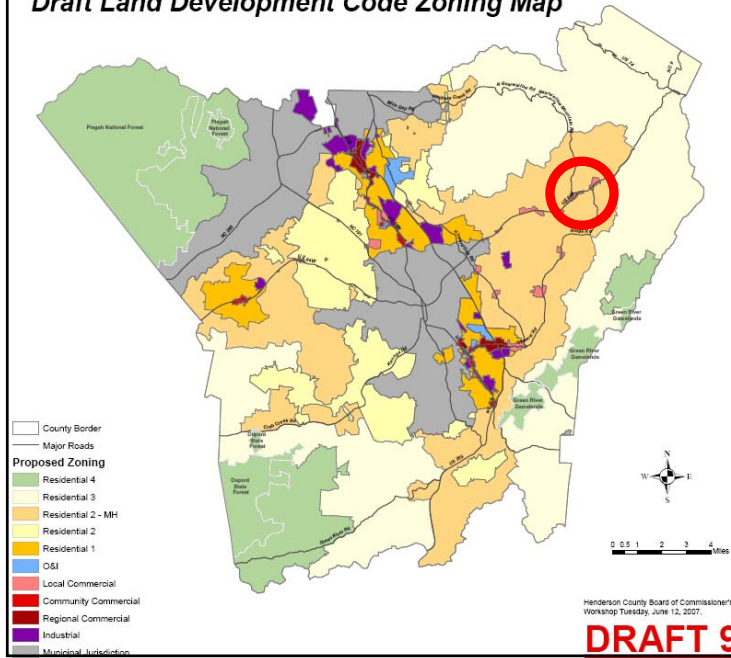


**LDC
Zoning
Map:**

Draft 9



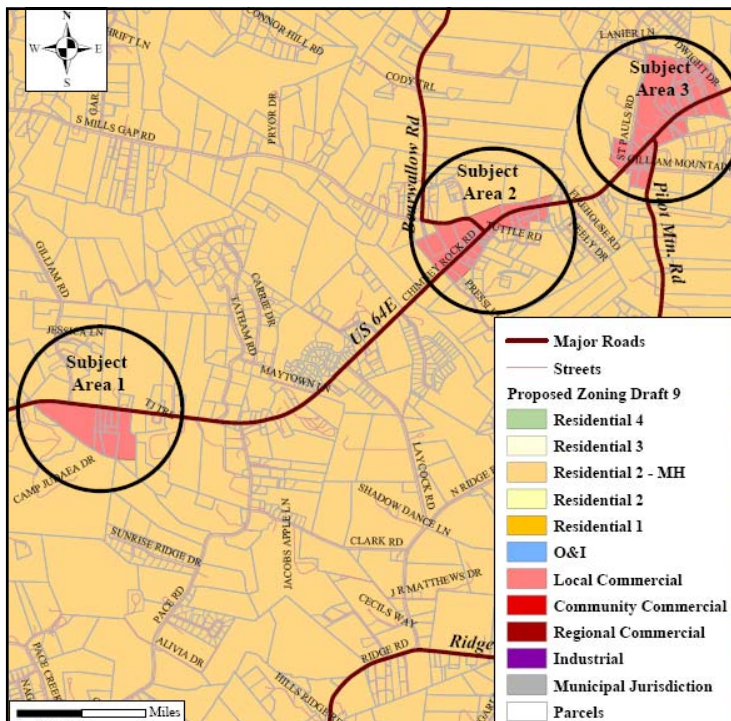
**Henderson County, North Carolina
Draft Land Development Code Zoning Map**



**LDC
Zoning
Map:**

Draft 9

Map Option 2



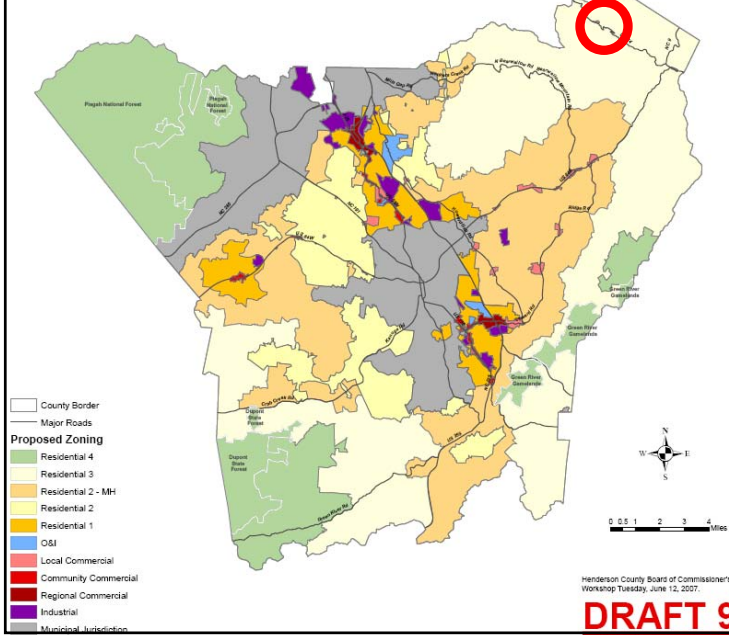
**LDC Map
Option 2:**

**Hwy 64
East**

LC Zoning

***No Change from
April 24, 2007
Workshop**

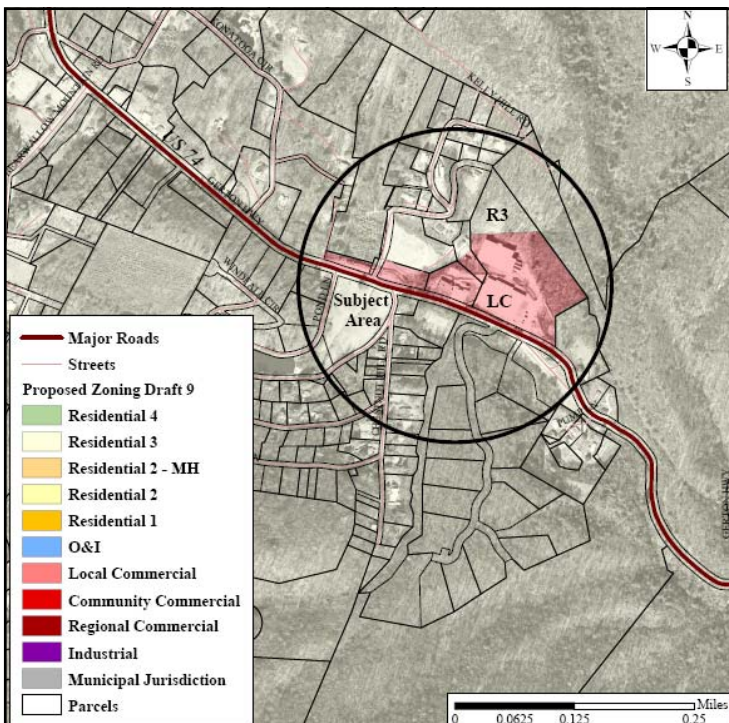
**Henderson County, North Carolina
Draft Land Development Code Zoning Map**



**LDC
Zoning
Map:**

Draft 9

Map Option 3



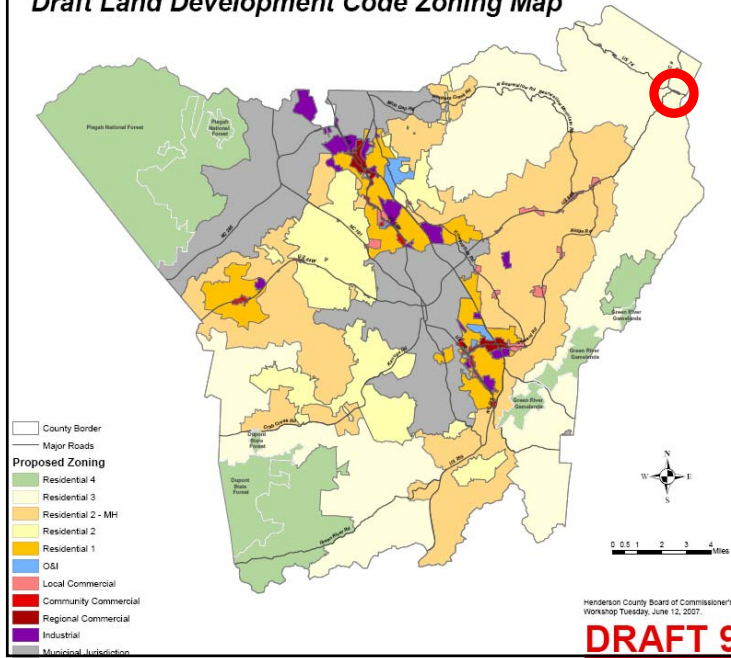
**LDC Map
Option 3:**

**US 74 –
Gerton**

LC Zoning

***Revised from
April 24, 2007
Workshop (aerial
photo added)**

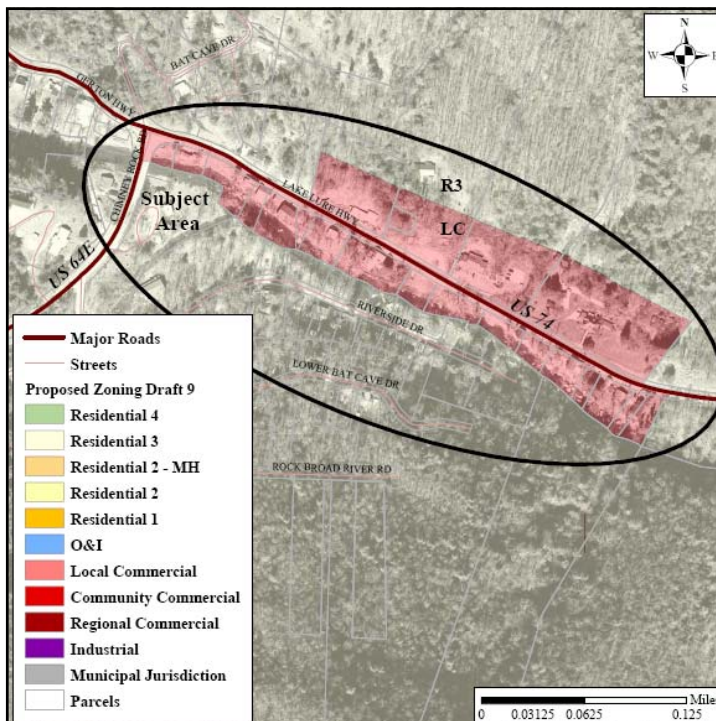
**Henderson County, North Carolina
Draft Land Development Code Zoning Map**



**LDC
Zoning
Map:**

Draft 9

Map Option 4



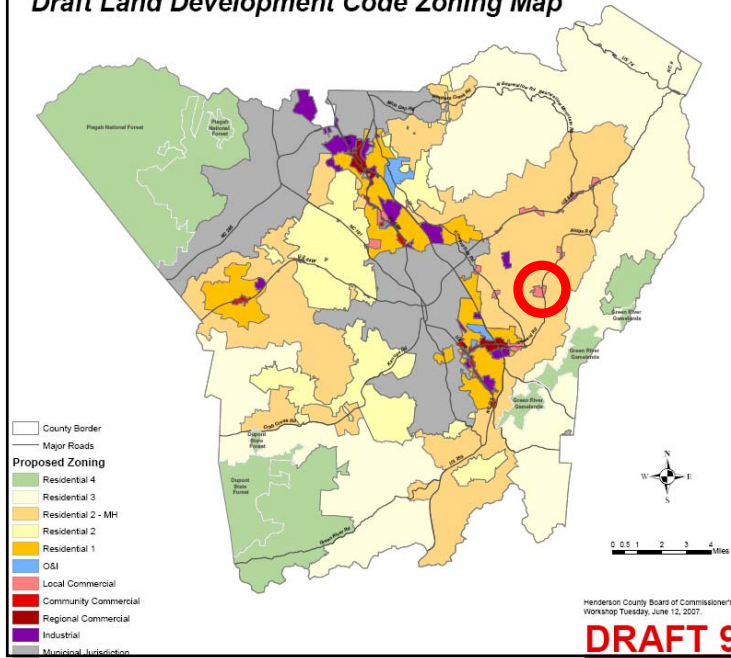
**LDC Map
Option 4:**

**Hwy 74 –
Bat Cave**

LC Zoning

***Revised from
April 24, 2007
Workshop (aerial
photo added)**

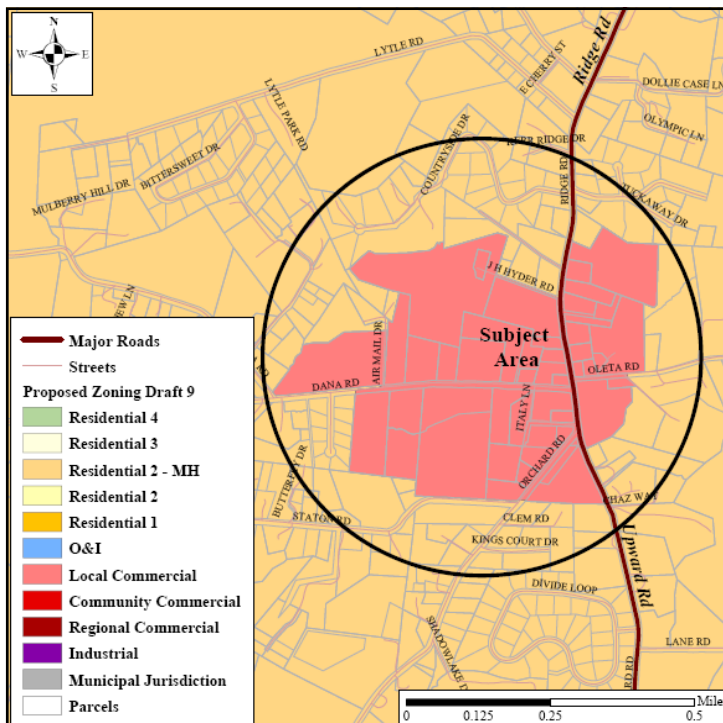
**Henderson County, North Carolina
Draft Land Development Code Zoning Map**



**LDC
Zoning
Map:**

Draft 9

Map Option 5



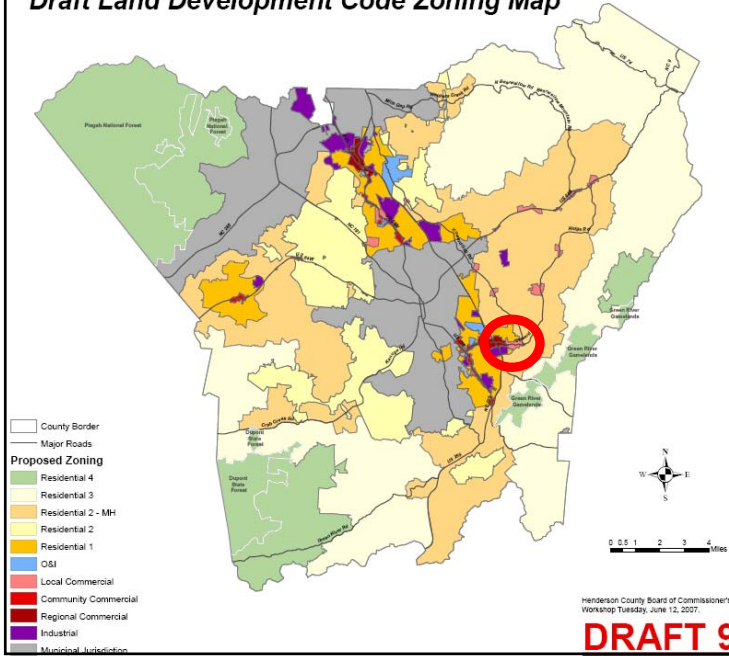
**LDC Map
Option 5:**

**Dana Rd &
Upward
Rd**

LC Zoning

***Revised from
April 24, 2007
Workshop**

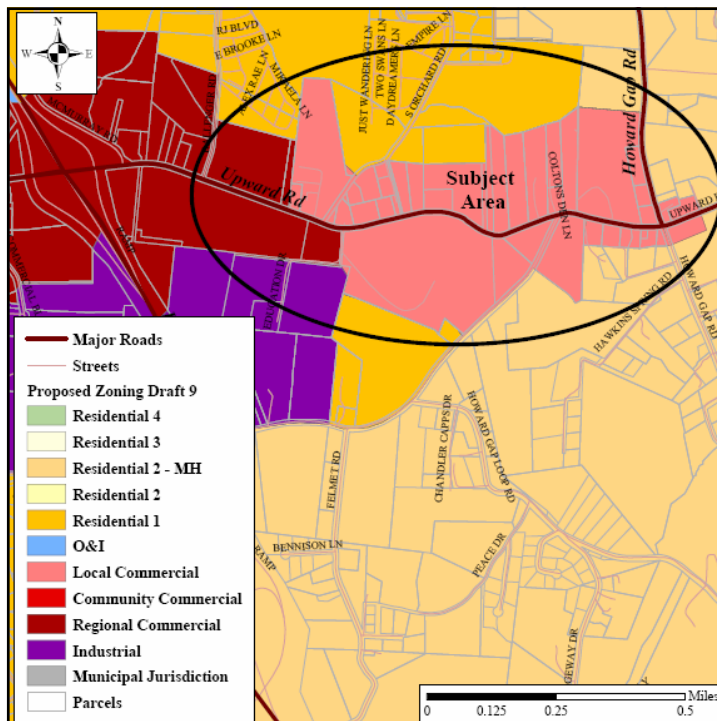
**Henderson County, North Carolina
Draft Land Development Code Zoning Map**



**LDC
Zoning
Map:**

Draft 9

Map Option 6

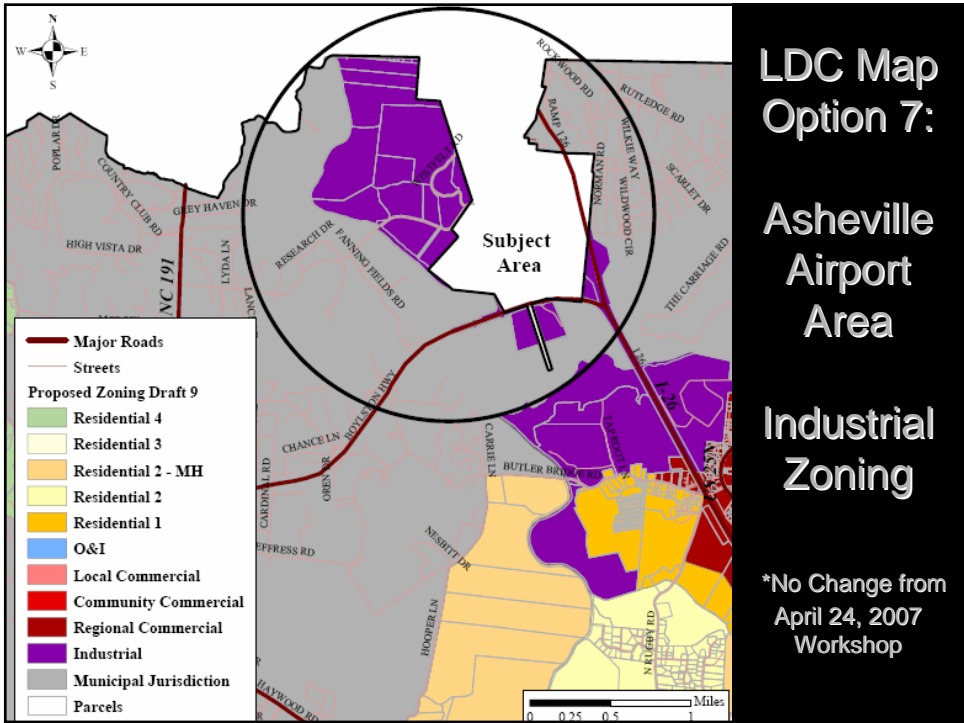
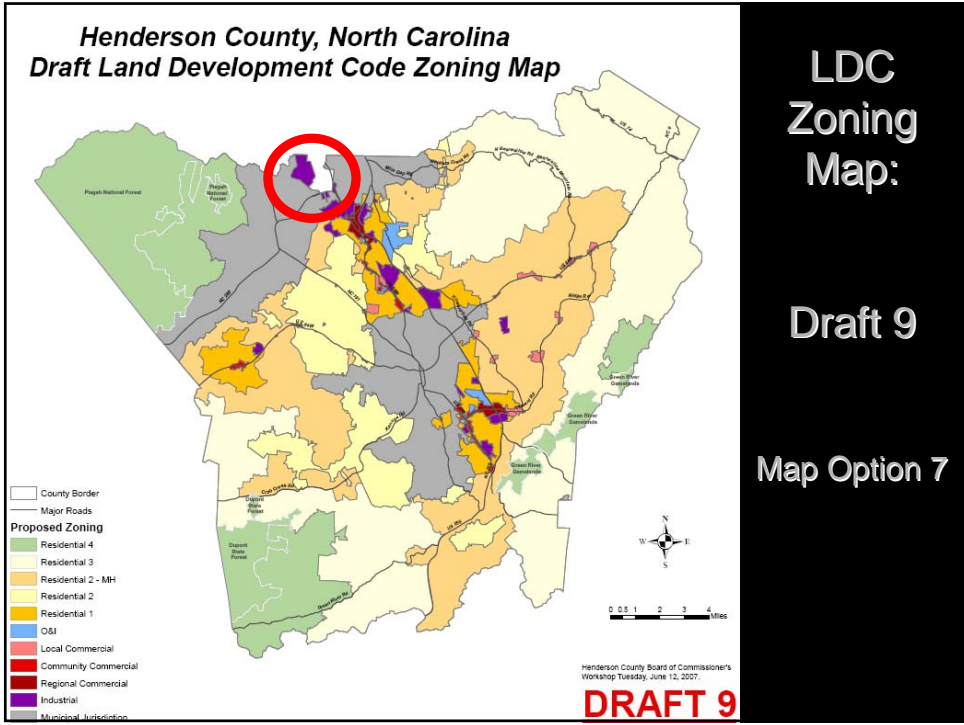


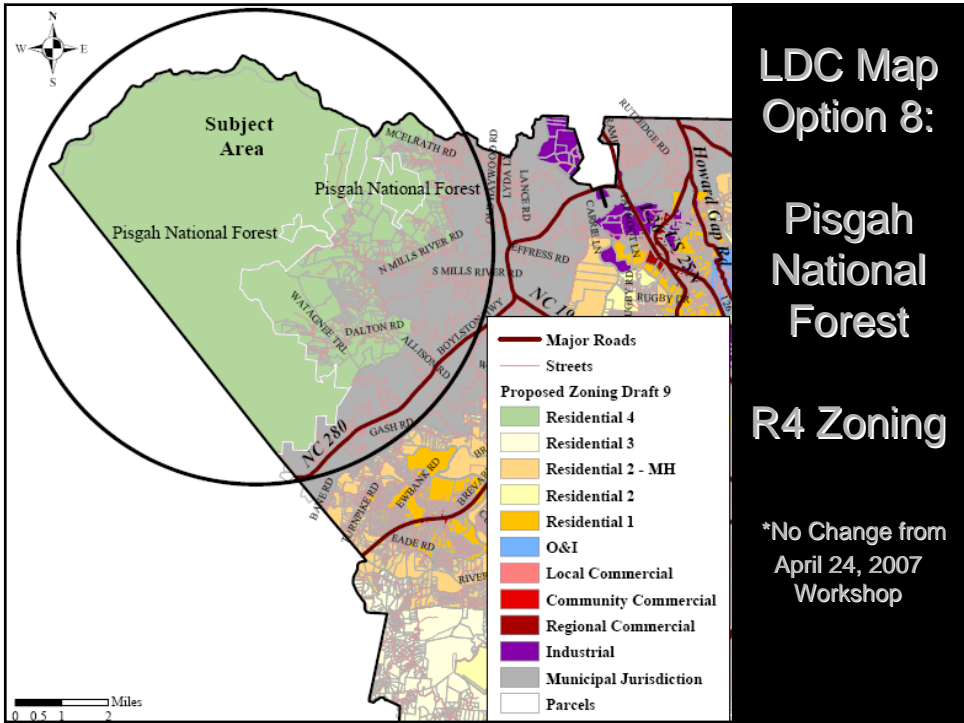
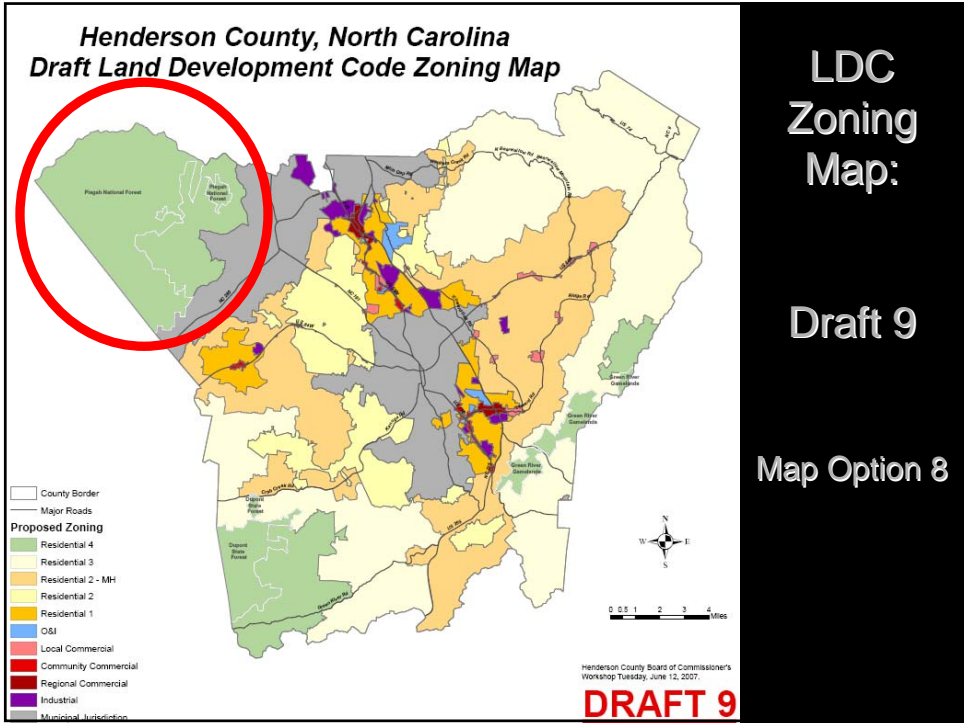
**LDC Map
Option 6:**

**Upward
Rd to
Howard
Gap Rd**

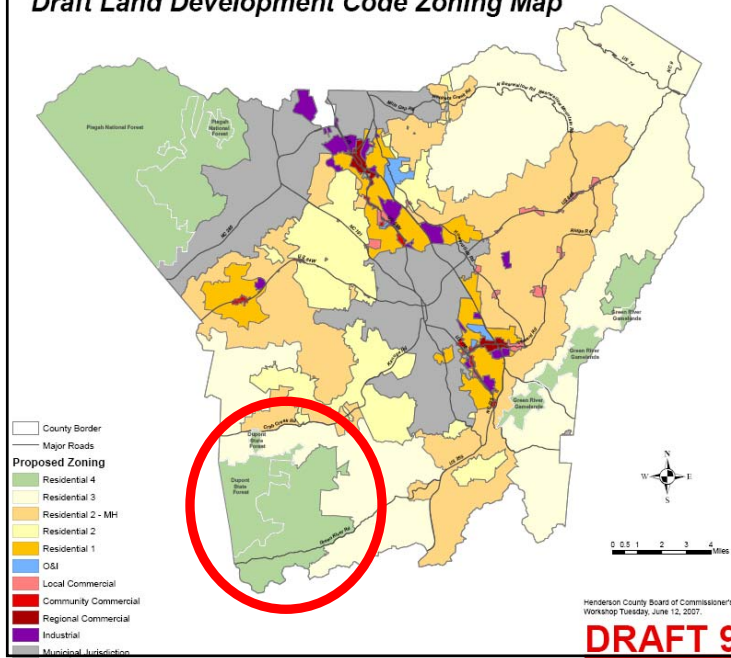
LC Zoning

***Revised from
April 24, 2007
Workshop**





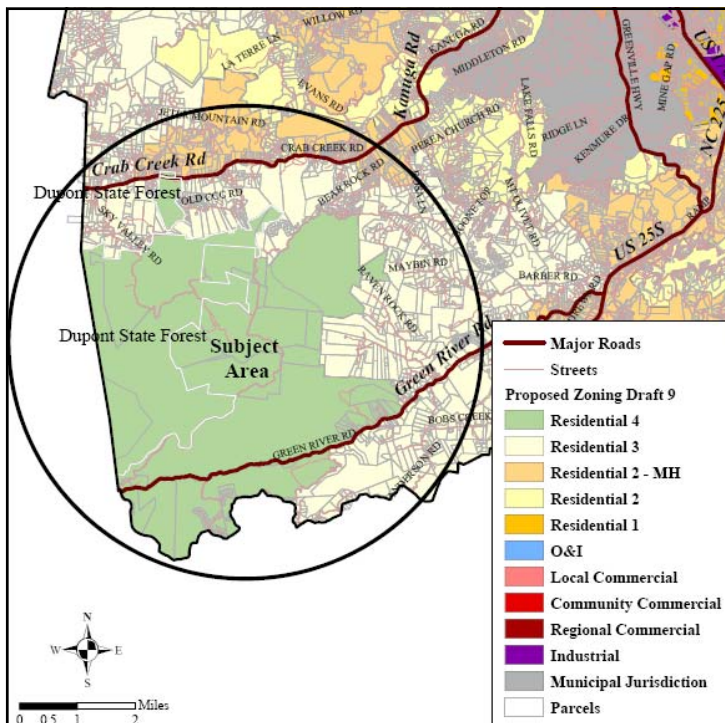
**Henderson County, North Carolina
Draft Land Development Code Zoning Map**



**LDC
Zoning
Map:**

Draft 9

Map Option 9



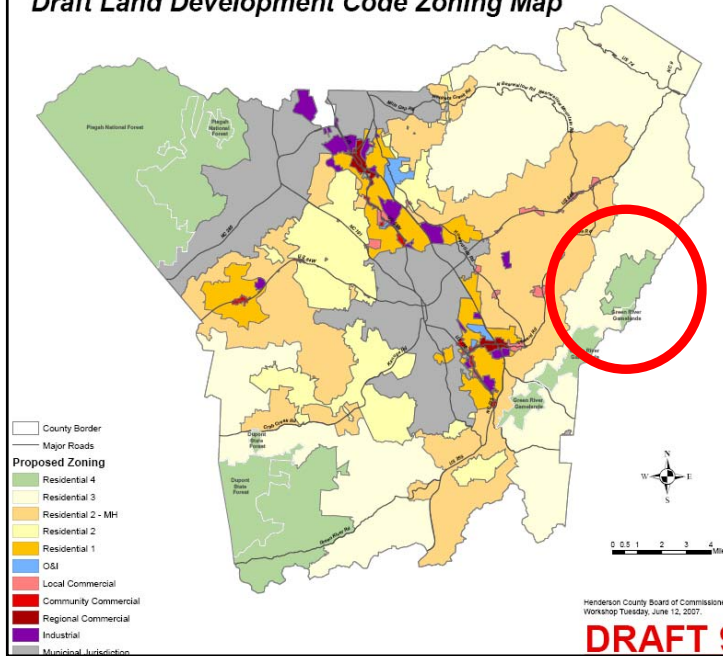
**LDC Map
Option 9:**

**Dupont
State
Forest**

R4 Zoning

***No Change from
April 24, 2007
Workshop**

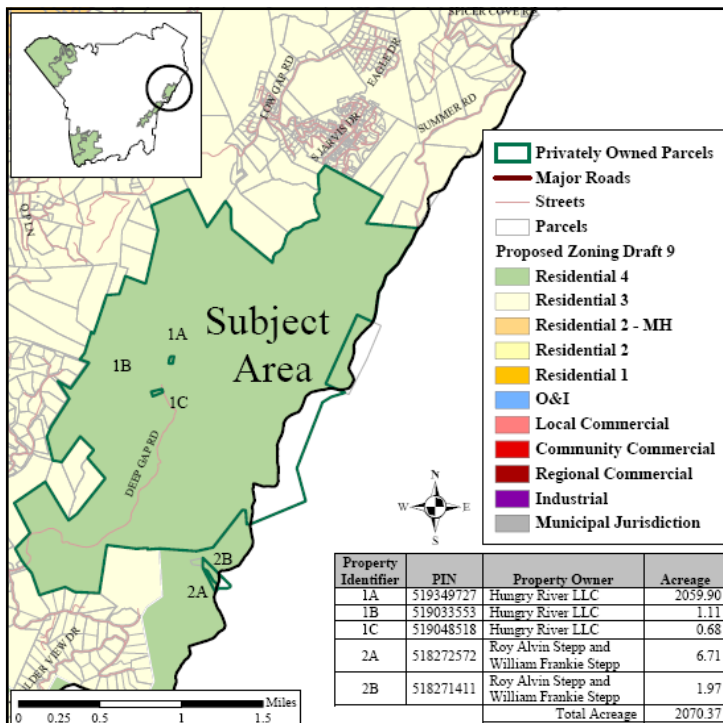
**Henderson County, North Carolina
Draft Land Development Code Zoning Map**



**LDC
Zoning
Map:**

Draft 9

Map Option 10

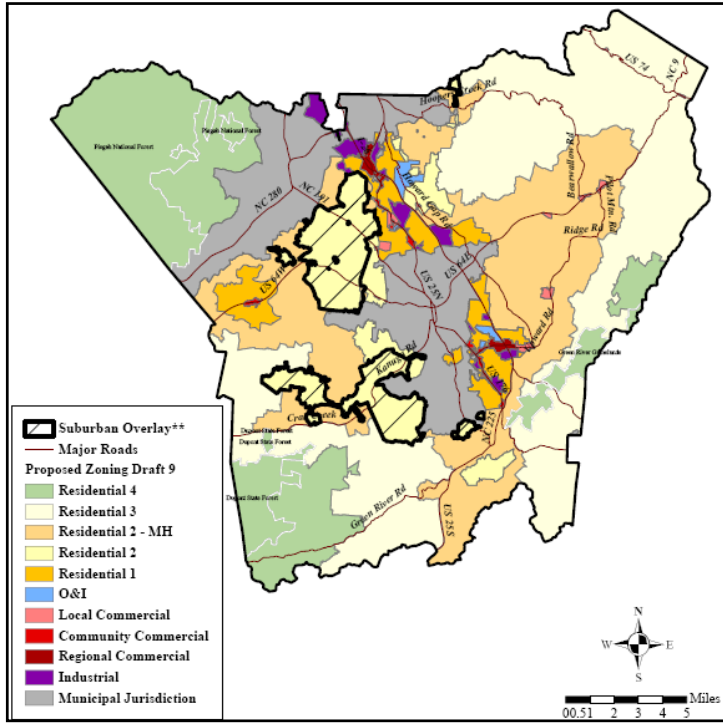


**LDC Map
Option 10:**

**Pisgah
National
Forest**

R4 Zoning

**Revised from April
24, 2007 Workshop
(table of property
owners added)*

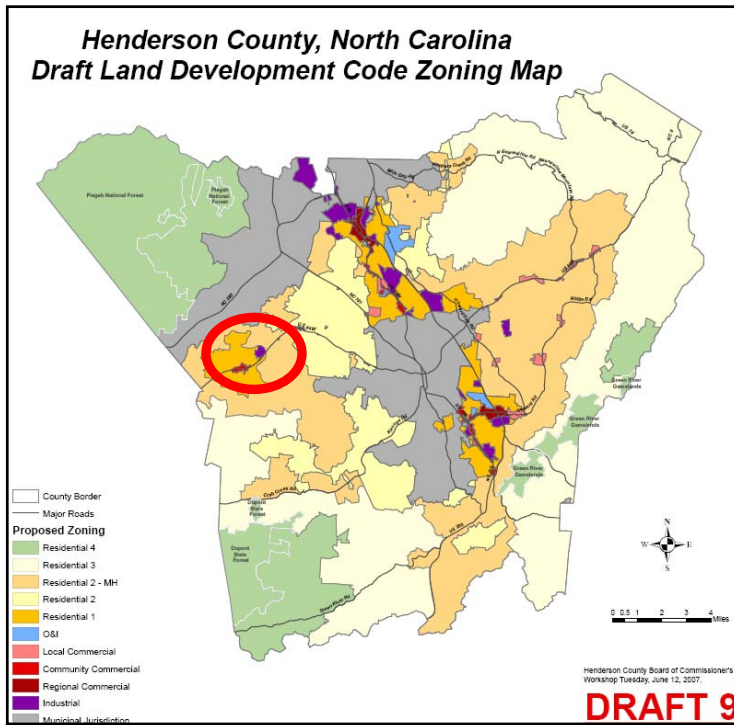


LDC Map
Option 11:

Suburban
Overlay
District

R2 Zoning

*New Change
from April 24, 2007
Workshop

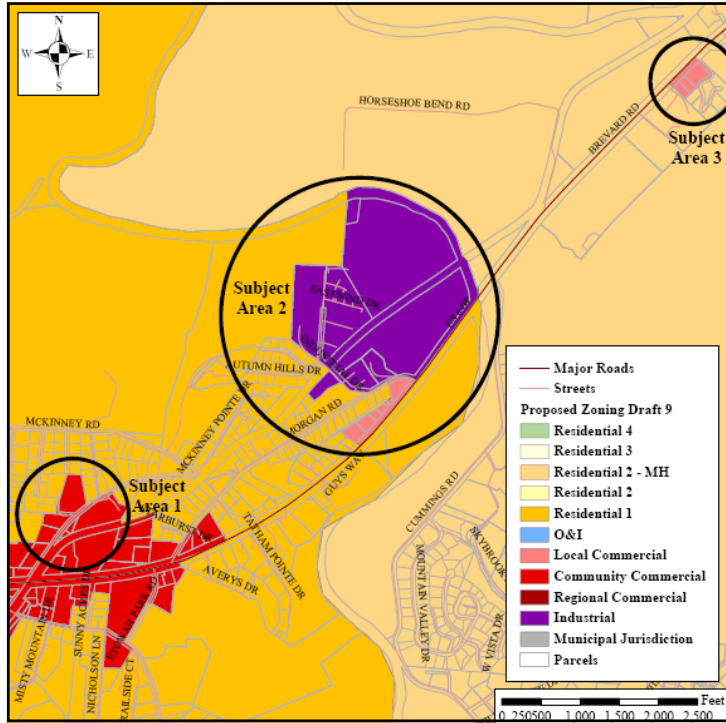


LDC
Zoning
Map:

Draft 9

Map Option 12

Henderson County Board of Commissioners'
Workshop Tuesday, June 12, 2007.
DRAFT 9

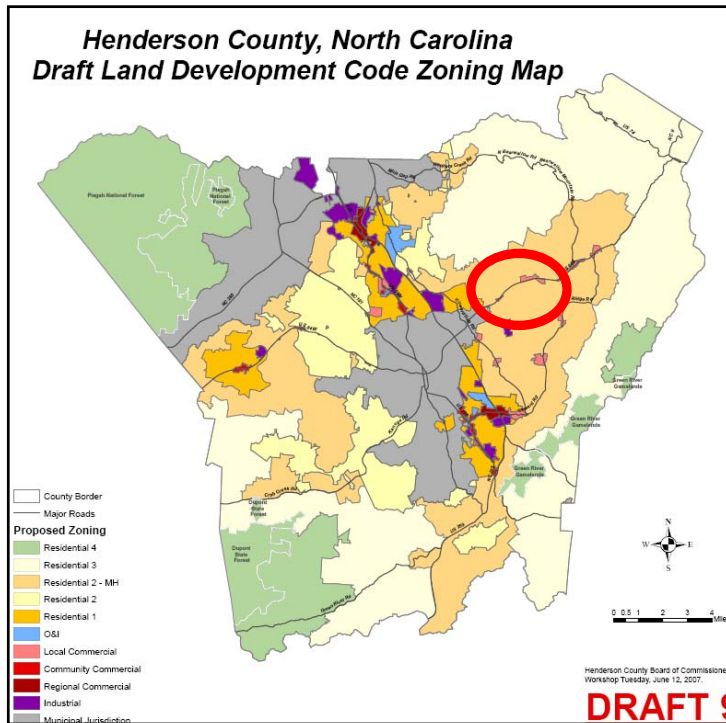


**LDC Map
Option 12:**

**Hwy 64
West**

**CC, LC, &
Industrial
Zoning**

***New Change
from April 24, 2007
Workshop**

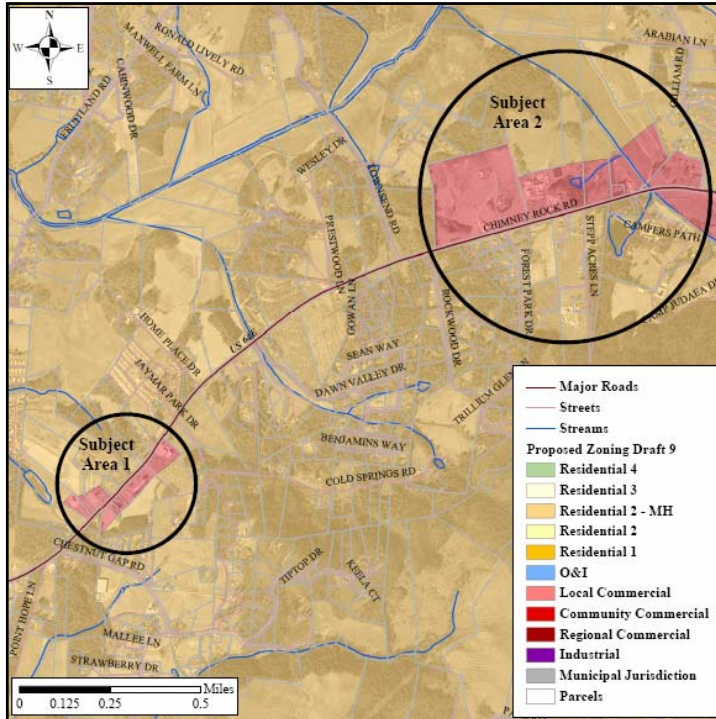


**LDC
Zoning
Map:**

Draft 9

Map Option 13

DRAFT 9

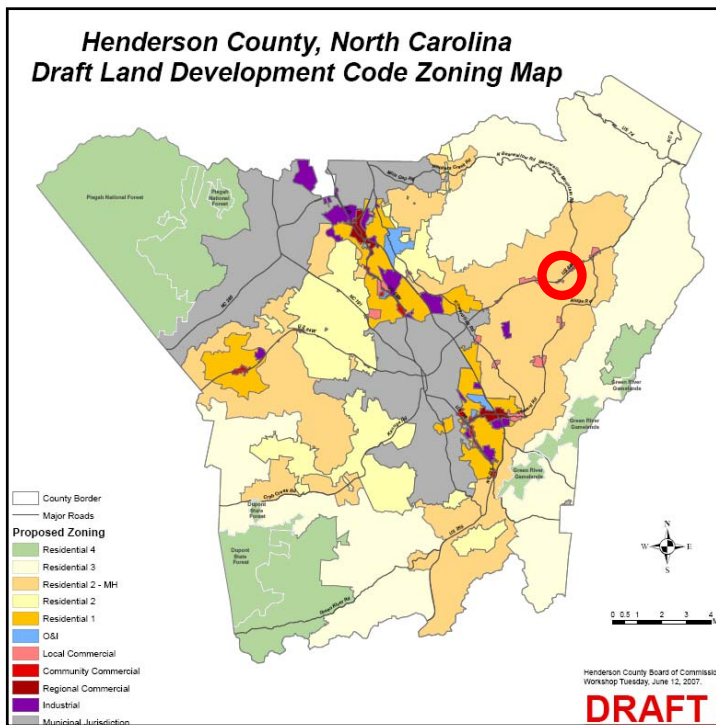


LDC Map
Option 13:

Hwy 64
East

LC Zoning

*New Change
from April 24, 2007
Workshop

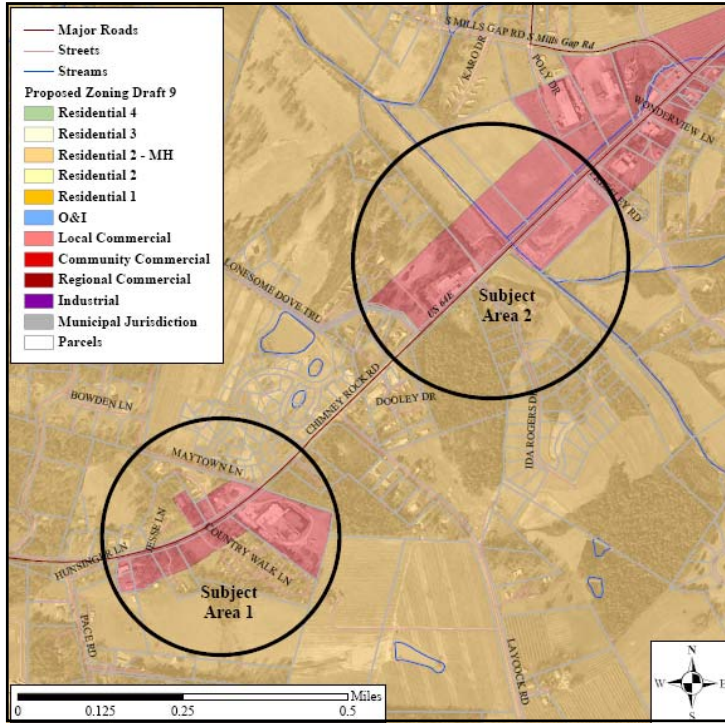


LDC
Zoning
Map:

Draft 9

Map Option 14

Henderson County Board of Commissioners
Workshop Tuesday, June 12, 2007
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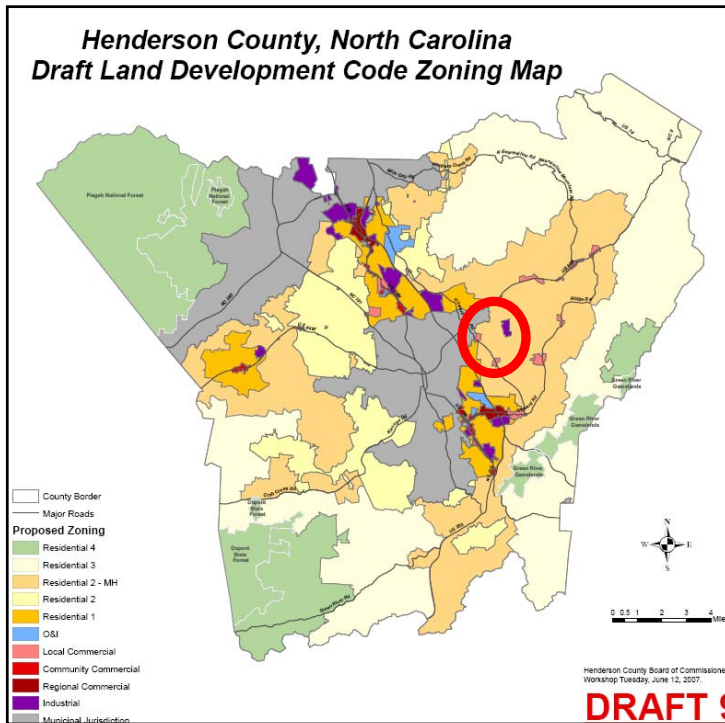


LDC Map
Option 14:

Hwy 64
East

LC Zoning

*New Change
from April 24, 2007
Workshop

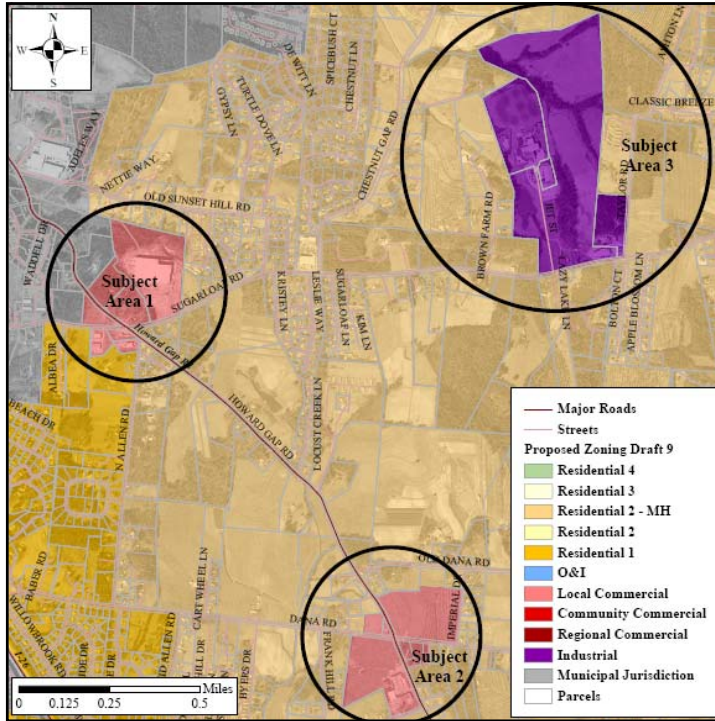


LDC
Zoning
Map:

Draft 9

Map Option 15

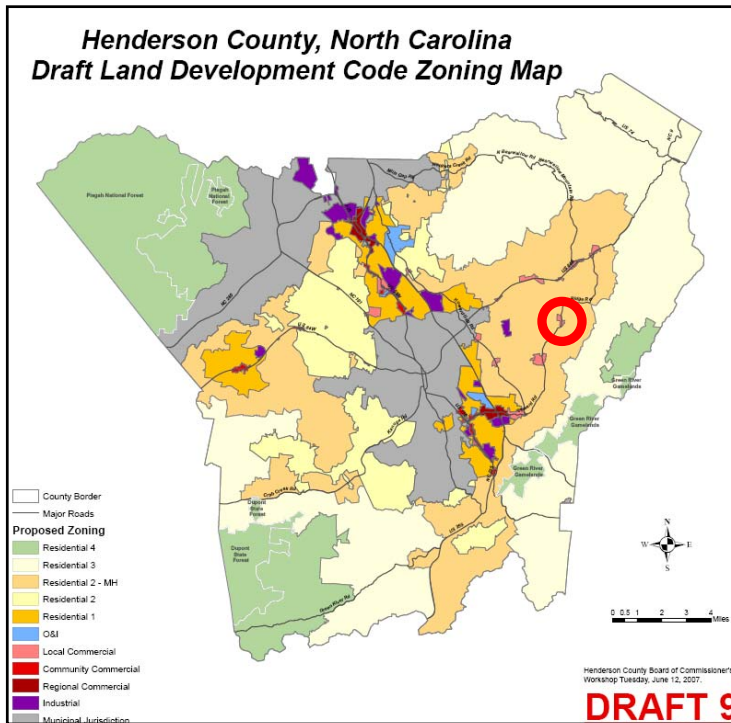
Henderson County Board of Commissioners's
Workshop Tuesday, June 12, 2007.
DRAFT 9



**LDC Map
Option 15:
Howard Gap
& Sugarloaf
Roads**

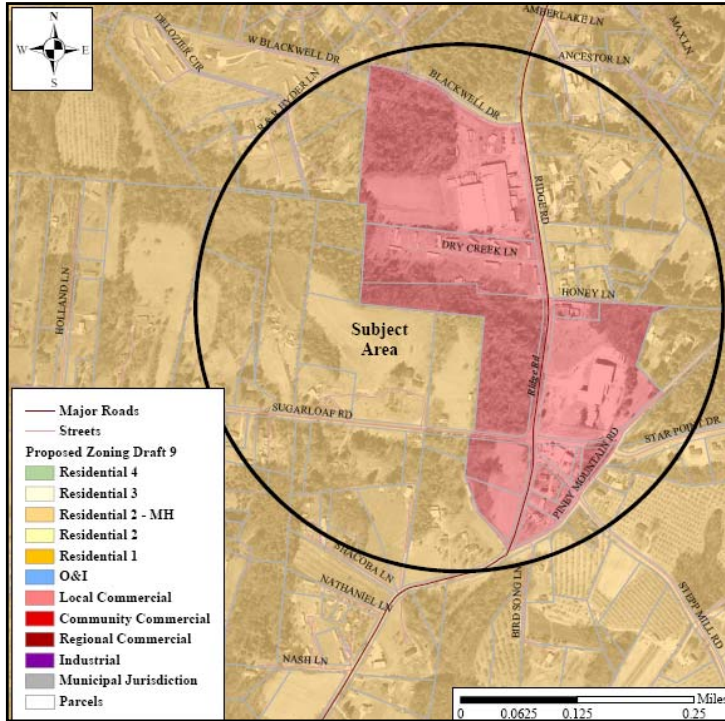
**LC &
Industrial
Zoning**

*New Change from
April 24, 2007
Workshop



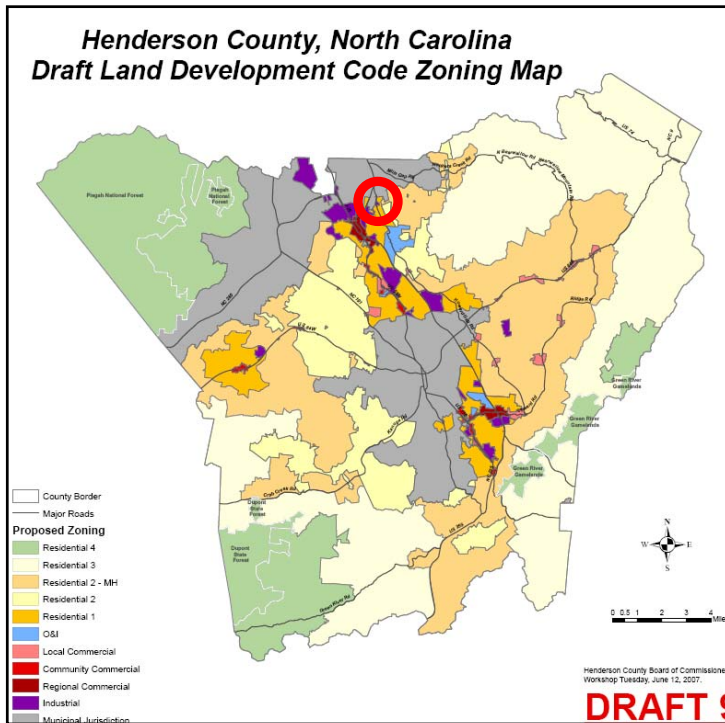
**LDC
Zoning
Map:
Draft 9
Map Option 16**

DRAFT 9



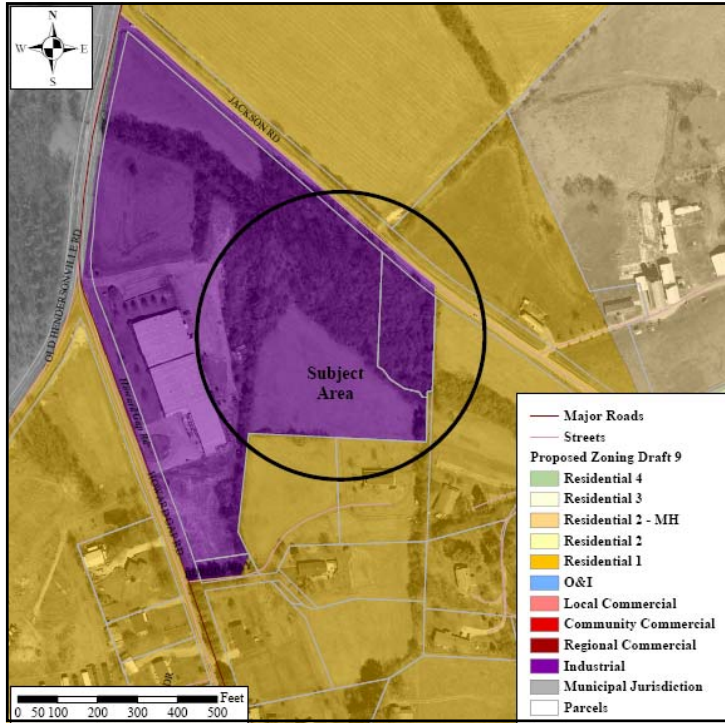
**LDC Map
Option 16:
Five Points
LC Zoning**

***New Change
from April 24, 2007
Workshop**



**LDC
Zoning
Map:
Draft 9
Map Option 17**

DRAFT 9

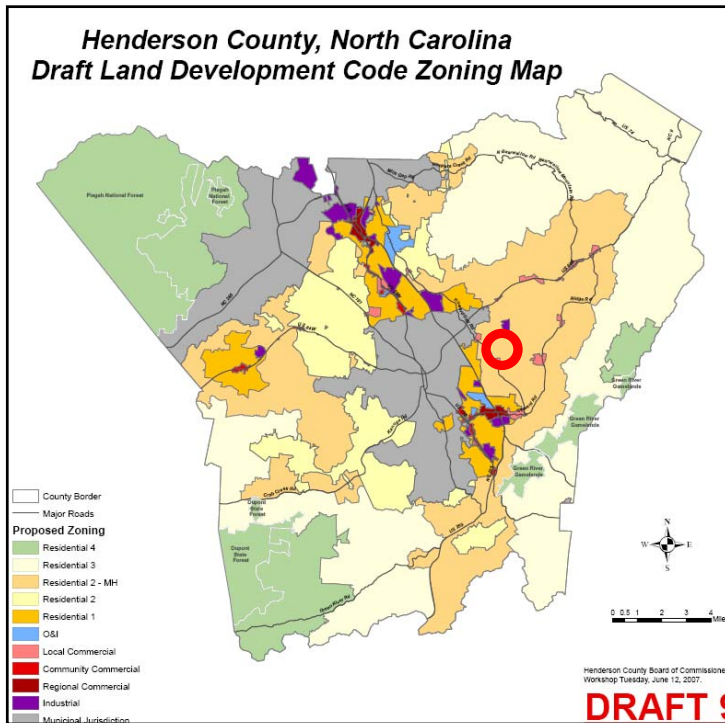


**LDC Map
Option 17:**

**Howard
Gap &
Jackson
Roads**

**Industrial
Zoning**

***New Change
from April 24, 2007
Workshop**



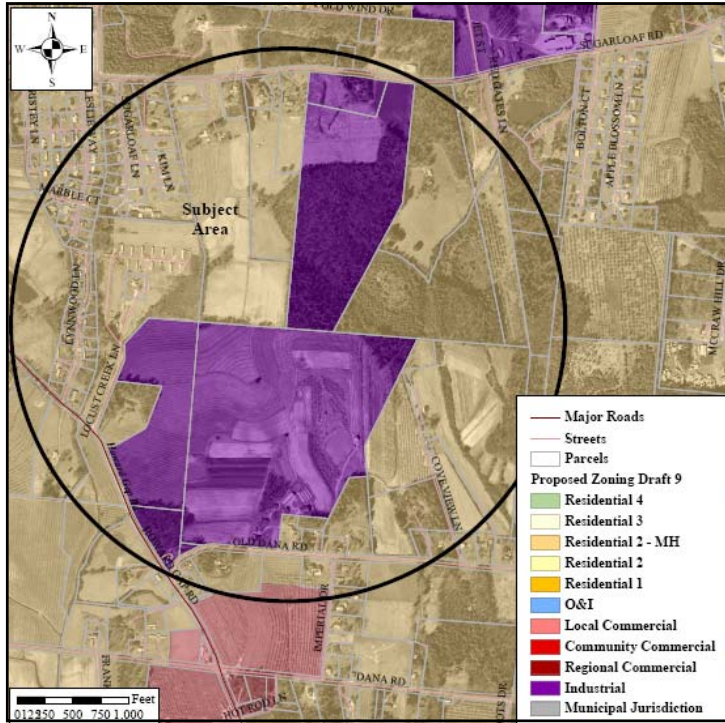
**LDC
Zoning
Map:**

Draft 9

**Map Option 18
(New Addition)**

**Not shown on
Draft 9 Map**

Henderson County Board of Commissioners's
Workshop Tuesday, June 12, 2007.
DRAFT 9

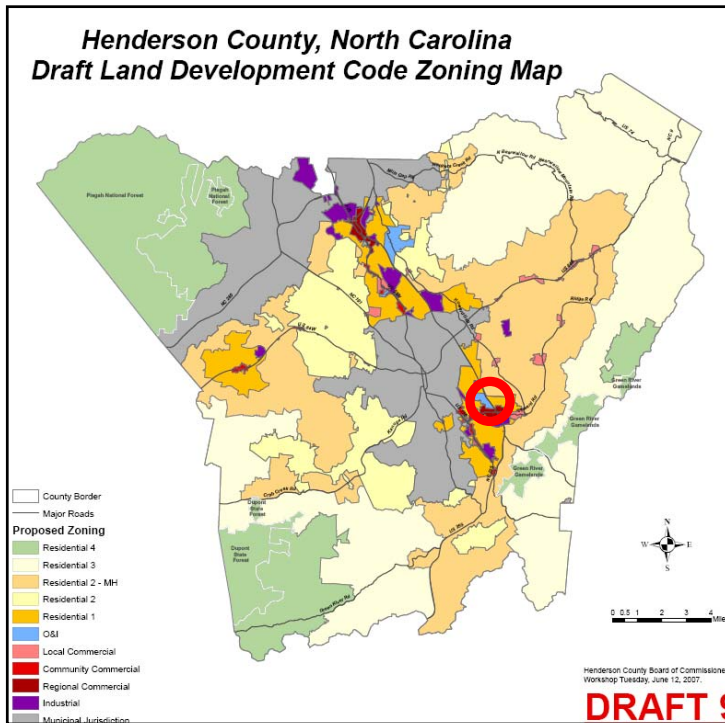


**LDC Map
Option 18:
(New Addition)**

**Intersection of
Howard Gap
and Sugarloaf
Road**

**Industrial
Zoning**

***New Change from
April 24, 2007
Workshop**

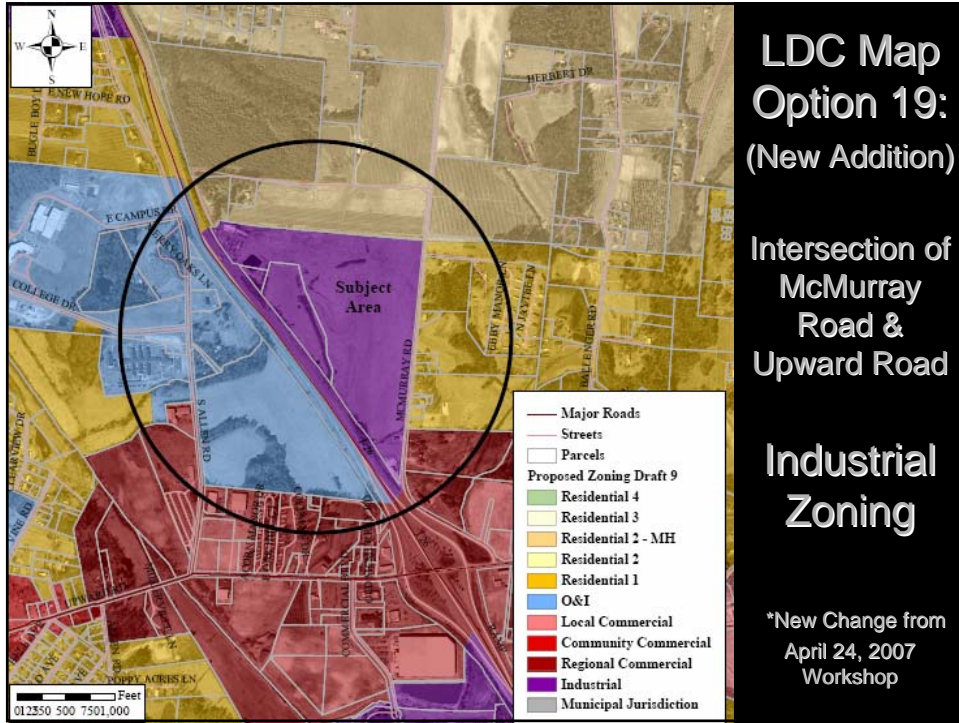


**LDC
Zoning
Map:**

Draft 9

**Map Option 19
(New Addition)**

**Not shown on
Draft 9 Map**



LDC Text Options

- 10 text options have been identified for Board consideration

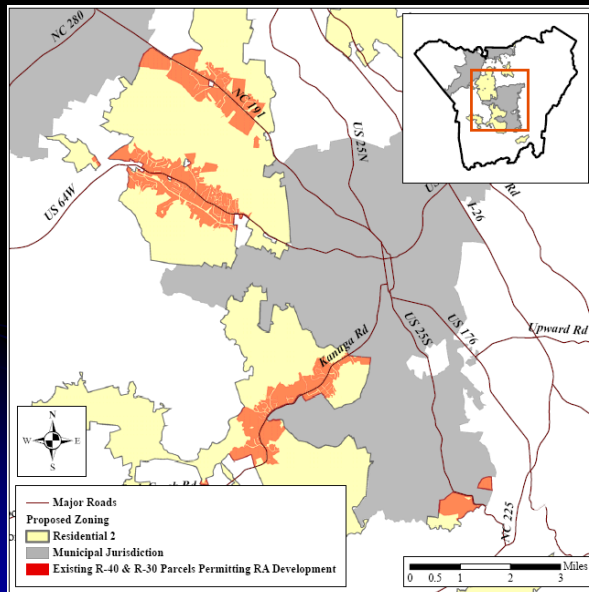
LDC Text Option 1

Transitioning R-40 and R-30 to R2

Recommended Solution:

- Develop an overlay district with the following:
 - Minimum lot requirement of 2/3 acre
 - Increase front yard setbacks
 - Duplexes & triplexes as special uses only

LDC Text Option 1:



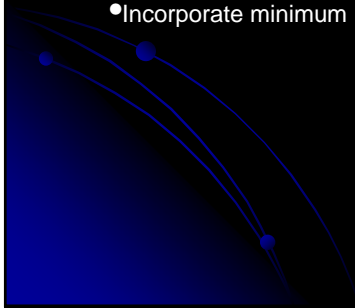
Map A: Existing R-40 and R-30 Parcels which Permit R-A (Residential Apartment) Developments with a Special Use Permit

LDC Text Option 2

Special Subdivisions

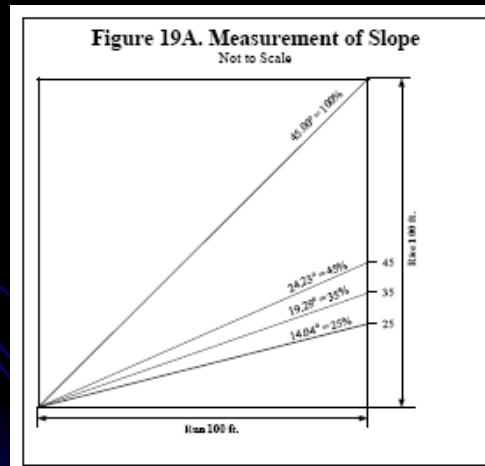
Recommended Solution:

- Incorporate minimum road standards



LDC Text Option 3

Developments in areas of steep slope & floodplain



LDC Text Option 3

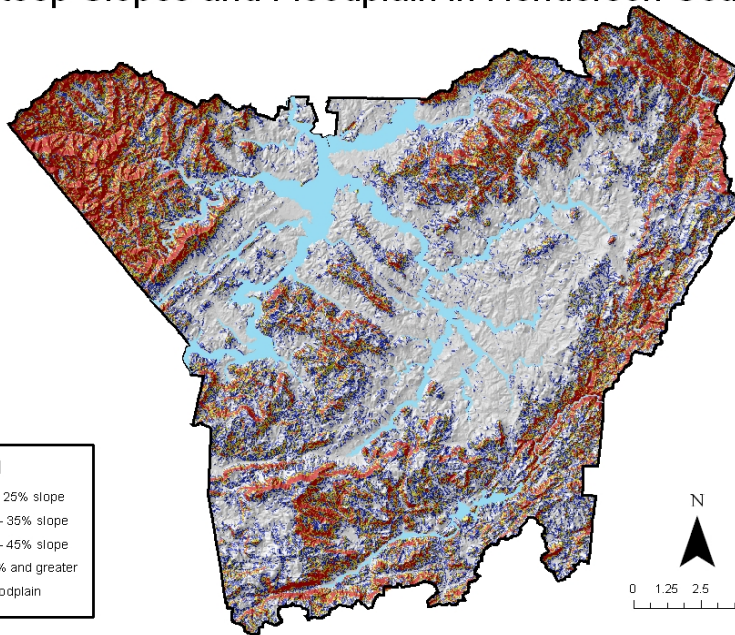
Percent Slopes and Floodplains in County's Jurisdictional Area					
Slope		**Floodplain Acreage/ % of Jurisdictional Acreage	Total Acreage (Lands in Slope & Floodplain)	Percent (%) of County's Jurisdictional Acreage with Floodplain	Percent (%) of County's Jurisdictional Acreage without Floodplain
Percent (%)	Acreage				
***Less than 25%	93,357	6,356 / 3.6%	99,713	57.1	53.4
25% and greater	75,019	6,356 / 3.6%	81,375	46.6	42.9
35% and greater	46,565	6,356 / 3.6%	52,598	30.3	26.6
45% and greater	25,242	6,356 / 3.6%	31,598	18.1	14.4






*County's Jurisdictional Area: 174,732 ac (Excludes municipalities, public forest lands, and land located in the floodway)

**Excludes land in the floodway

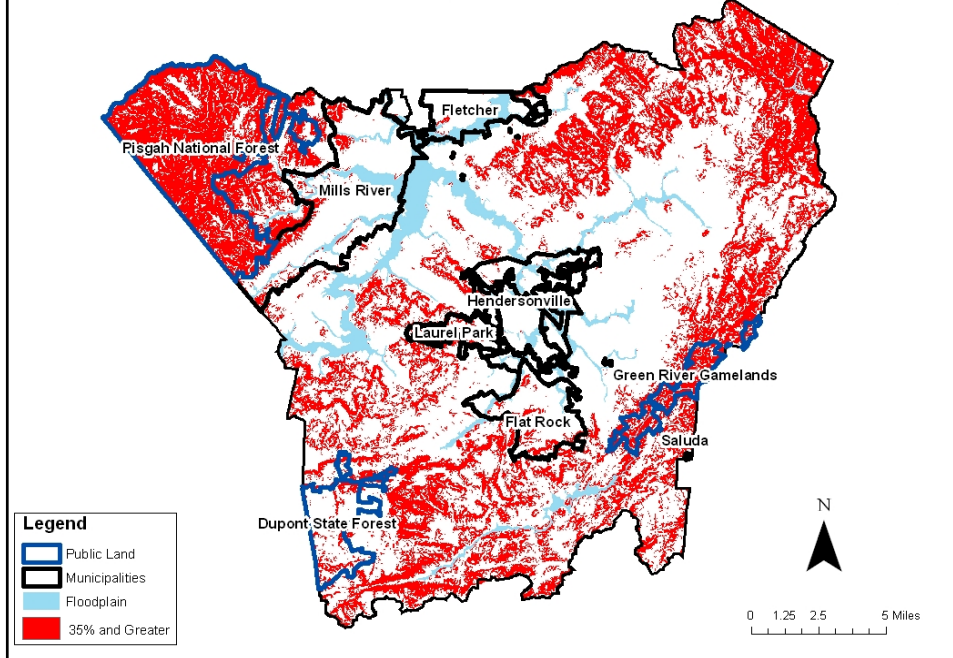
***Excludes land in the floodplain

Steep Slopes and Floodplain in Henderson County

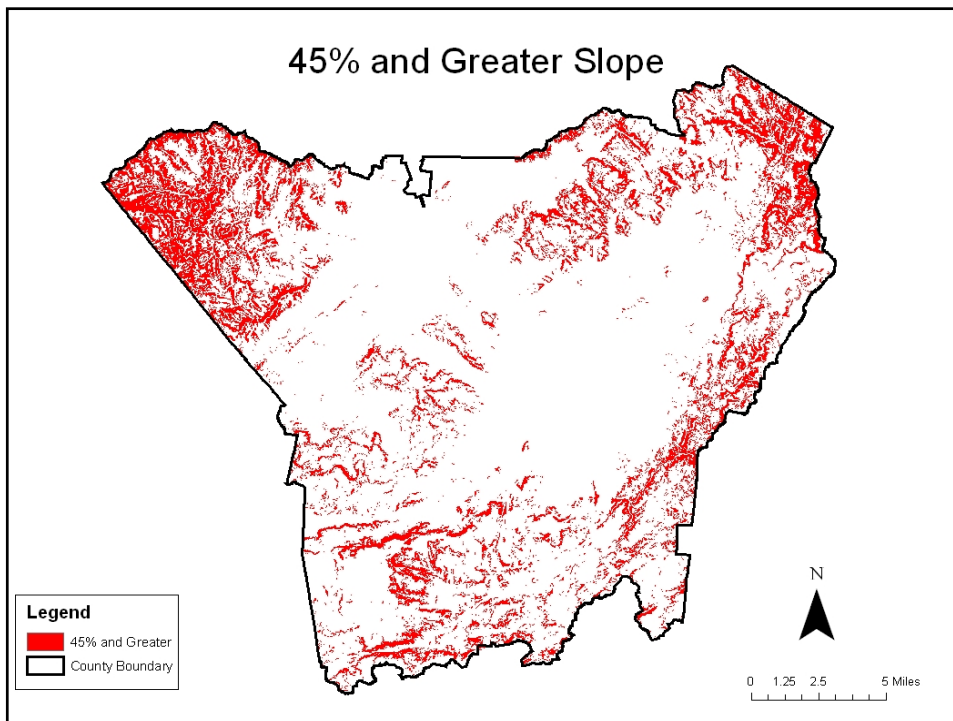


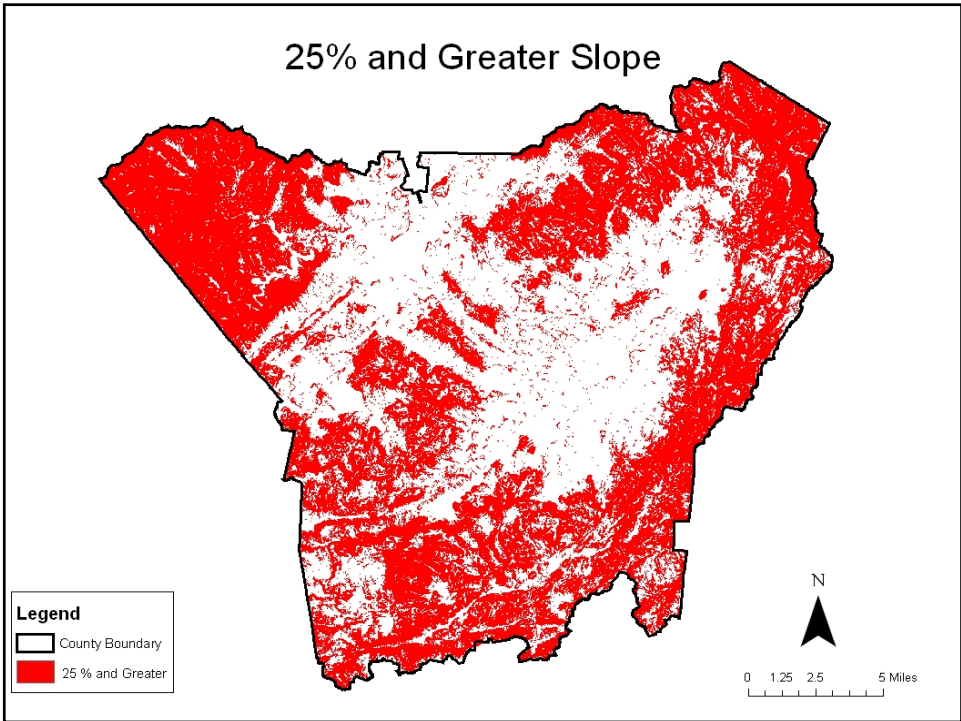
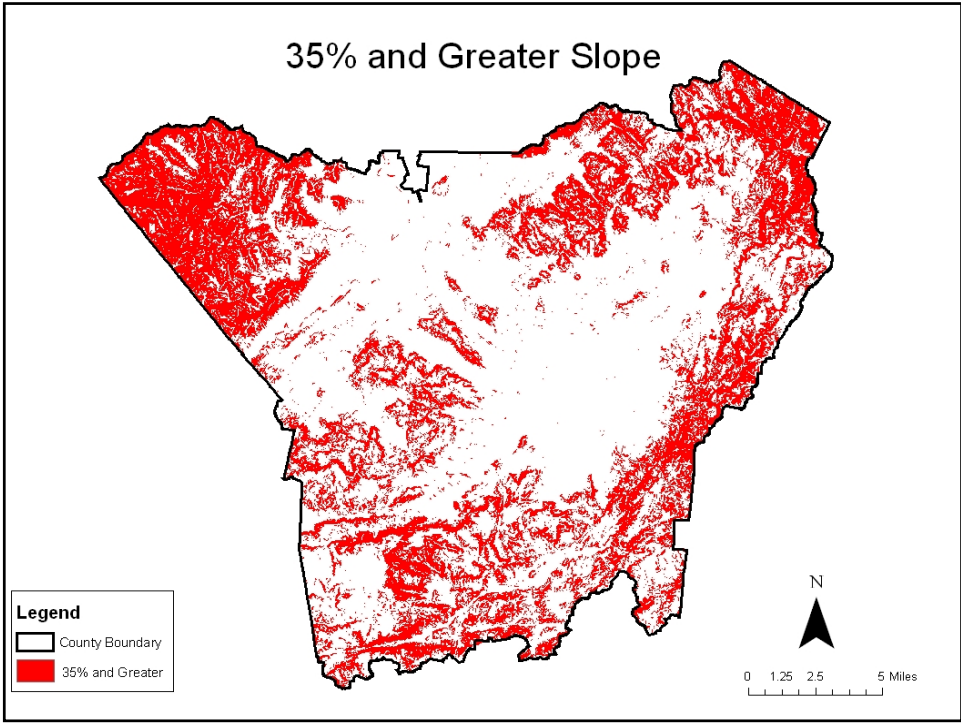
Legend	
	0 - 25% slope
	25 - 35% slope
	35 - 45% slope
	45% and greater
	Floodplain

Public Land and Municipalities in Henderson County



45% and Greater Slope





LDC Text Option 4

Off Site Access

Recommended Solution:

Road Frontage or Existing Off-Site ROW at the Narrowest Point	Maximum number of lots permitted
Less than 30 feet	1 lot per acre with a maximum of 25 lots
30 feet or greater	No maximum

LDC Text Option 5

Commercial Uses in R-3

Recommended Solution:

- Add the following as special uses in the R-3 district

Accessory Uses:

Childcare Facility (accessory for a principle business)
Drive-Thru Window
Fuel Pumps
Loading Bay

Recreational Uses:

Shooting Ranges, Indoor
Shooting Ranges, Outdoor

Educational and Institutional Uses:

Place of Assembly, Small

Business, Professional, and Personal Services:

Automobile and Equipment Service
Exterminating and Pest Control
Office: Business, Professional and Public
Tire Recapping
Urgent Care Clinic

Transportation, Warehousing and Utilities:

Septic Tank and Related Services

Manufacturing & Industrial Uses:

Chip Mill
Machining and Assembly Operations, Limited
Manufacturing and Production Operations, Limited

LDC Text Option 6

Board of Commissioners Approval for Referred Subdivisions and Impact of Larger Developments

Recommended Solution:

- Refer any subdivision to the BOC for review & approval
- Traffic Impact Study (TIS)
- Emergency Services Impact Report
- Connect to public water and sewer

LDC Text Option 7

Sign Regulations – Freestanding Signs

Recommended Solution:

- 18 feet for signs in Office, Institutional & Commercial Districts



Aldi Sign Height: 18 feet

LDC Text Option 8

Sign Regulations – Outdoor Advertising Signs (Billboards)

Recommended Solution:

- Increase spacing requirements to 1,000 feet

LDC Text Option 9

Accessory and Temporary Manufactured Homes

Recommended Solution:

- Increase the permitted size of accessory dwellings
- Remove restrictions on ownership of accessory dwellings

LDC Text Option 10

Commercial Uses in Industrial Zoning District

Recommended Solution:

- Add the following uses as permitted to the I district
 - Outdoor sale display areas
 - Non-commercial athletic fields
 - Christmas tree lot sales

Boards Conclusions