

NOTICE OF PUBLIC HEARING ON PROPOSED LAND DEVELOPMENT CODE AND ZONING MAP

The Henderson County Board of Commissioners will hold a public hearing on the proposed Land Development Code (June 27, 2007 Draft) and Zoning Map (Draft 10) for Henderson County, North Carolina. The proposed Land Development Code and zoning map, if adopted, will replace the County's current land use ordinance(s) and property in the County's jurisdiction will be rezoned to a new zoning district under the Land Development Code. Proposed changes will affect the entire County excluding property located in municipal jurisdictions. In accordance, the 2020 County Comprehensive Plan will be updated and amended to reflect the decisions made upon the adoption of the Land Development Code and zoning map.

The Board of Commissioners may also consider the following text and map options:

Residential Options

- § Replace the R2 designation with R2-MH for areas currently zoned Open Use (OU).
- § Allow manufactured homes as permanent/temporary accessory dwellings with certain restrictions & requirements.
- § Create a Suburban Overlay District for proposed R2 areas currently zoned R-40 & R-30.
- § Create an R4 zoning district (average density 1 unit/5 acres) which could apply to areas in and near Pisgah National Forest, DuPont State Forest, and the Green River Gamelands, including surrounding areas with very steep slopes or key water supply watersheds.
- § Allow the Planning Board to refer any major subdivisions to the Board of Commissioners and require major subdivisions with a predetermined number of lots/units (Ex: 500 or more lots/units) to be reviewed and approved by the Board of Commissioners.
- § Subdivisions with 500 or more units may be required to connect to public water if located within 2 miles of an existing public water system and/or connect to public sewer if within 1 mile.
- § Subdivisions with less than 30 feet of road frontage or existing off-site right-of-way are limited to 1 lot per acre.
- § Add a Special Subdivision provision to allow subdividing 5 ½ acre lots (or less if permitted by the zoning district) over a 5-year period with certain road requirements.

Development Options

- § Potential changes to the height and spacing requirements for signs.
- § Developments with 100 or more units would prepare a traffic impact study identifying needed improvements and may be required to mitigate improvements with restrictions.
- § Subdivisions larger than 99 lots or with 50 units more than five miles away from a fire station must submit an Emergency Services Impact Report.
- § Areas containing steep slopes (Ex: 35% or greater) or within the 100-year floodplain would have a maximum density of 1 unit per 3 acres.
- § Areas in the floodway, wetlands, on slopes 45% or greater or with existing conservation easements would not be eligible for a density bonus credit.

Legal Options

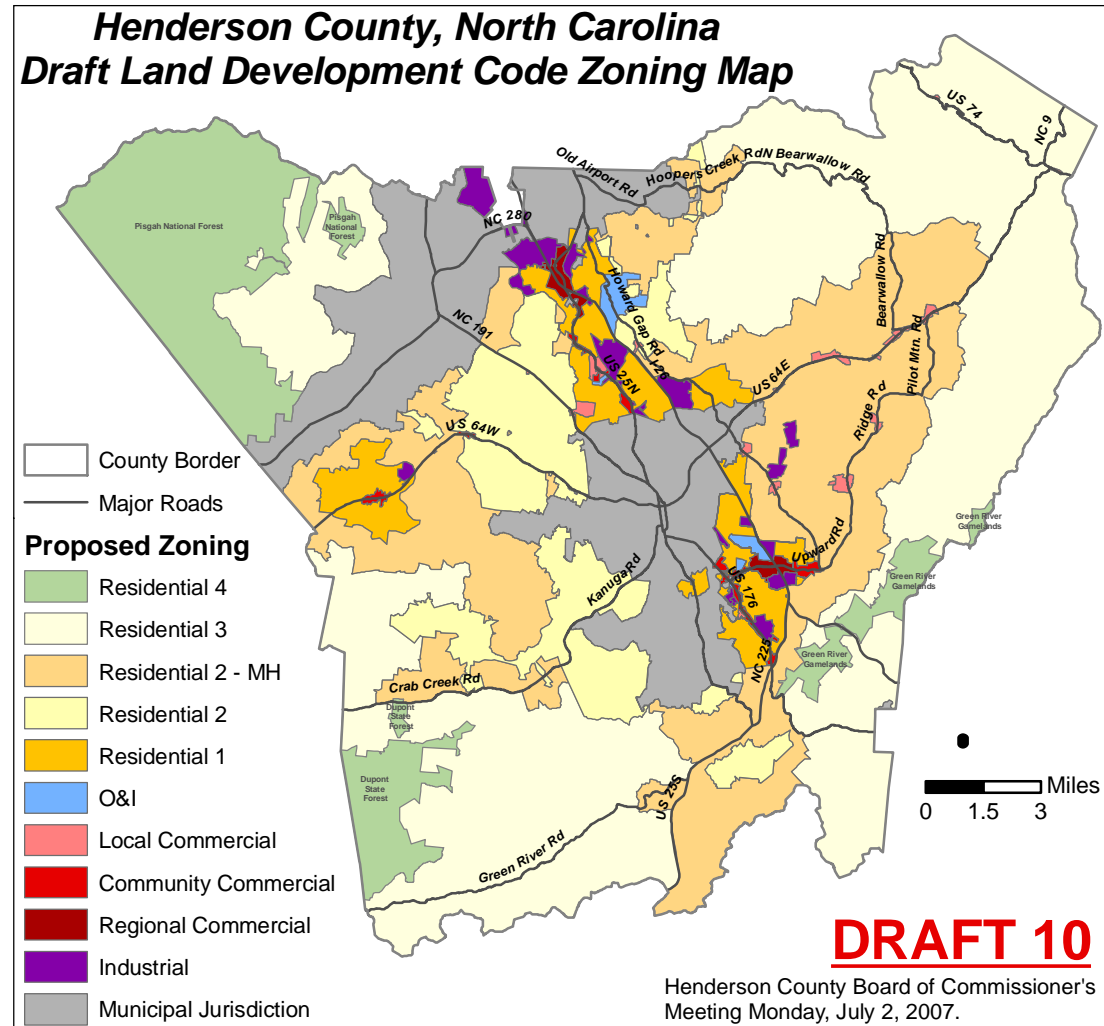
- § Add a provision that any person or party that has a County permit that has been revoked or suspended should not be granted any other County permits until the suspended permit has been resolved, or for a period of 2 years following a revoked permit.

Commercial & Industrial Options

- § Expand the number of commercial uses permitted in the Industrial, R3, and other zoning districts. A list of these permitted and special commercial uses can be found in the July 2, 2007 memo to the Board of Commissioners available at the locations listed below.
- § Zone the following areas for commercial and industrial uses (LC-Local Commercial, CC-Community Commercial, RC-Regional Commercial, I-Industrial):
 - Ø Intersection of NC 191, Mountain Rd, and Stoney Mountain Rd (LC)
 - Ø Commercial nodes on US 64 West in Etowah-Horseshoe Community at: McKinney Rd (CC), Morgan Rd (LC), and Horseshoe Mountain Rd (LC)
 - Ø Local Commercial nodes along Upward Rd: at the intersection of Dana Rd and Upward Rd (LC), and along Upward Rd from the area near Howard Gap Rd intersection to I-26 (RC, CC, & LC)
 - Ø Local Commercial nodes along Howard Gap and Sugarloaf Rd's at the intersection of: Howard Gap Rd and Sugarloaf Rd (LC), Howard Gap Rd and Dana Rd (LC), and Sugarloaf Rd and Ridge Rd (LC)
 - Ø Local Commercial nodes along US 64 East at: Cold Springs Rd (LC), Fascination Dr and Gilliam Rd (LC), Country Walk Ln (LC), South Mills Gap Rd (LC), and St. Pauls Rd and Pilot Mountain Rd (LC)

The public hearing will be held on Thursday, August 30, 2007, at 7:00 P.M., in the Thomas Auditorium, Blue Ridge Community College located off College Drive in Hendersonville, NC. The public is invited to attend and comment on the proposed Land Development Code (LDC) and Zoning Map. There will be a time limit of 3 minutes per speaker, depending on attendance. Written comments addressed to the Henderson County Board of Commissioners, 100 North King Street, Hendersonville, NC 28792, will be accepted prior to the hearing. Please note that after considering public comment, the Board may discuss other options, including those options mentioned above, or make changes to the proposed LDC and Zoning Map before taking final action. Information on the LDC and Zoning Map, and a detailed description of the above options for Board consideration (found in the July 2, 2007 memo to the Board of Commissioners) are available for review in the Henderson County Planning Department, 213 1st Avenue East, Hendersonville, NC, between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday, any Henderson County library, or on the County website at <http://www.hendersoncountync.org>. For more information, call the Planning Department at (828) 697-4819 [TDD for the hearing impaired (828) 697-4580].

Elizabeth Corn, Clerk to the Board
Henderson County Board of Commissioners



- Ø Local Commercial nodes along US 74: at Kelly Hill Rd (LC), and at the intersection of US 64 East (LC)
- Ø Industrial District expansion in northern portion of county near the Buncombe County line and the Asheville Regional Airport currently zoned Open Use at: Old Fanning Bridge Rd (I), Boylston Hwy (I), and I-26 (I)
- Ø Industrial District expansion in eastern portion of county at: McMurray Rd near I-26 (I), intersection of Howard Gap Rd and Dana Rd (I), across Sugarloaf Rd from Brown Farm Rd (I), and the intersection of Jet Street and Sugarloaf Rd (I)
- Ø Industrial nodes in Etowah-Horseshoe Community adjacent and to the northeast of the intersection of Morgan Rd and US 64 West (I)
- Ø Commercial node along NC 191 on and around the former Carolina Roses Property southeast of the intersection of School House Rd and NC 191 (LC)
- Ø Commercial node along NC 225 at: Interchange Rd (RC), Tabor Rd (RC), and Melton Pond Ln (RC)
- Ø Commercial node on US 25N adjacent to Rugby Dr & Shepherd Memorial Park (CC)