

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

Meeting Date: August 2, 2011
Subject: Rezoning #R-2011-03
Staff Contact: Matthew Cable, AICP, Planner
Attachments: 1. Staff Memo

SUMMARY OF REQUEST:

Rezoning #R-2011-03 requests the County zone 25.67 acres comprised of all or portions of 22 identified tracts which were formerly within the municipal boundaries or zoning jurisdiction of the City of Hendersonville, Town of Laurel Park, or Town of Saluda. The recommended zoning reflects the extension of adjacent residential zoning districts (Residential Two (R2) and Residential Three (R3)) onto these currently unzoned areas to avoid further split zoning and alleviate spot zoning concerns.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Planning Staff requests the Technical Review Committee take action to recommend the Board of Commissioners approve, approve with modifications, table, or deny rezoning request #R-2011-03.

Suggested Motion:

I move that the TRC recommend approval of rezoning request #R-2011-03 to zone portions of Henderson County to Residential Two (R2) and Residential Three (R3) in currently unzoned areas of the County, consistent with the recommendations of the Henderson County 2020 Comprehensive Plan.

Henderson County Planning Department Staff Report

Rezoning Request #R-2011-03

Staff Recommendations:

For each of the identified areas (A-D) and associated unzoned land (25.67 acres) staff proposed zoning is consistent with the recommendations of the Henderson County 2020 Comprehensive Plan. The attached map and table provide additional information about each area and its associated parcels.

Area A:

The Town of Laurel Park adjusted its municipal boundaries removing 4.34 acres of land from its jurisdiction in Area A. The three (3) parcels effected by the adjustment are located along Davis Mountain Road, Woodridge Drive, Hillside Lane and Shaws Creek Lane. These parcels were formerly split zoned by the Town of Laurel Park and Henderson County. The parcels now fall completely within the County's zoning jurisdiction. The Residential Two (R2) zoning designation is currently applied by the County to the northern portions of the affected parcels. Staff recommends existing R2 zoning be extended to the south and applied to the entirety of the parcels.

Area B:

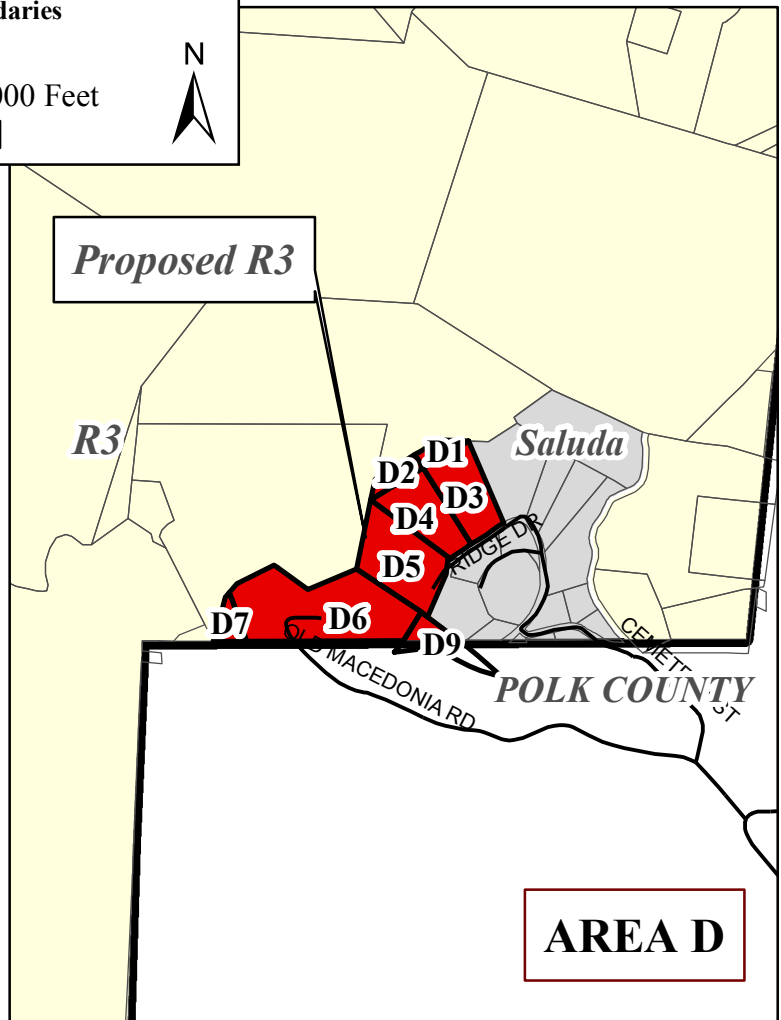
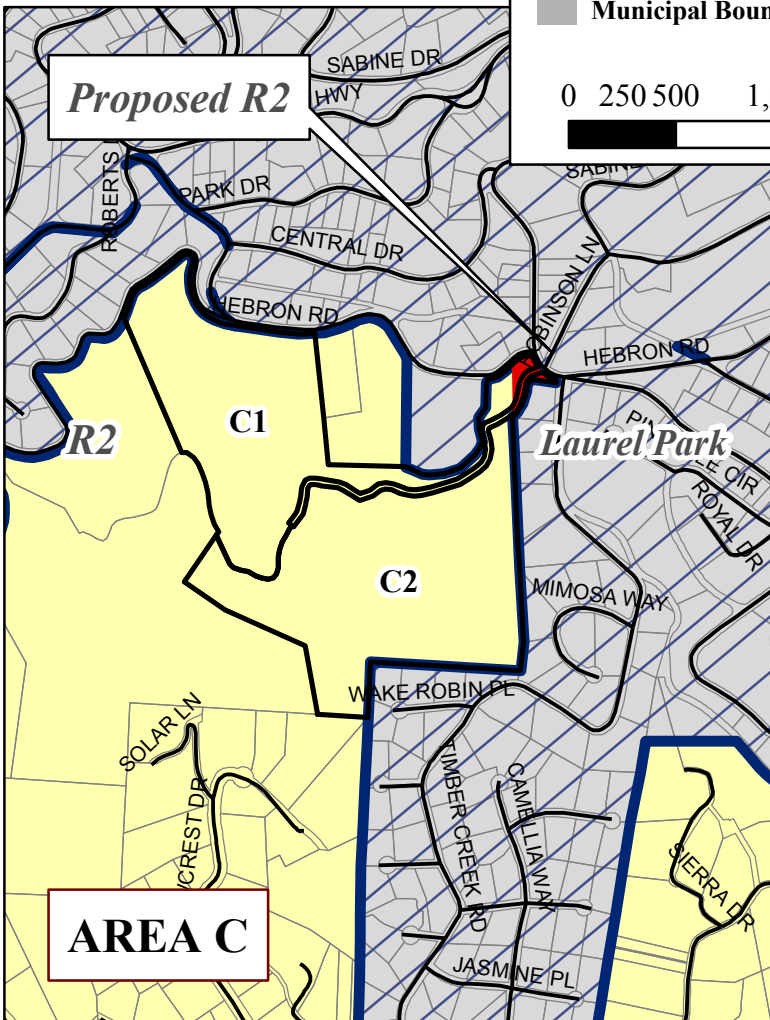
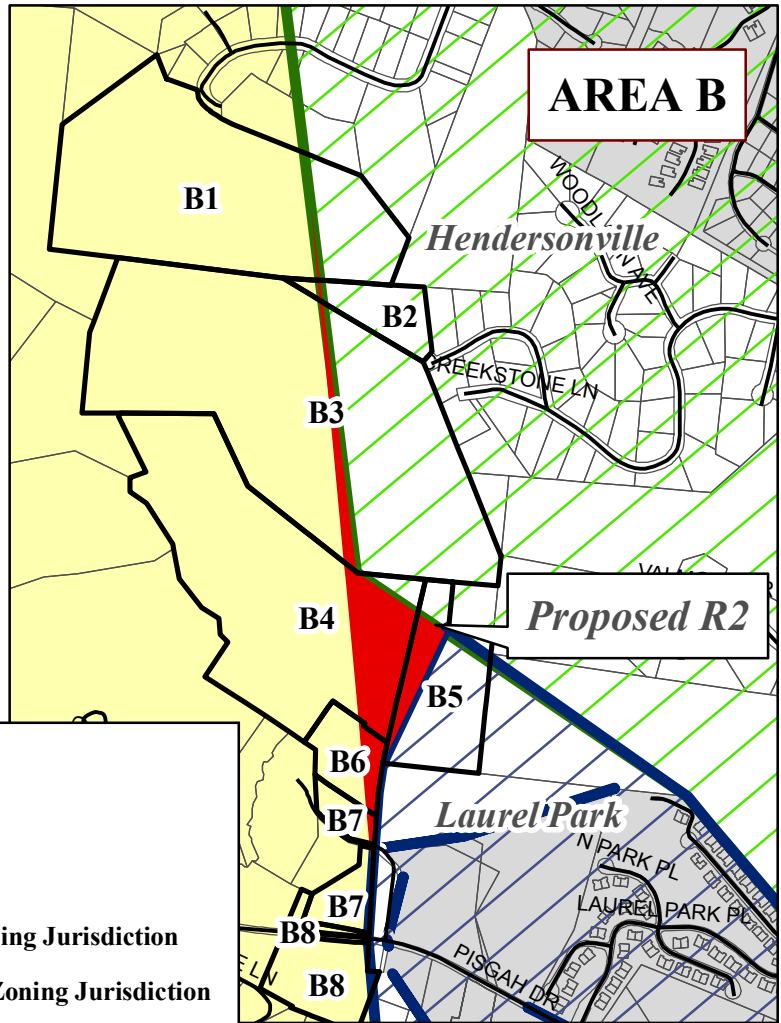
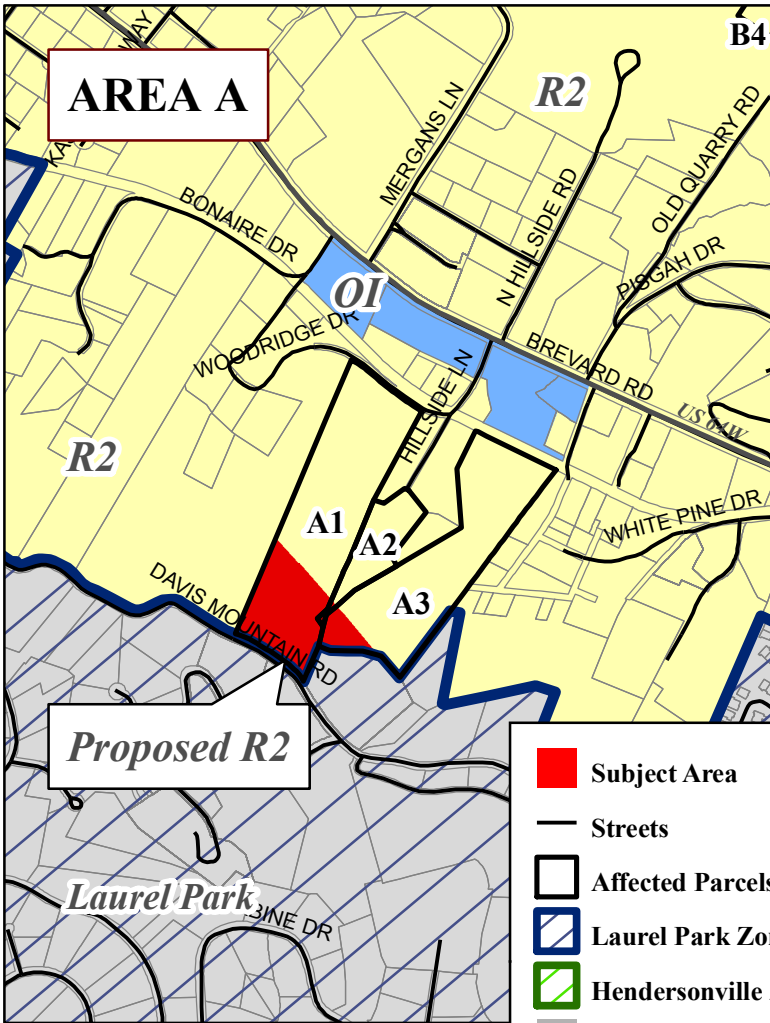
The City of Hendersonville adjusted its extraterritorial jurisdiction boundaries removing 7.13 acres from its jurisdiction in Area B. The eight (8) parcels affected by the adjustment are located along North Hillside Road, Valmont Drive, Greenwood Drive, and Sun Meadow Road. Parcels B1, B2, B3, and B4, were formerly split zoned by the City of Hendersonville and Henderson County and will continue to be split zoned (although the boundary line is adjusted). Parcel B5 was formerly split zoned by the City of Hendersonville and Town of Laurel Park alone but now falls under the jurisdiction of the County, Hendersonville and Laurel Park. Parcels B6, B7, and B8 were formerly split zoned by the City of Hendersonville and Henderson County and will now fall completely within the County's zoning jurisdiction. The Residential Two (R2) zoning designation is currently applied by the County to the western portions of these parcels (with the exception of B5 which is not at all currently zoned by the County). Staff recommends the existing R2 zoning be extended to the east and applied to all portions of the eight (8) parcels which fall within the County's jurisdiction.

Area C:

The Town of Laurel Park adjusted its municipal boundaries removing 0.35 acres of land from its jurisdiction in Area C. The two (2) parcels effected by the adjustment are located along Laurel Park Highway. These parcels were formerly split zoned by the Town of Laurel Park and Henderson County. The parcels now fall completely within the County's zoning jurisdiction. The Residential Two (R2) zoning designation is currently applied by the County to the western portions of the parcels. Staff recommends the existing R2 zoning be extended to the east and applied to the entirety of the two (2) parcels.

Area D:

The Town of Saluda provided the County a map indicating adjustments to its municipal boundaries that remove 13.85 acres of land from its jurisdiction in Area D. The nine (9) parcels affected by the adjustment are located along Laurel Mountain Trail and Old Macedonia Road. These parcels were formerly within the Town of Saluda. The entirety of these parcels now fall within the County's zoning jurisdiction (with the exception of parcel D9 which falls partially within Henderson County and partially within the Town of Saluda (within Polk County)). The Residential Three (R3) zoning designation is applied by the County to the north and west. Staff recommends the existing R3 zoning be extended to the nine (9) parcels.



Legend

- Subject Area
- Streets
- Affected Parcels
- Laurel Park Zoning Jurisdiction
- Hendersonville Zoning Jurisdiction
- Municipal Boundaries

0 250 500 1,000 Feet

N

Table 1. Description of Current and Proposed Zoning

Map ID	PIN	Property Owner	Total Parcel Acreage	Current Parcel Acreage Zoned:				Current Unzoned Acreage within Henderson County Jurisdiction	Former Jurisdiction	Proposed County Zoning Designation	Land Classification
				County	City of Hendersonville	Town of Laurel Park	Town of Saluda				
A1	9559500248	Henderson County	11.46	7.91	-	-	-	3.55	Town of Laurel Park	R2	Governmental
A2	9559502027	Margaret Y. Peacock, Trustee	2.30	2.23	-	-	-	0.07		R2	Vacant Land
A3	9559506042	Stephen R. & Andrew L. Braznell	9.43	8.71	-	-	-	0.72		R2	Single Family
B1	9559649888	Laurence G. & Linda S. Lee	24.99	20.43	4.51	-	-	0.05	City of Hendersonville	R2	Vacant Land
B2	9559747296	Edward & Jeanne Farrell	2.86	0.17	2.66	-	-	0.03		R2	Single Family
B3	9559734839	Glenn Bennett & Martha Bennett Rogers	37.95	22.09	14.86	-	-	1.00		R2	Vacant Land
B4	9559723935	Hill Family Limited Partnership	24.46	20.02	0.60	-	-	3.84		R2	Vacant Land
B5	9559820686	Virginia H. Beatty	7.04	-	1.13	4.84	-	1.20*		R2	Vacant Land
B6	9559726108	James C. Howell & Wife	2.71	1.95	-	-	-	0.76		R2	Single Family
B7	9559716501		2.83	2.62	-	-	-	0.21		R2	Vacant Land
B8	9559714280	Virginia H. Beatty	4.41	4.37	-	-	-	0.04		R2	Vacant Land
C1	9558454371	Laurelgate LLC a NC LL Company	19.63	19.38	-	-	-	0.25	Town of Laurel Park	R2	Conservation Easement
C2	9558446850		25.07	24.97	-	-	-	0.10		R2	Conservation Easement
D1	9596815863	Dorothy M. Eargle Revocable Trust/Trustee	0.33	-	-	-	-	0.33	Town of Saluda	R3	Vacant Land
D2	9596813781	William R. and Dorothy M. Eargle	0.42	-	-	-	-	0.42		R3	Vacant Land
D3	9596816684	James P. Crowther	2.07	-	-	-	-	2.07		R3	Single Family
D4	9596815524	Susan W. Garfinkle	1.99	-	-	-	-	1.99		R3	Vacant Land
D5	9596814312	Virginia F. & Edward T. Shaffer	2.91	-	-	-	-	2.91		R3	Single Family
D6	9596810044	Theodore V. Zachman & Wife	5.31	-	-	-	-	5.31		R3	Single Family
D7	9596716022		0.26	-	-	-	-	0.26		R3	Vacant Land
D8	9596716073		0.18	-	-	-	-	0.18		R3	Vacant Land
D9	9596805967	Martha P. Hamilton	0.96	-	-	-	0.58	0.38		R3	Vacant Land
Total			189.57	134.85	23.76	4.84	0.58	25.67**	Hendersonville, Laurel Park or Saluda	R2 or R3	

*Note: A boundary discrepancy between the Town of Laurel Park and City of Hendersonville shows that the same portions of B5 are within both jurisdictions. The total current acreage is less than the combined total acreage zoned by the City of Hendersonville, Town of Laurel Park and otherwise unzoned (to be zoned by the County).

**Note: The effects of the conflicting municipal zoning (B5) carry over into the totals here. The total current acreage is less than the combined total acreage zoned by the City of Hendersonville, Town of Laurel Park, Town of Saluda, Polk County, and otherwise unzoned (to be zoned by the County).