

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: March 15, 2017

SUBJECT: Rezoning Application #R-2018-01 Patty Jean Orr & Clair Orr Whitmire

PRESENTER: Allen McNeill, Planner

ATTACHMENTS: 1.) Staff Report
2.) PowerPoint

SUMMARY OF REQUEST:

Rezoning Application #R-2018-01, which was initiated on January 16th, 2018 by applicant and owners, Patty Jean Orr and Clair Orr Whitmire, requests the County rezone approximately 3.73 acres of land (thereafter the "Subject Area") from an Residential Two Rural (R2R) zoning district to a Residential One (R1) zoning district. The Subject Area is located off Holly Springs Road and Wampus Run.

The Technical Review Committee discussed this item at its meeting on February 20th and forwarded the request to the Planning Board for further discussion.

PLANNING BOARD ACTION REQUESTED:

Staff requests the Planning Board make a recommendation to the Board of Commissioners to approve, approve with modification or deny the rezoning application (#R-2018-01) to rezone the Subject Area to a Residential One (R1) zoning district.

Suggested Motion:

I move that the Planning Board recommend the Board of Commissioners (approve, approve with modification or deny) rezoning application #R-2018-01 to rezone the Subject Area to a Residential One (R1) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan.

Henderson County Planning Department Staff Report

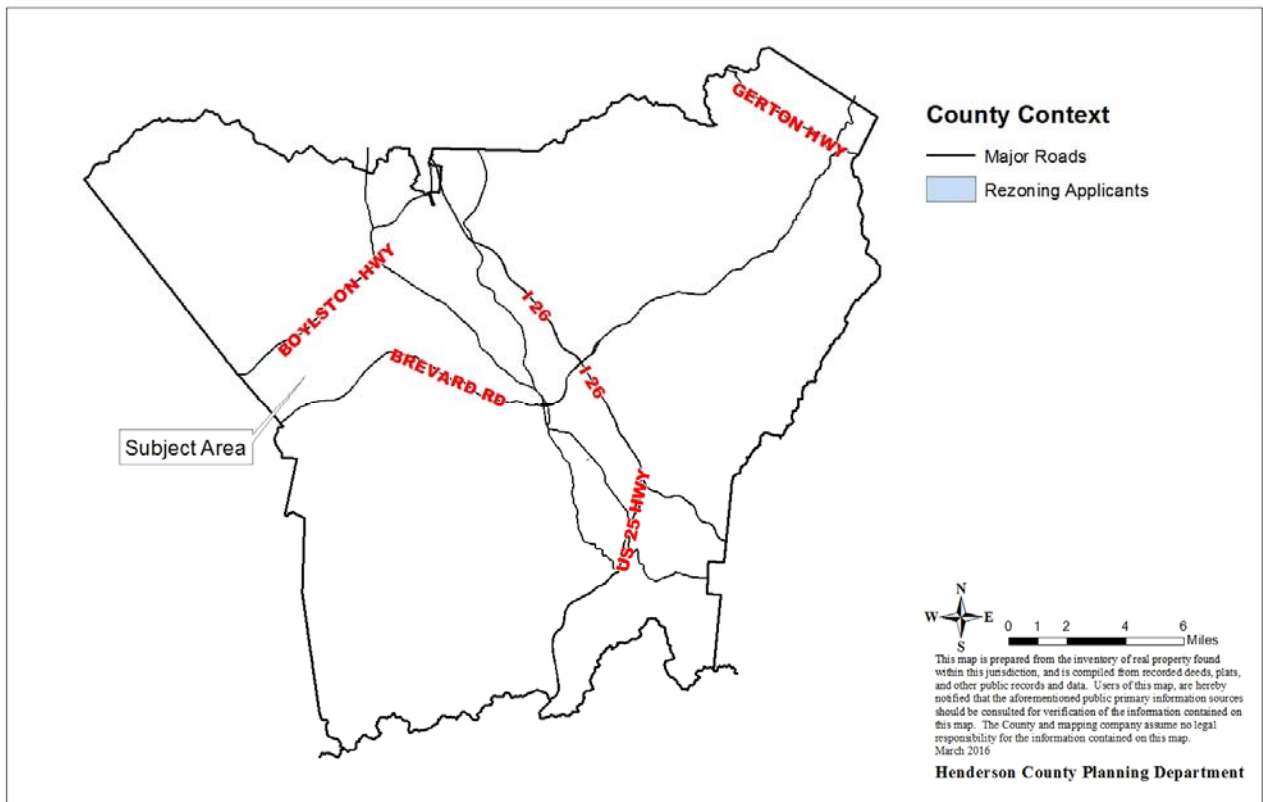
Rezoning Application #R-2018-01 (R2R to R1)

Applicant/Owner: Patty Jean Orr & Clair Orr Whitmire

1. Rezoning Request

- 1.1. **Applicant/Agent:** Patty Jean Orr & Clair Orr Whitmire
- 1.2. **Property Owner:** Patty Jean Orr & Claire Orr Whitmire
- 1.3. **PIN:** 9529-44-9177, 9529-54-3114, and 9529-54-4157
- 1.4. **Request:** Rezone subject area from a Residential Two Rural (R2R) zoning district to a Residential One (R1) zoning district.
- 1.5. **Size:** Approximately 3.73 acres of land
- 1.6. **Location:** The subject area is located off both Holly Springs Road and Wampus Run, where the roads intersect. Refer to map A for a County Context map and map B for an Aerial photo map.

Map A: County Context



Map B: Aerial Photo



2. Current Zoning (see Map C)

2.1. **Application of Current Zoning:** The subject area is currently zoned as Residential Two Rural (R2R)

2.2. **Adjacent Zoning:** The subject area is adjacent to Residential One (R1) to the south and west, Residential Two Rural (R2R) to the north and east.

2.3. District Comparison:

2.3.1. **Residential Two Rural (R2R):** “The intent of this district is to allow for low to medium density *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan.*” (Chapter 200A, Land Development Code §42A-29).

1) R2R enforces a standard density requirement of 1 unit per 1 acre and 15 to 90-foot front yard setbacks with 10 ft. side and rear setbacks.

2.3.2. **Residential One (R1):** The purpose of Residential District One (R1) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high-density *residential development* consistent with the recommendations of the *Comprehensive Plan.* This general *use district* is

typically meant to be utilized in areas designated as Urban (USA) in the *Comprehensive Plan*. (Chapter 200A, Land Development Code §42A-27)

- 1) R1 enforces a standard density requirement of 4 unit per 1 acre and 15 to 90-foot front yard setbacks with 10 ft. side and rear setbacks.

Map C: Current Zoning



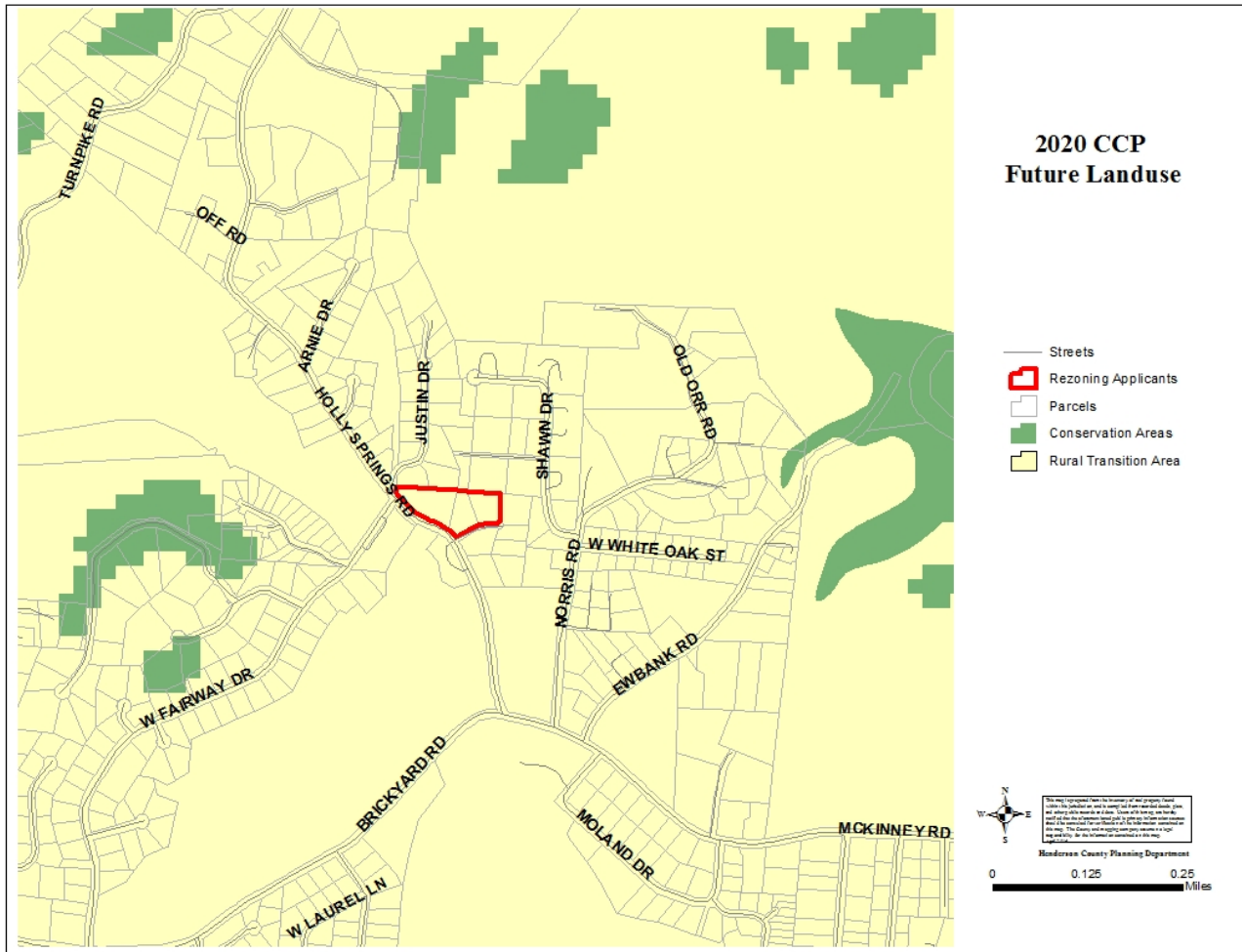
3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** The subject area includes three (3) separate parcels. Of the parcels in the subject area one (1) is being used as the residents of the property owner while the remaining two (2) are vacant lots.
- 3.2. **Adjacent Area Uses:** The surrounding properties contain primarily residential uses, including some high-density on West Fairway Drive. South-west of the subject area is the Etowah Valley Golf Club & Lodge.

4. The Henderson County 2020 Comprehensive Plan (CCP)

- 4.1. The CCP Future Land Use Map identifies the subject area as being located in a Rural Transition Area (2020 CCP, Pgs. 138 & Appendix 1, Map 24). (See Map D).

Map D: 2020 County Comprehensive Plan Future Land Use Map

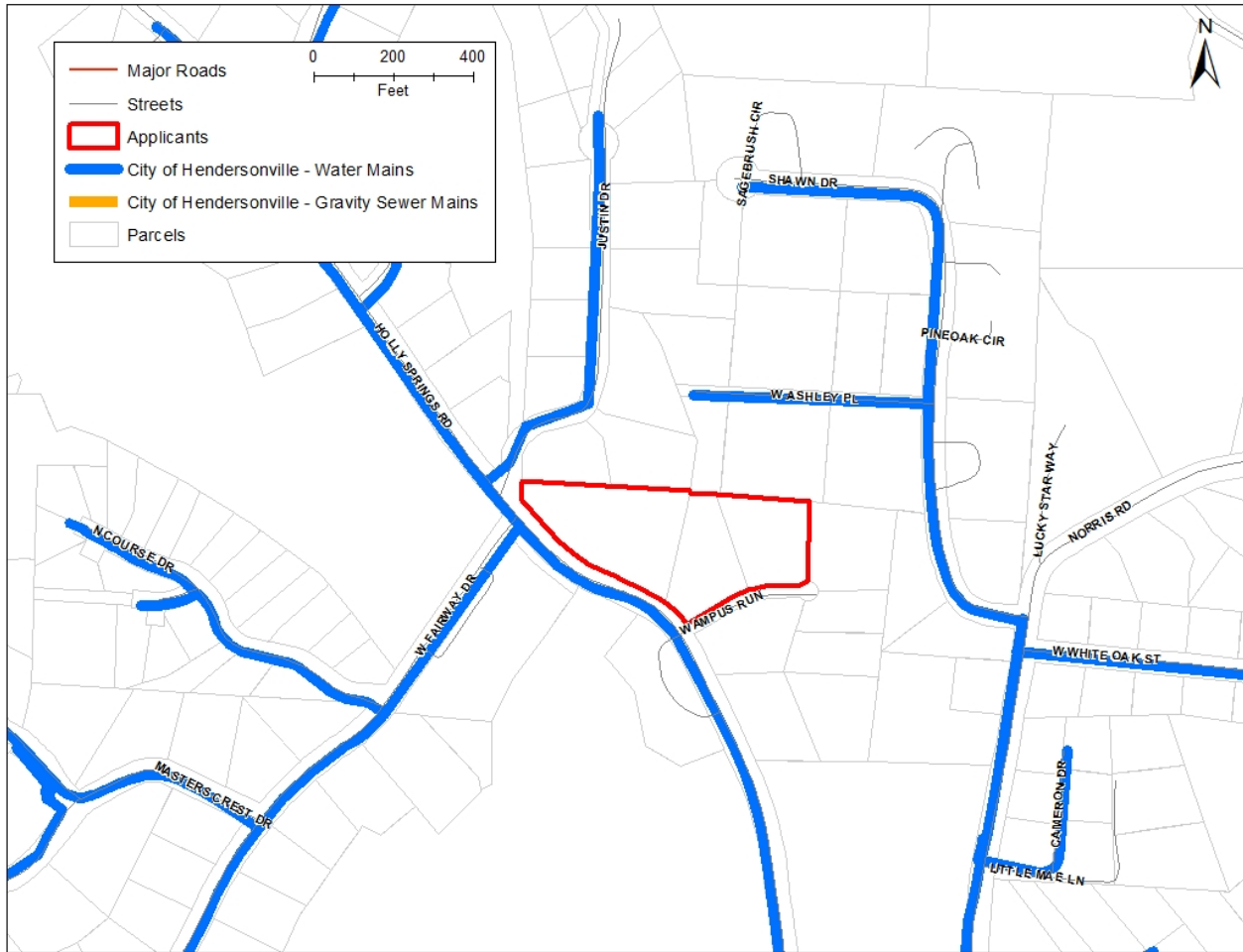


Rural/Urban Transition Area (RTA): The CCP states that, “RTA” (*Rural Transition Area*) “is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered to be generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.” (2020 CCP, Pgs. 134)

5. Water and Sewer (see Map E)

- 5.1. **Public Water:** City of Hendersonville water main lies adjacent to the subject area.
- 5.2. **Public Sewer:** City of Hendersonville records shows that sewer access is not available near the subject area.

Map E: Water and Sewer Map



6. Staff Comments

- 6.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map D) places the Subject Area in the, Rural/Urban Transition Area classification. The text and map of the 2020 CCP suggest that the Subject Area would be suitable for pockets of limited higher density residential development.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to R2R and R1 zoning districts.
- 6.3. **Comparison of Districts:** The applicant wishes to be zoned Residential One, as the adjacent parcels across from Wampus Run are so that there could be a possibility of subdividing the property more densely than as currently allowed.

7. Staff Recommendations

- 7.1. It is staff’s position that the subject area meets the technical requirements to become a Residential One zoning district.

8. Technical Review Committee Recommendations

- 8.1. TRC reviewed the application at its meeting on February 20th, 2018, and found that the application met all technical requirements. The committee motioned to forward the request to the Planning Board for further review.

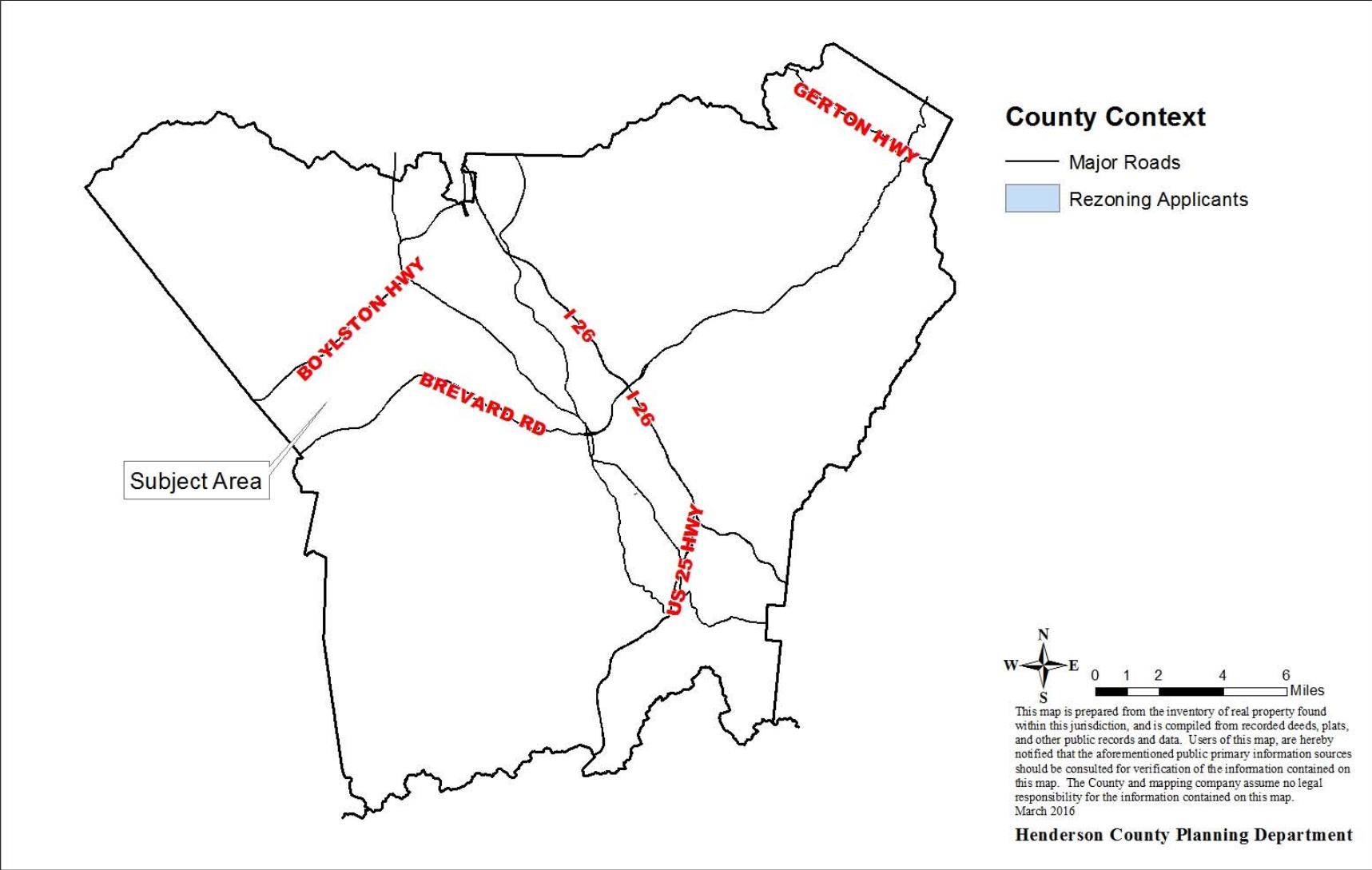
Rezoning #R-2018-01 Patty Jean Orr & Clair Orr Whitmire Property



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County Context Map

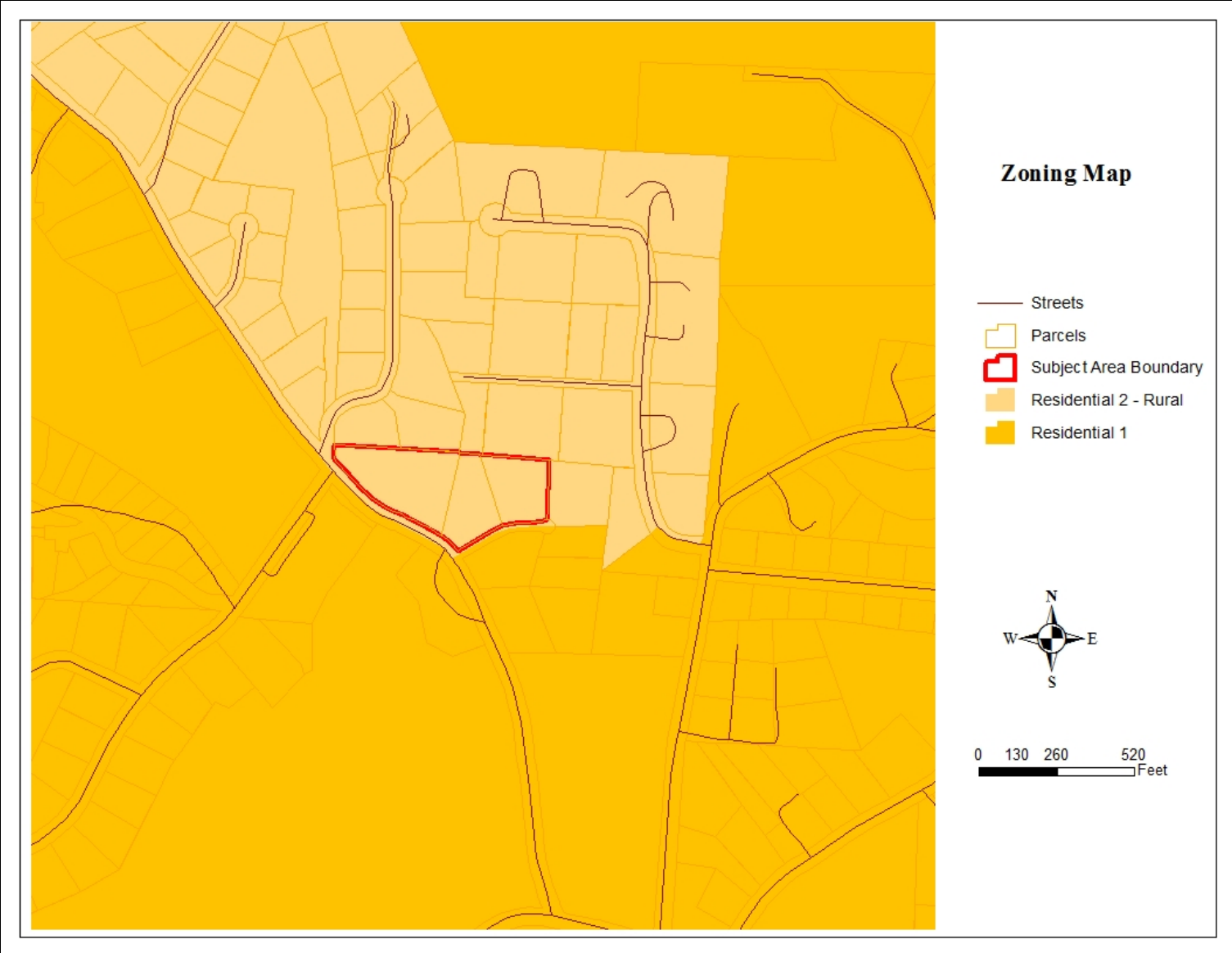


Aerial Map

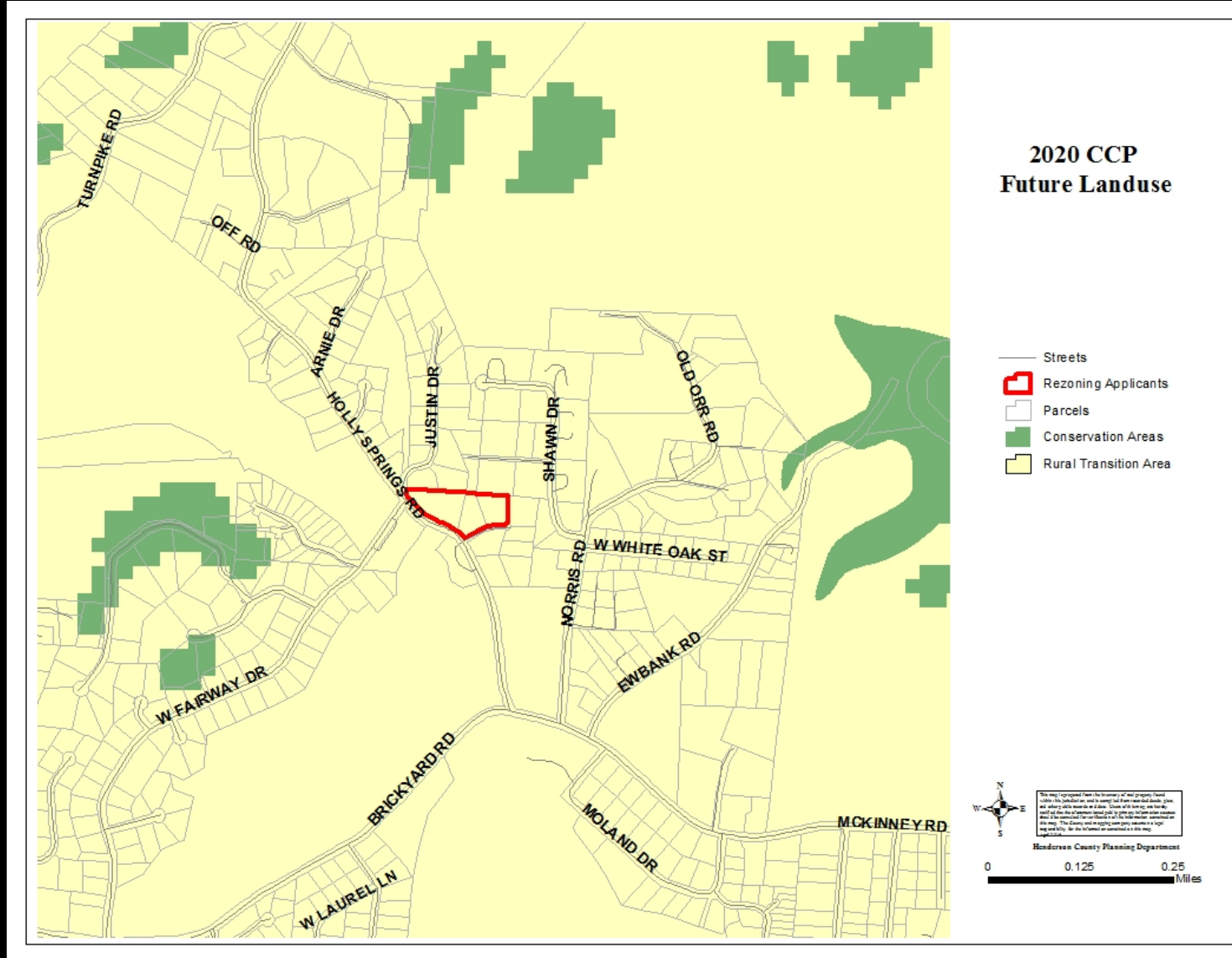
Applicant: Orr, Whitmire, & Crane
Total Area: 3.73
Current Zoning: R2R



Current Zoning Map

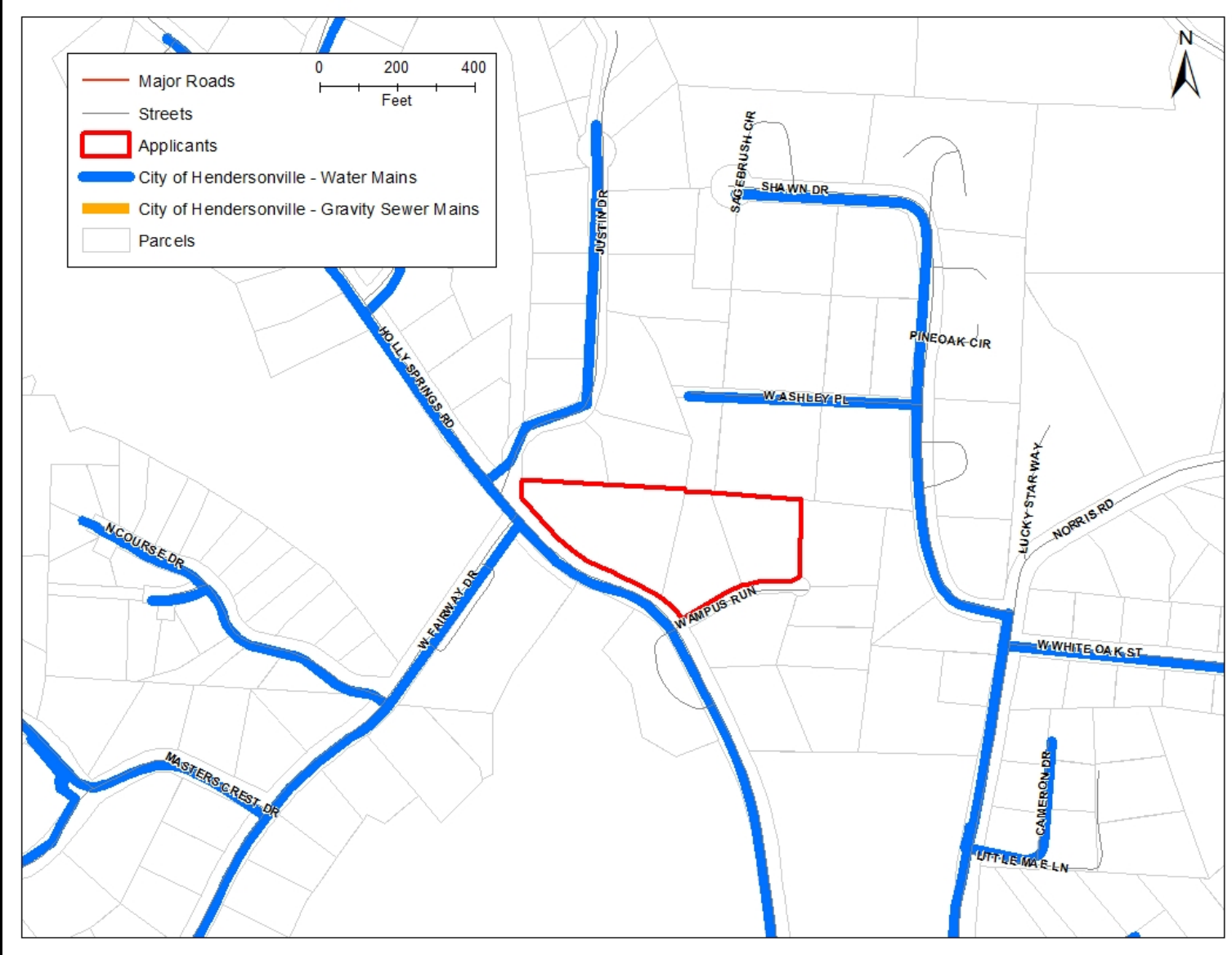


2020 CCP Future Land Use Map



Henderson County Planning Department

Public Utilities



Henderson County Planning Department

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Questions

