

# **REQUEST FOR BOARD ACTION**

## **HENDERSON COUNTY PLANNING BOARD**

**MEETING DATE:** November 15, 2018

**SUBJECT:** Rezoning Application #R-2018-06 Gloria Ashley

**PRESENTER:** Allen McNeill, Planner

**ATTACHMENTS:** 1.) Staff Report  
2.) PowerPoint

### **SUMMARY OF REQUEST:**

Rezoning Application #R-2018-06 was initiated on October 1, 2018 and requests that the County rezone approximately 1.86 acres of land from Estate Residential to Local Commercial. The acreage consists of 1 parcel located off Erkwood Drive near the intersection of Greenville Highway. The property owner is Gloria Ashley. Sherri L. Brewer will be serving as agent.

The Technical Review Committee discussed this item at its meeting on November 5<sup>th</sup> 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-2018-06) to rezone the Subject Area to a Local Commercial (LC) zoning district.

#### **Suggested Motion:**

I move that the Planning Board recommend the Board of Commissioners (approve, approve with modification or deny) rezoning application #R-2018-06 to rezone the Subject Area to a Local Commercial (LC) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan.

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## Henderson County Planning Department Staff Report

### Rezoning Application #R-2018-06 (R-40 to LC)

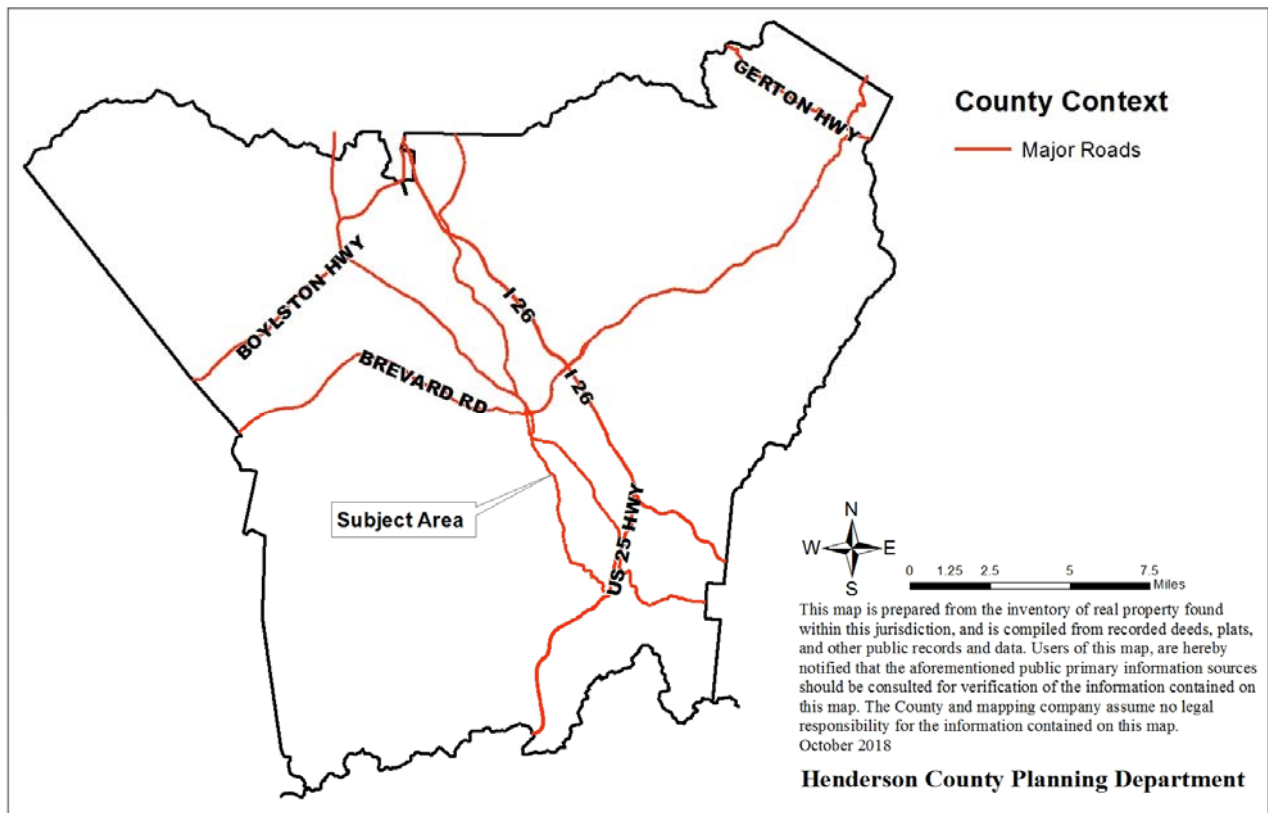
Applicants/Owners: Gloria Ashley

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#### 1. Rezoning Request

- 1.1. **Applicants/Agents:** Sherri L. Brewer
- 1.2. **Property Owner:** Gloria Ashley
- 1.3. **PINs:** 9577-18-7316
- 1.4. **Request:** Rezone subject area from an Estate Residential (R-40) zoning district to a Local Commercial (LC) zoning district.
- 1.5. **Size:** Approximately 1.86 acres of land
- 1.6. **Location:** The subject area consists of 1 parcel located off Erkwood Drive near the intersection of Greenville Highway.

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 Estate Residential (R-40)

2.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial (LC) to its south east, Estate Residential (R-40) to its south west, and the City of Hendersonville’s Greenville Highway Mixed Use (GHMU) zoning district to its north.

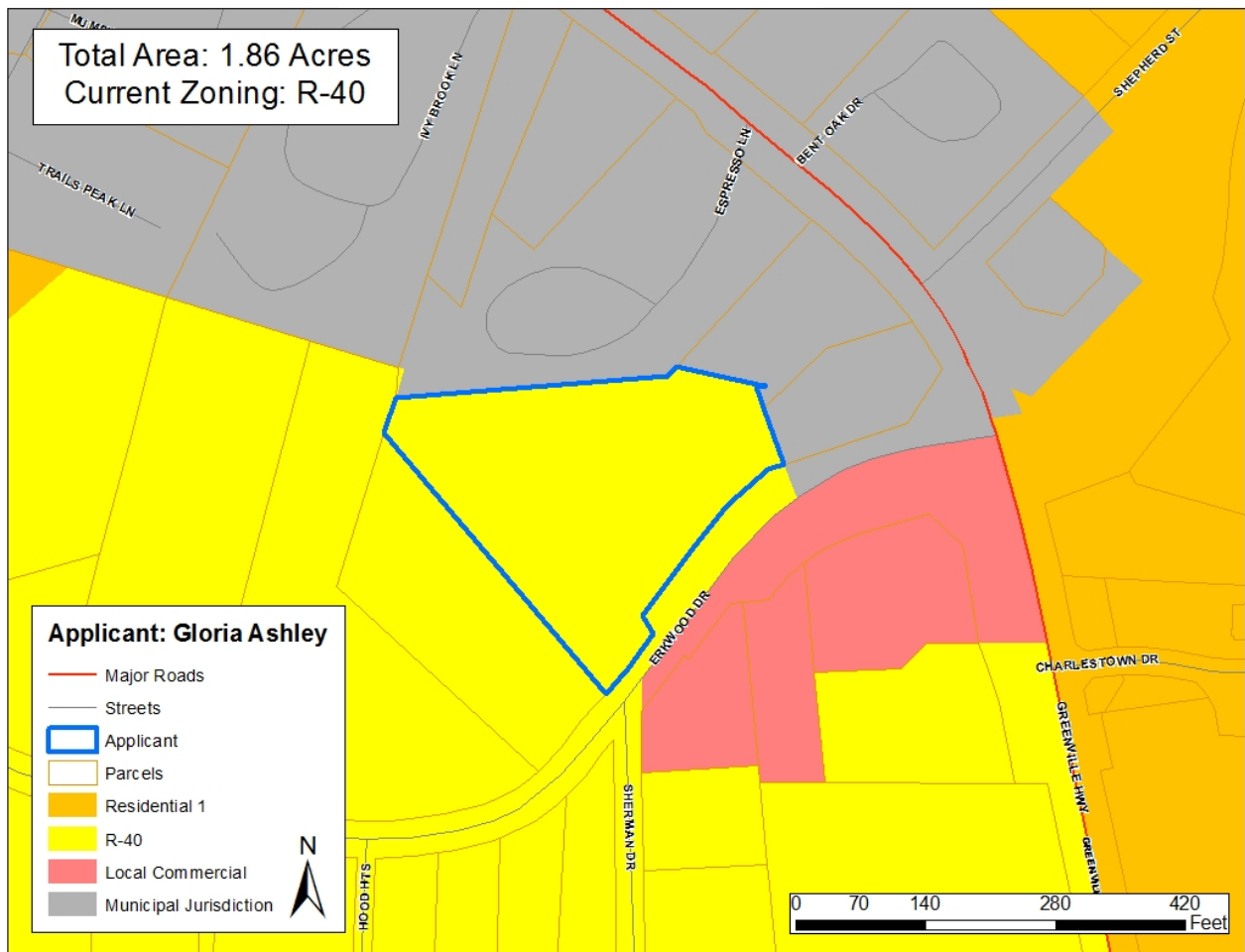
**2.3. District Comparison:**

2.3.1. **Estate Residential (R-40):** “The Estate Residential District (R-40) is established to maintain the zoning in place prior to the adoption of this Chapter 42. This district is established as a district in which the principal use of the land is for low-density residential use. This district is intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment.” (Chapter 42, Land Development Code §42-37).

2.3.2. **Local Commercial (LC):** “The purpose of Local Commercial (LC) zoning is to foster orderly growth with residential and commercial uses. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan.” (Chapter 42, Land Development Code §42-37).

2.3.3. **Greenville Highway Mixed Use (GHMU) City of Hendersonville:** “The Greenville Highway Mixed Use Zoning District Classification is intended to encourage a mix of medium density residential development in conjunction with appropriately scaled and compatible commercial development, consisting of retail sales and services, professional offices, accommodations services and similar uses.” (Section 5, §22, City of Hendersonville Zoning Ordinance).

**Map C: Current Zoning**



**3. Current Uses of Subject Area and Adjacent Properties**

3.1. **Subject Area Uses:** Currently the subject area is vacant and is largely covered in unmaintained vegetation.

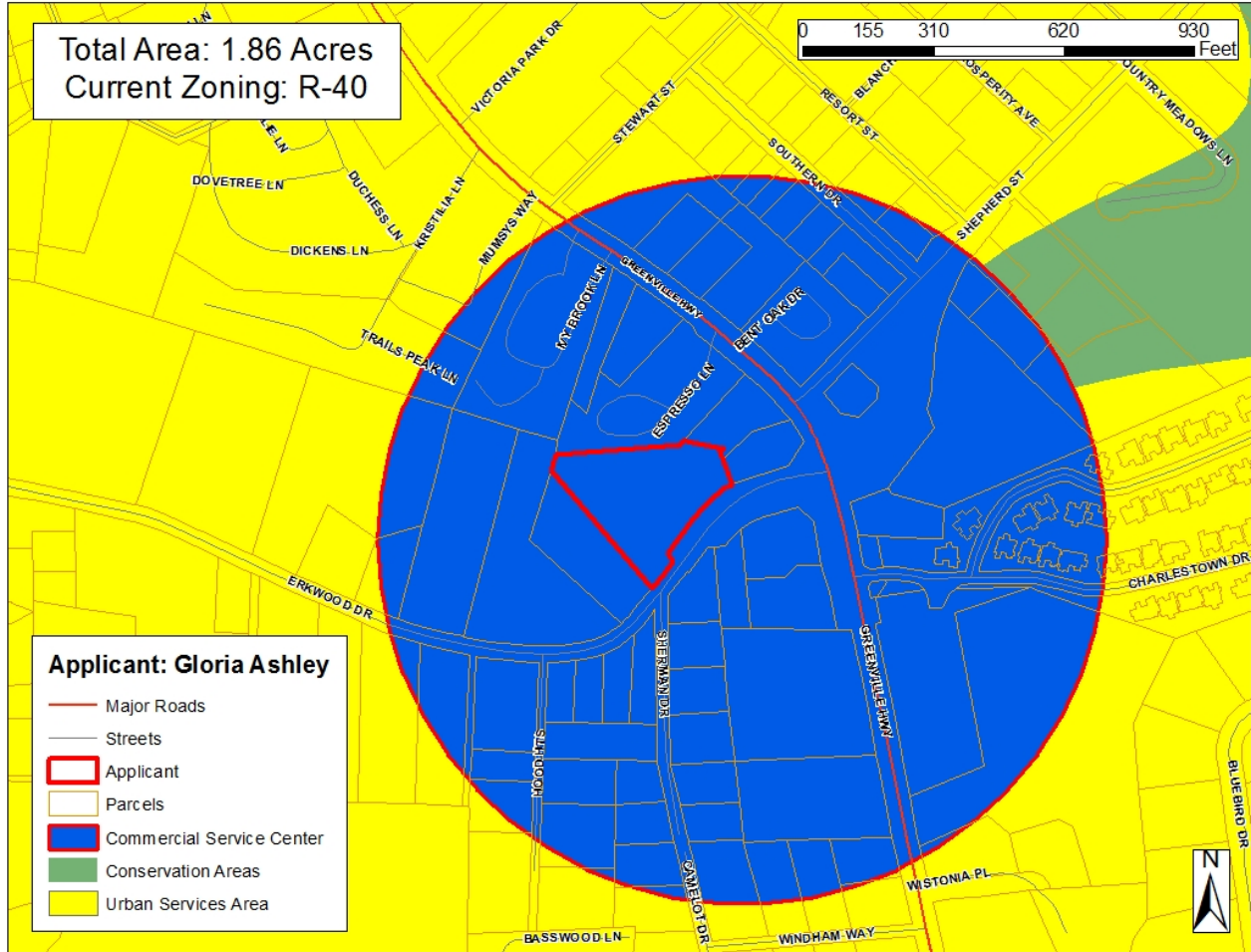
3.2. **Adjacent Area Uses:** The surrounding properties contain residential uses with a mix of commercial properties to the subject area’s Northern and Eastern boundaries.



**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 Commercial Service Center.

**Map D: 2020 County Comprehensive Plan Future Land Use Map**

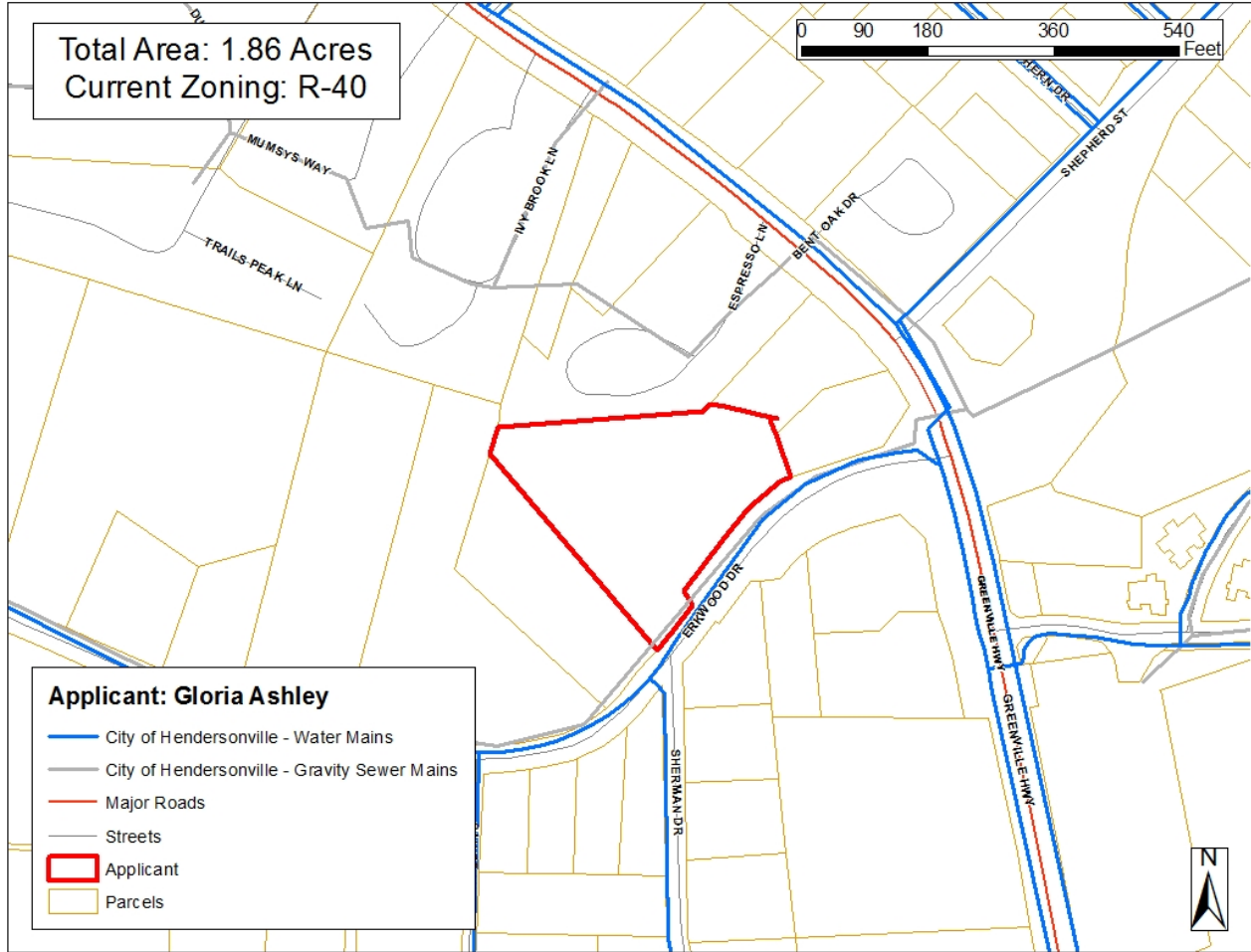


**Commercial Service Center:** The CCP states that, “Community Service Centers are located in unified development concentrations at intersections of selected thoroughfares and in central locations that are convenient to nearby residential development so as to minimize problems associated with “strip” commercial development. Community Service Centers should be priority targets of investments for sewer and water, public transportation, greenways, other general road improvements, and other appropriate infrastructural improvements.” (2020 CCP, Pgs. 138 & Appendix 1, Map 24). (See Map D).

**5. Water and Sewer (see Map E)**

5.1. The subject area is served with access to both public water and sewer by the City of Hendersonville.

**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 Community Service Center.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial, Estate Residential and property zoned under the City of Hendersonville’s land code ordinance.
- 6.3. **East Flat Rock Community Plan:** On May 7<sup>th</sup>, 2018, the Henderson County Board of Commissioners voted to adopt the East Flat Rock Community Plan. Included in this community plan is a recommended rezoning that includes the subject area which would change the property from its current zoning of Residential 40 to a Residential Two zoning district.
- 6.4. It is staff’s position that the Planning Board determine whether the subject area meets the requirements necessary to be rezoned to a Local Commercial zoning district.

**7. Technical Review Committee Recommendations**

- 7.1. At their regularly scheduled meeting on November 6<sup>th</sup>, 2018, TRC reviewed this application 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-2018-06

## Gloria Ashley

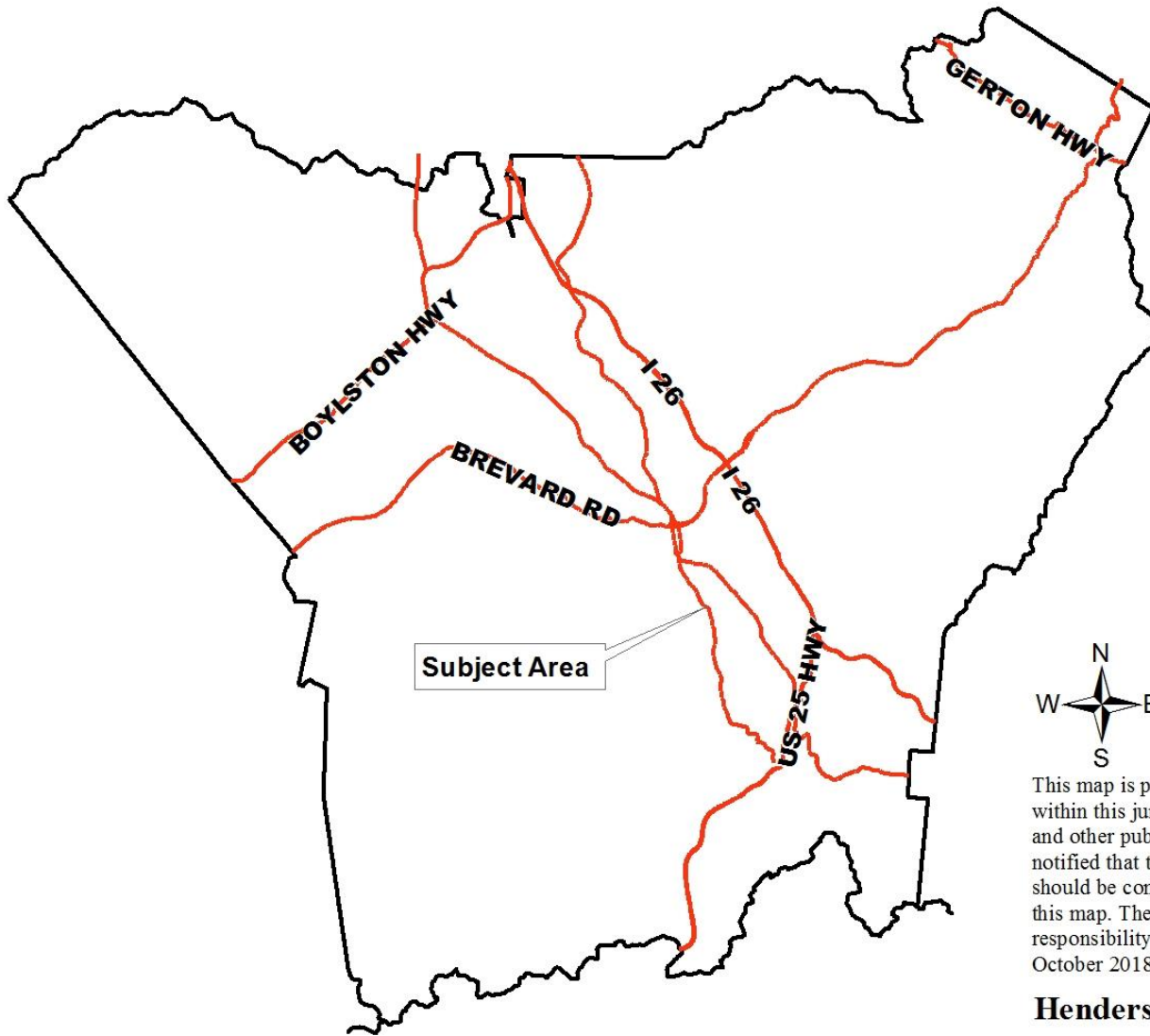


Henderson County Planning Board  
November 15, 2018

*Henderson County Planning Department*



# County Context Map



## County Context

— Major Roads



0 1.25 2.5 5 7.5 Miles

This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map, are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.  
October 2018

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# Aerial Map



## Aerial

**Applicant: Gloria Ashley**

- Major Roads
- Streets
- Applicant
- Parcels

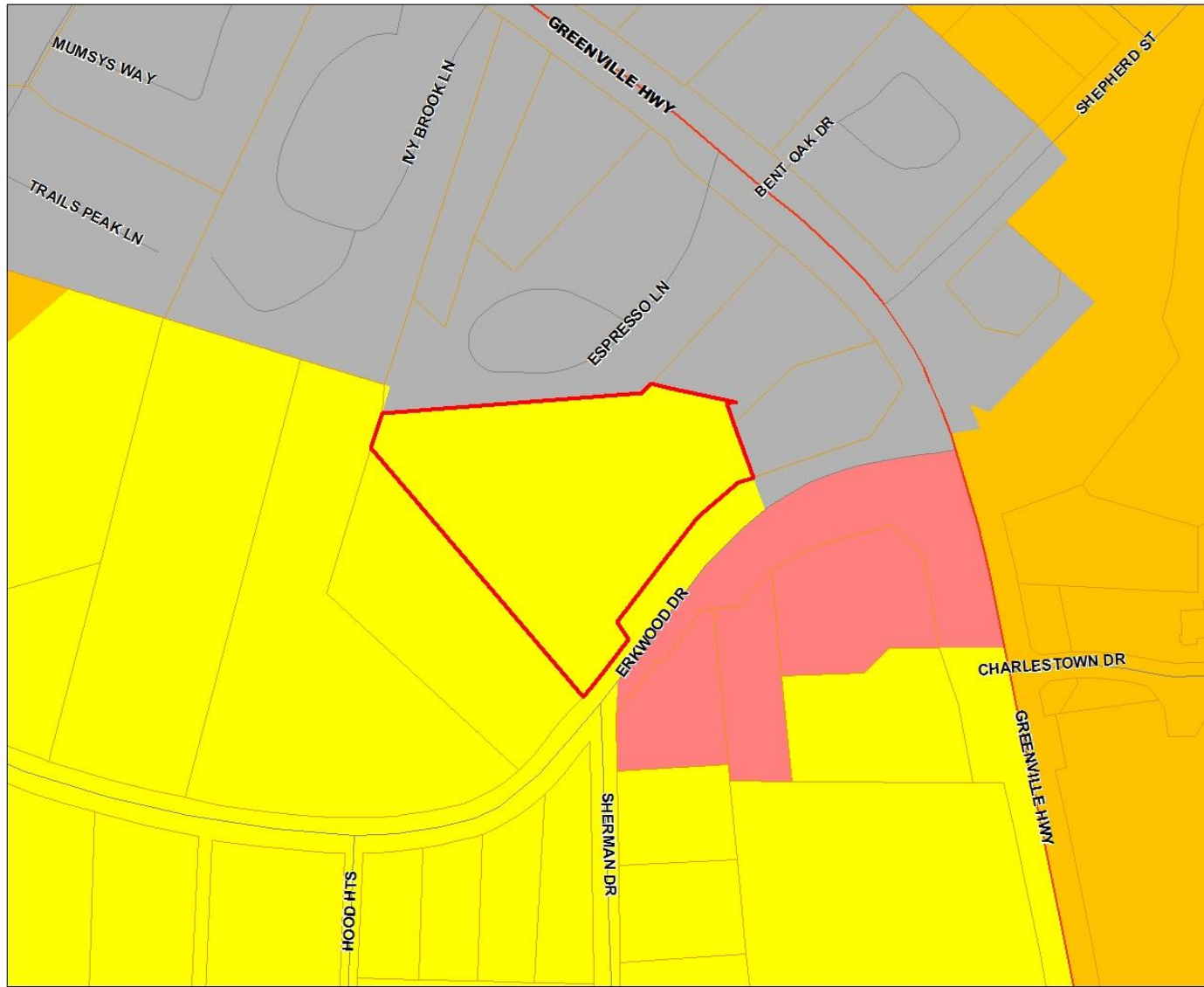
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0 0.0125 0.025 0.05 Miles

# Current Zoning Map



## Current Zoning

**Applicant: Gloria Ashley**

- Major Roads
- Streets
- Applicant
- Parcels
- Residential 1
- R-40
- Local Commercial
- Municipal Jurisdiction

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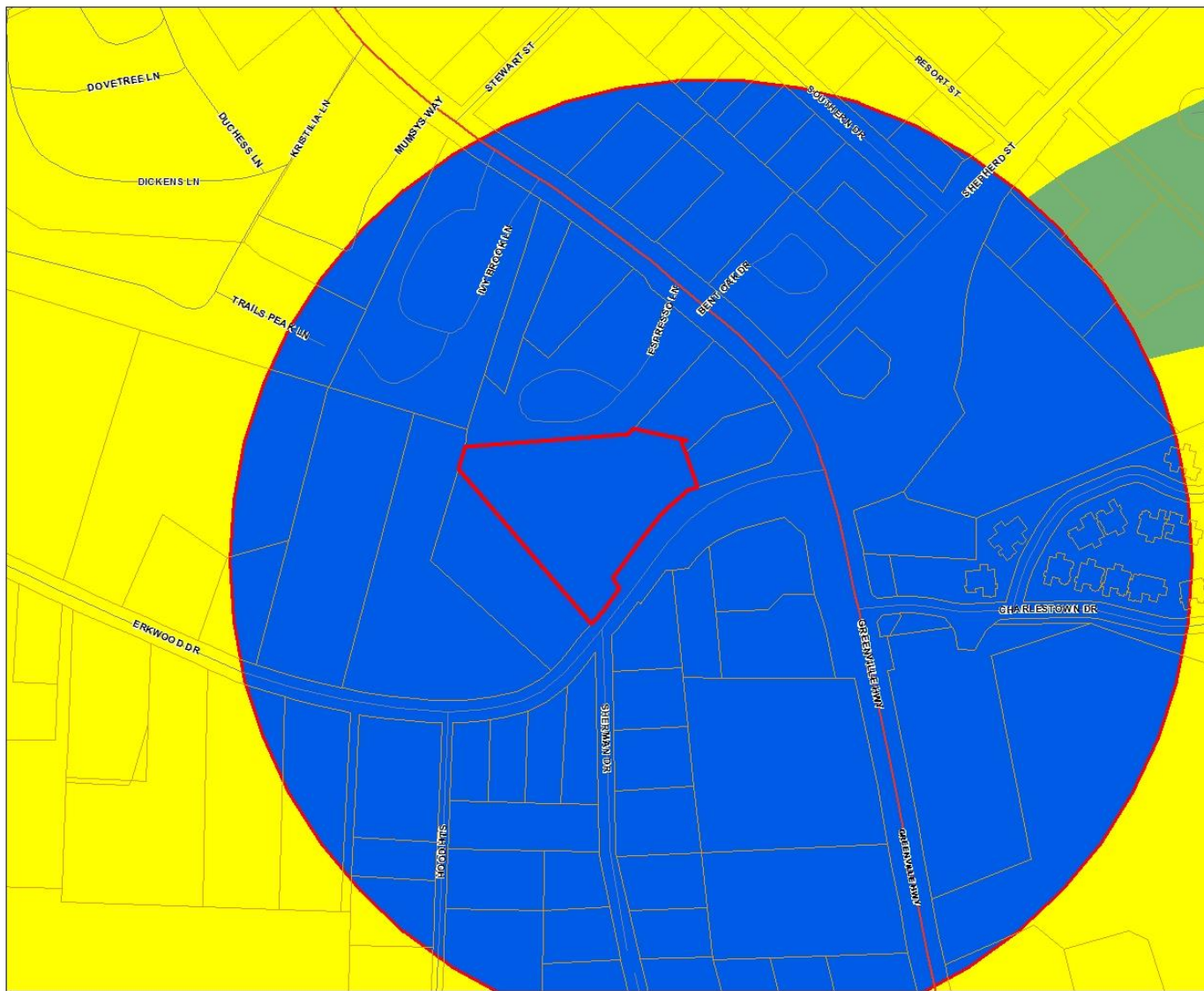
**Henderson County Planning Department**



0 0.0125 0.025 0.05 Miles



# 2020 CCP Future Land Use Map



## 2020 CCP Future Landuse

**Applicant: Gloria Ashley**

- Major Roads
- Streets
- ▭ Applicant
- ▭ Parcels
- ▭ Commercial Service Center
- ▭ Conservation Areas
- ▭ Urban Services Area

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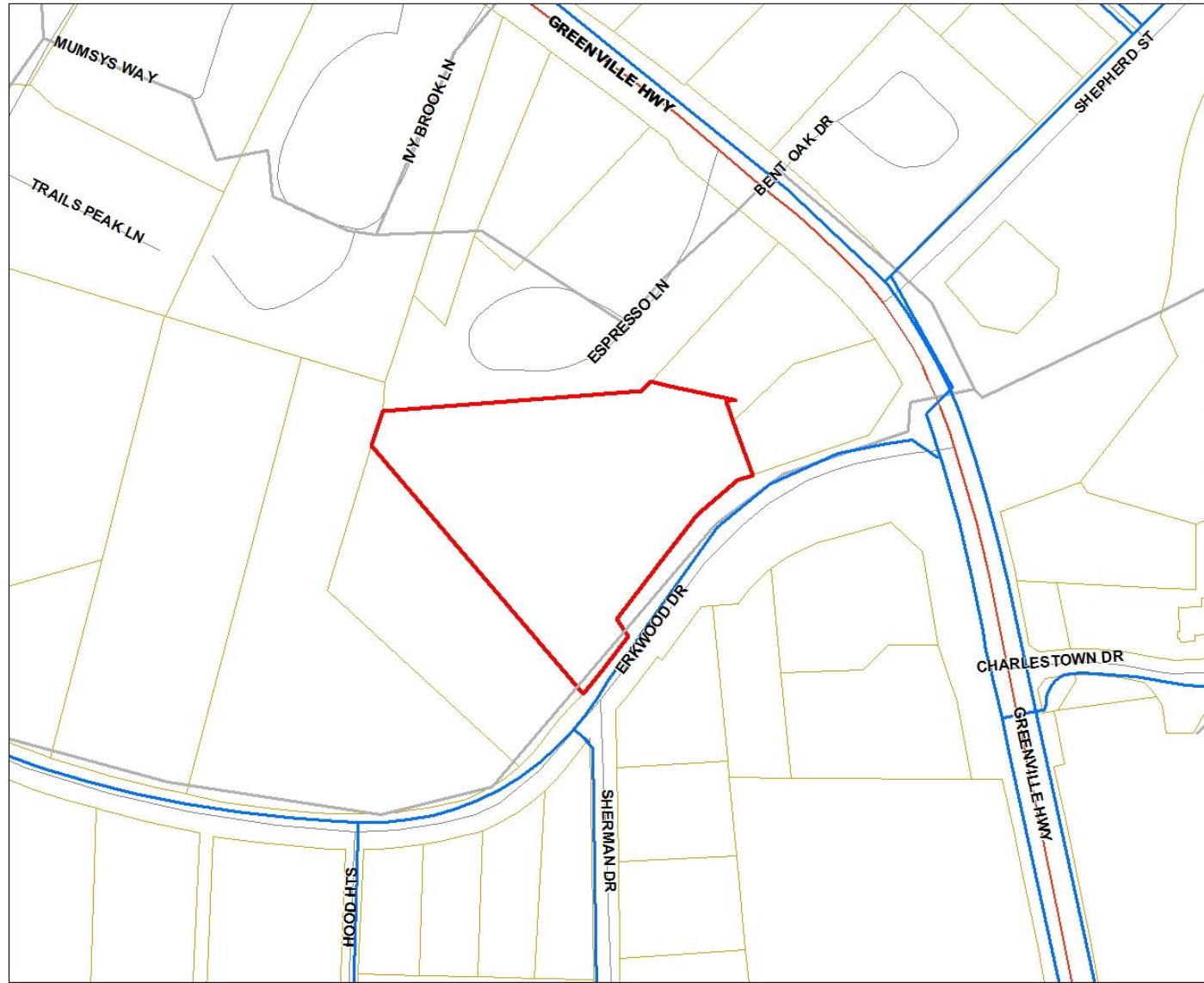
**Henderson County Planning Department**



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# Public Utilities



## Water & Sewer

**Applicant: Gloria Ashley**

- City of Hendersonville - Water Mains
- City of Hendersonville - Gravity Sewer Mains
- Major Roads
- Streets
- Applicant
- Parcels

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0 0.0125 0.025 0.05 Miles



# Rezoning #R-2018-06

# Questions

