

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: May 20, 2021

SUBJECT: Rezoning Application #R-2021-02 Elemental Landscapes

PRESENTER: Jacob Compher, Planner

ATTACHMENTS: 1.) Staff Report

SUMMARY OF REQUEST:

Rezoning Application #R-2021-02, initiated on January 21, 2021, requests that the County rezone approximately 0.86 acres of land from Residential One to Regional Commercial zoning district. The acreage consists of 1 parcel (PIN: 9651-86-9053) located at the intersection of S. Naples Rd (SR 1695) and S. Old Asheville Rd (SR 1533). The property owner is Jacob Wike.

PLANNING BOARD ACTION REQUESTED:

Staff requests the Planning Board make a recommendation to the Board of Commissioners on rezoning application (#R-2021-02) for approximately 0.86 acres from Residential One (R1) to Regional Commercial (RC).

Suggested Motion:

I move that the Planning Board forward rezoning application #R-2021-02 with a (favorable or unfavorable) recommendation for approval.

Henderson County Planning Department Staff Report

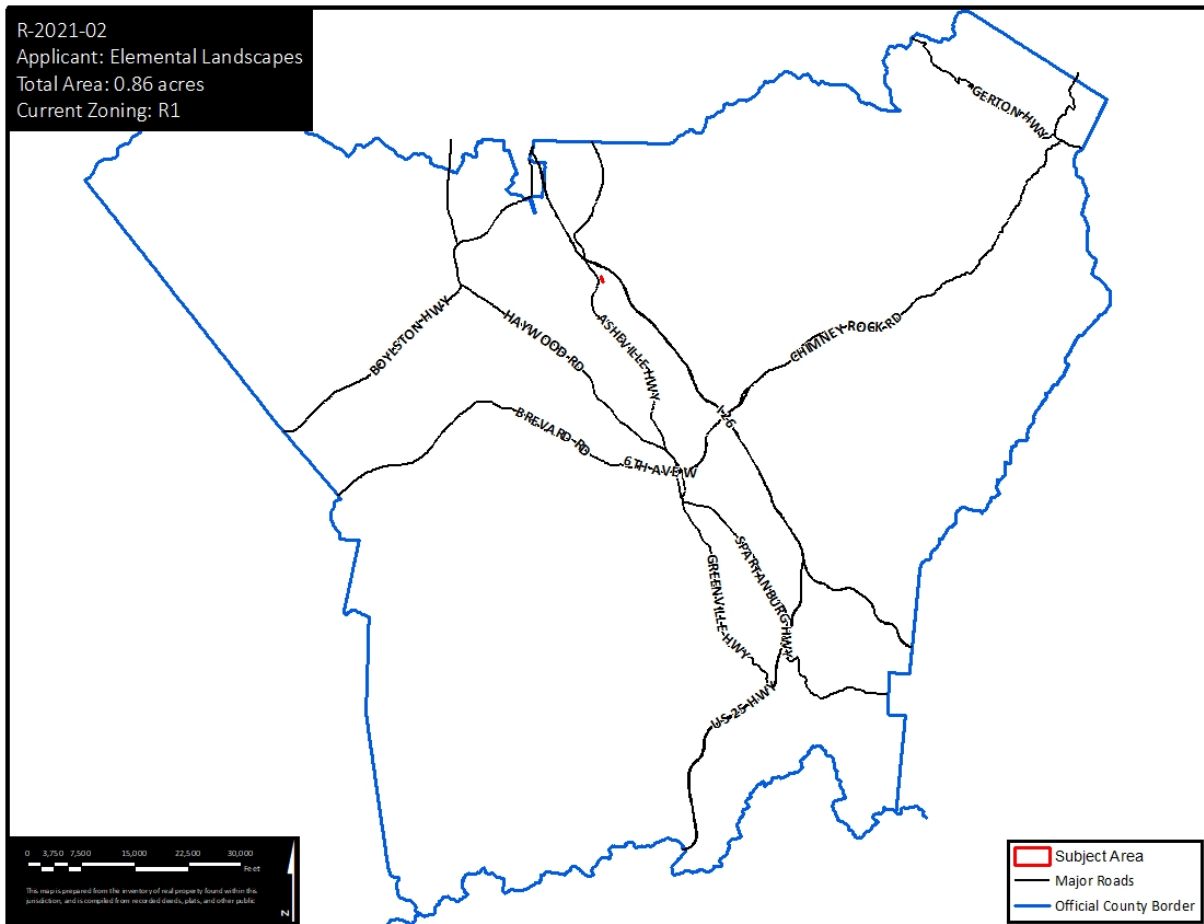
Rezoning Application #R-2021-02 (R1 to RC)

Owner/ Applicant: Jacob Wike/Elemental Landscapes, LLC

1. Rezoning Request

- 1.1. **Owner:** Jacob Wike
- 1.2. **Applicant:** Elemental Landscapes, LLC
- 1.3. **PIN:** 9651-66-9053
- 1.4. **Request:** Rezone subject area from a Residential One (R1) zoning district to a Regional Commercial (RC) zoning district
- 1.5. **Size:** Approximately 0.86-acre parcel
- 1.6. **Location:** The subject is located on S. Old Asheville Rd (SR 1533) behind GB Shoe Warehouse

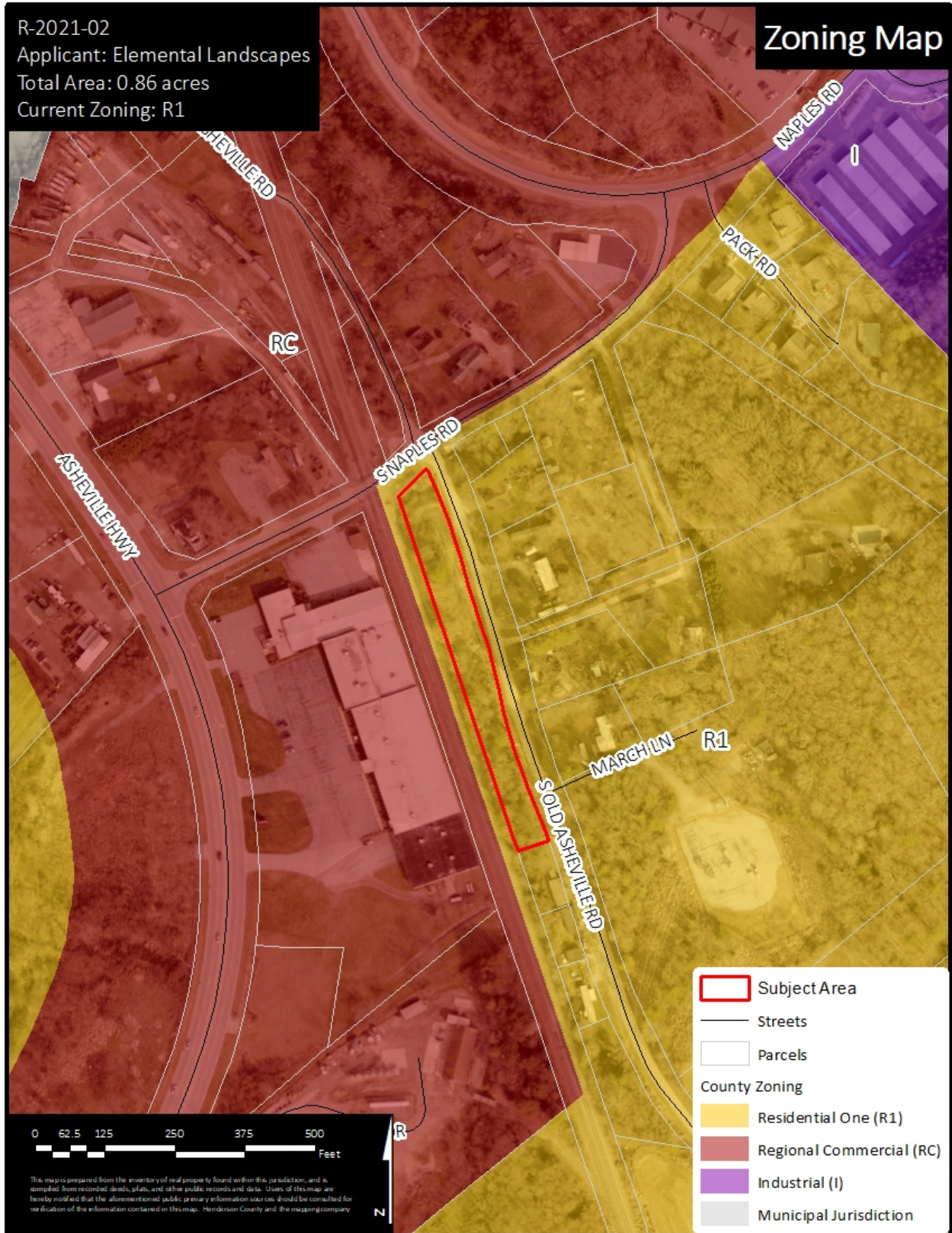
Map A: County Context



Map B: Aerial Image



Map C: Current Zoning



2. Current Zoning

2.1. **Application of Current Zoning:** The subject area is currently zoned Residential One (R1) zoning district. R1 is a zoning district that fosters orderly growth where the principal use of land is commercial.

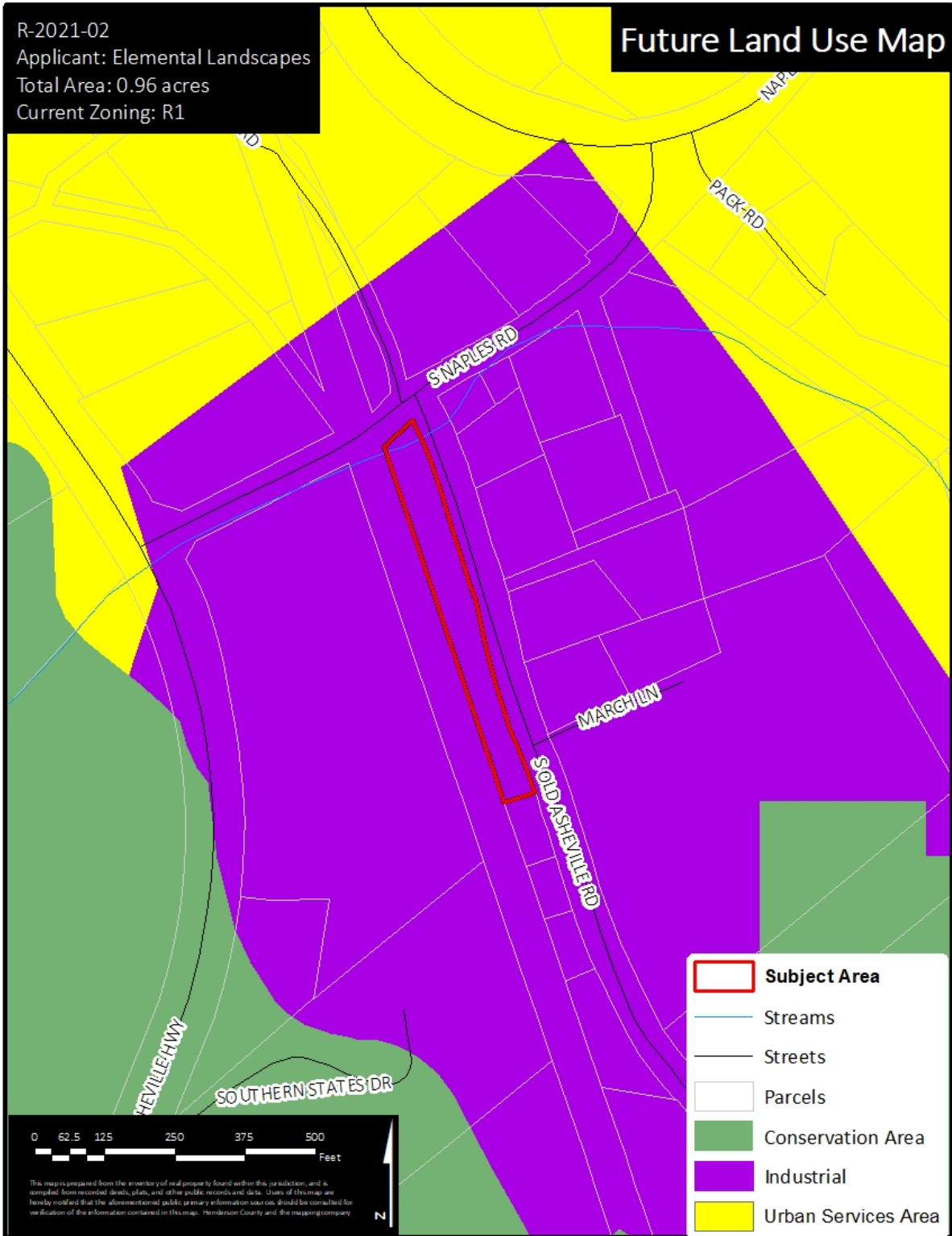
2.2. **Adjacent Zoning:** The subject area is adjacent to Residential One (R1) to the Northeast and South. The subject is adjacent to Regional Commercial (RC) on to the West and North.

2.3. District Comparison:

2.3.1. **Regional Commercial Zoning District (RC):** The purpose of the Regional Commercial District (RC) is to foster orderly growth where the principal use of land is commercial. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local, community, and regional level; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in areas designated as Urban (USA) in the Comprehensive Plan.

2.3.2. **Residential One Zoning District (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. (LDC §42 – 27).

Map E: County Comprehensive Plan Future Land Use Map



3. The Henderson County Comprehensive Plan (CCP)

3.1. The CCP Future Land Use Map identifies the subject area as being covered by the **Industrial** classification. (CCP, Pg. 40). (See Map E).

3.1.1. **Industrial:** “Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses with the exception of *Regional Commercial* uses.” (CCP, Pg. 140)

4. Current Uses of Subject Area and Adjacent Properties

4.1. **Subject Area Uses:** The subject area is currently vacant.

4.2. **Adjacent Area Uses:** The adjacent properties contain residential, commercial, and government uses. Parcels to the west are being used for commercial services. Parcels to the east of the property are currently being used for residential purposes.

5. Water and Sewer: The subject area will be served by private, individual water and wastewater systems if necessary.

6. Staff Comments:

6.1. **Rezoning Request:** The applicant is requesting the parcel to be rezoned from R1 to RC. The amount of the area to be rezoned, if approved, is 0.86 acres and will include the ROW portions needed to adjoin the existing RC zoning district.

6.2. **CCP:** The CCP Future Land Use Map (See Map E) places the subject area in the Industrial future land use area.

6.3. **Adjacent Zoning:** The subject area is adjacent to Residential One (R1) and Regional Commercial (RC) zoning District.

6.4. **District Comparison:** Regional Commercial (RC) zoning district is for the purpose of commercial development. Residential One (R1) zoning district is for the purpose of residential development.

7. Technical Review Committee Recommendations

7.1. The TRC reviewed this application at its May 4, 2021 meeting.

8. Planning Board Recommendation

8.1. The Planning Board will review this application at its May 20, 2021 Meeting.