

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: May 1, 2018

SUBJECT: Rezoning Application #R-2018-04 Roger Gagnon

PRESENTER: Stedman Smith, Planner

ATTACHMENTS: 1.) Staff Report
2.) Aerial Map

SUMMARY OF REQUEST:

Rezoning Application #R-2018-04, which was initiated on April 2, 2018 by applicant and owner, Mr. Roger Gagnon, requests the County rezone approximately 0.57 acres of land (thereafter the "Subject Area") from a Local Commercial (LC) zoning district to a Community Commercial (CC) zoning district. The Subject Area is located on the corner of Ripley Avenue and Asheville Hwy.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Should the rezoning application meet the technical standards laid out in the Henderson County Land Development Code, the appropriate action by the Technical Review Committee would be to forward the application on to the Planning Board for further review.

Suggested Motion:

I move that the TRC forward the rezoning application, #R-2018-04, to the Planning Board for further review as long as it meets the technical requirements laid out in the Henderson County Land Development Code.

Henderson County Planning Department Staff Report

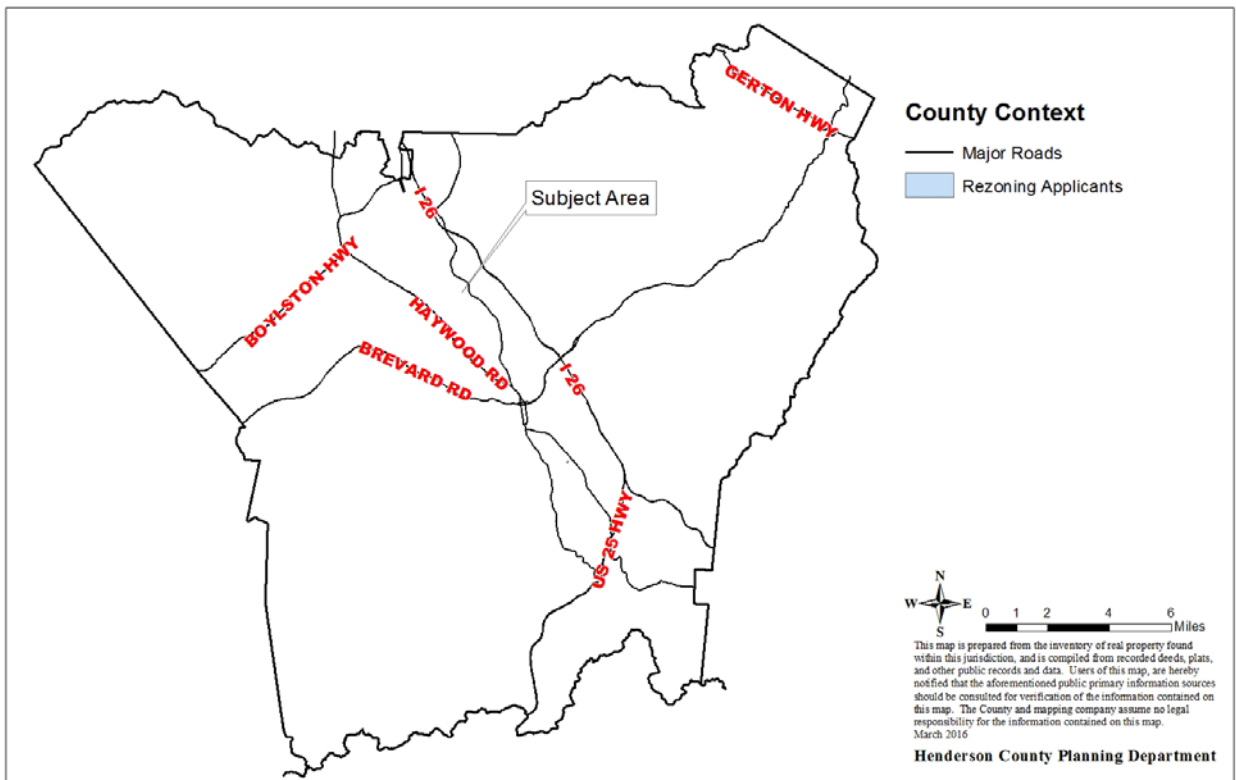
Rezoning Application #R-2018-04 (LC to CC)

Applicant/Owner: Roger Gagnon

1. Rezoning Request

- 1.1. **Applicant/Agent:** Roger Gagnon
- 1.2. **Property Owner:** Roger Gagnon
- 1.3. **PIN:** 9650-88-6117
- 1.4. **Request:** Rezone subject area from an Local Commercial (LC) zoning district to a Community Commercial (CC) zoning district.
- 1.5. **Size:** Approximately 0.57 acres of land
- 1.6. **Location:** The subject area is located near the corner of Ripley Avenue and Asheville Highway (US 25) 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 Local Commercial (LC)

2.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial (CC) and Community Commercial (CC) is below the subject area along Hwy. 25

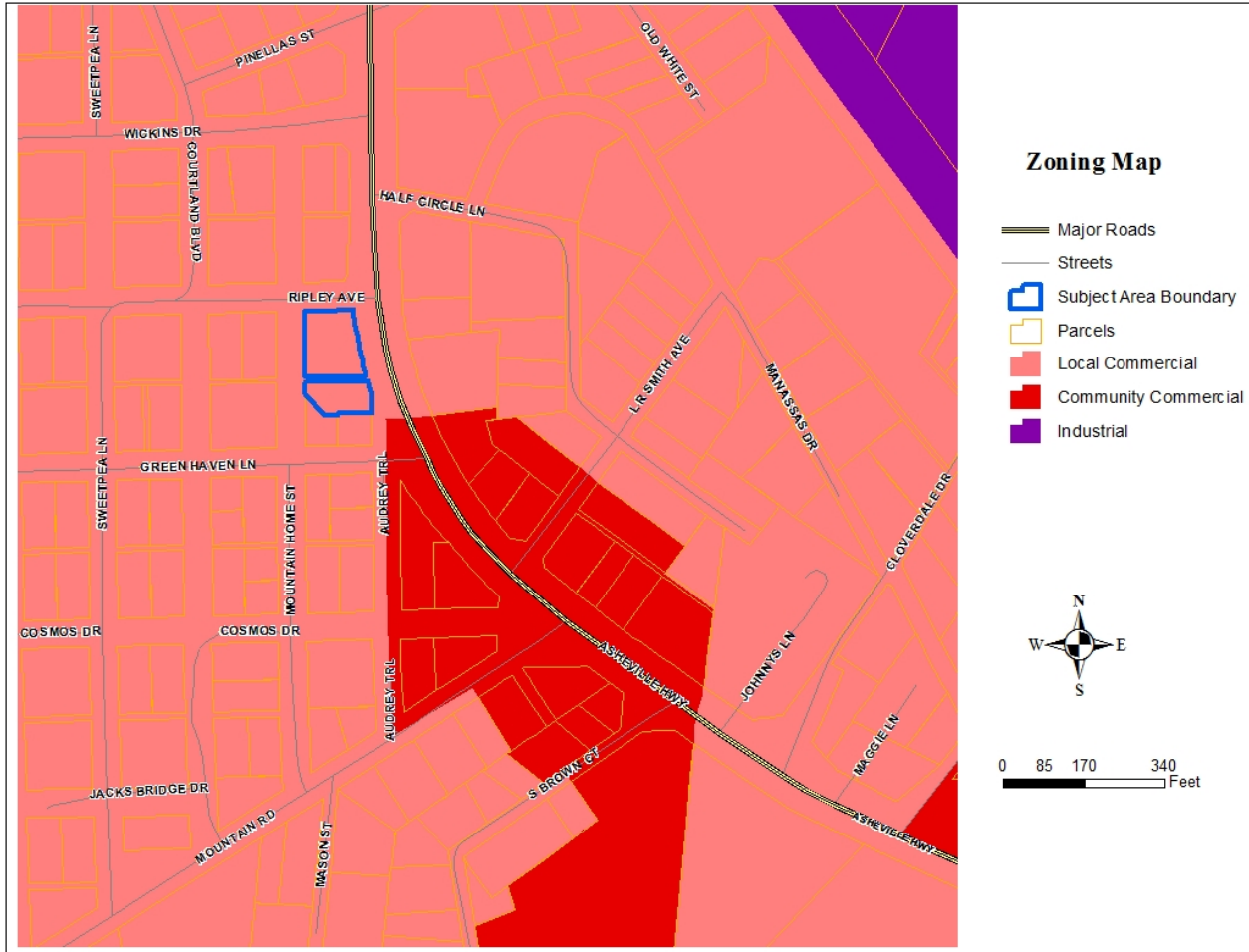
2.3. District Comparison:

2.3.1. **Community Commercial (CC):** “The Community Commercial District (CC) is established to foster orderly growth where the principal use of land is commercial.”(Chapter 42, Land Development Code §42-37).

- 1) CC accommodates retail sales/services, offices, and other commercial uses, as well as Outdoor Storage.

2.3.2. **Local Commercial (LC):** The purpose of Local Commercial (LC) zoning is to foster orderly growth with residential and commercial uses. Local Commercial does not allow Outdoor Storage over 5,000 square feet.

Map C: Current Zoning



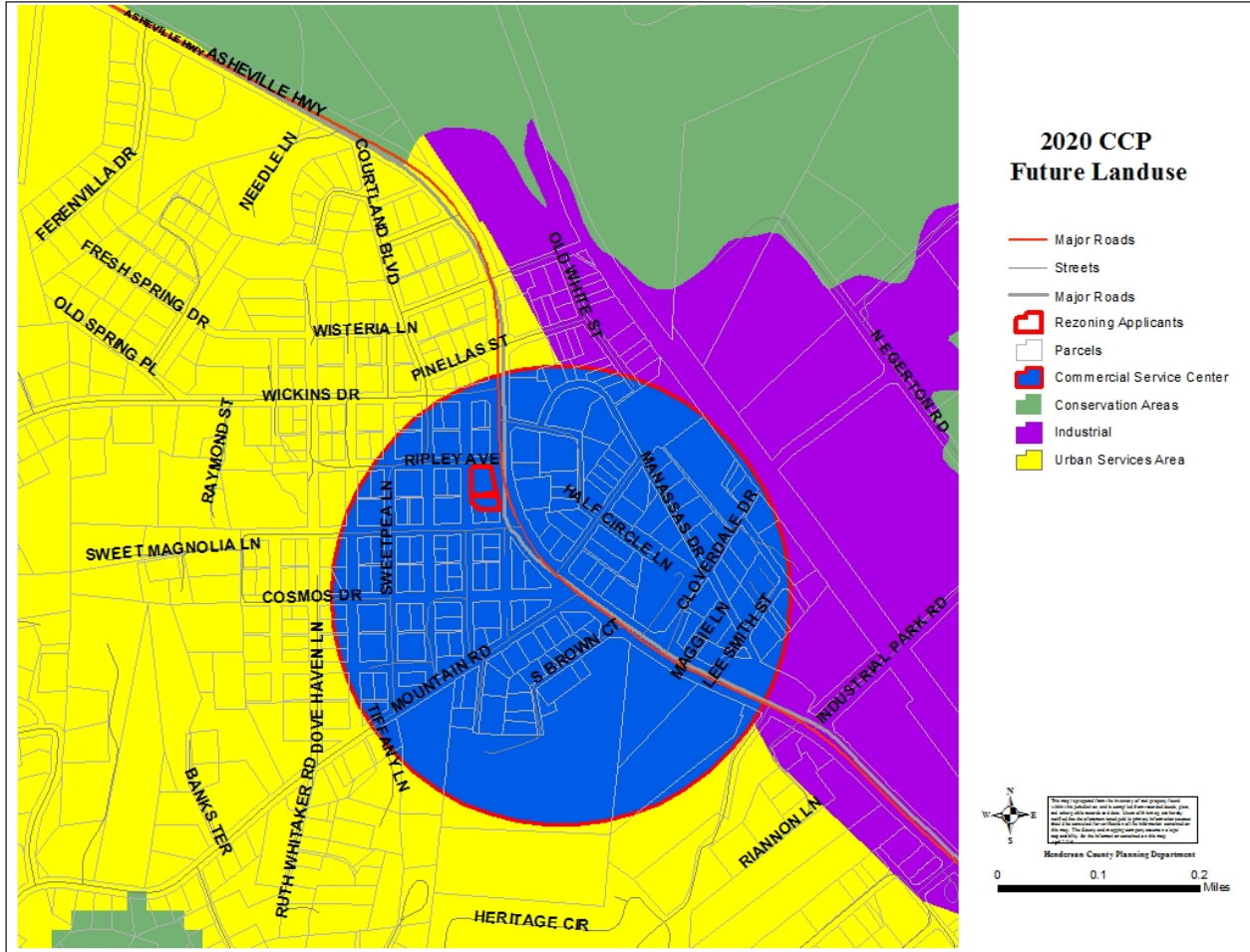
3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** The subject area is currently used for an auto detailing business and storage of cars.
- 3.2. **Adjacent Area Uses:** The surrounding properties contain primarily residential uses with some commercial in the area.

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 (2020 CCP, Pgs. 138 & Appendix 1, Map 24). (See Map D).

Map D: 2020 County Comprehensive Plan Future Land Use Map



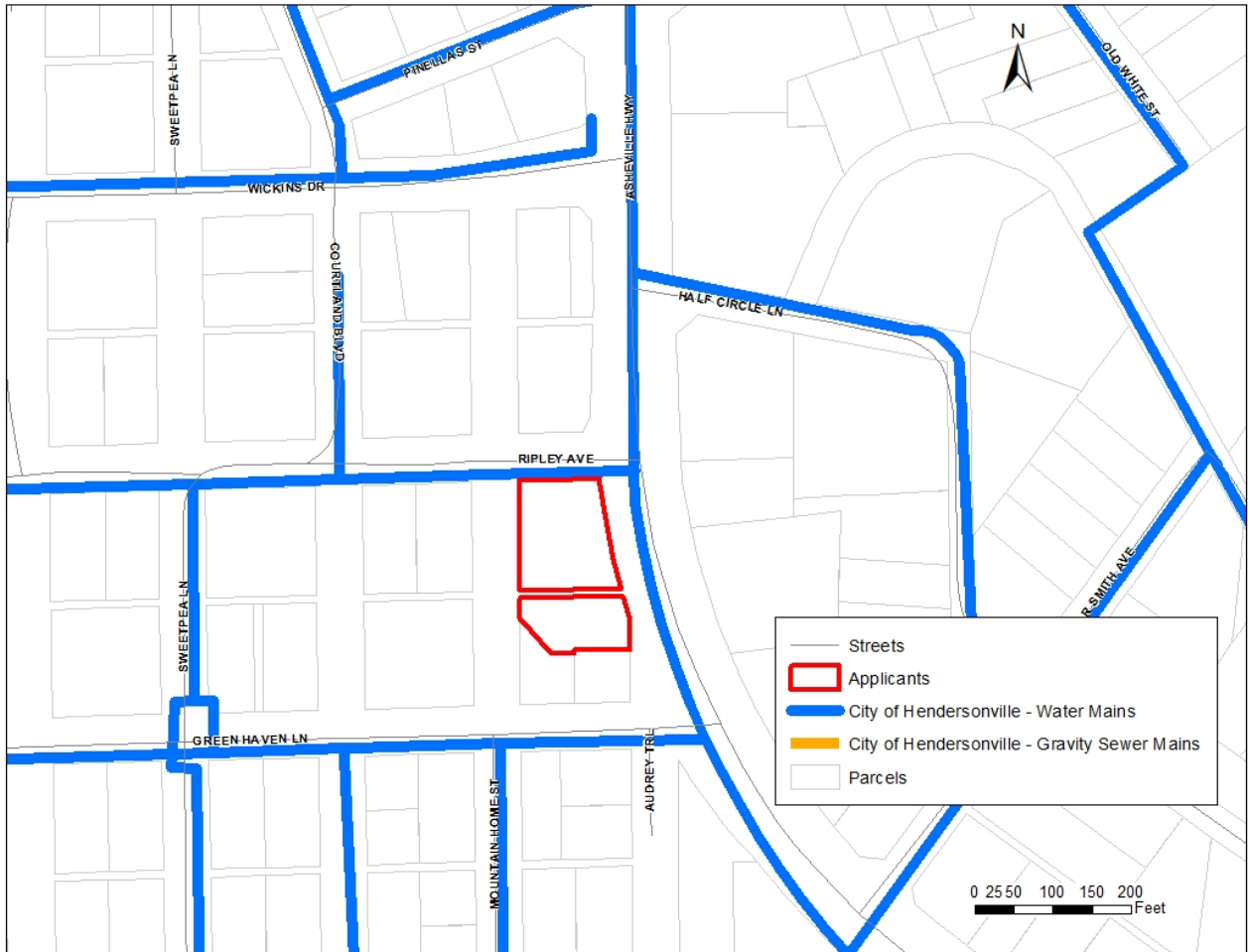
Commercial Service Center: The CCP states that, “*Community Service Centers* are located in unified development concentrations at intersections of selected thoroughfares and in central locations that are convenient to nearby residential development so as to minimize problems associated with “strip” commercial 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.”

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:** The property currently does not have access to gravity sewer mains.

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 classification.
- 6.2. **Adjacent Zoning:** The subject area is adjacent to Local Commercial zoning with Community Commercial in the vicinity.
- 6.3. **Comparison of Districts:** The applicant wishes to be zoned Community Commercial for the purposes of acquiring a permit to have Outdoor Storage on the property that is larger than currently permitted in the existing Local Commercial zoning.
- 6.4. It is staff's position that the TRC determine whether the subject area meets the technical requirements to become a Community Commercial zoning district.

7. Technical Review Committee Recommendations

- 7.1. TRC will review the application at its meeting on May 1st, 2018.