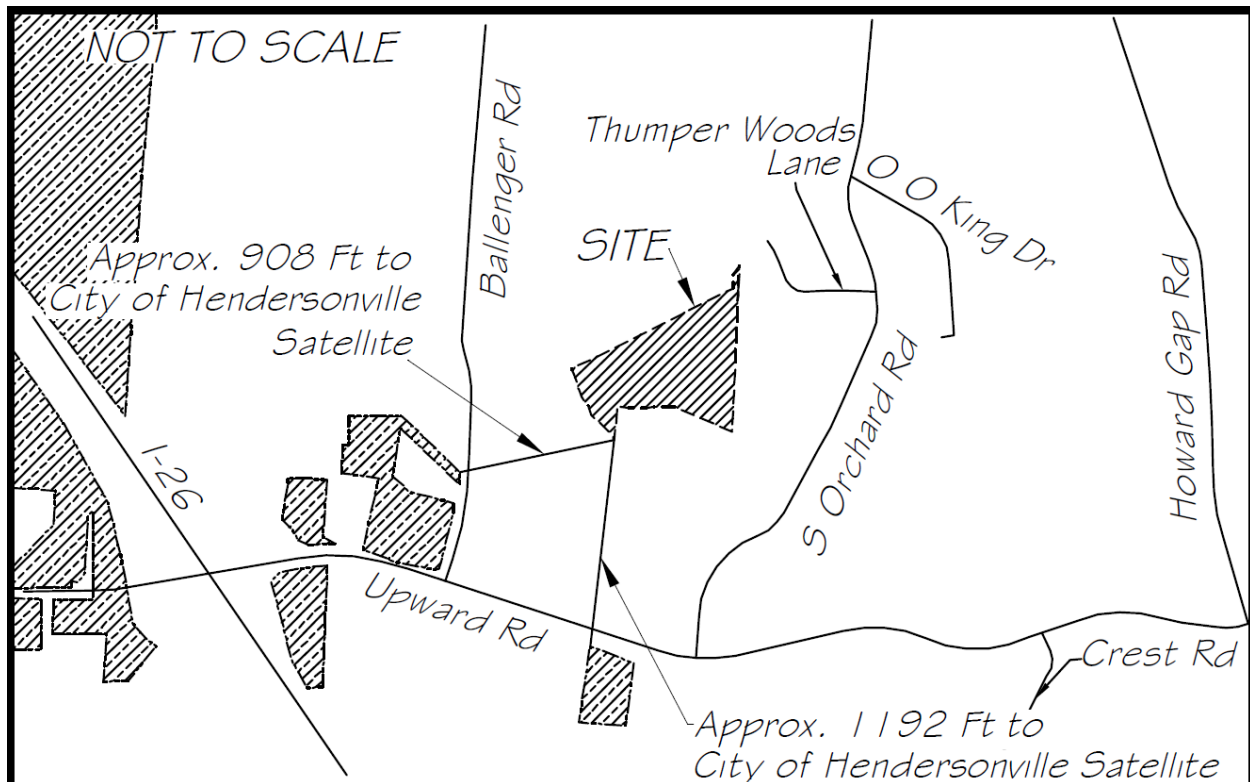


# Formerly 143 Thumper Woods Ln - Annexation Analysis (25-49-ANX)

## Development:

- Description: RV Park (60 Park Model Units) – Park Model Units are sold by the Developer for year-round living and owned independently. The lots for each unit are owned by the Property Owner and leased to the Unit Owners.
- Status: Approved for Special Use Permit under County R1 Zoning on January 29, 2025
- PIN: Portion of PIN - 9588-62-0283
- Size: 10.21 Acres
- Density: 5.897 Units / Acre
- Annexation Type: Satellite



## Cost of Service / Fiscal Impact Analysis

Utilizing the Cost of Service evaluation formula developed by City Administration, the proposed development would have a Cost of Service Value per Acre of \$1,304,603, however when you modify this value and account for the efficient or inefficient provision of services at this location, the Modified Cost of Service Value per Acre drops to **-\$652,302**. Additionally, the Net Tax Revenue per Acre drops to **-\$3,196**.

# City & County Comprehensive Plan Analysis



Example of a “Agricultural/Rural” development presented in the Henderson County 2045 Comprehensive Plan.



Example of “Rural Residential” development presented in the City of Hendersonville Gen H Comprehensive Plan.

	<b>Henderson County 2045 Comprehensive Plan</b>	<b>Development under County RI Zoning</b>	<b>Hendersonville Gen H Comprehensive Plan</b>	<b>Development under City PRD</b>
<b>Character Area</b>	Agricultural / Rural		Rural Residential	
<b>Intent</b>	Preservation of natural resources and rural character.	Inconsistent	Encourages Conservation Design which preserves more open space	Consistent
<b>Location</b>	Where existing agriculture is active and where changes would drastically alter the rural landscape.	Consistent	Areas on the periphery of floodplains, areas featuring significant agricultural or natural resources.	Consistent
<b>Density</b>	1 unit per acre with environmentally sensitive areas having a maximum allowable density of one unit per five acres.	Inconsistent	1 unit per acre with smaller lots permitted with Conservation Design	Inconsistent
<b>Uses</b>	Agriculture, Forestry, Very Low Density Res.	Inconsistent	Single-Family Residential	Consistent

## Comprehensive Plan Staff Analysis

- 1) The approved development is not in alignment with Henderson County's 2045 Comprehensive Plan vision for the area.
- 2) The approved development appears to be Somewhat Consistent with the City of Hendersonville's Gen H Comprehensive Plan
  - a. Provides naturally-occurring affordable housing at the proposed density of 5.9 units per acre [Consistent]
  - b. Keeps 75% of land in Open Space [Consistent].
  - c. Land Disturbance will impact 90% of the site [Inconsistent]
  - d. Significant impacts to 100 Yr Floodplain [Inconsistent]

## Zoning Comparison

### Henderson County - Residential One (R1)

- 1) Allowable Uses: Residential, Camps, Camping, Golf Courses, Schools, Churches, etc.
- 2) Residential Density: 6 units/acre (with sewer); 4 units/acre (without sewer)

### City of Hendersonville – Planned Residential Development

- 1) Planned Residential Development (PRD) would be the most viable option since any development over 50 units triggers Conditional Zoning. The project is under the maximum density of 10 units/acre.
- 2) With the proposed density of 5.9 units per acre and with all of the units being less than 1,200 Sq Ft, this could be allowed under R-20, Low Density Residential as a Minor Planned Residential Development. However, since the project exceeds 50 units, a Major Planned Residential Development would be required.

## Zoning – Staff Analysis

- 1) The proposed use was approved through a Special Use Permit in the County contingent on the provision of City Sewer. Without City Sewer, the proposed density of 5.9 units per acre would exceed the maximum density permitted under R1 (4 units/acre).

## Department & Agency Impact Statements

The following statements come directly from representatives of various departments and external agencies:

- **City of Hendersonville Engineering:** No Comment
- **City of Hendersonville Fire:** No Comment
- **City of Hendersonville Police:** No Comment

- **City of Hendersonville Public Works:** This development appears to qualify for City services (garbage and recycling collection). Our nearest customer is 2.6 miles away just off Upward Road and the drive to this location is about 7 minutes away. A concern with this proposal is that it includes private roads that are susceptible to deterioration when traveled on by heavy trucks. This has the potential to become an issue for the residents. In addition, all bridges serving this site must be rated for heavy trucks
- **City of Hendersonville Water & Sewer:** Cost to serve new development with water and sewer is captured in the system fee schedule (rates).
- **Henderson County Public Schools:** The schools that would be impacted by this development currently have the capacity to accommodate any students who may enroll as a result of families moving into the area.
- **NC Department of Transportation:** Impacts to S. Orchard Rd and Upward Rd are expected to be minimal. It is important to note that the department has received multiple requests for pedestrian facilities in this area and concerns with the traffic and pedestrians' interaction on South Orchard Road. With an additional 120 +/- daily trips at this location, I would anticipate these requests and complaints to increase.

## Annexation Options

Annexation Approved with City Services Provided:

Project proceeds as presented under County land use regulations.

All City Services are provided.

Annexation Denied with City Sewer Provided:

Project proceeds as presented under County land use regulations.

No additional City services are provided other than Water/Sewer

Annexation Denied with City Sewer not Provided:

Project would not be able to proceed as approved under County Zoning.

A modified project could proceed up to 4 units/acre under County Zoning.