

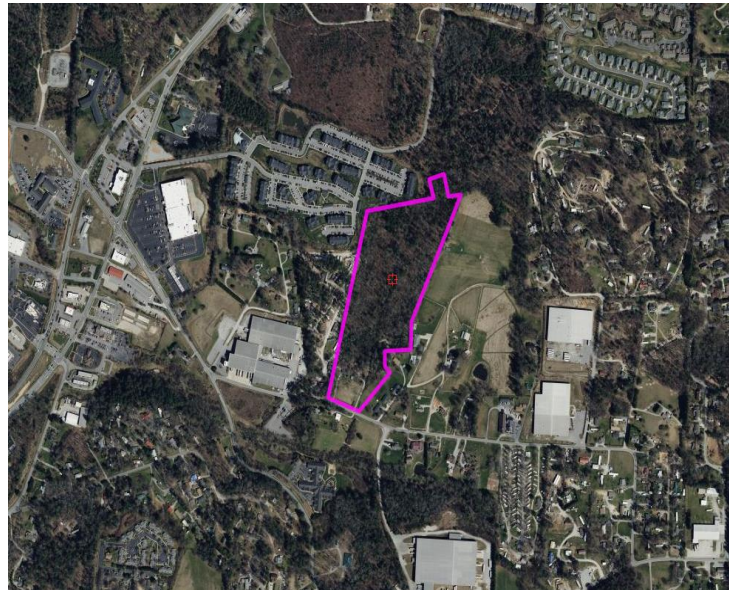
REZONING: CONDITIONAL REZONING –OLD SUNSET HILL REZONING |
ALBEA & TAYLOR (25-38-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 25-38-RZO
- Applicant & Property Owner:
 - City of Hendersonville [Applicant]
 - Gregory and Julianne Albea [Owner]
 - Joseph and Laura Taylor [Owner]
- Property Address:
 - 205 Old Sunset Hill Road
- Project Acreage:
 - 21.32 total
- Parcel Identification (PIN):
 - 9579-98-0375
 - 9579-98-3527
 - 9579-99-4115
 - 9579-99-8724
- Current Parcel Zoning:
 - Henderson County Residential Two Rural
- Future Land Use Designation:
 - Henderson County- Infill Area
 - City of Hendersonville- Multi-Generational Living
- Recommended Zoning:
 - R-6, High Density Residential

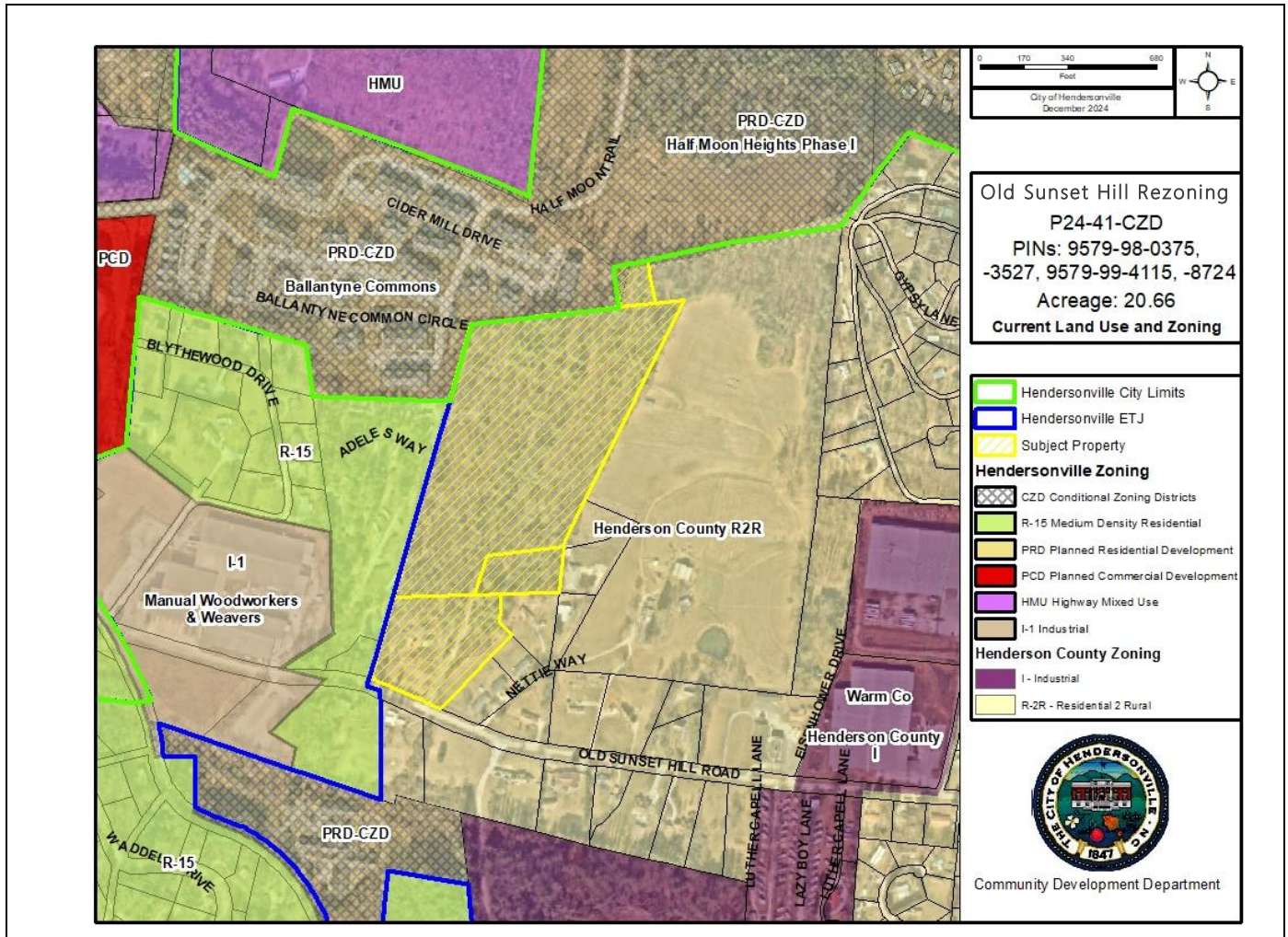


SITE VICINITY MAP

The City of Hendersonville is initiating zoning for 4 properties totaling 21.32 acres that were recently annexed into the City Limits. The properties are owned by Gregory Albea, Julianne Albea, Joseph Taylor, and Laura Taylor. The City is requesting to assign zoning to the subject properties, PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724, located off Old Sunset Hill Road. The properties were zoned under Henderson County as 'Residential Two Rural'. The Planning Board has unanimously recommended an initial City zoning of R-6, High Density Residential to establish consistency with the Comprehensive Plan. R-15 was also given consideration given some of the surrounding land uses and existing densities. Future development of the subject property exceeding 51 units would require a rezoning to a Conditional Zoning District.

There is no binding site plan for this initial zoning nor conditions placed on the site. All permitted uses within the R-6 district would be allowed on the site.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property comprises four parcels currently zoned Henderson County Residential Two Rural. To the north, parcels are zoned Planned Residential Development Conditional Zoning District and include Ballantyne Commons, an apartment community with a density of 12 units per acre, and Half Moon Heights Phase One, a single-family development with a density of 2.67 units per acre. A stub out from Half Moon Heights Phase One should provide connectivity to the subject properties. Farther north, single-family home subdivisions (Major PRDs), including Wolf Chase and Wolf Pen, have densities of 2.6 and 2.7 units per acre, respectively.

Parcels to the east consist primarily of smaller lots with single-family homes. However, a large, underutilized property directly adjacent to the subject property has redevelopment potential in the future.

To the west, the Connor Creek Mobile Home Park occupies the neighboring parcel. This park contains 94 mobile/manufactured home units, with a density of 12 units per acre. According to a recent survey, some mobile homes in Connor Creek encroach on the subject property.

SITE IMAGES



View of one of the streams that run through the subject property.



View from the subject property to the adjacent apartment development (Ballentyne Commons)

SITE IMAGES



Typical view within the subject property.



View of the largely underutilized land to the east of the subject property.

SITE IMAGES



View of Half Moon Heights Phase I from the subject property.



View of the adjacent mobile home park (Connor Creek).

SITE IMAGES



View of the stream that runs along the western portion of the property.



View of an existing house located on the subject property.

SITE IMAGES

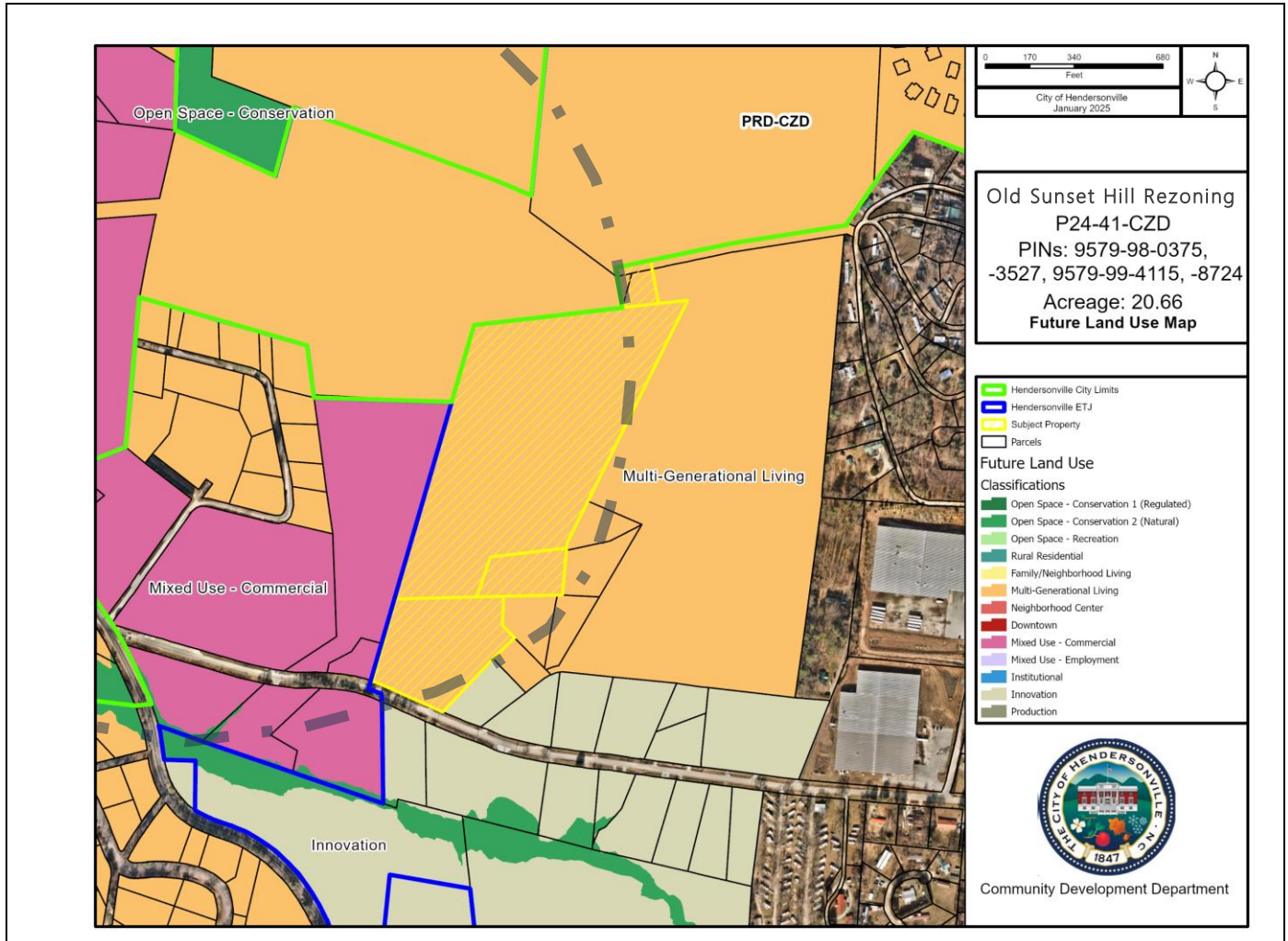


View of the subject property from Old Sunset Hill Road



View of the subject property's Old Sunset Hill Road frontage

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as Multi-Generational Living. These parcels and all other surrounding parcels included in existing Planned Residential Developments have this designation. Parcels to the west are designated as Mixed-Use Commercial and these parcels include the Connor Creek Mobile Home Park as well as the Manual Woodworkers & Weavers. The large, underdeveloped parcel to the east is designated as Multi-Generational Living. Parcels to the south along Old Sunset Hill Road are designated as innovation and Open Space Conservation.

GENERAL REZONING STANDARDS	
1) Comprehensive Plan Consistency	<p>Land Supply, Suitability & Intensity Land Supply: The subject property is <u>outside</u> the scope of the land supply map. Land Suitability: The subject property was <u>not</u> evaluated. Focused Intensity Node: The subject property <u>is</u> in a Focused Intensity Node centered at the intersection of Howard Gap Road and Chimney Rock Road. Development Intensity: Highest Focus Area: N/A</p>
	<p>Future Land Use & Conservation Map- Designation: Multi-Generational Living Character Area Description: Consistent Zoning Crosswalk: Consistent</p>
2) Compatibility	<p>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</p> <p>The subject property is located near four Planned Residential Developments, including three single-family developments and one multi-family development. Additionally, it is in close proximity to Chestnut Ridge, a subdivision under Henderson County's jurisdiction that was platted in 1988 and consists of approximately 118 lots on 62 acres. The US 64 corridor continues to experience growth, driven by the presence of large undeveloped and underdeveloped parcels in the surrounding area.</p>
	<p>GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) Vibrant Neighborhoods: Somewhat Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Somewhat Consistent Authentic Community Character: N/A Safe Streets and Trails: Somewhat Inconsistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: N/A Welcoming & Inclusive Community: N/A Accessible & Available Community Uses and Services: N/A Resilient Community: N/A</p>

	GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: Inconsistent Compact Development: Consistent Sense of Place: Inconsistent Conserved & Integrated Open Spaces: Inconsistent Desirable & Affordable Housing: Consistent Connectivity: Inconsistent Efficient & Accessible Infrastructure: Inconsistent
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The subject property has been annexed into the City. Once annexed, the City must apply zoning to the parcels. City staff recommends that the zoning be consistent with the Gen H Comprehensive Plan.
4) Public Interest	Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -
	Based on the 2025 Bowen Housing Needs Assessment (Asheville Region), Henderson County has an estimated for-sale housing gap of 4,403 Units over the next 5 years. This represents one of the largest gaps in the WNC region. Over the last 3 years, the City of Hendersonville has approved <u>634</u> detached single-family homes. It should also be noted that the City of Hendersonville represents 15.5% of the households in Henderson County with a goal to grow that percentage. Accommodating 20% of the needed for-sale housing units results in <u>880 units</u> .
5) Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment
	Howard Gap Road is a NCDOT maintained road, identified in the Comprehensive Transportation Plan as a boulevard in need of improvements. If approved, the site would be served by City of Hendersonville water and sewer services. Water infrastructure is already available on Old Sunset Hill Road, while sewer service would need to be extended from the Connor Creek Mobile Home Park to the west.
6) Effect on Natural Environment	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -
	No development is proposed at this time. Therefore there are no known impacts on the natural environment as a result of this rezoning. Approximately 19.5 acres of the 21+acre property are currently covered by an existing tree canopy. The site also includes blue-line streams. These streams would be required to be protected in compliance with the natural resource provisions of the zoning ordinance. Additionally, wetlands have been identified on the site; however, unlike blue-line streams, the zoning ordinance does not extend specific protections to wetlands.

The petition is found to be **consistent** with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

R-6 Zoning is consistent with the Future Land Use and Conservation Map due to the subject property's designation as 'Multi-Generational Living' and due to the location of the subject property in a 'Focused Intensity Node' as established in Chapter 4 of the Gen H Comprehensive Plan.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *The proposed zoning allows for the provision of additional housing to offset local demand.*
- *The proposed zoning district's permitted uses are consistent with nearby developments*

DRAFT [Rational for Denial]

- *The proposed zoning is incompatible with the surrounding land uses*
- *The proposed zoning would result in increased traffic congestion to the surrounding area*
- *The proposed zoning would result in environmental degradation*