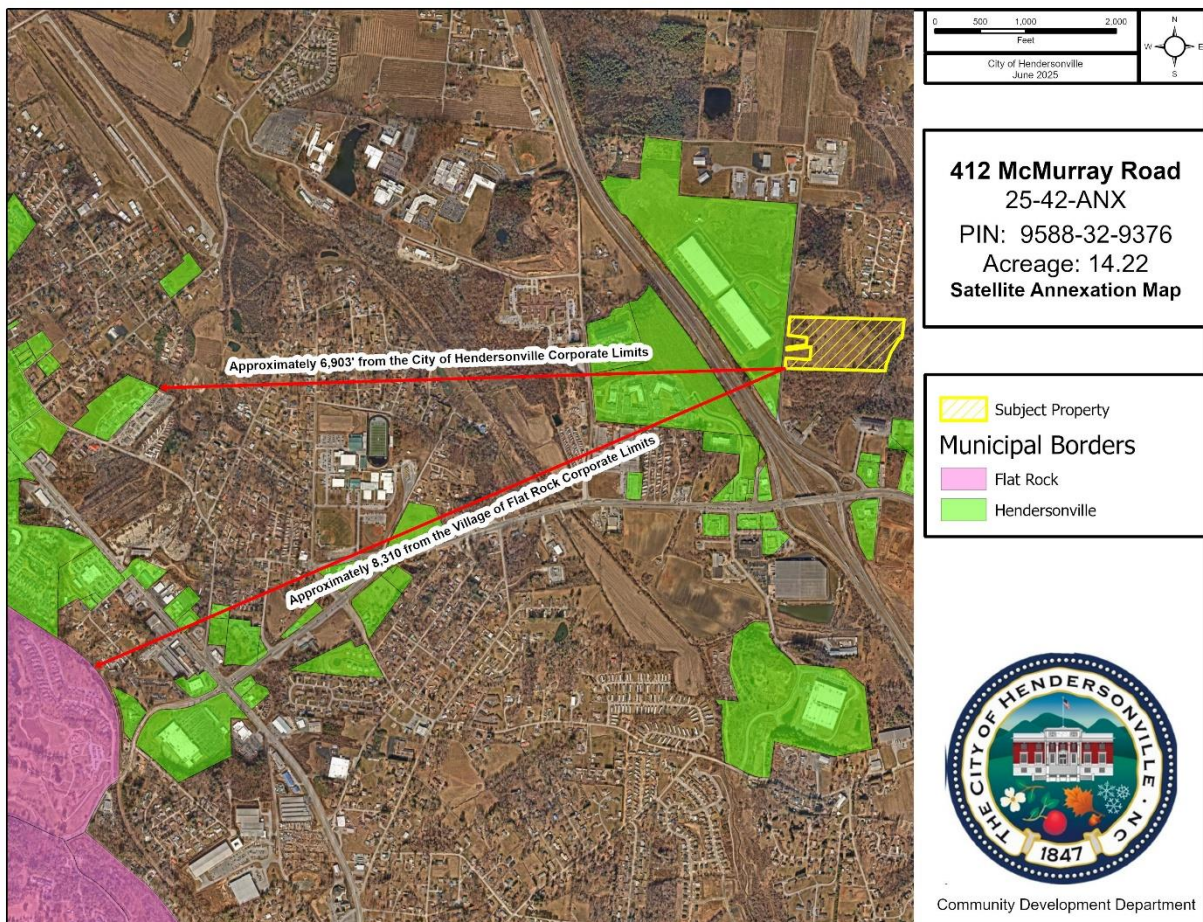


412 McMurray Road- Annexation Analysis

Proposed Development Concept:

1. Multi-family
2. PIN: 9588-32-9376
3. 14.22 acres



City and County Comprehensive Plan Analysis



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



Example of “mixed use employment” development presented in the City of Hendersonville Gen H Comprehensive Plan.

Henderson County 2045 Comprehensive Plan Future Land Use Designation: **Agricultural/Rural.**

The City of Hendersonville’s Gen H Plan Future Land Use Designation: **Mixed Use Employment.**

- ✓ a. The Henderson County 2045 Comprehensive Plan the preservation of natural resources and rural character.
- ✓ b. The City of Hendersonville’s Gen H Comprehensive Plan encourages a mix of employment uses including office, light industrial, and institutional buildings with multiple stories.
- ✓ c. The Henderson County 2045 Comprehensive Plan specifies that these areas are where existing agriculture is active and where changes would drastically alter the rural landscape.
- ✓ d. The City of Hendersonville’s Gen H Comprehensive Plan locates Mixed Use Commercial at certain nodes such as near the I-26 Upward Road and Four Seasons Blvd exits and along Spartanburg Highway and Asheville Highway corridors.
- ✓

- e. The Henderson County 2045 Comprehensive Plan denotes that Community Center areas have a maximum allowable density of one unit per acre and environmentally sensitive areas will have a maximum allowable density of one unit per five acres.
- ✓ f. The City's comprehensive plan encourages traditional workspaces and residential to create a walkable area for live, work, and play.
- ✓ g. The Henderson County 2045 Comprehensive Plan states that utility access will vary.
- ✓ h. The City of Hendersonville's Gen H Comprehensive Plan states that formal and informal parks and green spaces connected by trails will be integrated into the developments.

Zoning Analysis

Henderson County Industrial (I)

1. Allowable Uses: Personal storage structure, childcare facility, fuel pump, manufacturing and production operations.
2. Residential is not a use in this district.

City of Hendersonville Industrial (CHMU)

1. The applicant did not request a zoning district, however, staff recommends zoning to **Commercial Highway Mixed Use**. CHMU allows for many uses, including "residential multi-family," as well as a variety of other commercial businesses.
2. CHMU caps the number of residential units per acre depending on the required open space. The greater the provided open space, the more units per acre are allowed. The max density for CHMU is 12 units per acre with 60% open space.
3. The other properties in the vicinity annexed into the city are Highway Business C-3 and CHMU.
 - a. The adjacent uses include a gas station/convenience store, fast food restaurants, ABC Store, and two hotels.

Staff Notes

- 1) The project appears to be in general alignment with the City of Hendersonville's Gen H Comprehensive Plan, however, is not in alignment with Henderson County's 2045 Comprehensive Plan vision for the area.

- 2) The proposed use aligns with the City future land use designations for the area, however, in its proposed form is not in alignment with the County future land use designation.
- 3) The proposed use would require a rezoning in the County.
- 4) The proposed use would be allowed through a conditional zoning district in the City.

Annexation Options

- 1) Annexation into the City of Hendersonville with sewer provided:
 - a. Project proceeds as presented under CHMU zoning district.
 - b. Project proceeds as presented under County zoning district (would require a rezoning).
- 2) No annexation required but city sewer provided:
 - a. Project proceeds as presented and would require a rezoning by the County.
- 3) No annexation with no city sewer provided:
 - a. Project proceeds as presented and would require a rezoning by the County.