

STANDARD REZONING: ERKWOOD DR (P22-48-RZO)

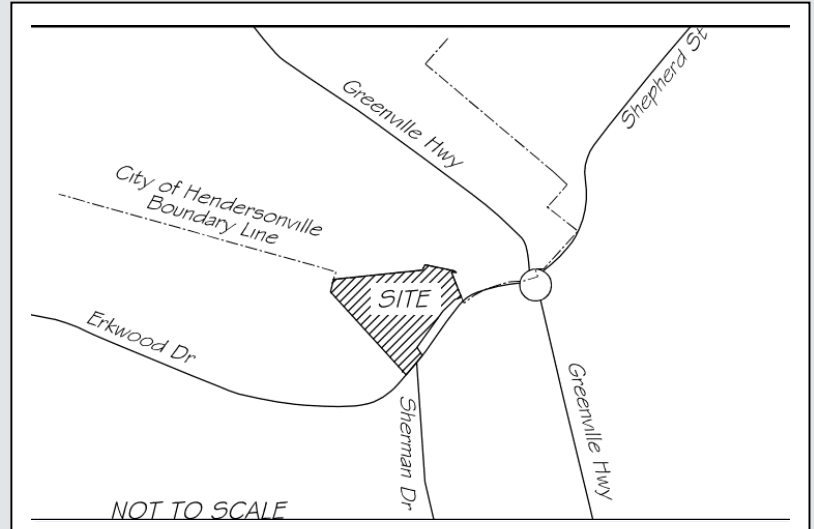
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Erkwood Drive (Kilpatrick)
 - P22-48-RZO
- Applicant & Property Owner:
 - City of Hendersonville [Applicant]
 - Cameron Kilpatrick [Owner]
 - Kina Kilpatrick [Owner]
- Property Address:
 - No Address Assigned
- Project Acreage:
 - 1.89 Acres
- Parcel Identification (PIN):
 - 9577-18-7316
- Current Parcel Zoning:
 - R-40 (County)
- Proposed Zoning District:
 - GHMU (Greenville Highway Mixed Use)
- Future Land Use Designation:
 - City – Not Mapped
 - County – Community Service Center



SITE VICINITY MAP

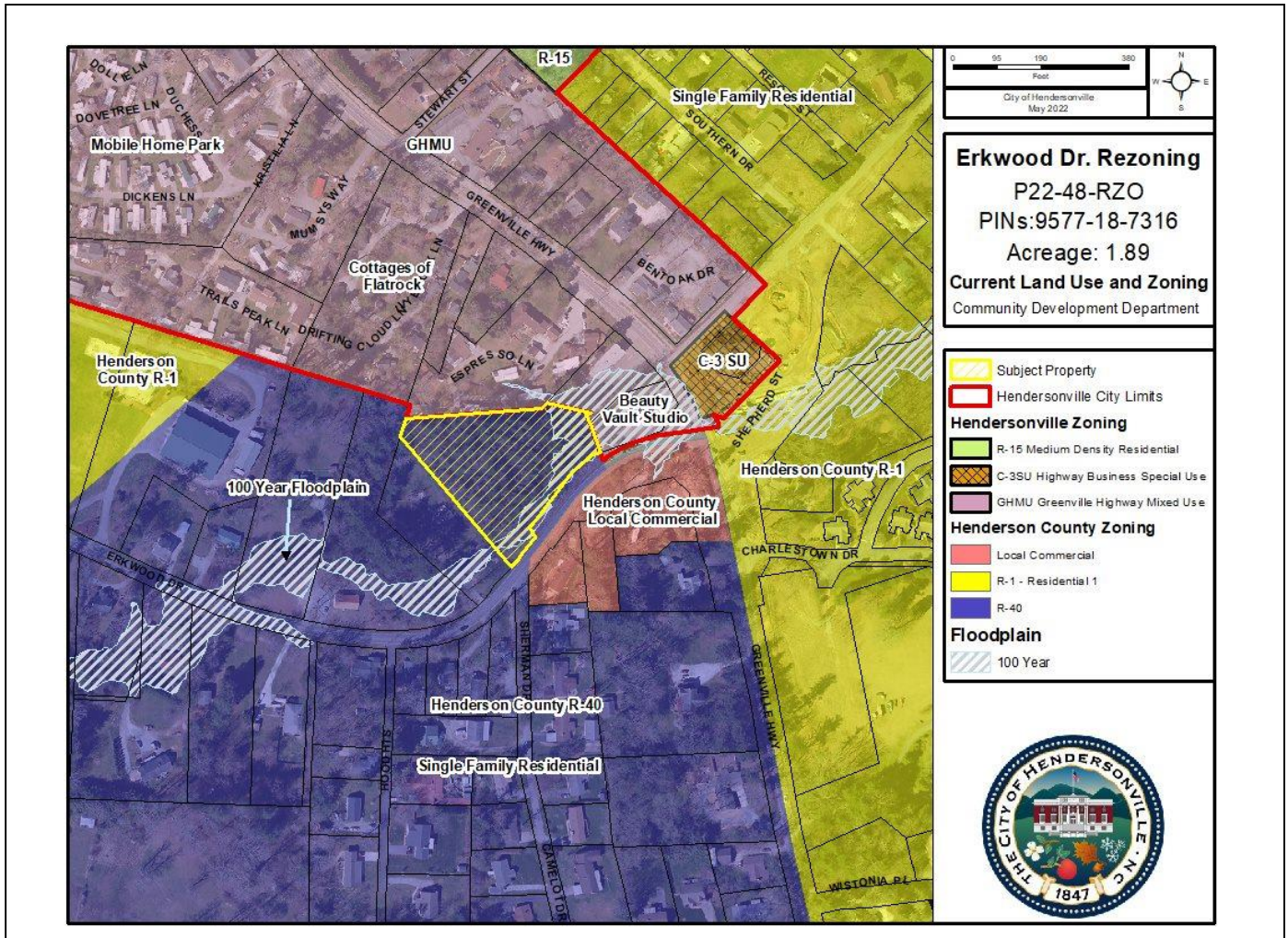
The City of Hendersonville received an Annexation application from Cameron & Kina Kilpatrick (owner) for a 1.89 Acre tract along Erkwood Dr near the intersection of Greenville Highway and Sheppard St adjacent to city limits on the southern edge of Hendersonville. The applicant has not requested zoning, therefore the City is initiating zoning for this parcel from County R-40, Estate Residential District to GHMU, Greenville Highway Mixed Use.

GHMU permits a range of lower intensity commercial uses along with single-family, two-family and multi-family residential. This zoning district includes design standards for all uses other than single-family and two-family (per State Statute). CZD is triggered in this zoning district by projects with a cumulative square footage over 50,000 Sq Ft as well as by buildings which have a footprint exceeding 12,000 Sq Ft.

In absence of a Future Land Use Designation, the County's Future Land Use Designation of Community Service Center states the following:

Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned R-40 under Henderson County's Zoning Jurisdiction. It is located adjacent to the City Limits in an area where Greenville Highway Mixed Use (GHMU) is the predominant zoning district. There is one parcel zoned C-3 Special Use at the corner of Shepherd St and Greenville Highway. The only other zoning district within the City's jurisdiction in vicinity of the subject property is the R-15 district which flanks either side of the GHMU zoning that runs along the Greenville Hwy corridor.

The County zoning in this area is predominantly R-40, which is a very low density (1 unit/acre) single-family (estate) zoning district. The R-1 residential zoning is also found nearby on the opposite side of Greenville Highway.

Land uses in the area include a mix of commercial and residential including: short-term lodging, auto-parts retail, professional office, single-family residential, townhomes and mobile homes.

There is a 100-year floodplain on the subject property running alongside Erkwood Dr.

SITE IMAGES



Creek at eastern edge of property



View along Erkwood Dr facing southwest

SITE IMAGES



Culvert/crossing providing access to parcel



Creek entering property from southwest

SITE IMAGES



View of center of parcel from culvert



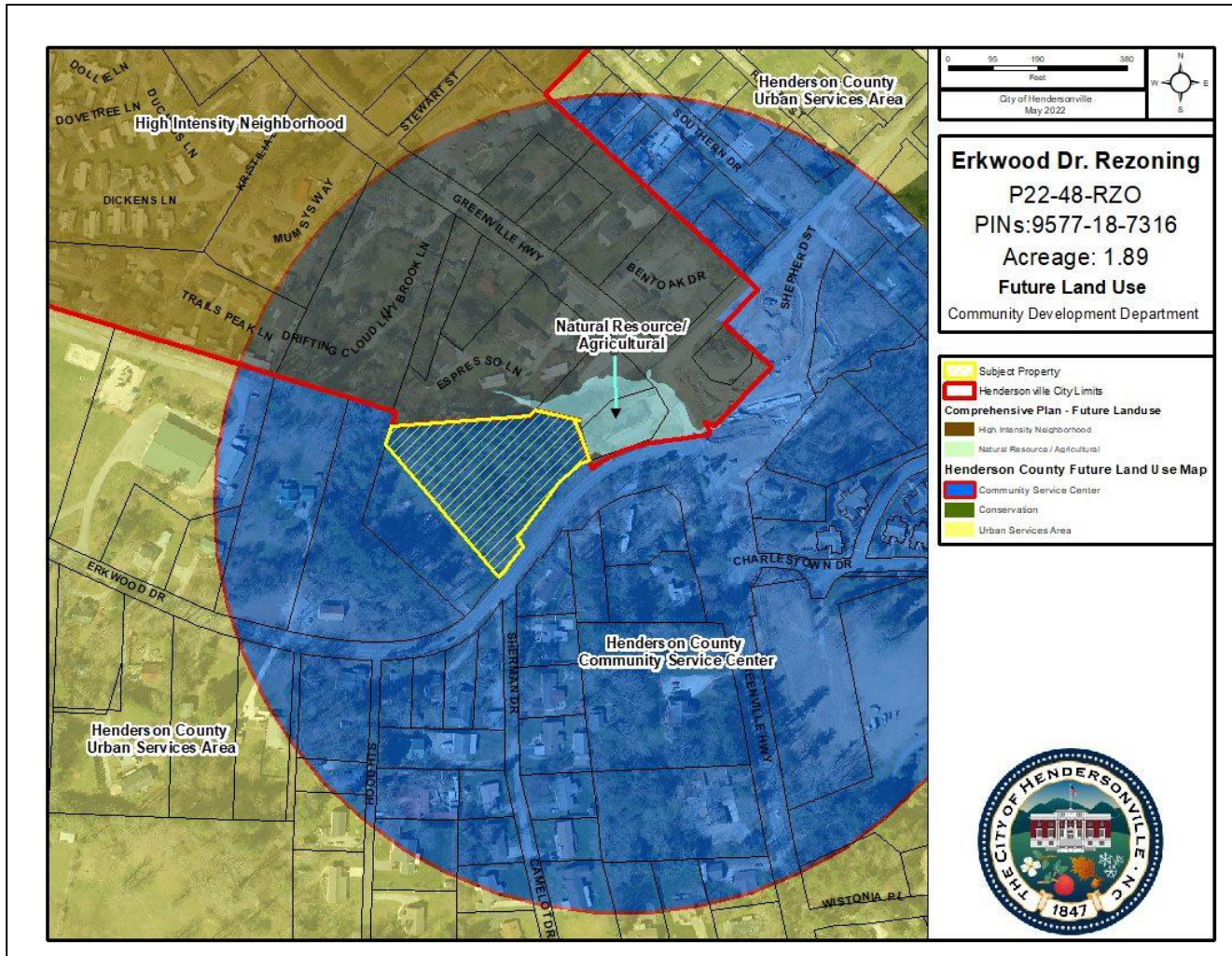
View of center of site facing east

REZONING HISTORY

Prior Rezoning	Summary of Prior Petition	Status
N/A	N/A	N/A

- No information is known about the prior County zoning on the property

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is outside of the boundary of the Future Land Use Map. The City's Future Land Use Map does designate High Intensity Neighborhood for the properties adjacent to the subject property to the north and Natural Resource/Agricultural for property to the east.

The County's Future Land Use Map designates the subject property and the surrounding area as Community Service Center.

Staff recommends a Future Land Use designation of High Intensity Neighborhood and Natural Resource / Agricultural for the portion of the parcel in the 100-year Floodplain.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>N/A – The subject property is not within the boundaries of the Future Land Use Map. It is adjacent to High Intensity Neighborhood and Natural Resource / Agricultural</p> <p>Staff recommends designating the Future Land Use for the subject property as High Intensity Neighborhood and Natural/Agricultural Resources</p>
Land Use & Development	<p>N/A – The subject property is not within the boundaries of the Growth Management Map. It is adjacent to a Priority Infill Area.</p>
	<p>N/A – The subject property is not within the boundaries of the Development Framework Map.</p>
	<p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.</p>
Population & Housing	<p>Strategy PH-1.1. Promote compatible infill</p>
	<p>Goal PH-2. Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.</p>
	<p>Strategy PH-3.1. Establish neighborhood design guidelines that promote safe, walkable and bikeable neighborhoods while accommodating the automobile.</p>
	<p>Strategy PH-3.2. Encourage mixed land use patterns that place residents within walking distance of services.</p>

Natural & Environmental Resources	<ul style="list-style-type: none"> • <i>Strategy NR-1.1. Discourage and reduce development of structures and impervious surfaces within the FEMA Floodway and 100-Year Floodplain</i>
	<ul style="list-style-type: none"> • <i>Strategy NR-1.2. Protect land adjacent to streams in order to protect water quality, reduce erosion, and protect wildlife habitat.</i>
	<ul style="list-style-type: none"> • <i>Strategy NR-2.3. Promote preservation of woodlands</i>
Cultural & Historic Resources	<i>No Goals, Strategies or Actions are directly applicable to this project.</i>
Community Facilities	<i>No Goals, Strategies or Actions are directly applicable to this project.</i>
Water Resources	<i>No Goals, Strategies or Actions are directly applicable to this project.</i>
Transportation & Circulation	<i>Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</i>
	<i>Goal TC-5. - Enhance key gateways to the community in order to present a positive first impression and increase civic pride.</i>
	<i>Strategy TC-5.2. - Enhance key entrances within the City, as indicated on Map 7.3a</i>

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	There are a mix of medium density residential and neighborhood-scale non-residential uses in proximity to the subject property. Rezoning the property to GHMU would permit compatible uses in the area.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The GHMU district has been in place for approximately 20 years. The private development in proximity to the subject property have been in place for a number of years. The improvement to the intersection of Shepherd St/Erkwood Dr and Greenville Highway with the installation of a roundabout has enhanced the transportation infrastructure in the area.
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 -
	The addition of low-intensity commercial uses and/or residential uses in the area would provide additional opportunities for businesses and/or housing on the far south edge of town.
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
	The site will be served by City water and sewer service. Erkwood Dr. is classified as a Minor Thoroughfare in the Comprehensive Plan's Transportation Chapter. It is also shown as slated for improvements though no improvement project for this area, beyond the recent roundabout installation, is currently funded by NCDOT. The petition has been reviewed by the City Fire Dept and will also be served by the City of Hendersonville Police.
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 -
	The subject property is heavily wooded and features a blue line stream as well as a 100-year floodplain in close proximity to Erkwood Dr.

The petition is found to be **consistent** with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The proposed zoning presents an opportunity for compatible infill development and a mix of land uses as called for in Chapters 2, 8 and 9 of the City's 2030 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]

- *Greenville Highway Mixed Use is the predominant zoning district in this area*
- *The petition aligns with the Henderson County's Future Land Use designation*

DRAFT [Rationale for Denial]

- *The proposed zoning would permit development that does not align with the County's current R-40 zoning.*