

STANDARD REZONING: 2511 Asheville Hwy & 106 Halsbury Ave (P23-024-RZO)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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## PROJECT SUMMARY

- Project Name & Case #:
  - 2511 Asheville Hwy Rezoning
  - P23-024-RZO
- Applicant & Property Owner:
  - Shane Laughter [Applicant]
  - Ronnie Gray and Larry Holbert [Owners]
- Property Address:
  - 2511 Asheville Hwy and 106 Halsbury Ave
- Parcel Identification (PINs):
  - 9569-39-8890 and 9569-49-0448
- Project Acreage:
  - 5.66 Acres
- Current Parcel Zoning:
  - C-3 Highway Business & R-15 Medium Density Residential
- Requested Zoning:
  - C-3 Highway Business
- Future Land Use Designation:
  - High Intensity Neighborhood



SITE VICINITY MAP

*The City of Hendersonville is in receipt of an application for a Standard Rezoning from Shane Laughter [Applicant] and Ronnie Gray [Owner]. The applicant is requesting to rezone the subject property (PINs:9569-39-8890 and 9569-49-0448) totaling 5.66 acres located at 2511 Asheville Highway and 106 Halsbury Avenue, from C-3 Highway Business and R-15 Medium Density Residential, to C-3 Highway Business.*

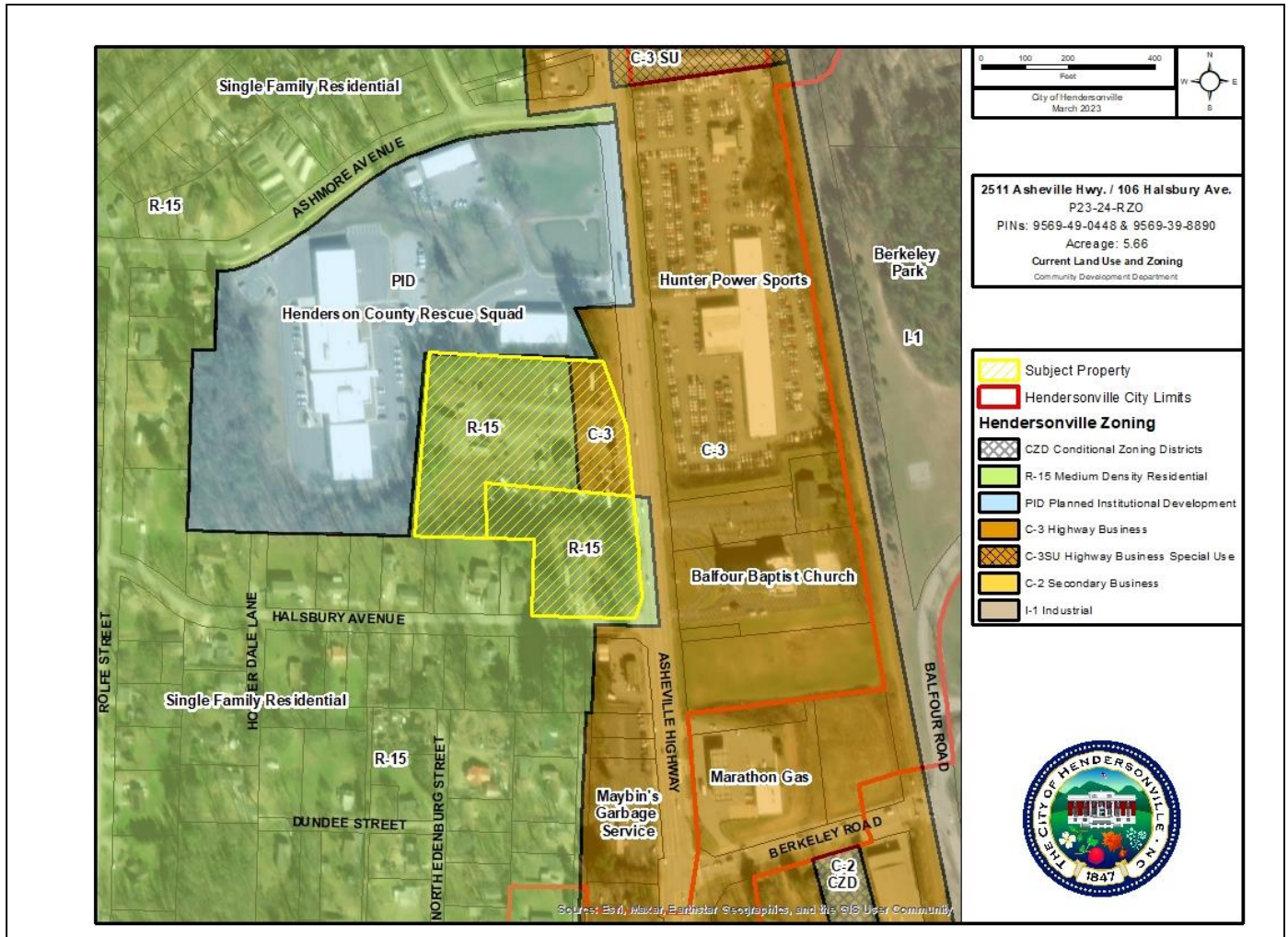
*The parcel located at 2511 Asheville Highway is accessed from Asheville Hwy and is at a lower elevation than 106 Halsbury Ave.*

*The parcel located at 106 Halsbury Avenue is only accessible from Halsbury Ave and features a significant change in topography that causes this parcel to sit at a higher elevation above both Asheville Hwy and remainder of the subject property. This prevents access between the two parcels.*

*The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.*

*If rezoned, there will not be a binding site plan, list of uses nor any conditions placed on the site. All permitted uses within the C-3 district would be allowed on the site.*

## EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The area around the subject property contains primarily residential and commercial uses including the Henderson County Rescue Services complex that is zoned planned institution development. The subject property is composed of two parcels, with the largest parcel being split-zoned both C-3 Highway Business and R-15 Medium Density Residential, with C-3 fronting Asheville Hwy and R-15 in the rear. The parcel located at the corner of Halsbury Avenue and Asheville Highway is zoned R-15.

The area to the west of the subject property is zoned R-15 and contains mostly single-family residential uses. The area to the east of the subject property is zoned C-3 and contains mostly commercial uses such as Hunter Power Sports dealership and service center.



SITE IMAGES



*View along Asheville Hwy facing south*



*View along Asheville Hwy facing north*



## SITE IMAGES



*View of existing conditions of the parcel located at 2511 Asheville Hwy*



*View of existing conditions of the parcel located at 2511 Asheville Hwy*



## SITE IMAGES



*View of 106 Halsbury Ave facing northwest at the intersection of Halsbury Ave. and Asheville Hwy*



*View of the parcel located across from 106 Halsbury Ave facing south down Asheville Hwy.*



## SITE IMAGES



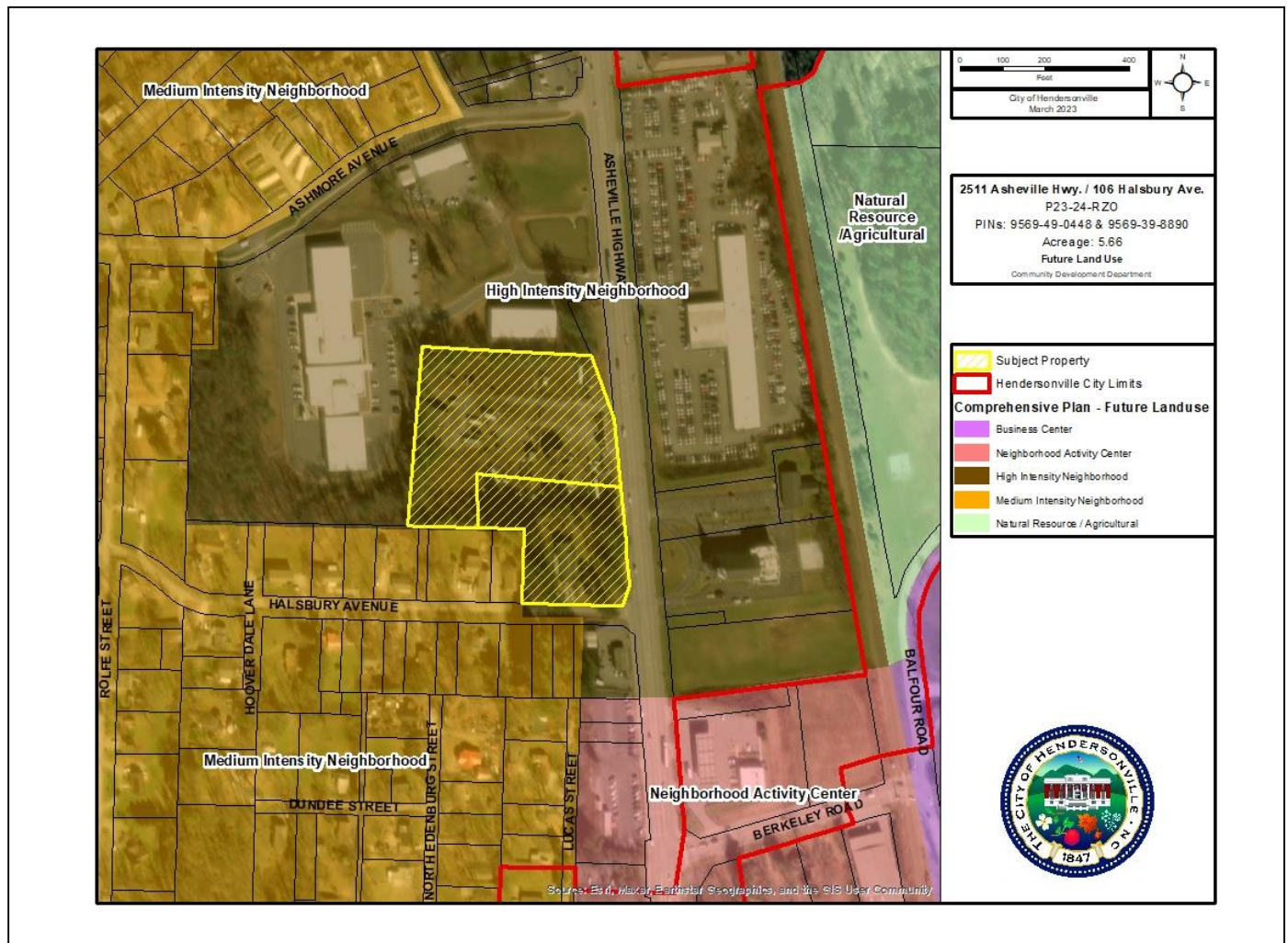
*View of the existing single-family dwelling located at 106 Halsbury Dr.  
from Asheville Hwy facing west.*



*View of the existing single-family dwelling from Halsbury Ave.*



## FUTURE LAND USE



City of Hendersonville Future Land Use Map

The 2030 Comprehensive Plan's Future Land Use Map designates the subject property as High Intensity Neighborhood. This designation is prevalent for most of the parcels directly across from the subject property that front Asheville Highway.

The parcels to the west of the subject property are designated Medium Intensity Neighborhood. Parcels located south of the subject property that front Asheville Highway are designated as Neighborhood Activity Center.

Properties further east of the subject property and across Asheville Highway are designated as Natural Resource and Agriculture.



## COMPREHENSIVE PLAN CONSISTENCY

Future Land Use	<b>Goal LU-7 - High Intensity Neighborhood:</b> Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods
	<b>Strategy LU-7.1. Locations:</b> <ul style="list-style-type: none"> <li>Existing or planned high-density housing neighborhoods (greater than eight units per acre)</li> <li>Priority infill development areas where high-density development is desirable and/or expected, including: <ul style="list-style-type: none"> <li>Boulevard and Major Thoroughfare corridors near Neighborhood Activity Centers</li> </ul> </li> </ul>
	<b>Strategy LU-7.2. Primary recommended land uses:</b> <ul style="list-style-type: none"> <li></li> <li></li> <li>Single-family attached [CONSISTENT] and Multi-family residential [INCONSISTENT]</li> <li>Planned Residential Developments [CONSISTENT]</li> </ul>
	<b>Strategy LU-7.3 Secondary recommended uses:</b> <ul style="list-style-type: none"> <li>Public and institutional uses [CONSISTENT]</li> <li>Offices and retail along thoroughfares [CONSISTENT]</li> </ul>
	<b>Strategy LU-7.4. Development guidelines:</b> <ul style="list-style-type: none"> <li>Eight or more units per gross acre [INCONSISTENT ~ R-15 = 3 units per acre]</li> <li>Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [CONSISTENT]</li> <li>At least 60% open space in new residential developments greater than three acres [INCONSISTENT]</li> <li>Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT] <ul style="list-style-type: none"> <li>Encouragement of walkable neighborhood design [INCONSISTENT]</li> </ul> </li> </ul>

<b>Land Use &amp; Development</b>	<i>Growth Management (Map 8.3a): Designated as a “Priority Infill Area”</i> <i>Priority Infill Area - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties [CONSISTENT]</i>
	<i>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT]</i>
<b>Population &amp; Housing</b>	<i>Strategy PH-1.1 – Promote Compatible infill development.</i>
	<i>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.</i> <i>Strategy 2.3- Allow housing arrangements in existing and new neighborhoods that provide affordable and/or multigenerational housing alternatives in single-family neighborhoods</i>
	<i>Goal PH-3 – Promote safe and walkable neighborhoods.</i> <i>Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</i>
<b>Natural &amp; Environmental Resources</b>	<i>Goal NR-1 - Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.</i> <i>Strategy NR 1.2- Protect land adjacent to streams in order to protect water quality, reduce erosion, and protect wildlife habitat</i> <i>Strategy NR 1.3- Encourage restoration of natural habitat and drainage patterns in developed areas.</i>
	<i>Strategy NR-2.1. Encourage clustered development that preserves open space while allowing a return on investment.</i>
<b>Cultural &amp; Historic Resources</b>	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
<b>Community Facilities</b>	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
<b>Water Resources</b>	<i>Strategy 2.2-Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.</i>
<b>Transportation &amp; Circulation</b>	<i>A “Proposed Gateway” is designated on Map 7.3a at the intersection of Halsbury Ave and Asheville Hwy.</i> <i>Goal TC-5 – Enhance key gateways to the community in order to present a positive first impression and increase civic pride.</i>



GENERAL REZONING STANDARDS	
Compatibility	<b>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</b>
	The area around the subject property contains both residential and commercial uses. The subject property is composed of two parcels (9569-39-8890 and 9569-49-0448) with the largest parcel split-zoned both C-3 and R-15. Both parcels front Asheville Hwy.
	The parcel located at 2511 Asheville Hwy abuts PID zoning on the northern and western borders of the parcel and R-15 on the southern border. Access is provided from Asheville Hwy.
Changed Conditions	The parcel located at 106 Halsbury Ave is part of the Greater Druid Hills neighborhood and is solely accessed from Halsbury Ave. The parcel also sits at a higher elevation than Asheville Hwy and the remaining subject property. Due to this change in topography, there is no access between this parcel and 2511 Asheville Hwy.
	<b>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</b>
Public Interest	Parcels that front Asheville Highway either zoned C-3 Highway Business or PCD Planned Commercial Development.
	<b>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 -</b>
Public Facilities	The rezoning would eliminate any non-commercial zoning for parcels that front Asheville Hwy.
	<b>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</b>
Effect on Natural Environment	A Water / Sewer Availability Request has not been received for this project. The site will be served by a NCDOT maintained road which is classified as a “major thoroughfare” in the comprehensive plan.
	<b>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 -</b>
	The largest parcel located at 2511 Asheville Hwy is a developed parcel that is comprised of mostly impervious surfaces with some trees and vegetation bordering the property boundary lines on the north, west, and south. Additionally, a blue line stream exists at the northwestern corner of the parcel.
	The parcel located at 106 Halsbury Avenue features trees and vegetation that surround the existing residential structure and also features a significant topography change from approximately 60ft from the northern property boundary.

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 High Intensity Neighborhood designation calls for single-family attached as a primary land use, and public uses, offices and retail along thoroughfares as a secondary land use and the proposed zoning district permits single-family residential uses as well as offices, business, professional and public and retail uses.*

We 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 district is compatible with the surrounding area because it permits the same land uses as the existing zoning district.*
- *The petition provides for a marginal increase in density in close proximity to a wide range of commercial uses.*
- *The petition creates the opportunity for commercial infill development.*

*DRAFT [Rational for Denial]*

- *The proposed zoning district is incompatible with the surrounding area because it permits a range of high intensity commercial businesses.*
- *The petition to reduce the minimum lot size for residential uses is out of character with the surrounding land uses.*