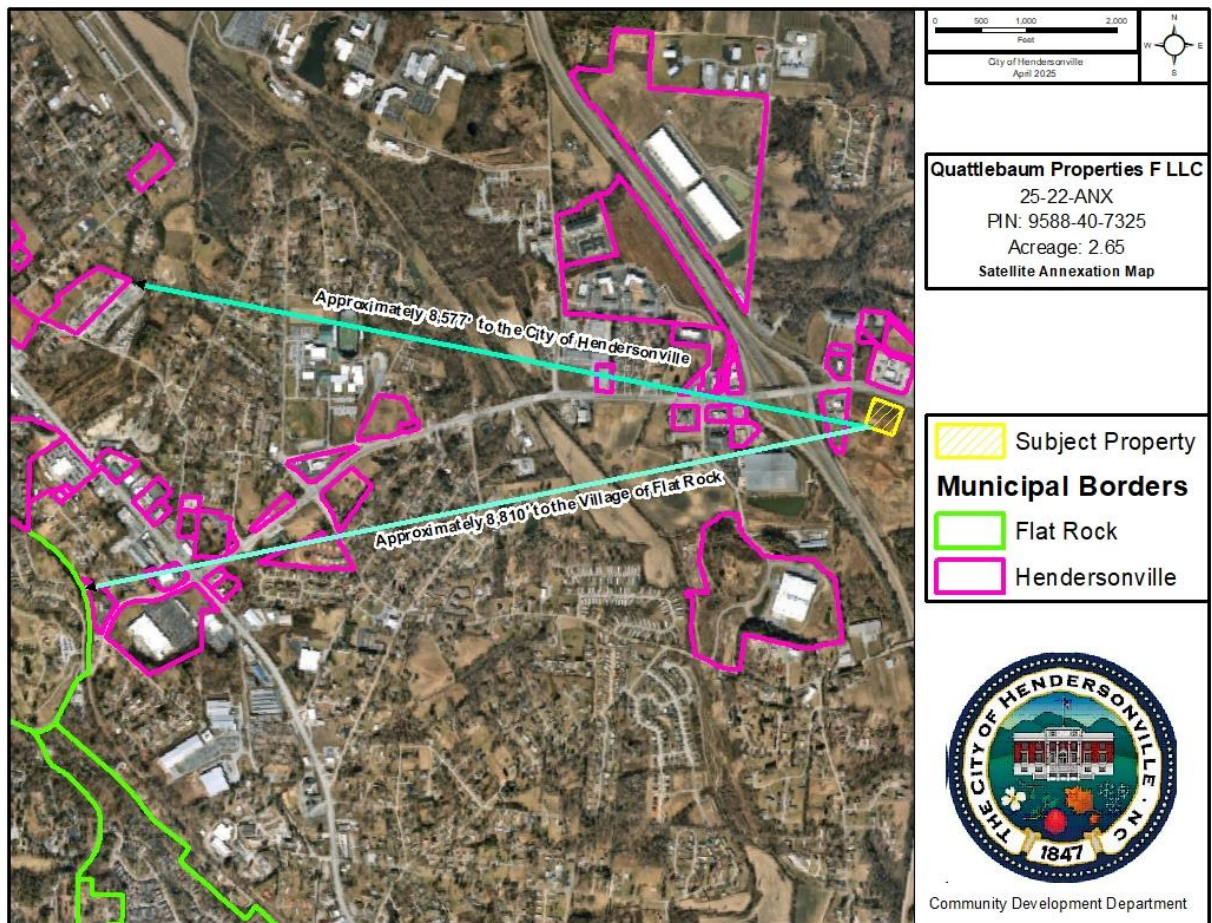


Upward Road (Quattlebaum Properties F, LLC) (Sheetz) - Annexation Analysis

Proposed Development Concept:

1. Gas Station
2. PIN: 9588-40-7325
3. 2.65 acres



City and County Comprehensive Plan Analysis



Example of a “community center” development presented in the Henderson County 2045 Comprehensive Plan.



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

Henderson County 2045 Comprehensive Plan Future Land Use Designation: **Community Center.**

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

- ✓ a. The Henderson County 2045 Comprehensive Plan encourages non-residential commercial services or mixed-use development.
- ✓ b. The City of Hendersonville’s Gen H Comprehensive Plan encourages a mix of retail, restaurant, service, office, and civic uses, as well as residential housing types.
- ✓ c. The Henderson County 2045 Comprehensive Plan specifies that these areas are typically found at intersections of State roads or near areas of residential development that can be served by commercial uses.
- ✓ d. The City of Hendersonville’s Gen H Comprehensive Plan locates Mixed Use Commercial at certain intersections of major thoroughfares and along major corridors that could benefit from a mix of commercial and residential uses.
- ✓ e. The Henderson County 2045 Comprehensive Plan denotes that Community Center areas should include medium to large-scale retail, services,

restaurants, some offices, businesses, light industry, and institutional uses. Housing can include single-family homes, townhomes, and apartments.

- ✓ f. The City's comprehensive plan denotes that the mixed-use commercial district should be the most intense district outside of the Downtown character area.
- ✓ g. The Henderson County 2045 Comprehensive Plan states community center areas are typically served by water and potentially sewer.
- ✓ h. The City of Hendersonville's Gen H Comprehensive Plan states "These areas are centers of activity with a mix of retail, restaurant, service, office, and civic uses, as well as various residential housing types. The mix can be horizontal or vertical, with changes in use between floors of the same building. Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas, formal greens, pocket parks. This activity center is intended to be the City's most intense district outside of the Downtown character area."

Zoning Analysis

Henderson County Regional Commercial (RC)

1. Allowable Uses: Retail sales and services, public and private administrations, offices and other uses done primarily for sale or profit on the local, community, and regional level.
2. Residential density 16 units per acre.
3. Conditional rezoning when 10 or more multifamily dwellings are proposed.

City of Hendersonville Commercial Highway Mixed Use (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 "convenience stores with or without gasoline sales," as well as a variety of other commercial businesses. Additionally, CHMU allows residential single, two, and multi-family.
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 both the City of Hendersonville's Gen H Comprehensive Plan and Henderson County's 2045 Comprehensive Plan vision for the area.
- 2) The proposed use aligns with the both the City and County future land use designations for the area.
- 3) The proposed use would be allowed by right in the County.
- 4) The proposed use would be allowed by right in the City.

Annexation Options

- 1) Annexation into the City of Hendersonville with sewer provided:
 - a. Project proceeds as presented under CHMU zoning district.
- 2) No annexation required but city sewer provided:
 - a. Project proceeds as presented and is allowed by right development through Henderson County Regional Commercial zoning.
- 3) No annexation with no city sewer provided:
 - a. Project proceeds as presented and is allowed a by right development through Henderson County Regional Commercial zoning.