

STANDARD REZONING: 329 SIGNAL HILL RD - GIVENS (P24-71-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 329 Signal Hill Rd (Givens)
 - P24-71-RZO
- Applicant & Property Owner:
 - Sean & Helen Givens
- Property Address:
 - 329 Signal Hill Rd
- Project Acreage:
 - .42 Acres
- Parcel Identification (PINS):
 - 9579-06-4126
- Current Parcel Zoning:
 - RCT, Residential-Commercial Transition
- Proposed Zoning District:
 - C-2, Secondary Business
- Future Land Use Designation:
 - Innovation



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Zoning Map Amendment application from Sean & Helen Givens (owners) for 329 Signal Hill Rd (PIN: 9579-06-4126) totaling 0.42 Acres located at the corner of Signal Hill Road and Lavolette St. The properties are currently zoned RCT, Residential-Commercial Transition. The petitioner is requesting that the property be rezoned to C-2, Secondary Business..

Development/redevelopment under the C-2 zoning is much more permissive than under RCT in terms of the intensity of uses permitted and the dimensional requirements. C-2 allows for more than 30 additional uses compared to RCT. Dimensional standards under C-2 are also relaxed relative to those required under RCT.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the C-2 district would be allowed on the site. 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.

SITE IMAGES



View of current structure on subject property



View along Signal Hill Rd facing west. Linda Vista Dr on left. Subject Property on right.

SITE IMAGES



View along Signal Hill Rd facing east. WHKP property and Signal Hill Storage on right. Subject Property on left.



Swale along western edge of property located in unopened right-of-way

SITE IMAGES

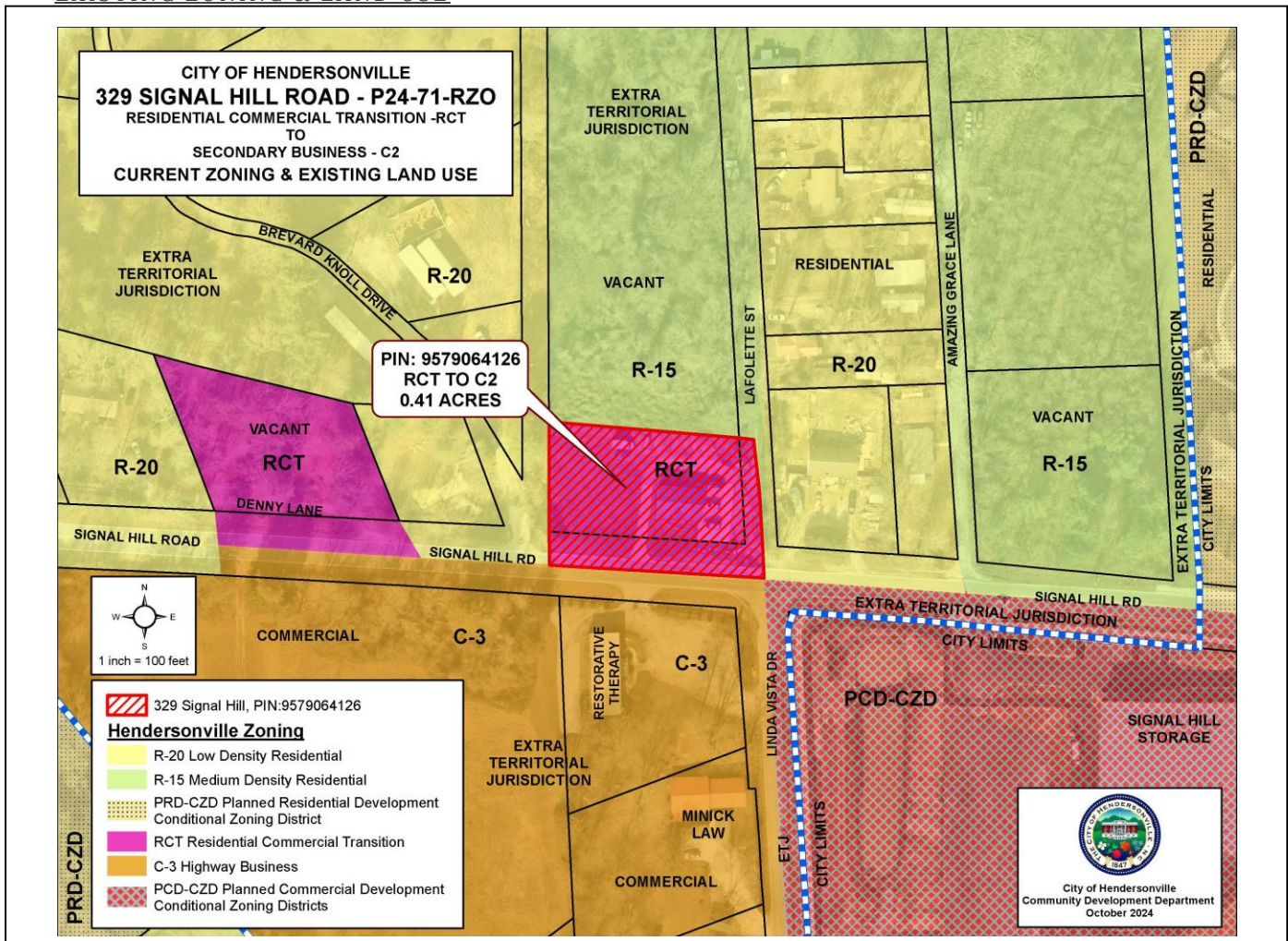


View of the rear of the subject property



View of adjacent property to the rear of subject property

EXISTING ZONING & LAND USE

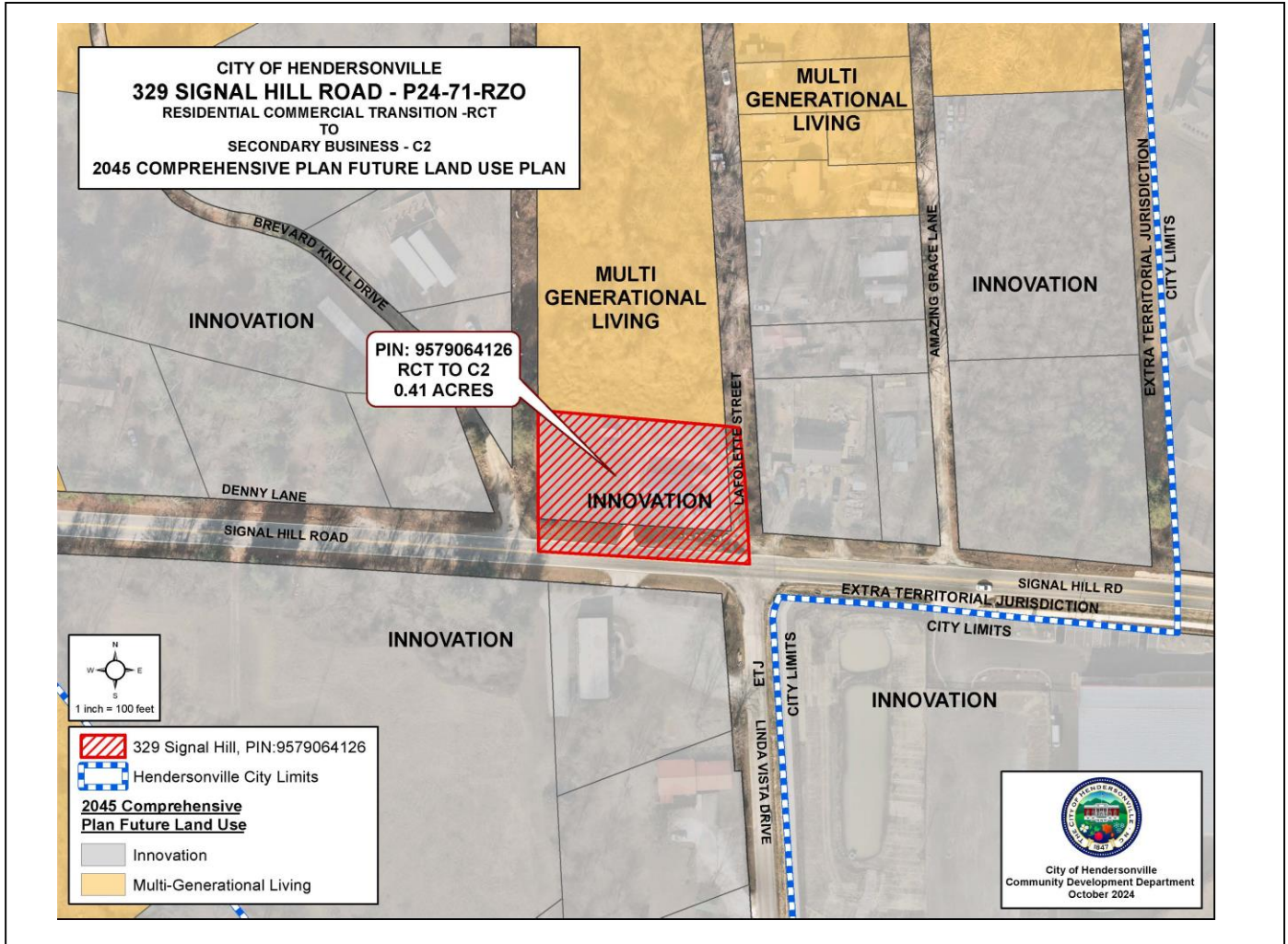


Existing Zoning & Current Land Use Map

The subject property is currently outside the municipal limits in the City’s ETJ and is zoned RCT, Residential-Commercial Transition. The property is made up of 1 0.42 acre lot with 1 principal building, driveway and parking area. There is one other property zoned RCT along Signal Hill Rd. Other properties on the north side of Signal Hill Rd are zoned R-20, R-15, PRD and C-3 at the intersection with Thompson St. On the south side of Signal Hill Rd, zoning districts include PRD, PCD, C-3 and R-20.

The land uses in this area are typical of a urban-rural transition area ranging from vacant and low density residential to higher intensity commercial uses. The residential uses are primarily individual properties on larger parcels and not part of planned developments, however there is one multi-family development in close proximity and another nearby apartment complex that has been approved but not constructed. The commercial uses include radio station tower, self-storage and automobile body shop.

FUTURE LAND USE



Future Land Use & Conservation Map

The City’s Gen H 2045 Comprehensive Plan designates the subject property as “Innovation” in the Future Land Use & Conservation Map. The adjacent properties flanking east, west and south are also designated Innovation. To the north, the properties transition to Multi-Generational Living. The Character Area description for Innovation is as follows:

This area supports light manufacturing, maker spaces, creative offices, and warehouses. Commercial services cater to both daytime workers and local residents. It’s conveniently located near major transportation routes. The design follows compatibility standards, using transitional spaces and landscaping to hide loading docks. The area features diverse parcel and building sizes, with a central open space and connected greenway system. Streets vary between pedestrian-friendly and those accommodating trucks.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
<p>1) COMPREHENSIVE PLAN CONSISTENCY</p>	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The subject property is <u>not</u> located on a vacant or underutilized property in the Land Supply Map and therefore is not ranked for Suitability for Residential, Commercial and Industrial uses. The subject property is located in an area designated as “Moderate” for Development Intensity. The subject property is not located in one the 5 Focus Areas. The subject property is located in a Focused Intensity Node.</p> <p><u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Innovation Character Area Description: Consistent Zoning Crosswalk: Consistent Focus Area Map: Consistent</p>
<p>2) COMPATIBILITY</p>	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p> <p>In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to “compatibility”. The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.</p> <p><u>EXISTING CONDITIONS</u> The subject property is a .042 acre parcel, which is smaller than the larger properties throughout the immediate area. Most properties in the area are greater than 1 acres in size with many over 5 acres in size. The properties fronting along Signal Hill Rd are primarily vacant or contain residential uses. Most residential uses are single-family homes however Signal Ridge Apartments and the proposed Duncan Terrace Apartments are in vicinity of the subject property. Five of the properties fronting Signal Hill Rd contain commercial uses, including the subject property. This lack of intense development in this area can be attributed to the lack of City sewer service in the immediate vicinity. Sewer is located near the intersection of Thompson St and Signal Hill Rd, along Four Season Blvd and at Berkely Rd at Halford Estates.</p> <p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Inconsistent Abundant Housing Choices: Inconsistent Healthy and Accessible Natural Environment: Inconsistent Authentic Community Character: Inconsistent Safe Streets and Trails: Inconsistent Reliable & Accessible Utility Services: Inconsistent</p>

	<p>Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Inconsistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A</p> <p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: Inconsistent Compact Development: Inconsistent Sense of Place: Inconsistent Conserved & Integrated Open Spaces: Inconsistent Desirable & Affordable Housing: Inconsistent Connectivity: Inconsistent Efficient & Accessible Infrastructure: Inconsistent</p> <p>DESIGN GUIDELINES ASSESSMENT – N/A</p>
<p>3) Changed Conditions</p>	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>Two commercial uses were recently constructed on the Signal Hill Rd corridor. 1) Signal Hill Storage was constructed across the street from the subject property and 2) First Aid Collision body shop was recently constructed about ¼ mile from the subject property.</p>
<p>4) Public Interest</p>	<p>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 -</p> <p>Expansion of C-2 zoning increases potential use of the property for various commercial uses. Alternatively, expansion of commercial uses along Signal Hill Rd could be detrimental to traffic congestion and residential uses in the area.</p>
<p>5) Public Facilities</p>	<p>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</p> <p>In its current configuration, the subject property would only be served by City water.</p>
<p>6) Effect on Natural Environment</p>	<p>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 -</p>

	There is no immediate development proposed on the subject properties. There are no existing trees nor environmentally-sensitive areas within the area proposed for rezoning.
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REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

- 1) Comprehensive Plan Consistency - Staff finds the petition and site plan to be consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Crosswalk.
- 2) Compatibility – Despite finding that the “Innovation” Future Land Use correlates with uses permitted under C-2 zoning, other aspects of C-2 zoning are found to be inconsistent with the Goals and Guiding Principles of the Gen H Comprehensive Plan.
- 3) Changed Conditions - Staff finds that the changed conditions relate to increased commercial activity along the Signal Hill Rd corridor.
- 4) Public Interest - Staff finds while new economic activity could be introduced by C-2 zoning, the expansion of intense commercial development along this corridor could have negative impacts on traffic flow and residential uses.
- 5) Public Facilities - Staff finds that increased economic use of the property would require the expansion of City services.
- 6) Effect on Natural Environment - N/A

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

The proposed zoning of C-2 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Innovation'.

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]

- *C-2 Zoning would allow for greater economic use of the subject property*

DRAFT [Rational for Denial]

- *C-2 Zoning would increase commercial activity along Signal Hill Rd and potentially lead to detrimental impacts on traffic flow and residential uses.*