

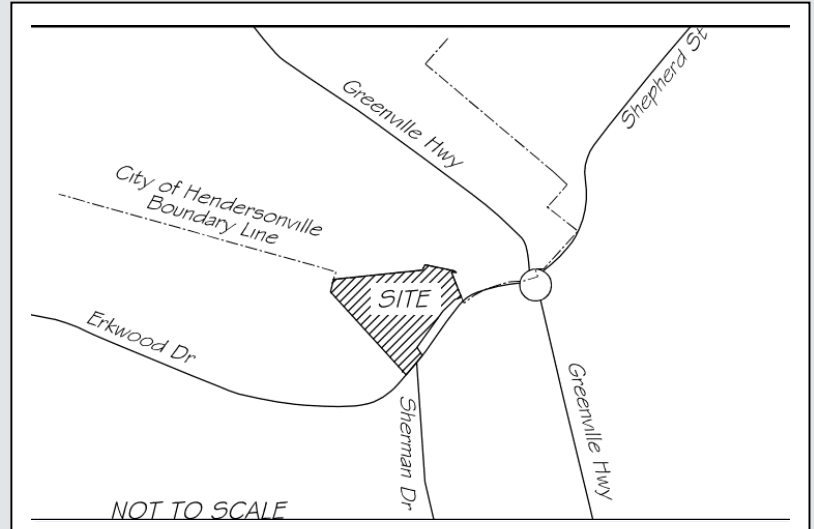
STANDARD REZONING: CREST RD – ARMY CORP (P22-47-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Crest Rd (Army Corp of Engineers)
 - P22-47-RZO
- Applicant & Property Owner:
 - City of Hendersonville [Applicant]
 - United States of America - Army Corps of Engineers – Savannah District [Owner]
- Property Address:
 - No Address Assigned
- Project Acreage:
 - 19.96 Acres
- Parcel Identification (PIN):
 - 9587-68-8771
- Current Parcel Zoning:
 - Industrial (County)
- Proposed Zoning District:
 - I-1 (Industrial)
- Future Land Use Designation:
 - City – Not Mapped (Adjacent to Regional Activity Center)
 - County – Urban Service Area



SITE VICINITY MAP

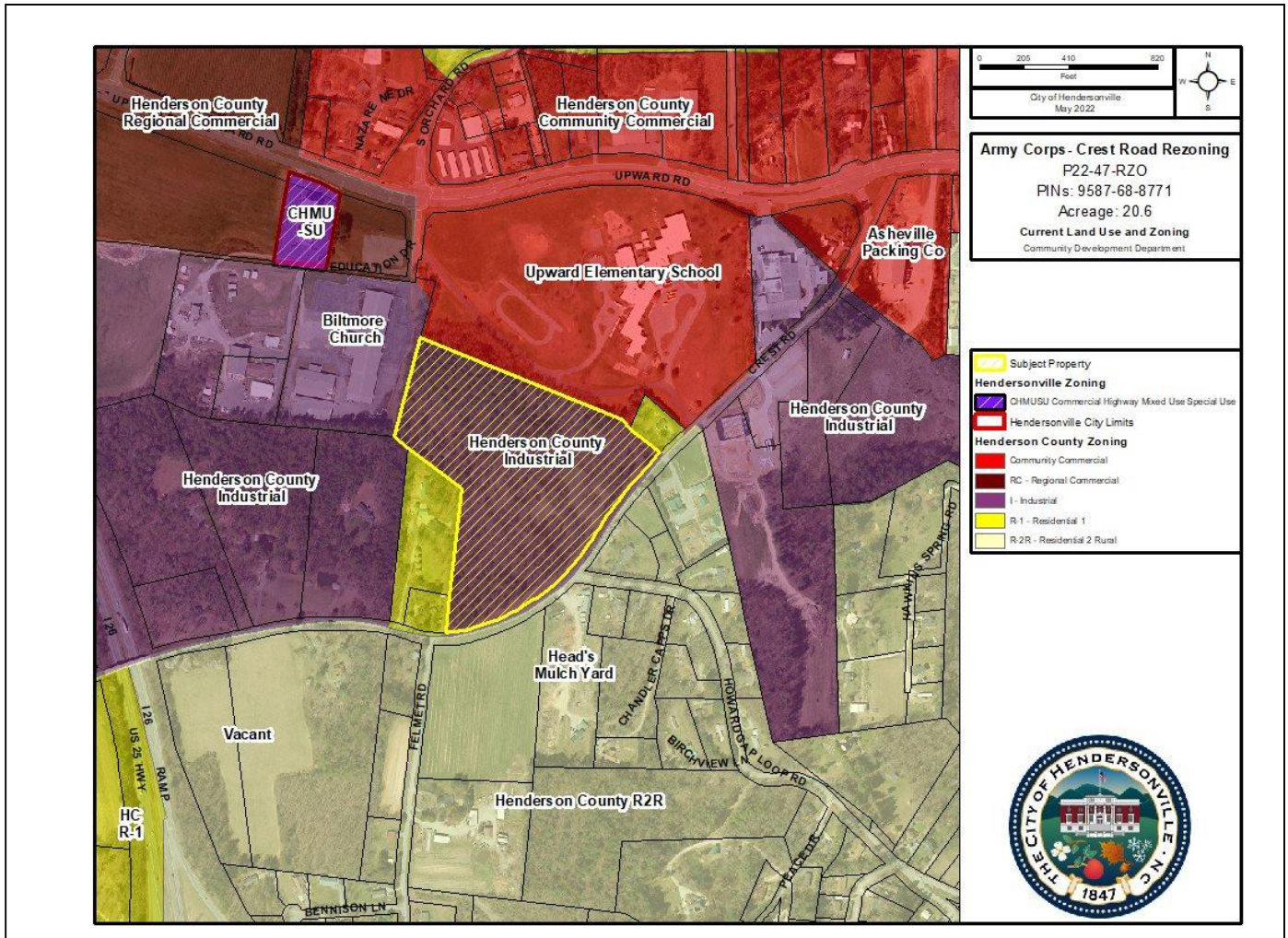
The City of Hendersonville received an Annexation application from the United States Army Corp of Engineers (owner) for a 19.96 Acre tract along Crest Rd adjacent to Upward Elementary School off of Upward Road. The applicant has not requested zoning, therefore the City is initiating zoning for this parcel from County - Industrial to City of Hendersonville I-1, Industrial.

I-1 permits a wide range of high intensity commercial and industrial uses along with residential uses. This zoning district is considered to be the City's most intense zoning district classification and does not include design standards. The I-1 zoning district provides exceptions to the size limitations which trigger CZDs. However, Government Facilities are not one of the uses that are exempted from the 50,000 Sq Ft trigger.

In absence of a Future Land Use Designation, the County's Future Land Use Designation of Urban Service Area states the following (excerpt):

The Urban Services Area is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned Industrial under Henderson County's Zoning Jurisdiction. It is located beyond the corporate City Limits in an area outside of the ETJ and outside the City's Upward Rd Planning District.

North of Crest Rd, in the area containing the subject property, County zoning allows for higher intensity uses with the predominance of Industrial, Community Commercial and Regional Commercial zoning districts. While some R-1 is present north of Crest Rd (and adjacent to the subject property), a majority of low density Residential zoning (R-2R, Residential 2 – Rural) is found south of Crest Rd. Industrial zoning is also present south of Crest Rd closer to the intersection with Upward Rd.

City zoning in the immediate area is limited to one CHMU-SU parcel north of Biltmore Church fronting Upward Rd.

SITE IMAGES



*View facing northeast on Crest Rd from subject property
boundary near intersection of Howard Gap Loop Rd*



*View facing southwest on Crest Rd from subject property
boundary near intersection of Howard Gap Loop Rd*

SITE IMAGES



View of limited pasture area on the subject property

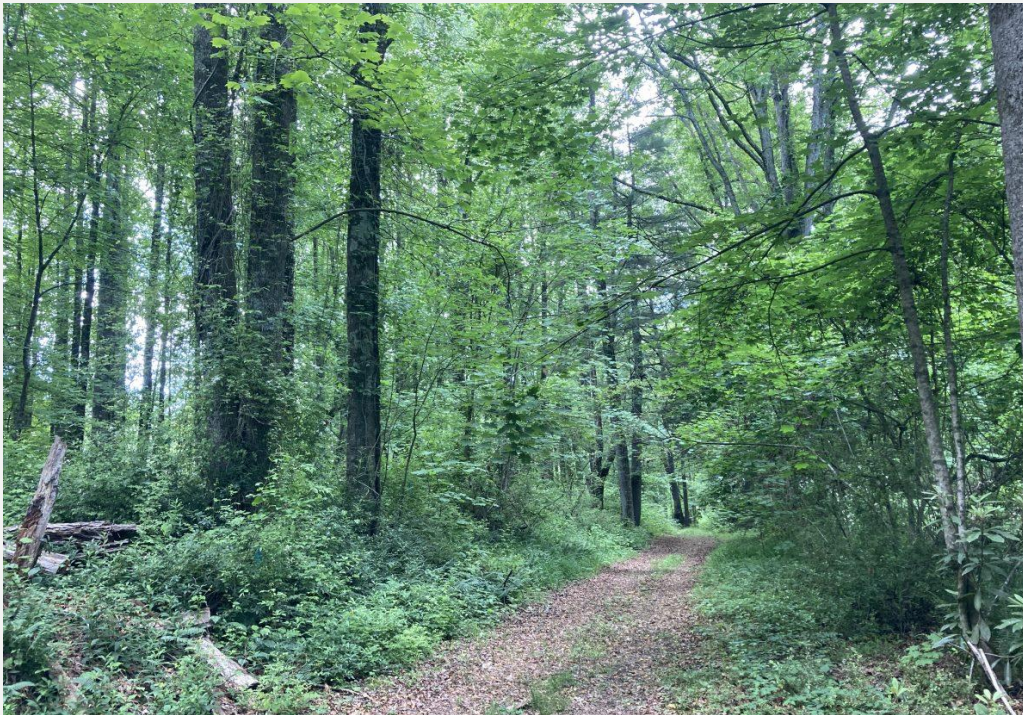


View of limited pasture area on the subject property

SITE IMAGES



Typical view of woodlands on subject property



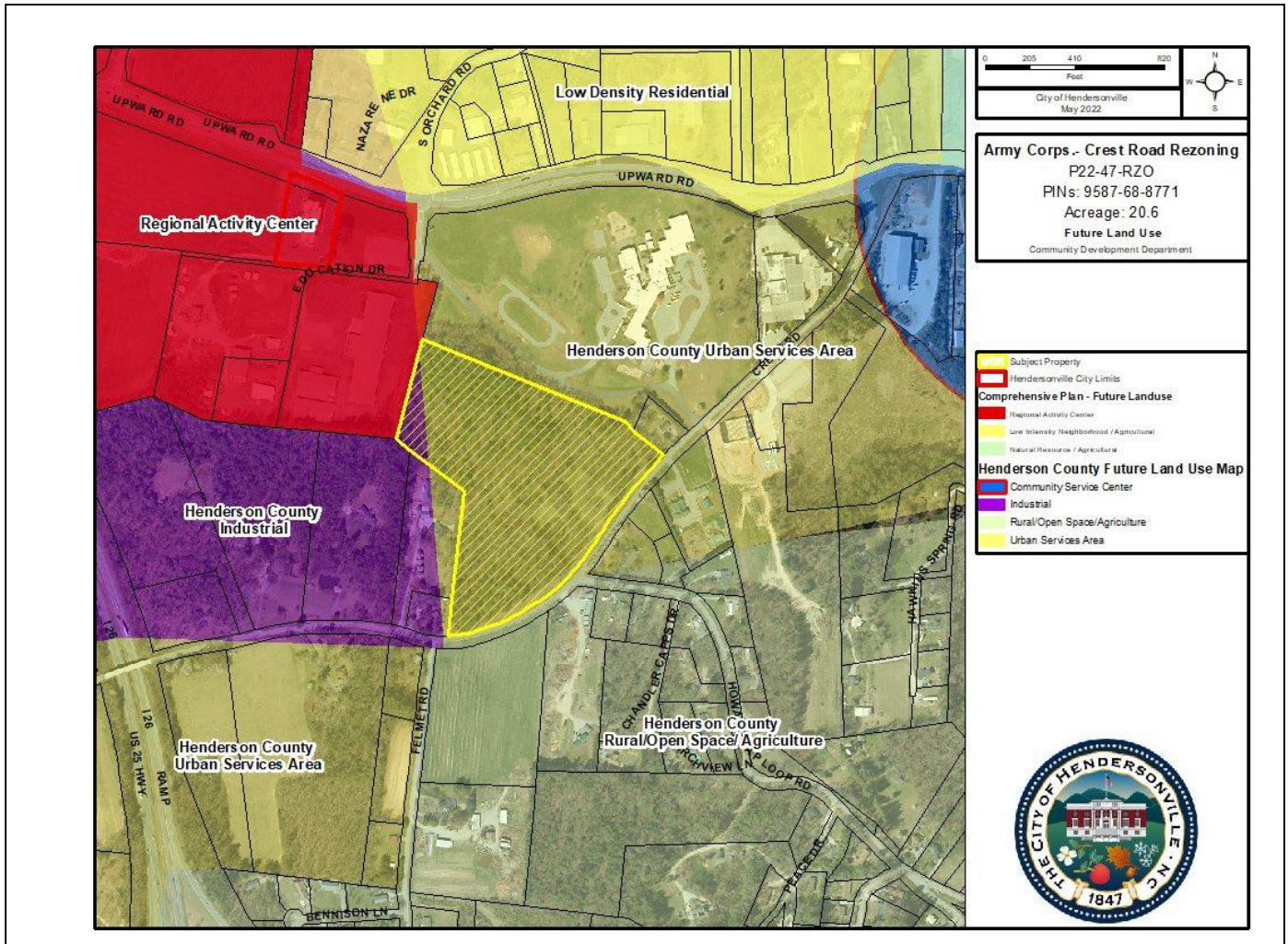
Typical view of woodlands on subject property

REZONING HISTORY

Prior Rezoning	Summary of Prior Petition	Status
Rezoned by County on 10-02-2017	Previous Zoning was R1 (County)	Rezoned to Industrial (County)

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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 Regional Activity Center for the properties adjacent to the subject property to the northwest. Those same adjacent properties are designated as 'Priority Growth Areas' on the City's Growth Management Map.

The County's Future Land Use Map designates the subject property and properties to the north, east and southwest along Crest Rd as Urban Service Area - where residential density is to be maximized based on the availability of utilities. A small portion of the subject property and parcels to the west are designated as Industrial in the County's Future Land Use Map. Properties east of Crest Rd and to the south of the subject property are designated as Henderson County Rural/Open Space/Agriculture

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	N/A – The subject property is not within the boundaries of the <i>Future Land Use Map</i> . It is adjacent to <i>Regional Activity Center</i> .
Land Use & Development	N/A – The subject property is not within the boundaries of the <i>Growth Management Map</i> . It is adjacent to <i>Priority Growth Area</i> .
	N/A – The subject property is not within the boundaries of the <i>Development Framework Map</i> .
	Goal LU-3. Promote orderly development, annexation and expansion of Hendersonville’s Extra-Territorial Jurisdiction (ETJ). <ul style="list-style-type: none"> • Strategy LU-3.1. Expand the City’s ETJ to include land expected to experience significant growth pressure. [CONSISTENT] • Strategy LU-3.2. Annex developed and developing areas in a contiguous manner that promotes fiscal responsibility for the City. [INCONSISTENT] • Strategy LU-3.3. Encourage annexations that improve the land-use balance in the City of Hendersonville [CONSISTENT]
Population & Housing	<ul style="list-style-type: none"> • Strategy PH-1.1. Promote compatible infill
	<ul style="list-style-type: none"> • Strategy PH-3.2. Encourage mixed land use patterns that place residents within walking distance of services.
Natural & Environmental Resources	<ul style="list-style-type: none"> • Strategy NR-1.2. Protect land adjacent to streams in order to protect water quality, reduce erosion, and protect wildlife habitat
	<ul style="list-style-type: none"> • Strategy NR-2.1. Encourage clustered development that preserves open space while allowing a return on investment
	<ul style="list-style-type: none"> • Strategy NR-2.3. Promote preservation of woodlands
Cultural & Historic Resources	No Goals, Strategies or Actions are directly applicable to this project.
Community Facilities	No Goals, Strategies or Actions are directly applicable to this project
Water Resources	No Goals, Strategies or Actions are directly applicable to this project
Transportation & Circulation	No Goals, Strategies or Actions are directly applicable to this project

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 large parcel developments with significant open space in the vicinity of the subject property. Some of these uses include institutional, religious, wholesale business, veterinarians, and vacant land. Bufferyards required for Industrial uses are the most stringent of any land use.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The nearby Upward Road Corridor has seen continued non-residential growth and development, particularly in vicinity of the I-26 interchange. Residential and non-residential development is likely to continue to grow in this 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 industrial zoning holds the potential to provide for additional employment opportunities. Additionally, some industrial uses could be considered incompatible with surrounding land uses, particularly residential uses.
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. Crest Road is classified as a Minor Thoroughfare in the Comprehensive Plan's Transportation Chapter and is maintained by NCDOT. The subject property will be served by 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 and a wet-weather conveyance along 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 proposed Industrial zoning presents an opportunity to improve the land use balance as called for in Chapter 8 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]

- *The proposed zoning is compatible with surrounding land uses*
- *The proposed zoning presents an opportunity for additional employment*

DRAFT [Rational for Denial]

- *The proposed zoning would be incompatible with future residential development in the area*