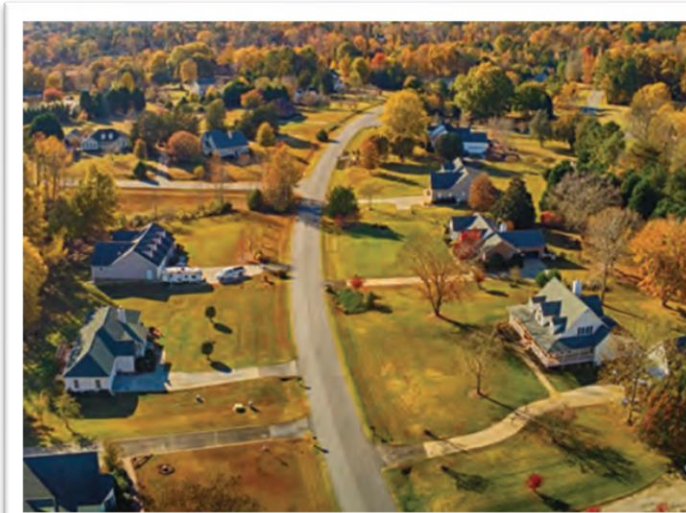


Upward Road (4 JS Produce and Apples LLC) (Flat Rock Cidery) - Annexation Analysis

Proposed Development Concept:

1. Cidery and Tap Room
2. PIN: 9588-70-5815 and 9588-71-3183
3. 9.3 acres

City and County Comprehensive Plan Analysis



Example of “rural residential” development presented in the City of Hendersonville Gen H Comprehensive Plan.



Example of a “employment & industry” development presented in the Henderson County 2045 Comprehensive Plan.

Henderson County 2045 Comprehensive Plan Future Land Use Designation: **Employment & Industry.**

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

- ✓ a. The Henderson County 2045 Comprehensive Plan encourages industries such as manufacturing, agriculture, distribution, offices, and research and development.
- ✓ b. The City of Hendersonville’s Gen H Comprehensive Plan encourages low-density residential development, comprised of single-family detached homes on lots one acre or greater.
- ✓ c. The Henderson County 2045 Comprehensive Plan specifies that these areas should be constructed with highway and utility access with large available parcels.
- ✓ d. The City of Hendersonville’s Gen H Comprehensive Plan locates Rural Residential to the far east and western parts of the city and ETJ, where large tracts of open land are available.
- ✓ e. The Henderson County 2045 Comprehensive Plan denotes that a majority of these areas will be served by utilities.

- ✓ f. The City's comprehensive plan also states that conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach.



Zoning Analysis

Henderson County Residential District One (R1)

1. Allowable Uses: Residential uses allowed. No retail trade other than a produce stand and open air market (with a special use permit). Agricultural uses are permitted under R1. The current production facility is classified as agricultural production.
2. Residential density 4 units per acre for single family.
3. Residential density 12 units per acre for multifamily.
4. Conditional rezoning when 10 or more multifamily dwellings are proposed.

City of Hendersonville Commercial Highway Mixed Use (CHMU)

1. Staff recommends zoning to **Commercial Highway Mixed Use**. CHMU allows for many uses, light manufacturing as well as a variety of other commercial businesses. Additionally, CHMU allows residential single, two, and multi-family.
 - a. Light manufacturing is classified as The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building, or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property.
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 better alignment with the Henderson County's 2045 Comprehensive Plan vision for the area. The City's vision for this area is focused on residential uses rather than industrial.
- 2) The proposed use is not allowed by right in the County, though it does currently operate under county zoning.
- 3) 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 as an agricultural use in the R1 zoning district.
- 3) No annexation with no city sewer provided:
 - a. Project proceeds as presented and is allowed as an agricultural use in the R1 zoning district.