

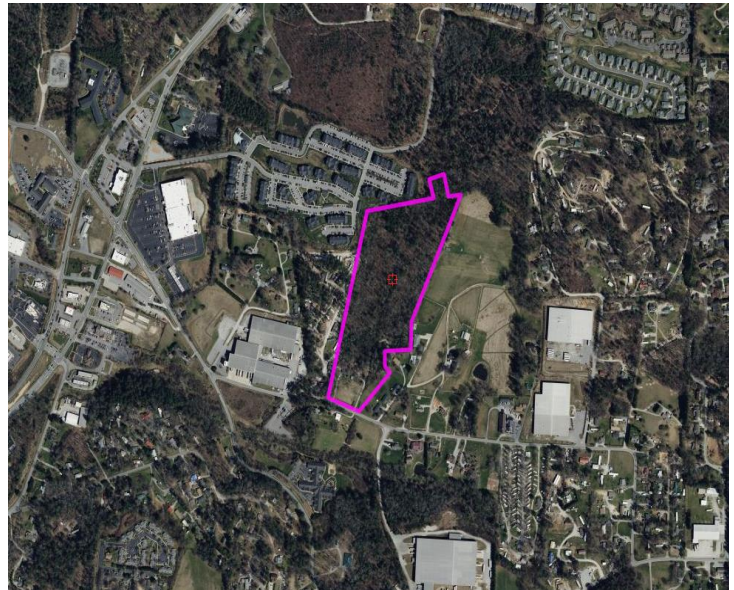
REZONING: CONDITIONAL REZONING –OLD SUNSET HILL REZONING |
ALBEA & TAYLOR (25-38-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 25-38-RZO
- Applicant & Property Owner:
 - City of Hendersonville [Applicant]
 - Gregory and Julianne Albea [Owner]
 - Joseph and Laura Taylor [Owner]
- Property Address:
 - 205 Old Sunset Hill Road
- Project Acreage:
 - 21.32 total
- Parcel Identification (PIN):
 - 9579-98-0375
 - 9579-98-3527
 - 9579-99-4115
 - 9579-99-8724
- Current Parcel Zoning:
 - Henderson County Residential Two Rural
- Future Land Use Designation:
 - Henderson County- Infill Area
 - City of Hendersonville- Multi-Generational Living
- Recommended Zoning:
 - R-15

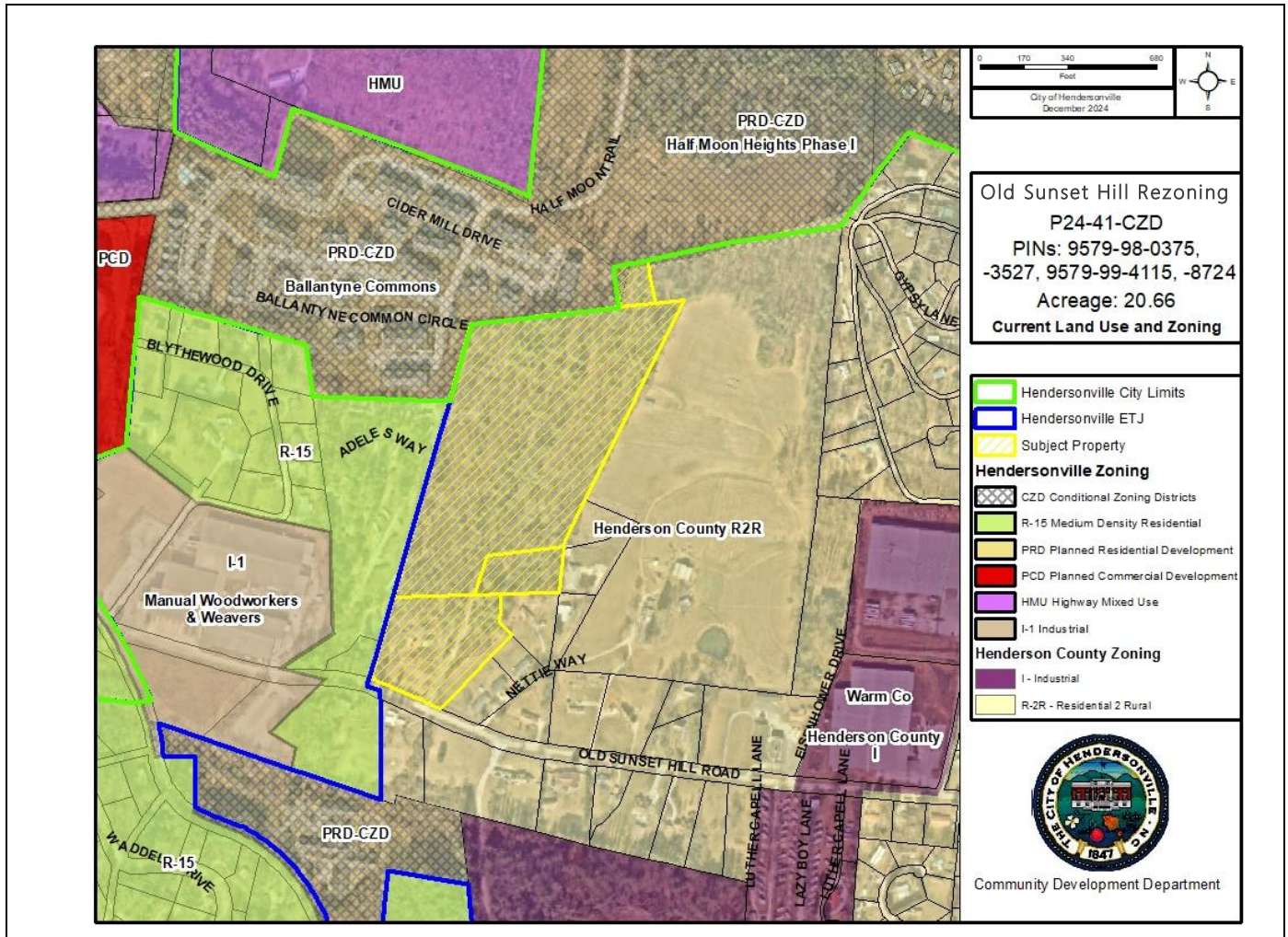


SITE VICINITY MAP

The City of Hendersonville is initiating zoning for 4 properties totaling 21.32 acres that were recently annexed into the City Limits. The properties are owned by Gregory Albea, Julianne Albea, Joseph Taylor, and Laura Taylor. The City is requesting to assign zoning to the subject properties, PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724, located off Old Sunset Hill Road. The properties were zoned under Henderson County as 'Residential Two Rural'. Planning staff is recommending that they be given a City zoning of R-15, Medium Density Residential. This zoning would allow for a variety of residential development arrangements. Sixty-one standard R-15 lots could be created out of the 21.32 Acres. Single-family or two-family homes could be placed on those lots - though a unit count exceeding 51 units would require a rezoning to a Conditional Zoning District.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the R-15 district would be allowed on the site.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property comprises four parcels currently zoned Henderson County Residential Two Rural. To the north, parcels are zoned Planned Residential Development Conditional Zoning District and include Ballantyne Commons, an apartment community with a density of 12 units per acre, and Half Moon Heights Phase One, a single-family development with a density of 2.67 units per acre. A stub out from Half Moon Heights Phase One should provide connectivity to the subject properties. Farther north, single-family home subdivisions (Major PRDs), including Wolf Chase and Wolf Pen, have densities of 2.6 and 2.7 units per acre, respectively.

Parcels to the east consist primarily of smaller lots with single-family homes. However, a large, underutilized property directly adjacent to the subject property has redevelopment potential in the future.

To the west, the Connor Creek Mobile Home Park occupies the neighboring parcel. This park contains 94 mobile/manufactured home units, with a density of 12 units per acre. According to a recent survey, some mobile homes in Connor Creek encroach on the subject property.

SITE IMAGES



View of one of the streams that run through the subject property.



View from the subject property to the adjacent apartment development (Ballentyne Commons)

SITE IMAGES



Typical view within the subject property.



View of the largely underutilized land to the east of the subject property.

SITE IMAGES



View of Half Moon Heights Phase I from the subject property.



View of the adjacent mobile home park (Connor Creek).

SITE IMAGES



View of the stream that runs along the western portion of the property.



View of an existing house located on the subject property.

SITE IMAGES

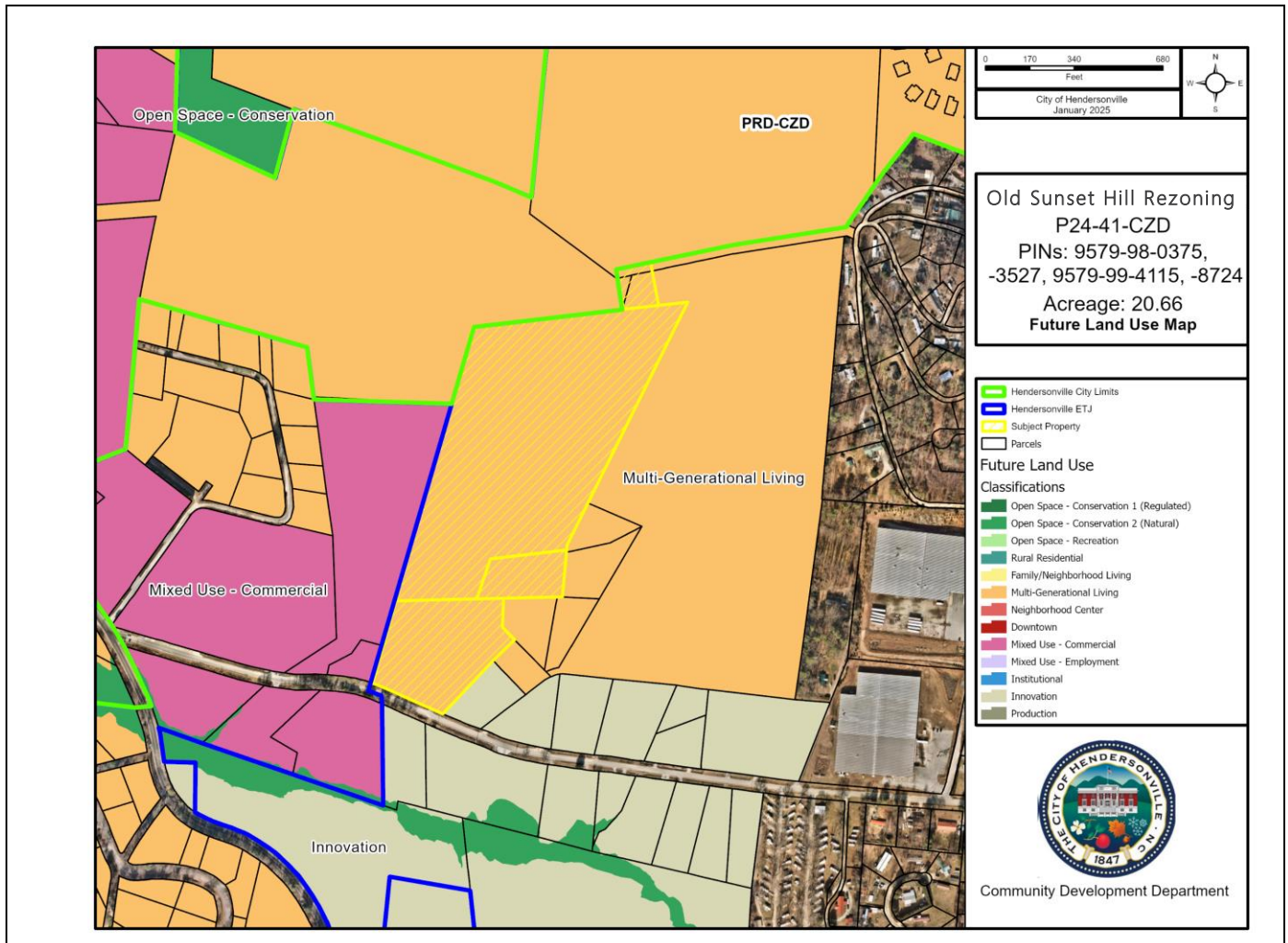


View of the subject property from Old Sunset Hill Road



View of the subject property's Old Sunset Hill Road frontage

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as Multi-Generational Living. These parcels and all other surrounding parcels included in existing Planned Residential Developments have this designation. Parcels to the west are designated as Mixed-Use Commercial and these parcels include the Connor Creek Mobile Home Park as well as the Manual Woodworkers & Weavers. The large, underdeveloped parcel to the east is designated as Multi-Generational Living. Parcels to the south along Old Sunset Hill Road are designated as innovation and Open Space Conservation.

GENERAL REZONING STANDARDS	
1) Comprehensive Plan Consistency	<p>Land Supply, Suitability & Intensity Land Supply: The subject property is outside the scope of the land supply map. Land Suitability: The subject property was not evaluated. Focused Intensity Node: The subject property is in a Focused Intensity Node centered at the intersection of Howard Gap Road and Chimney Rock Road. Development Intensity: Highest Focus Area: N/A</p>
	<p>Future Land Use & Conservation Map- Designation: Multi-Generational Living Character Area Description: Consistent Zoning Crosswalk: Inconsistent</p>
2) Compatibility	<p>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</p>
	<p>The subject property is located near four Planned Residential Developments, including three single-family developments and one multi-family development. Additionally, it is in close proximity to Chestnut Ridge, a subdivision under Henderson County's jurisdiction that was platted in 1988 and consists of approximately 118 lots on 62 acres. The US 64 corridor continues to experience growth, driven by the presence of large undeveloped and underdeveloped parcels in the surrounding area.</p>
3) Changed Conditions	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p>
	<p>The subject property is requesting to be annexed into the City. If annexed, the City must apply zoning to the parcels. City staff recommends that the zoning be consistent with surrounding land uses.</p>
4) Public Interest	<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>Based on the 2021 Bowen Housing Needs Assessment for Western North Carolina, Henderson County has an estimated rental housing gap of 1,650 to 2,008 Units for incomes between <50%-120% AMI. This represents one of the largest gaps in the WNC region. Over the last 3 years, the City of Hendersonville has approved 634 detached single-family homes. It should also be noted that the Housing Needs Assessment Study does not account for the housing gap for incomes above 120% AMI. An additional gap, beyond that reflected in the “1,650 to 2,008-unit gap”, exist for those income levels greater than 120% AMI.</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>Howard Gap Road is a NCDOT maintained road, identified in the Comprehensive Transportation Plan as a boulevard in need of improvements. If approved, the site would be served by City of Hendersonville water and sewer services. Water infrastructure is already available on Old Sunset Hill Road, while sewer service would need to be extended from the Connor Creek Mobile Home Park to the west.</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> <p>No development is proposed at this time. Therefore there are no known impacts on the natural environment as a result of this rezoning. Approximately 19.5 acres of the 21+acre property are currently covered by an existing tree canopy. The site also includes blue-line streams. These streams would be required to be protected in compliance with the natural resource provisions of the zoning ordinance. Additionally, wetlands have been identified on the site; however, unlike blue-line streams, the zoning ordinance does not extend specific protections to wetlands.</p>

The petition is found to be **consistent** with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with the Future Land Use and Conservation Map Designations of Multi-Generational Living and is located in a focused intensity node within chapter 4 of the Gen H 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 allows for the provision of additional housing to offset local demand.*
- *The proposed zoning district's minimum lot size is consistent with nearby developments.*
- *The proposed zoning district's permitted uses are consistent with nearby developments*

DRAFT [Rational for Denial]

- *The proposed zoning is incompatible with the surrounding land uses*
- *The proposed zoning would result in increased traffic congestion to the surrounding area*
- *The proposed zoning would result in environmental degradation*