



# HENNING ZONING MAP AMENDMENT

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*Presented by*

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Planning & Development Department



**BUNCOMBE COUNTY**



# Hearing Notification

- ✓ CASE NUMBER: ZPH2019-00024
- ✓ Notice in Asheville Citizen Times legal ad: 6/7/19 & 6/14/19
- ✓ Notice mailed to owners within 1,000 ft: 6/5/19
- ✓ Physical posting: 6/6/19
- ✓ Notice on BC Website: 6/5/19
- ✓ Public Hearing: 6/18/19/19



# Applicant Information

- ✓ Applicant: Brenda Henning / Henning Rental Properties Bunc LLC
- ✓ Owner: Brenda Henning / Henning Rental Properties Bunc LLC
- ✓ Address(es): 2121 US Highway 70



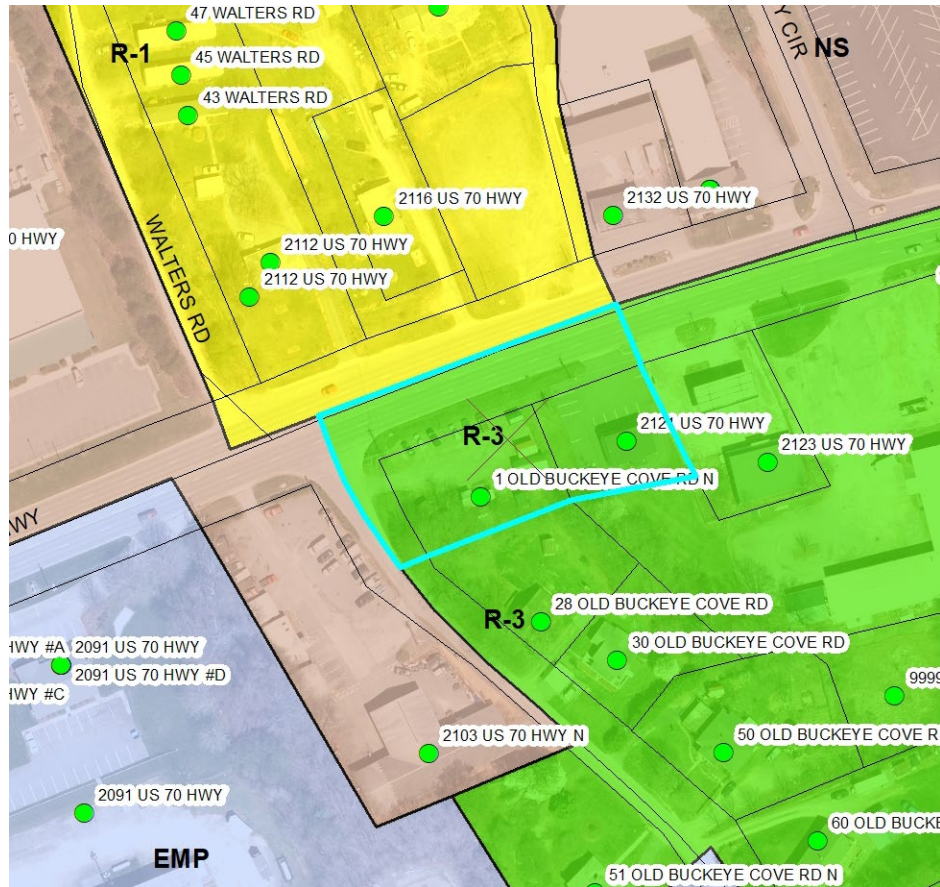
# Property Information



- ✓ .52 (combined) acres in size
- ✓ Commercially developed
- ✓ Topography is an average natural slope of 8.88%
- ✓ Serviceable by public water & wastewater utilities
- ✓ US Highway 70, an improved NCDOT 4-lane highway



# Rezoning Information



Current Zoning:  
R-3 Residential



Proposed Zoning:  
Commercial Service



# Rezoning Information

## EXISTING ZONING DISTRICT:

Residential District (R-3).

The R-3 Residential District is primarily intended to provide locations for a **variety of residential development depending upon the availability of public water and sewer services**. Some areas within the R-3 Residential District will have no public water and sewer services available and will thus be suitable primarily for single-family residential units on individual lots and mobile homes on individual lots. Other areas within the district will have public water and/or sewer service available and will thus be suitable for higher density uses such as multifamily residential units, planned unit developments, and mobile home parks. The R-3 district also provides for **various recreational, community service and educational uses that will complement the residential development**.

## PROPOSED ZONING DISTRICT:

Neighborhood Services (NS).

The NS Neighborhood Service District is primarily intended to **provide suitable locations for limited, neighborhood-oriented, commercial, business, and service activities in close proximity to major residential neighborhoods**. The NS Neighborhood Service District is designed to allow for a **mix of residential, commercial, business and service uses in limited areas along major traffic arteries**... As such, the type of uses allowed **...should be compatible with the residential character of the area**... The NS Neighborhood Service District **should currently have water and sewer services** or be expected to have such services in the foreseeable future.



# Land Use Plan Analysis

- ✓ Is located within combined water/sewer service area
- ✓ Is not greater than 25%
- ✓ Is not greater than 2,500 feet.
- ✓ Is not in high or moderate slope stability hazard area
- ✓ Is not within FEMA Flood Hazard Area
- ✓ Is within proximity to major transportation corridor
- ✓ Is not near low-density residential uses

Proposed amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it does adhere to Buncombe County Comprehensive Land Use Plan Update



# Neighborhood Consistency

- ✓ Fronts US Highway 70
- ✓ Currently used for commercial purposes that predate zoning in this area of Buncombe County
- ✓ Abuts (south) medium density residential district off Old Buckeye Cove & Burgins Chapel roads
- ✓ Adjacent / nearby properties abutting US Highway 70 are currently developed for commercial uses
- ✓ A number of properties in close proximity to have recently received permits for new commercial uses / commercial redevelopment





# Recommendations

- ✓ Planning Board recommends approval as submitted
- ✓ Unanimous vote, 5/20/19
- ✓ Staff recommends approval as submitted

