



JOHANNESSEN ZONING MAP AMENDMENT

Presented by

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Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2019-00023
- ✓ 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: Carolyn Johannessen / Advanced Properties NC LLC
- ✓ Owner: Carolyn Johannessen / Advanced Properties NC LLC
- ✓ Address(es): 67 Rutherford Road



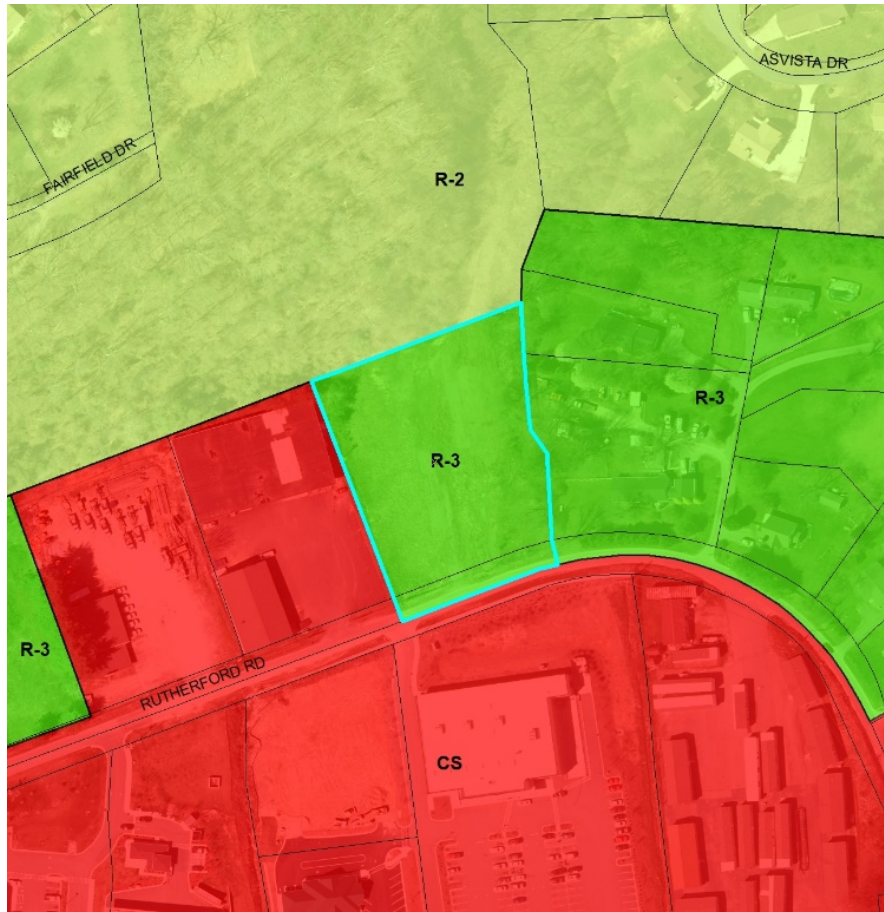
Property Information



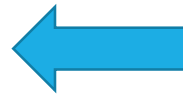
- ✓ 1.53 acres in size
- ✓ Vacant
- ✓ Topography is gently sloping, with an average natural slope of 5.93%
- ✓ Serviceable by public water & wastewater utilities
- ✓ Located along Rutherford Road, an improved NCDOT street that currently receives commercial / industrial vehicle traffic. It lies 1,265 feet / 0.24 miles from Smokey Park Highway / US Highway 19



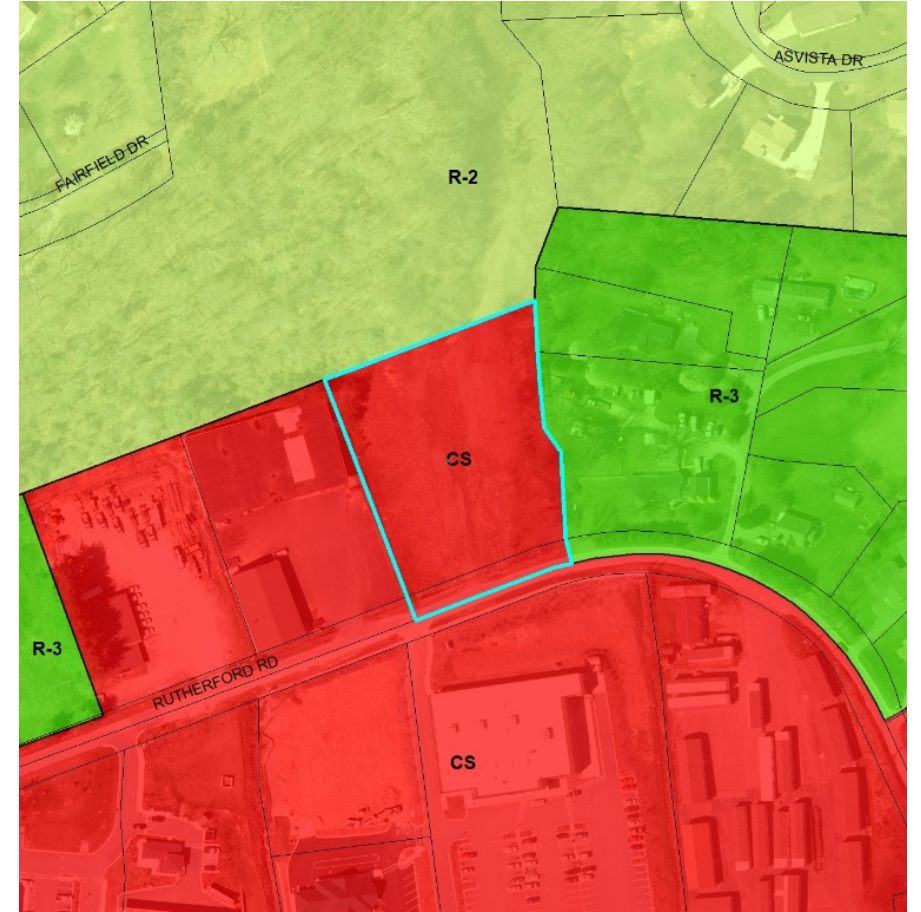
Rezoning Information



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:

Commercial Service District (CS).

The CS Commercial Service District is primarily intended to provide **suitable locations for clustered commercial development to encourage the concentration of commercial activity** in those specified areas with access to major traffic arteries, to discourage strip commercial development, and to allow for suitable noncommercial land uses. **Such locations should currently have water and sewer services or be expected to have such services available in the future**. This CS Commercial Service District may be applied to suitable areas adjacent to existing commercial concentration to allow for their expansion.



Land Use Plan Analysis

- ✓ Is located within combined water / sewer service area
- ✓ Is not steep slope (greater than 25%)
- ✓ Is not high elevation greater than 2,500 feet
- ✓ Is not located within high / moderate slope stability hazard area
- ✓ Is not within a FEMA Flood Hazard Area
- ✓ Is within reasonable proximity to major transportation corridors
- ✓ Is not located 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

- ✓ Property abuts CS zoning and commercial / industrial uses along western boundary
 - ✓ Abuts R-2 zoning and residential / undeveloped uses along northern boundary
 - ✓ Abuts R-3 zoning and residential / undeveloped uses along eastern boundary
 - ✓ Abuts CS zoning and commercial / industrial uses along southern boundary (across Rutherford Road)
 - ✓ Of 20 properties along Rutherford Road, subject property is one of six R-3 zoned properties, all located on the north side of Rutherford Road
 - ✓ Remaining 14 properties zoned CS, currently developed for commercial and industrial uses
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 - ✓ Commercial / industrial development upon property would be consistent with majority of properties fronting Rutherford Road
 - ✓ Majority of commercial / industrial development is located on south side Rutherford Road
 - ✓ Predominant land use type on north side Rutherford Road is single-family residential



Recommendations

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

