



ZPH2019-00031 HIGGINS / REGAL ZONING MAP AMENDMENT

Presented by

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Planning & Development Department



BUNCOMBE COUNTY



Hearing Notification

- ✓ CASE NUMBER: ZPH2019-00031
- ✓ Notice in Asheville Citizen Times legal ad: 7/26/19 & 8/2/19
- ✓ Notice mailed to owners within 1,000 ft: 7/24/19
- ✓ Physical posting: 7/26/19
- ✓ Notice on BC Website: 7/24/19
- ✓ Public Hearing: 8/6/19



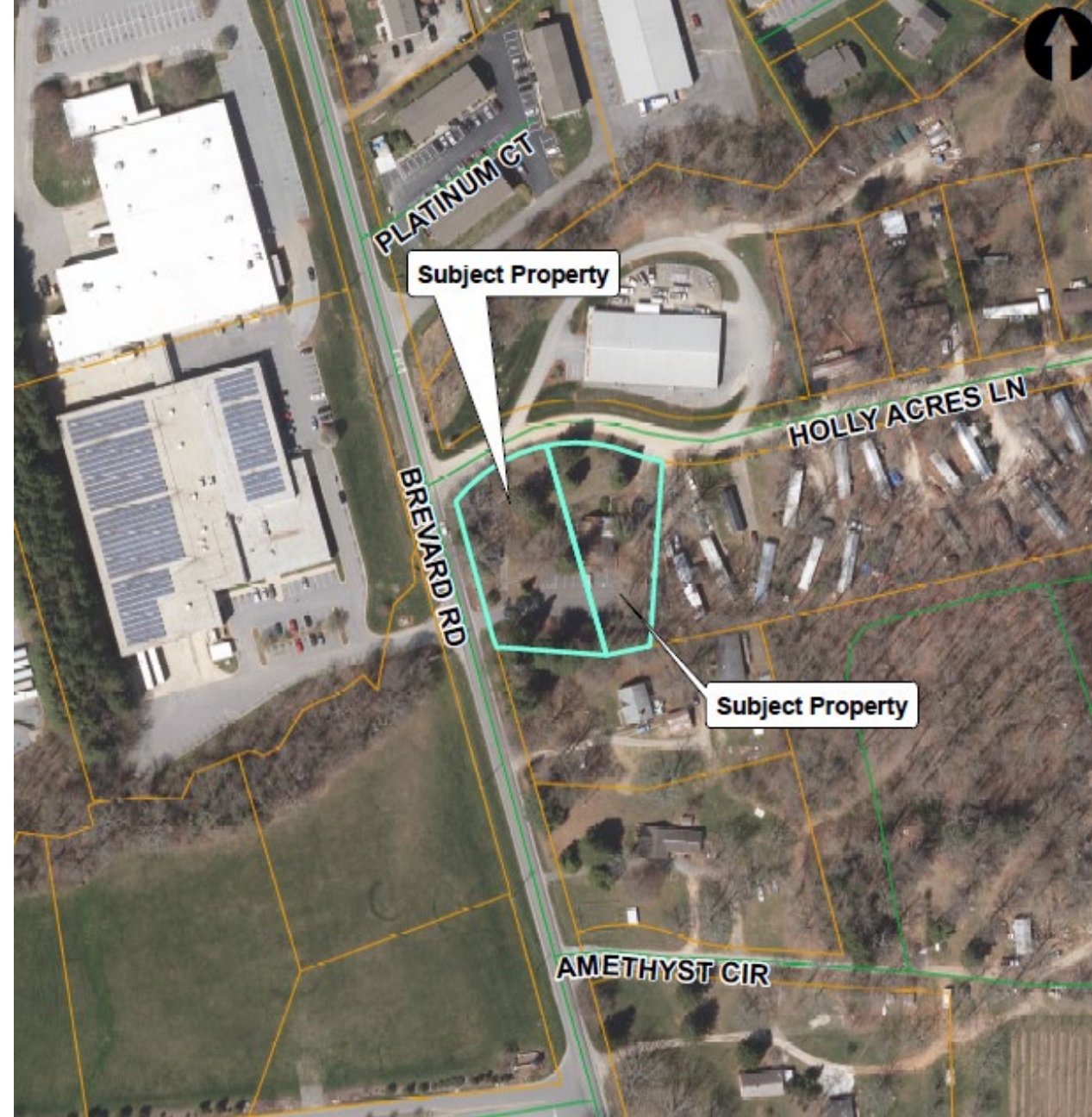
Applicant Information

- ✓ Applicant: Rebecca Regal, NovelLife LLC
- ✓ Owner: Glen & Debra Higgins
- ✓ Address(es): 1854 Brevard Road

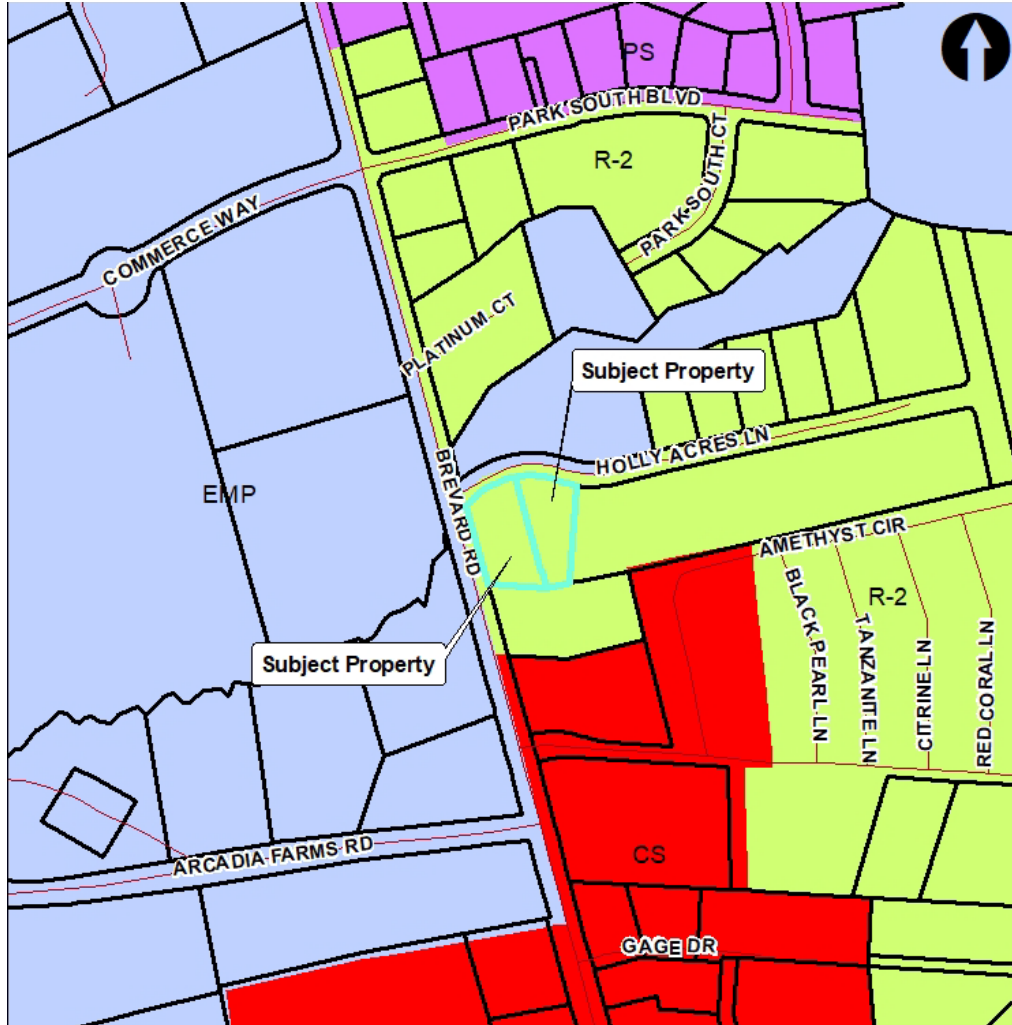


Property Information

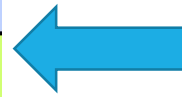
- ✓ Subject parcels 1.16 acres
- ✓ One commercial structure (restaurant)
- ✓ Maximum Elevation: 2195' above sea level
- ✓ Serviceable by public water & wastewater utilities



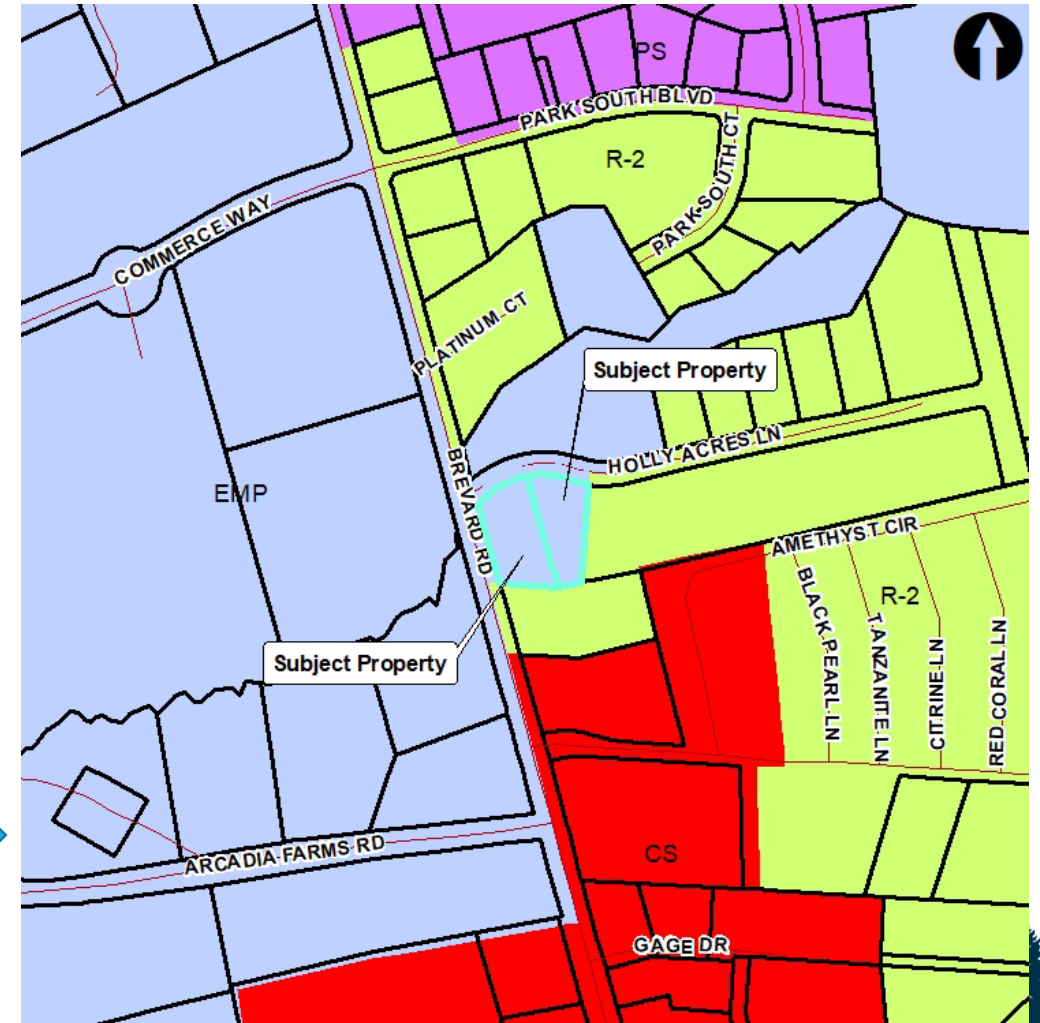
Rezoning Information



Current Zoning:
R-2 Residential



Proposed Zoning:
EMP Employment



Rezoning Information

CURRENT ZONING DISTRICT:

Residential District (R-2).

The R-2 Residential District is primarily intended to provide **locations for residential development and supporting recreational, community service and educational uses in areas where public water and sewer services are available** or will likely be provided in the future. These areas will usually be adjacent to R-1 Residential Districts, will provide suitable areas for residential subdivisions requiring public water and sewer services, and in order to help maintain the present character of R-1 districts, will not allow manufactured home parks.

PROPOSED ZONING DISTRICT:

Employment District (EMP)

The EMP Employment District is primarily intended to **provide appropriately located sites for employment concentrations primarily for office uses, industrial uses, storage and warehousing, and wholesale trade.** Such locations should currently have **public water and sewer services available** or be expected to have these services in the future. Only those manufacturing uses will be allowed which meet all local, state and federal environmental standards, and do not involve obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazards, or other objectionable conditions which would be detrimental to the health, safety, and general welfare of the community. These areas will **also include sites suitable for supportive activities such as community service, commercial service, and residential uses.**



Neighborhood Consistency

- ✓ Industrial, commercial, & institutional uses permissible in EMP are consistent with immediately adjacent land uses located North of Holly Acres Lane and West of Brevard Road.
- ✓ Industrial, commercial, & institutional uses permissible in EMP would mark a significant deviation from the higher density residential uses located East and South of the subject property.

	Existing District:	Proposed District:
	R-2 Residential	EMP Employment
Minimum Lot Size	6,000 SF (Public water/sewer) 30,000 SF (Septic system)	5,000 SF (Public water/sewer) 30,000 SF (Septic system)
Max dwelling units per acre	12	10
Setbacks (Front/Side/Rear)	10/7/15 (Water/sewer) 20/10/10 (Septic)	20/10/20
Max height	35 feet	90 feet









Land Use Plan Analysis

- ✓ **Within** Reasonable proximity to major transportation corridors
- ✓ **Within** Reasonable proximity to infrastructure
- ✓ **Outside** of steep slope areas (25% +)
- ✓ **Outside** of high elevations (2500' +)
- ✓ **Outside** of moderate and high slope stability hazards
- ✓ **Outside** of flood hazard areas
- ✓ **Separated** from 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



Recommendations

✓ Planning Board
recommends approval as
submitted

✓ Staff recommends approval
as submitted (revised)

✓ 5/0 vote, 7/15/19

