



ZPH2019-00029 McDONALD ZONING MAP AMENDMENT

Presented by

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Planning & Development Department



BUNCOMBE COUNTY



Hearing Notification

- ✓ CASE NUMBER: ZPH2019-00029
- ✓ 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



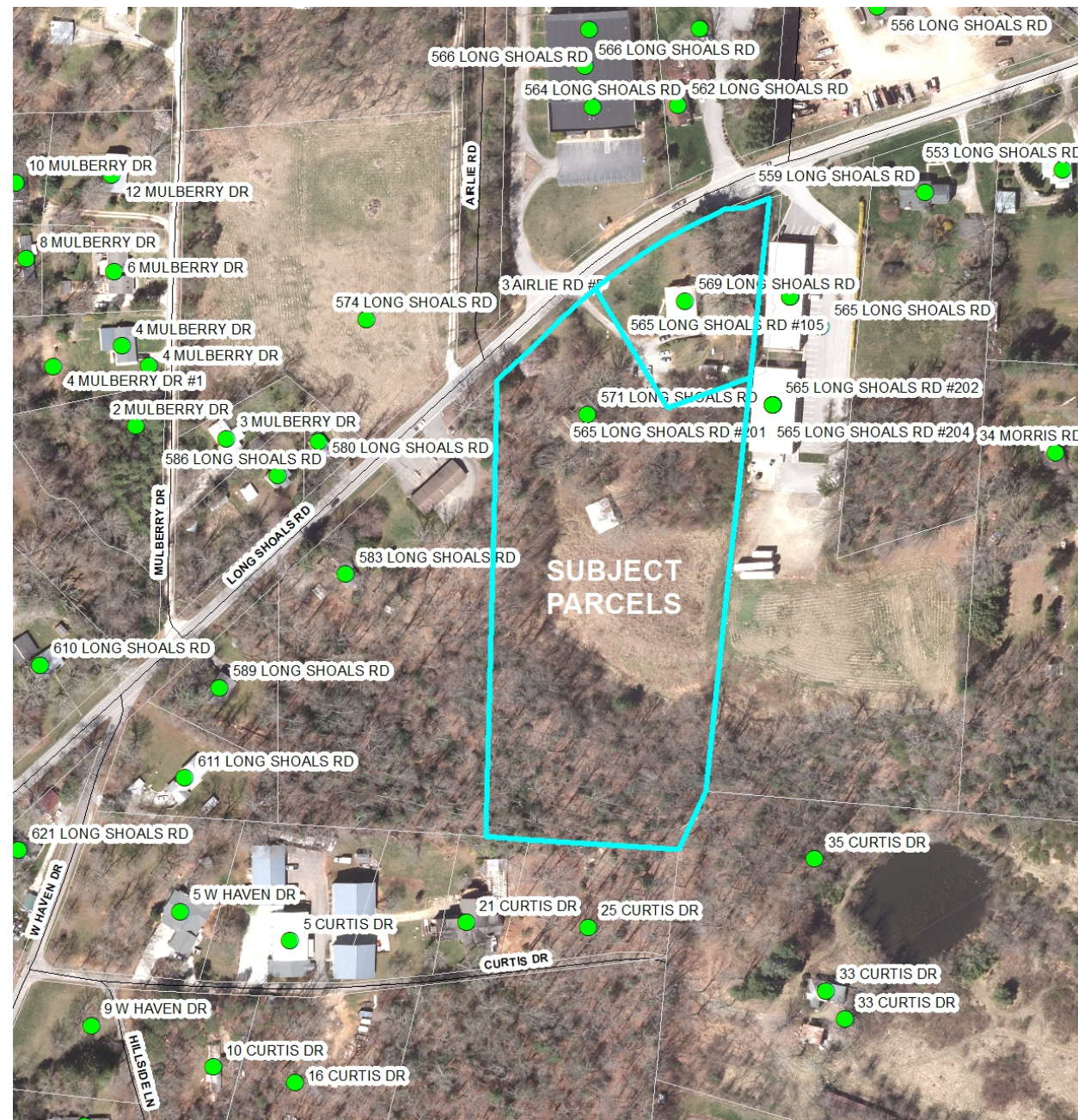
Applicant Information

- ✓ Applicant: Lois McDonald & family
- ✓ Owner: Lois McDonald & family
- ✓ Address(es): 569 & 571 Long Shoals Road, Arden



Property Information

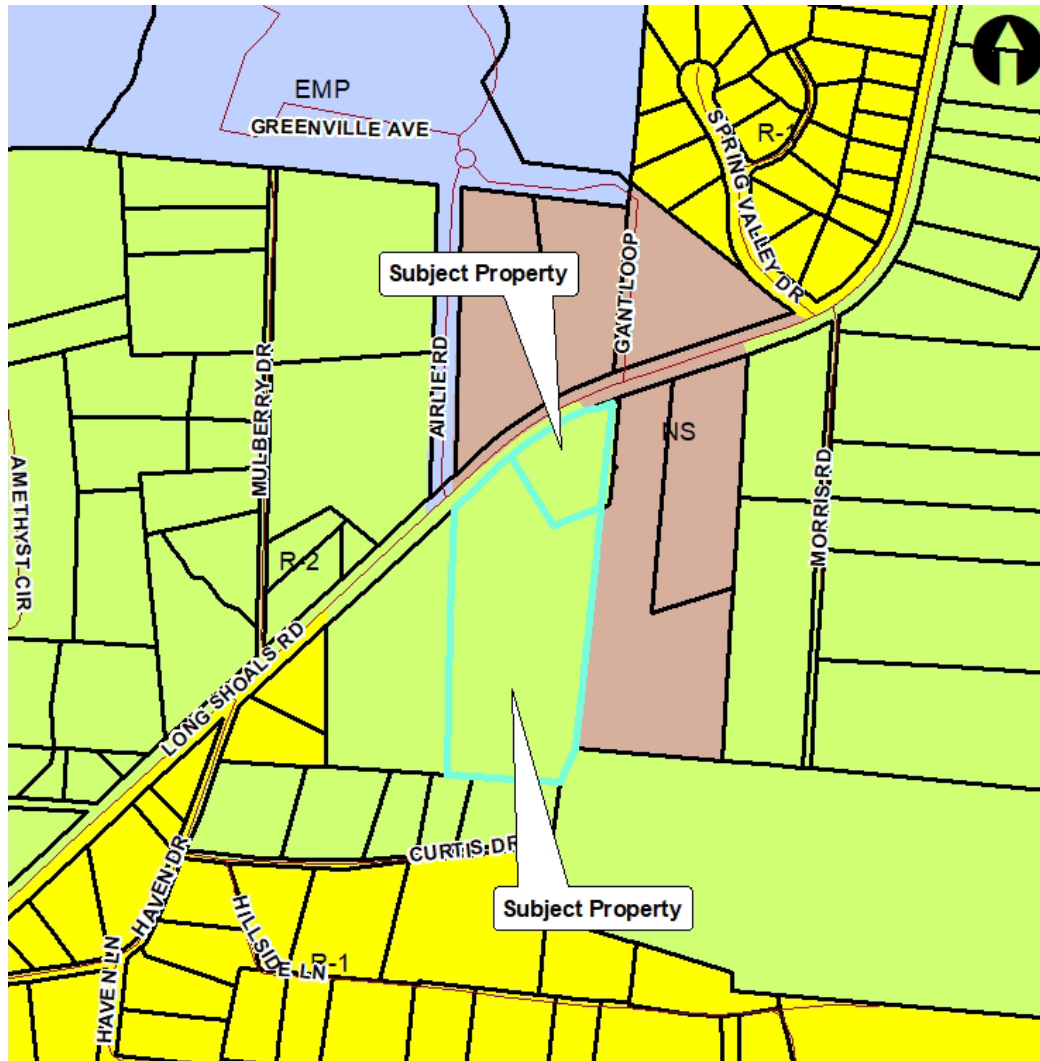
- ✓ Subject parcels 6.39 acres
- ✓ One, single-family home
- ✓ Elevation: 2235' above sea level
- ✓ Serviceable by public water & wastewater utilities



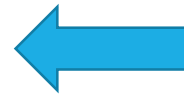
BUNCOMBE COUNTY



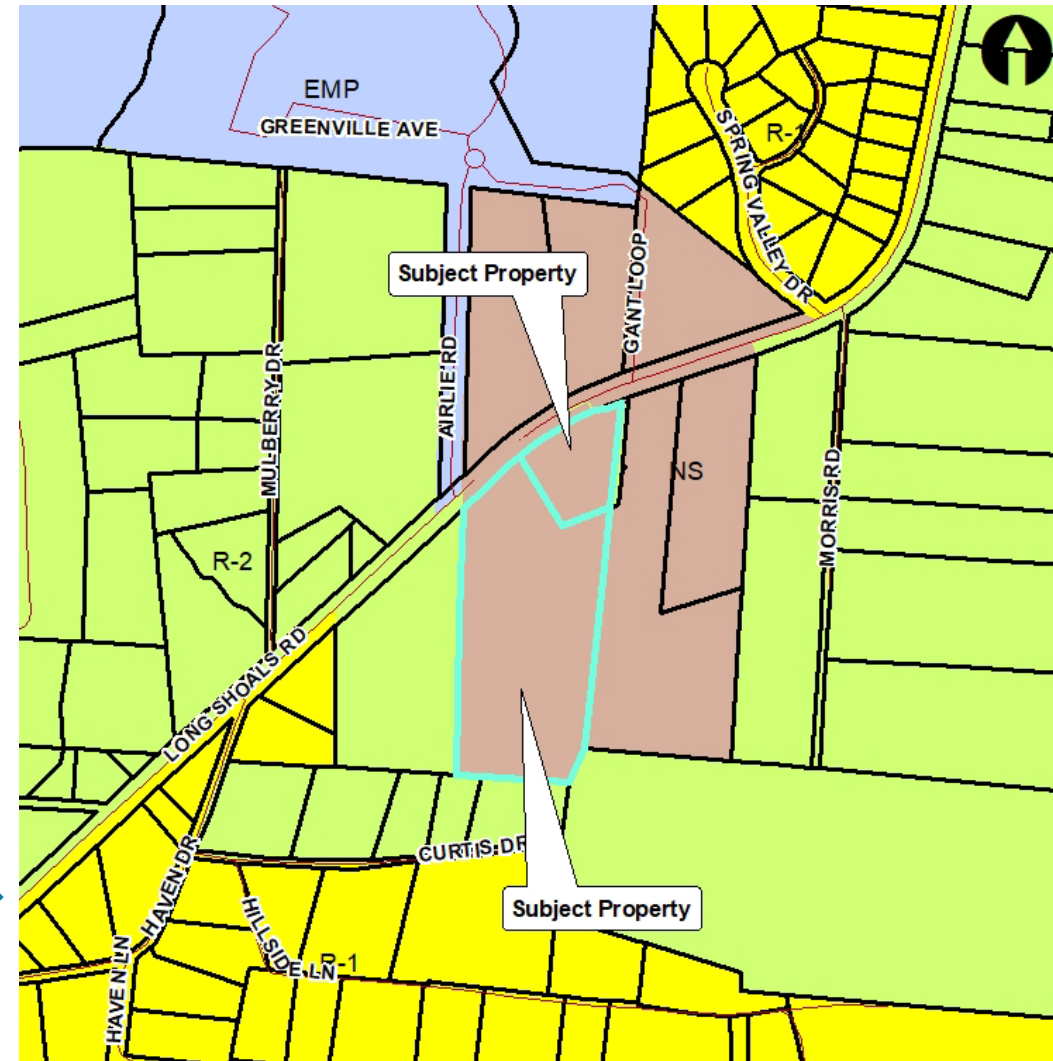
Rezoning Information



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:

Neighborhood Service District (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 and at key intersections leading to residential neighborhoods in order to provide such service to the residents of that particular neighborhood. As such, the type of uses allowed and the standards established for development in this NS neighborhood service district should be compatible with the residential character of the area and should neither add to traffic congestion; nor cause obnoxious noise, dust, odors, fire hazards, or lighting objectionable to surrounding residences; nor should they visually detract from the overall appearance of the neighborhood. The NS Neighborhood Service District should currently have water and sewer services or be expected to have such services in the foreseeable future.



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	NS Neighborhood Service
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	12
Setbacks (Front/Side/Rear)	10/7/15 (Water/sewer) 20/10/10 (Septic)	10/7/15 (Water/sewer) 20/10/10 (Septic)
Max height	35 feet	35 feet





NORTH



Workspaces v





WEST
↑





EAST



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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
- ✓ **Not 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

