



ZPH2019-00039 SATTA ZONING MAP AMENDMENT

Presented by

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Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2019-00039
- ✓ 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



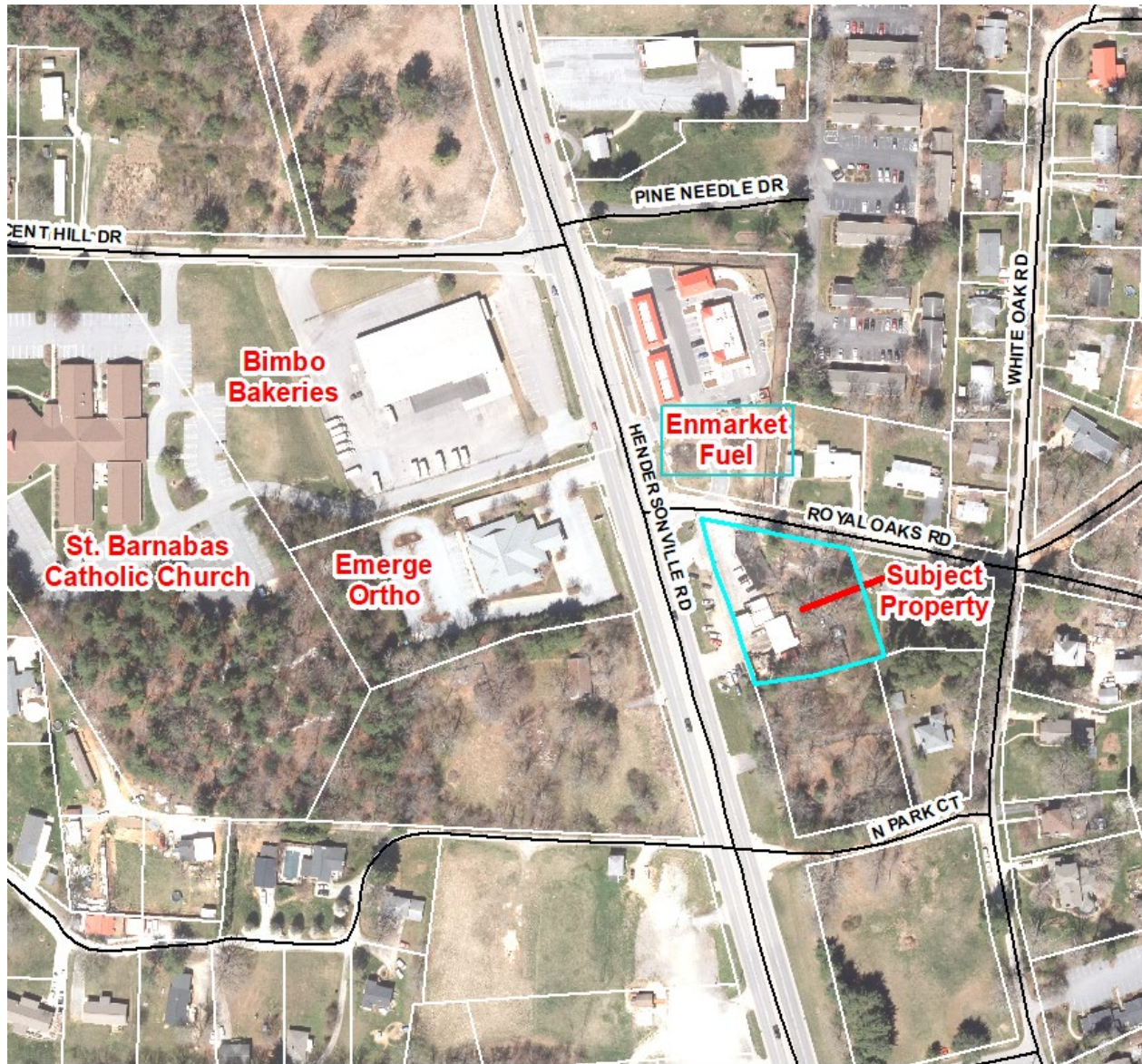
Applicant Information

- ✓ Applicant: Terry Peterson
- ✓ Owner: Mary Ann & John E. Satta
- ✓ Address(es): 2586 & 2592 Hendersonville Road (US HWY 25)



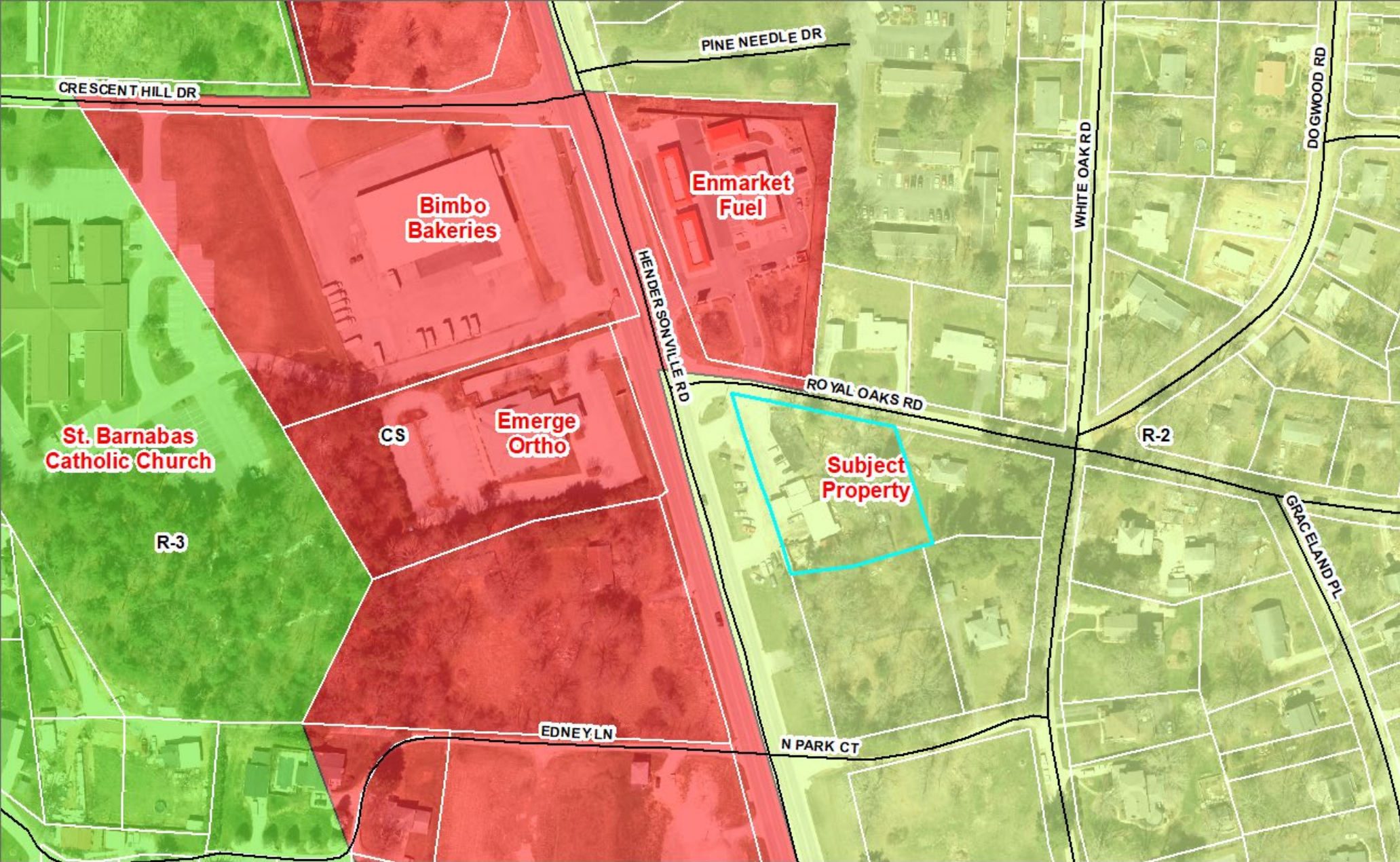
Property Information

- ✓ Subject parcels 0.8 acres
- ✓ Mixed-use Retail
- ✓ Serviceable by public water & wastewater utilities



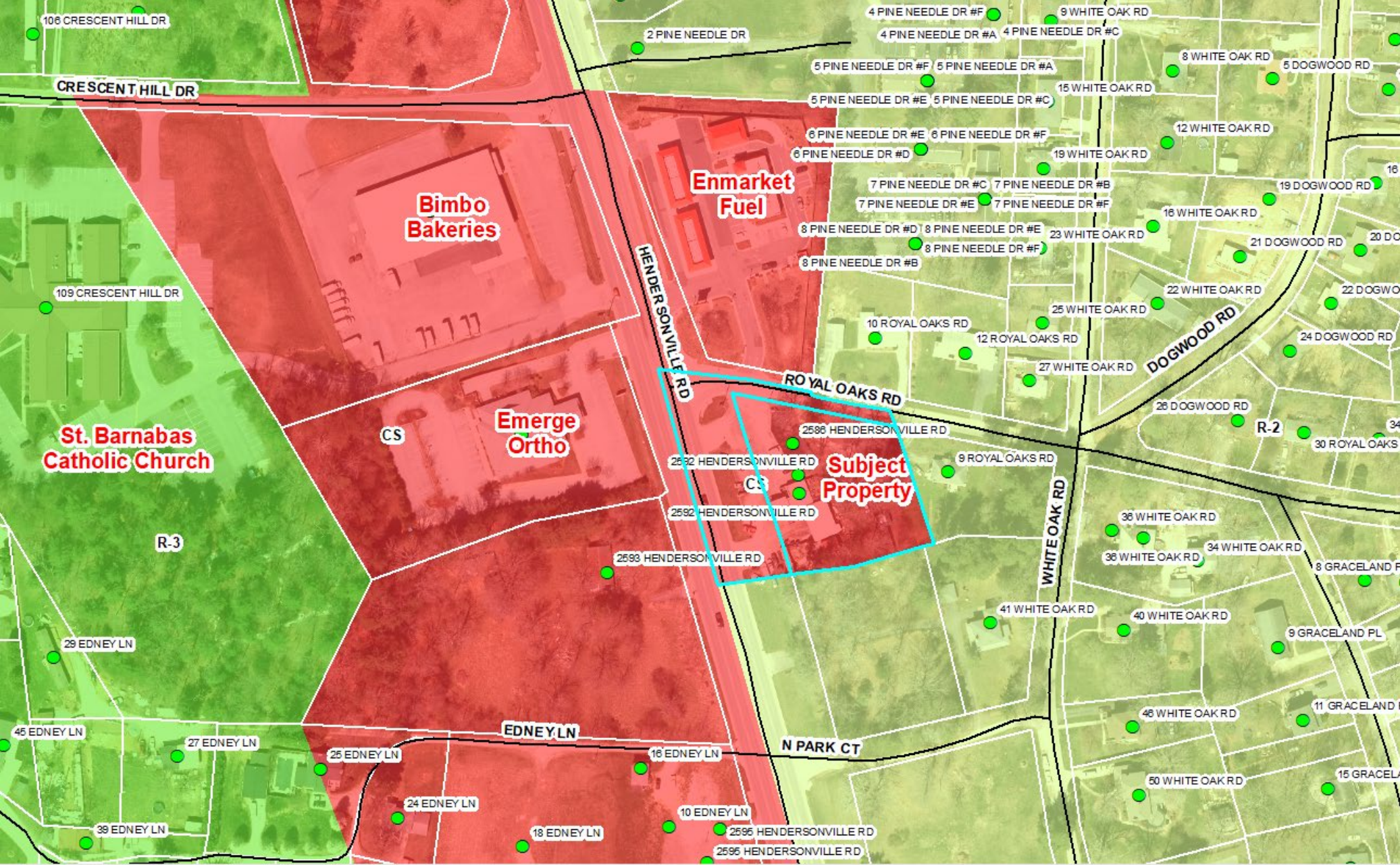
Current Zoning

R-2 Residential



Proposed Zoning

CS Commercial Services



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:

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.



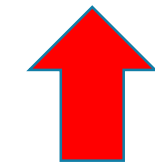
Neighborhood Consistency

	Existing District:	Proposed District:
	R-2 Residential	CS Commercial 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 3,600 sqft for each additional unit after 2 nd unit	12
Setbacks (Front/Side/Rear)	10/7/15 (Water/sewer) 20/10/10 (Septic)	10/10/10 (Water/sewer) 10/10/10 (Septic)
Max height	35 feet	50 feet





NORTH



BUNCOMBE COUNTY





EAST



BUNCOMBE COUNTY





Search

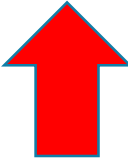
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Search results (1) [Options](#)

> <Unnamed Location>

WEST





South



BUNCOMBE COUNTY



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

✓ 8/0 vote, 10/07/2019

