



ZPH2019-00045 FERNWOOD ZONING MAP AMENDMENT

Presented by

Joshua S. Freeman, AICP, CFM

Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2019-00045
- ✓ Notice in Asheville Citizen Times legal ad: 12/20/2019 & 12/27/2019
- ✓ Notice mailed to owners within 1,000 ft: 12/18/2019
- ✓ Physical posting: 12/17/2019
- ✓ Notice on BC Website: 12/20/2019
- ✓ Public Hearing: 1/7/2020



Applicant Information

- ✓ Applicant: David Day of LCV Venture, LLC.
- ✓ Owner(s): John Carpenter
David Holdredge (ETAL)
Paul Murray (ETAL)
- ✓ Address(es): Unaddressed Property off Charlotte Hwy
1 & 2 Fernwood MHP Drive



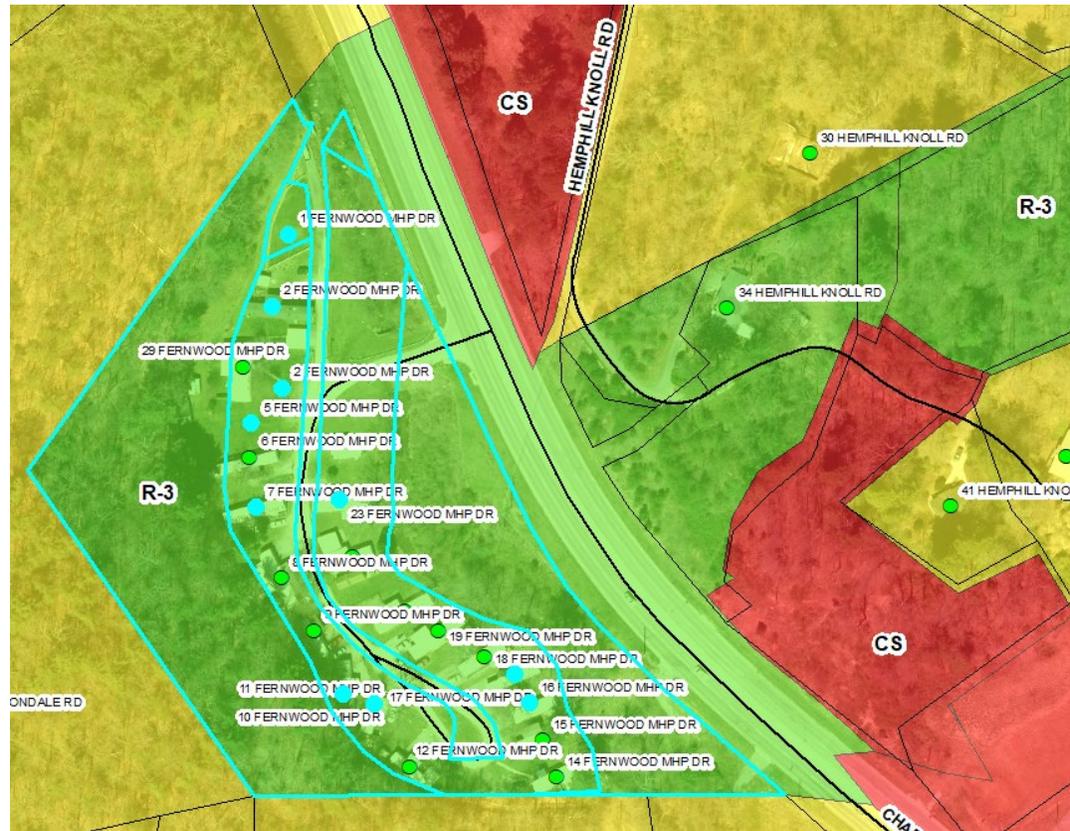


Property Information

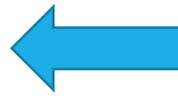
- ✓ Subject parcels 6.39 acres
- ✓ +/- 20 Manufactured Homes
- ✓ Serviceable by public water & wastewater utilities



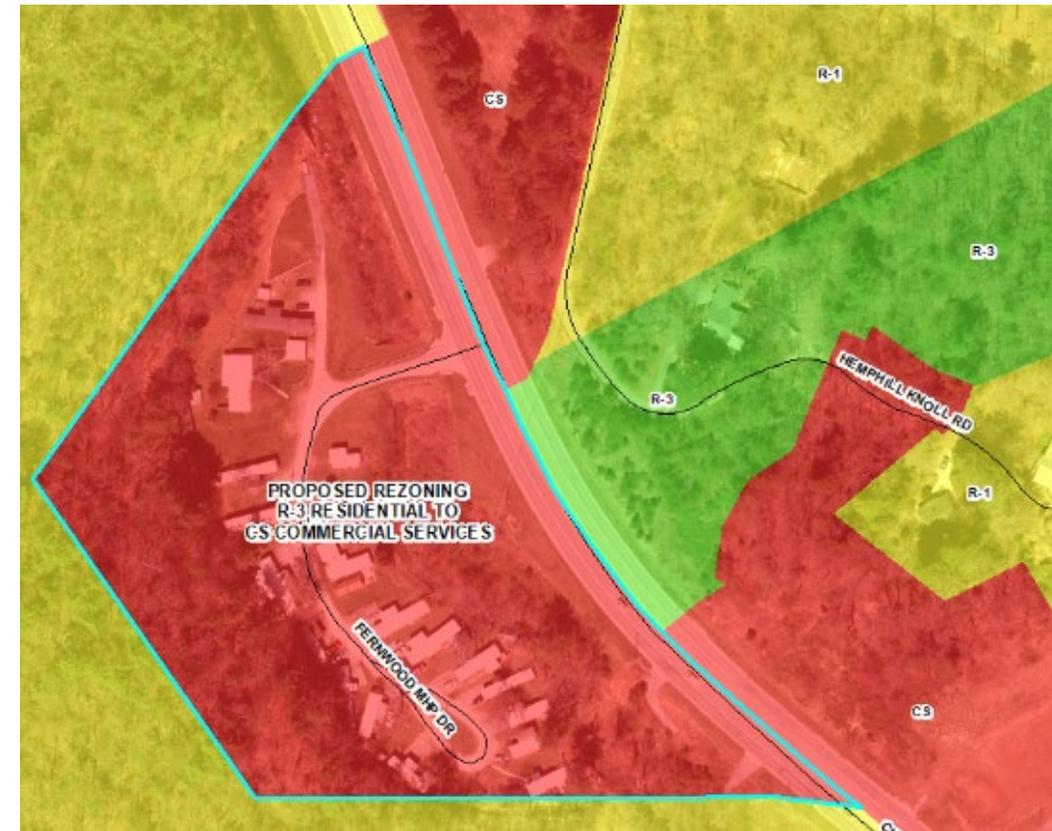
Rezoning Information



Current Zoning:
R-3 Residential



Proposed Zoning:
CS Commercial
Service



Rezoning Information

CURRENT 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.



Neighborhood Consistency

	Existing District:	Proposed District:
	R-3 Residential	CS Residential
Minimum Lot Size	30,000 SF (Septic System) 12,000 SF (Public Sewer) 6,000 SF (Public Sewer & Water)	30,000 SF (Septic System) 10,000 SF (Public Sewer)
Max dwelling units per acre	12	12
Setbacks (Front/Side/Rear)	10/7/15 (Public Sewer) 20/10/20 (Septic System)	10/10/10 (Water/sewer) 10/10/10 (Septic)
Max height	35 feet	50 feet



NORTH



BUNCOMBE COUNTY



WEST



BUNCOMBE COUNTY



SOUTH



BUNCOMBE COUNTY



EAST



BUNCOMBE COUNTY

Land Use Plan Analysis

- ✓ Within Reasonable proximity to major transportation corridors
- ✓ Within Reasonable proximity to infrastructure
- ✓ Not Outside of steep slope areas (25% +)
- ✓ Outside of high elevations (2500' +)
- ✓ Not Outside of moderate and high slope stability hazards
- ✓ Not Outside of flood hazard areas
- ✓ Not separated from low-density residential uses

Staff Perspective:

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 denial as submitted

✓ Staff recommends approval as submitted

✓ 6/1 vote, 10/21/19

