



ZPH2019-00054 MISSION ZONING MAP AMENDMENT

Presented by

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Planning & Development Department



Hearing Notification

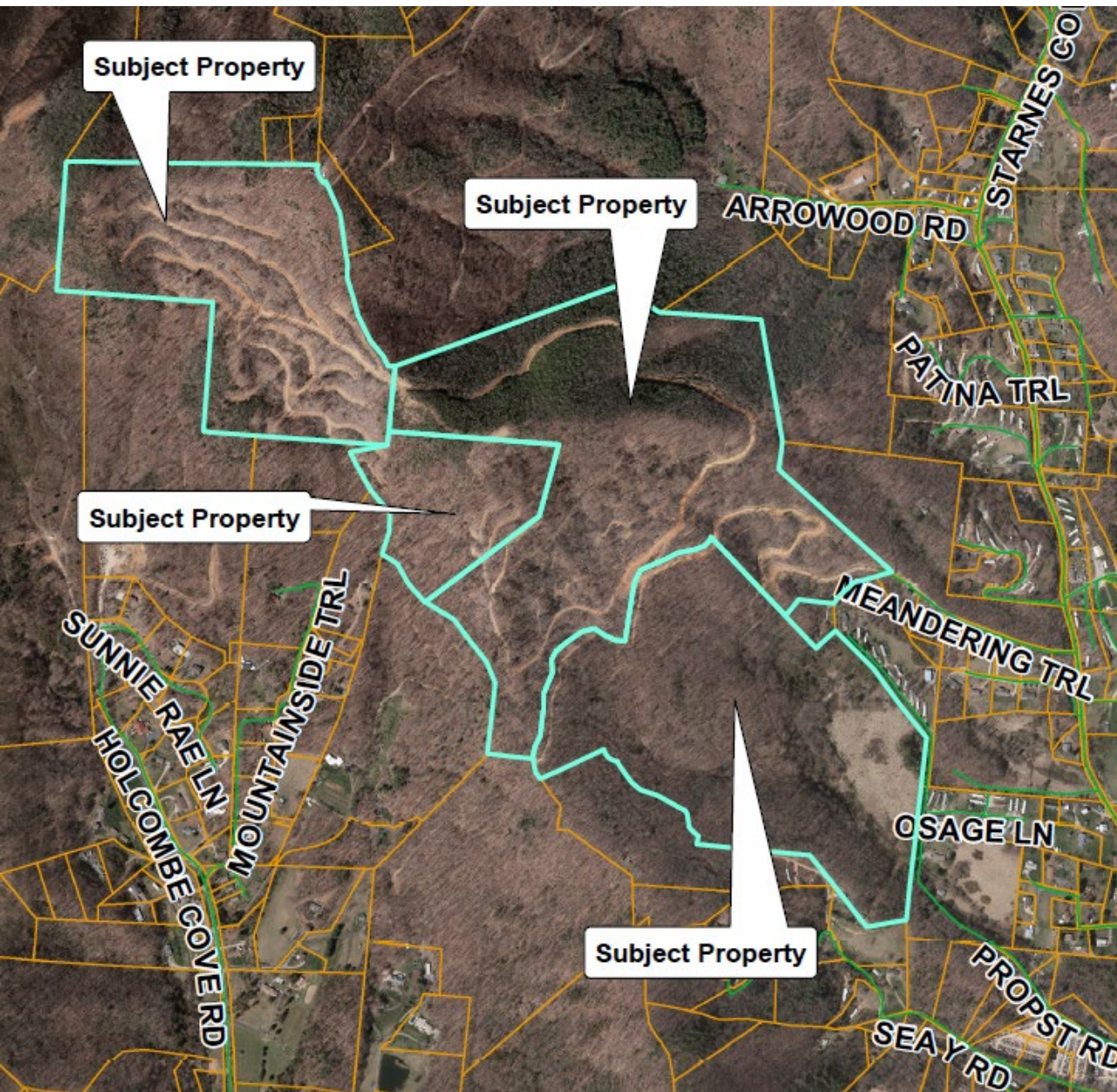
- ✓ CASE NUMBER: ZPH2019-00054
- ✓ Notice in Asheville Citizen Times legal ad: 1/24/2020 & 1/31/2020
- ✓ Notice mailed to owners within 1,000 ft: 1/22/2020
- ✓ Physical posting: 1/23/2020
- ✓ Notice on BC Website: 1/22/2020
- ✓ Public Hearing: 2/4/2020



Applicant Information

- ✓ Applicant: Peter Radchishin
- ✓ Owner(s): Freedom in Christ, Inc.
- ✓ Address(es): 323 High Top Mountain Road,
Holcombe Cove Road, Propst Road



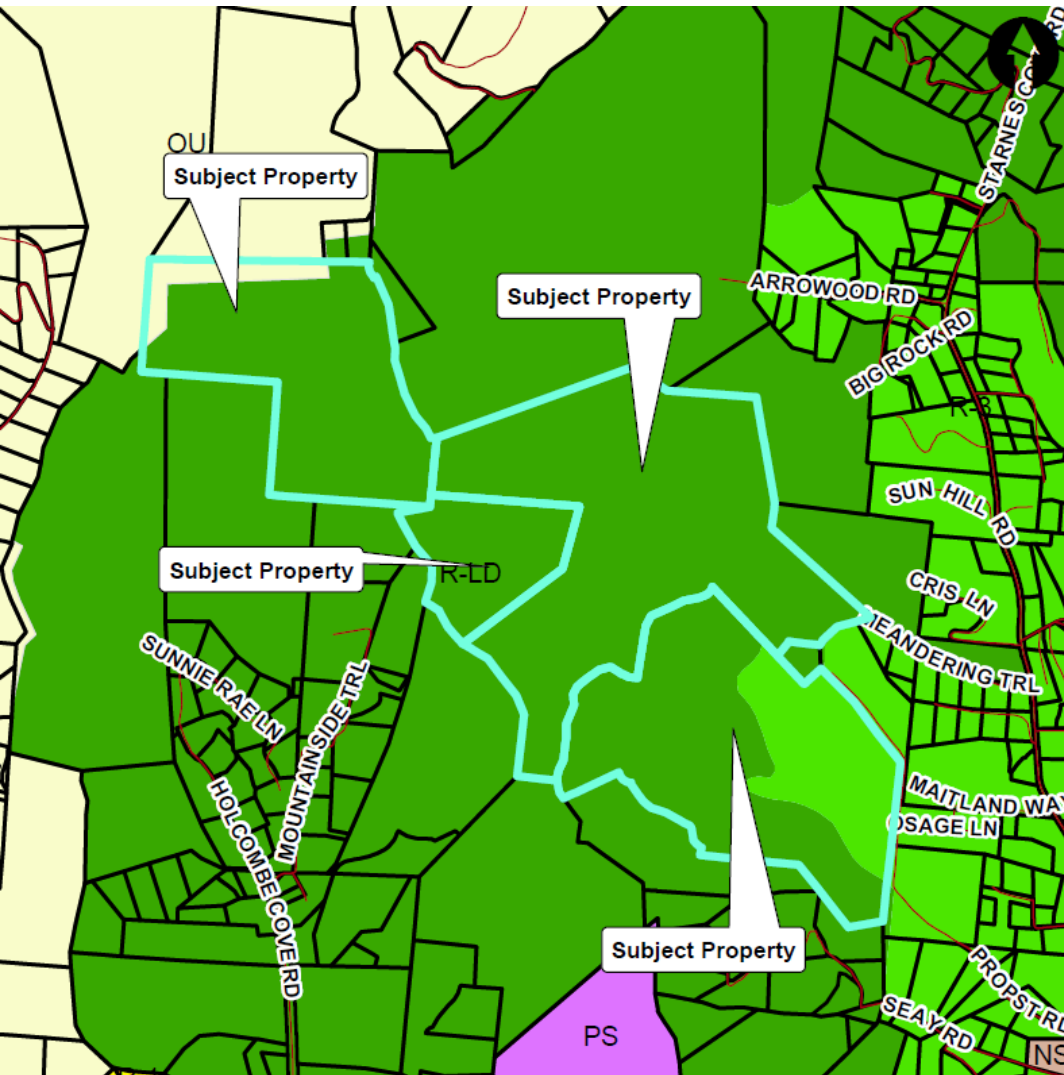


Property Information

- ✓ Subject parcels 4 parcels, 222.5 acres
- ✓ Current Use: Single-Family Residential, undeveloped
- ✓ Serviceable by public water & private septic



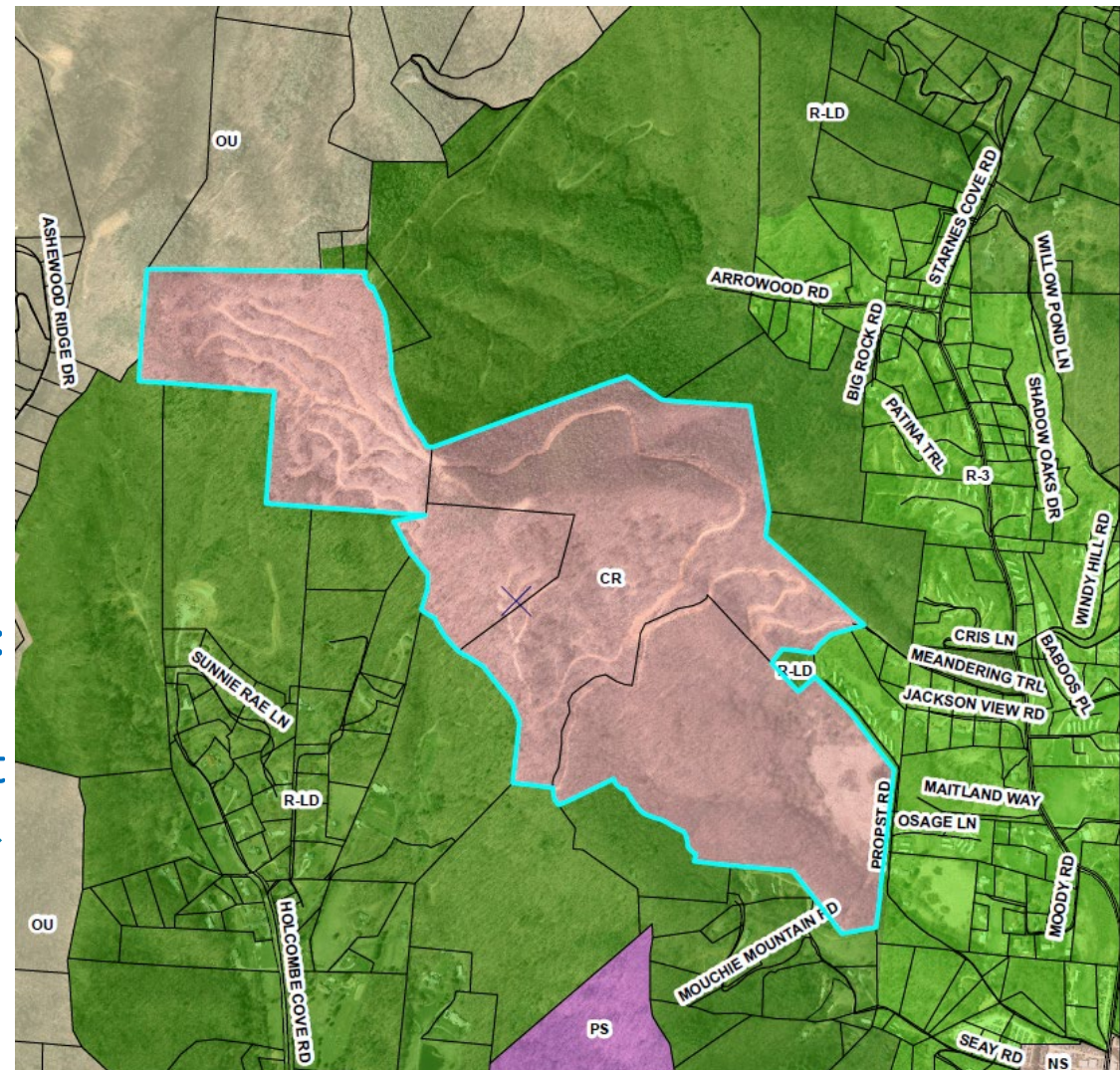
Rezoning Information



Current Zoning:
R-3 / R-LD / OU



Proposed Zoning:
CR
Conf. Ctr. / Resort



Rezoning Information

PROPOSED ZONING DISTRICT:

Commercial Service District (CS)

The CR Conference Center/Resort District is intended to be a district that includes, but is not limited to **large tourist-related facilities, summer/day camp properties, and conference centers** held in single ownership or held collectively by related entities. Facilities within this district **may include housing, hotels, retail shops, religious or secular retreats, and associated accessory uses**. Such uses should currently have public water and sewer services available or have a provision for internal supply of appropriate utilities.



Land Use Plan Analysis

- ✓ **Not within** Reasonable proximity to major transportation corridors
- ✓ **Not within** Reasonable proximity to infrastructure
- ✓ **Not outside** of steep slope areas (25% +)
- ✓ **Not outside** of high elevations (2500' +)
- ✓ **Not outside** of moderate and high slope stability hazards
- ✓ **Outside** of flood hazard areas

CR Zoning District was created as a result of the “Resort District” recommendations of 2013 Land Use Plan Update. Proposed rezoning, in terms of size and geographic situation, is consistent with “Resort District” recommendations of the 2013 Land Use Plan Update.

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 approval as submitted

✓ Staff recommends approval as submitted

✓ 7/0 vote, 1/6/2020

