



ZPH2019-00046 SUTTLE ZONING MAP AMENDMENT

Presented by

Joshua S. Freeman, AICP, CFM

Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2019-00046
- ✓ 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: Ray & Carolyn Suttle
- ✓ Owner(s): Ray & Carolyn Suttle
- ✓ Address(es): 1990 US Hwy. 70



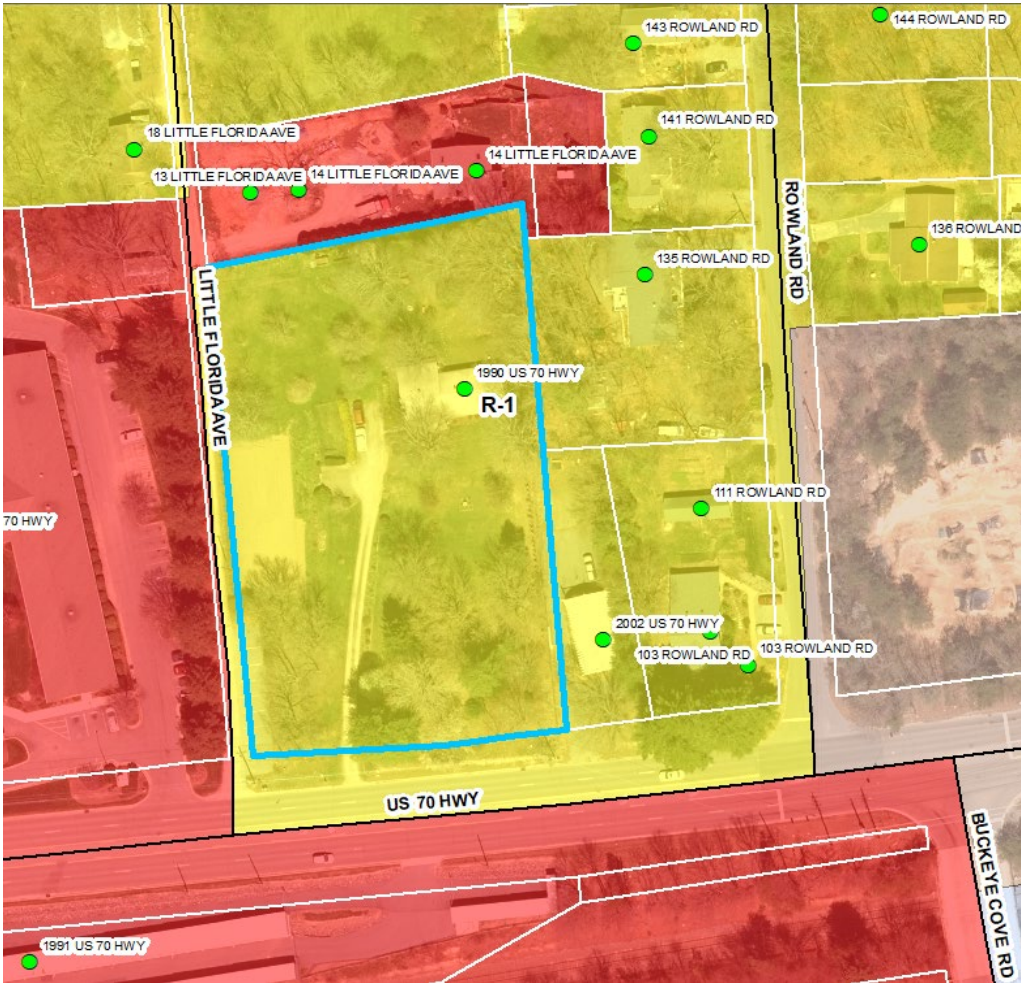


Property Information

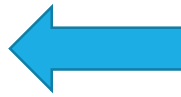
- ✓ Subject parcel 1.7 acres
- ✓ Current Use: Single-Family Residential
- ✓ Serviceable by public water & wastewater utilities



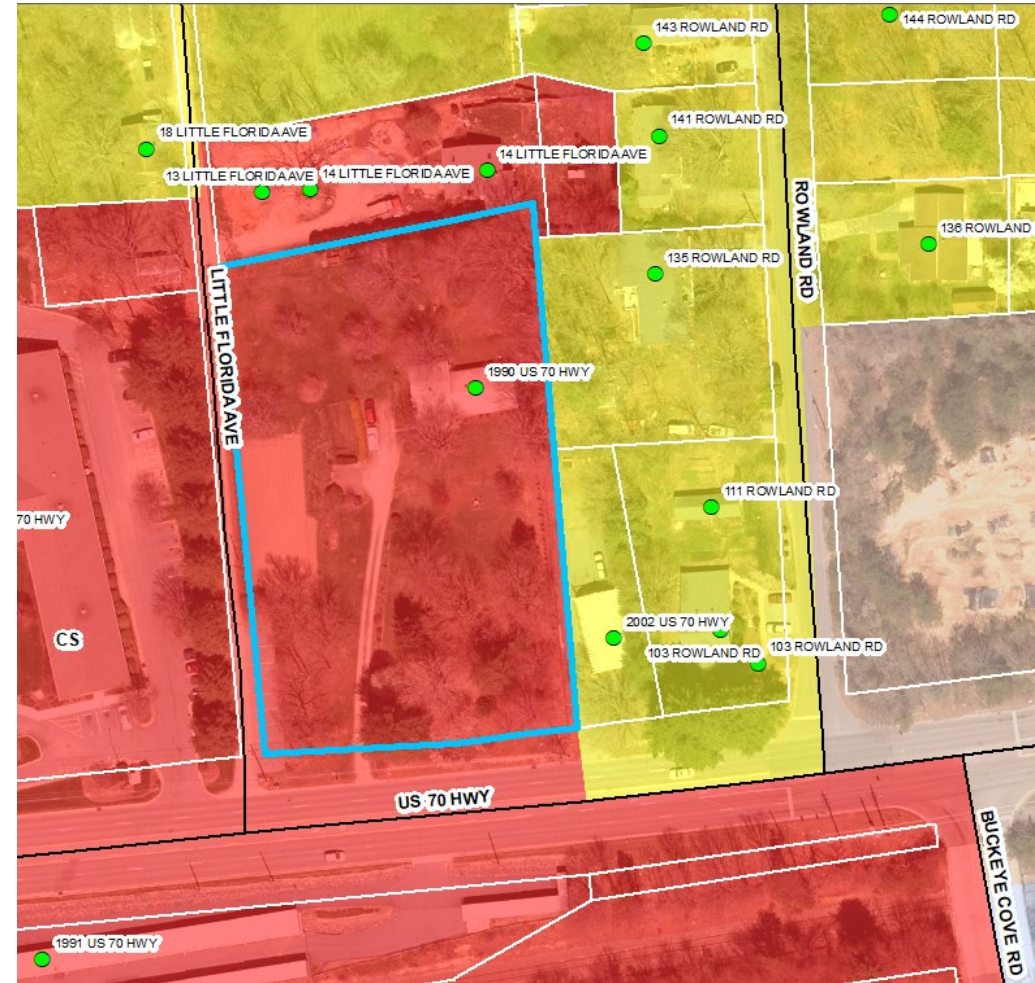
Rezoning Information



Current Zoning:
R-1 Residential



Proposed Zoning:
CS Commercial
Service



Rezoning Information

CURRENT ZONING DISTRICT:

Residential District (R-1).

The R-1 Residential District is primarily intended to provide locations for **single-family and two-family 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. This district is further intended to protect existing subdivisions from encroachment of incompatible land uses, and this district does 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-1 Residential	CS Residential
Minimum Lot Size	30,000 SF (Septic System) 12,000 SF (Public Sewer) 8,000 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





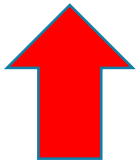
NORTH



BUNCOMBE COUNTY



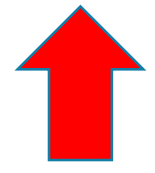
SOUTH



BUNCOMBE COUNTY



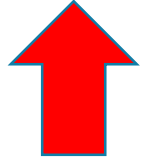
EAST



BUNCOMBE COUNTY



WEST



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

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

