



ZPH2020-00011 INDIAN BRANCH ZONING MAP AMENDMENT

Presented by

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Planning & Development Department



BUNCOMBE COUNTY



Hearing Notification

- ✓ CASE NUMBER: ZPH2020-00011
- ✓ Notice in Asheville Citizen Times legal ad: 8/7/2020 & 8/14/2020
- ✓ Notice mailed to owners within 1,000 ft: 8/5/2020
- ✓ Physical posting: 8/7/2020
- ✓ Notice on BC Website: 8/7/2020
- ✓ Public Hearing: 8/18/2020



Applicant Information

- ✓ Applicant: Rick Wrenn
- ✓ Owner(s): Indian Branch LLC
- ✓ Address(es): Unaddressed property off Old US HWY 19/23 & Smokey Park Highway , Candler, Buncombe County, NC

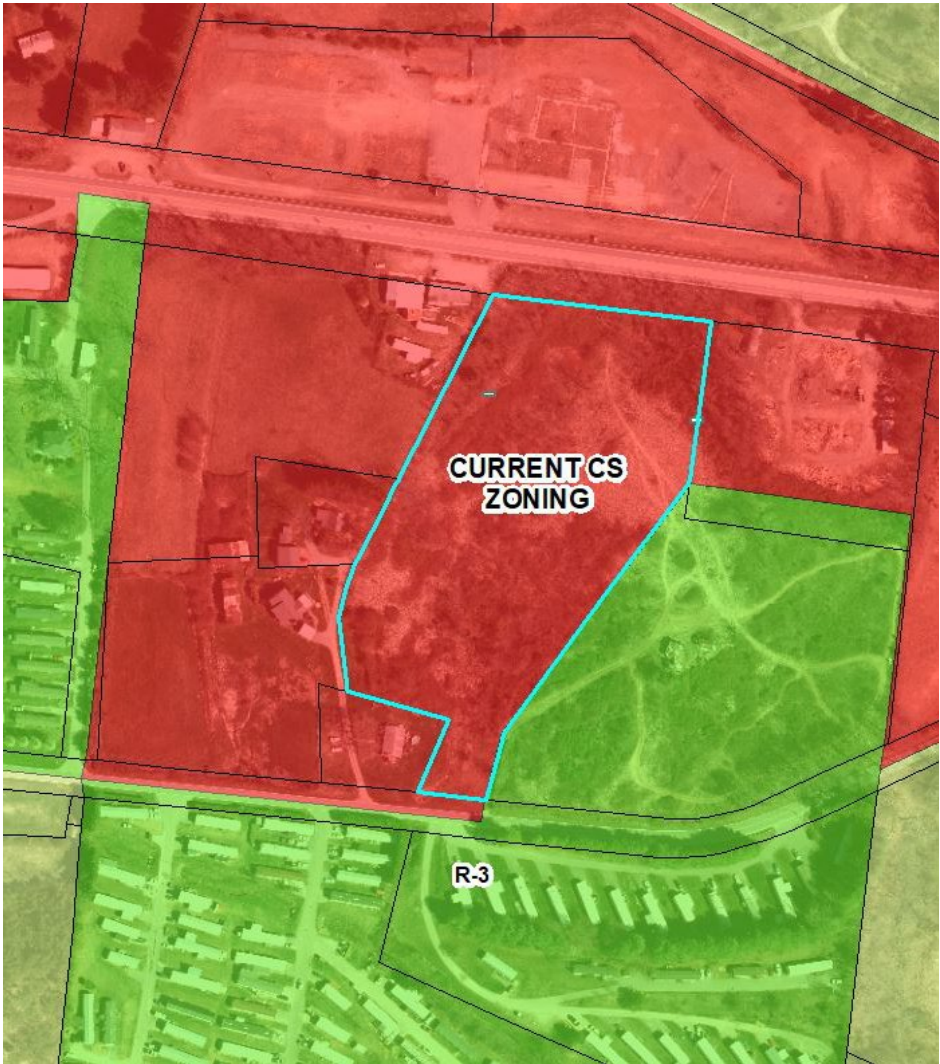


Property Information

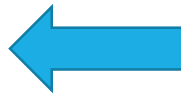
- ✓ Subject parcel 5.94 acres
- ✓ Current Use: Vacant
- ✓ Not currently served by public water / wastewater



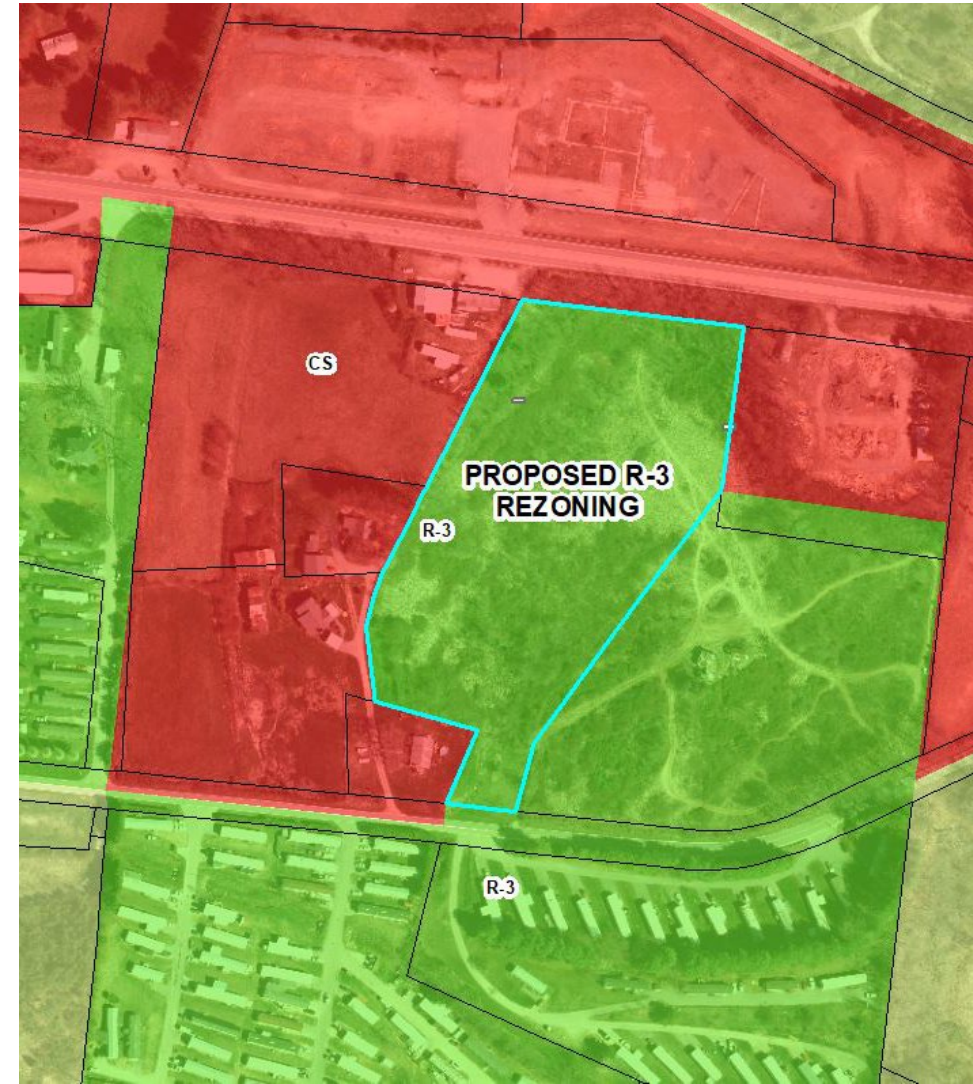
Rezoning Information



Current Zoning:
CS Residential



Proposed Zoning:
R-3 Commercial
Service



Rezoning Information

CURRENT 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.

PROPOSED ZONING DISTRICT:

Residential District (R-1).

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.



Neighborhood Consistency

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



NORTH 



BUNCOMBE COUNTY





SOUTH 



BUNCOMBE COUNTY





BUNCOMBE COUNTY



WEST 



BUNCOMBE COUNTY



Land Use Plan Analysis

- ✓ **Within** Reasonable proximity to major transportation corridors
- ✓ **Within** Reasonable proximity to water & sewer 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
- ✓ 6 to 0 vote, 7/20/2020

