



ZPH2020-00030 Keith ZONING MAP AMENDMENT

Presented by

Nathan Pennington, CFM

Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2020-00030
- ✓ Notice in Asheville Citizen Times legal ad: 11/25/2020 & 12/02/2020
- ✓ Notice mailed to owners within 1,000 ft: 11/25/2020
- ✓ Physical posting: 11/25/2020
- ✓ Notice on BC Website: 12/04/2020
- ✓ Public Hearing: 12/07/2020

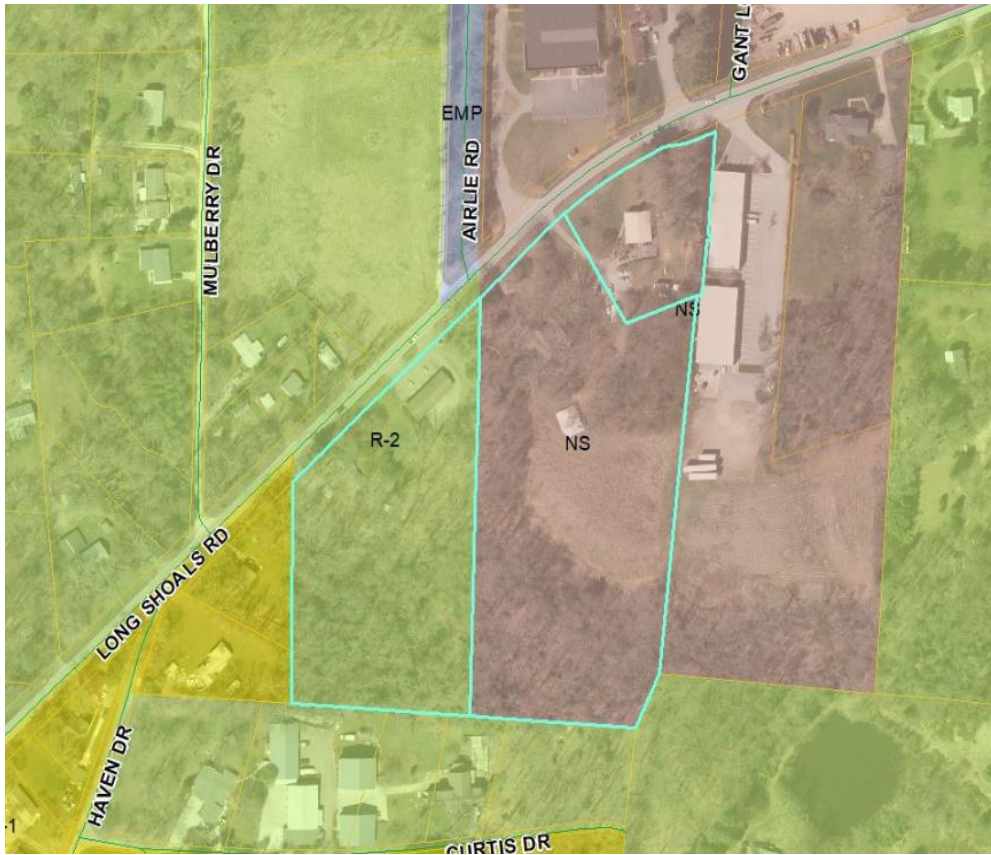


Applicant Information

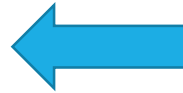
- ✓ Applicant: James Craig Keith
- ✓ Owner(s): Keith, Haberstock, McDonald
- ✓ Address(es): 569, 571 & 585 Long Shoals Road
Buncombe County, NC



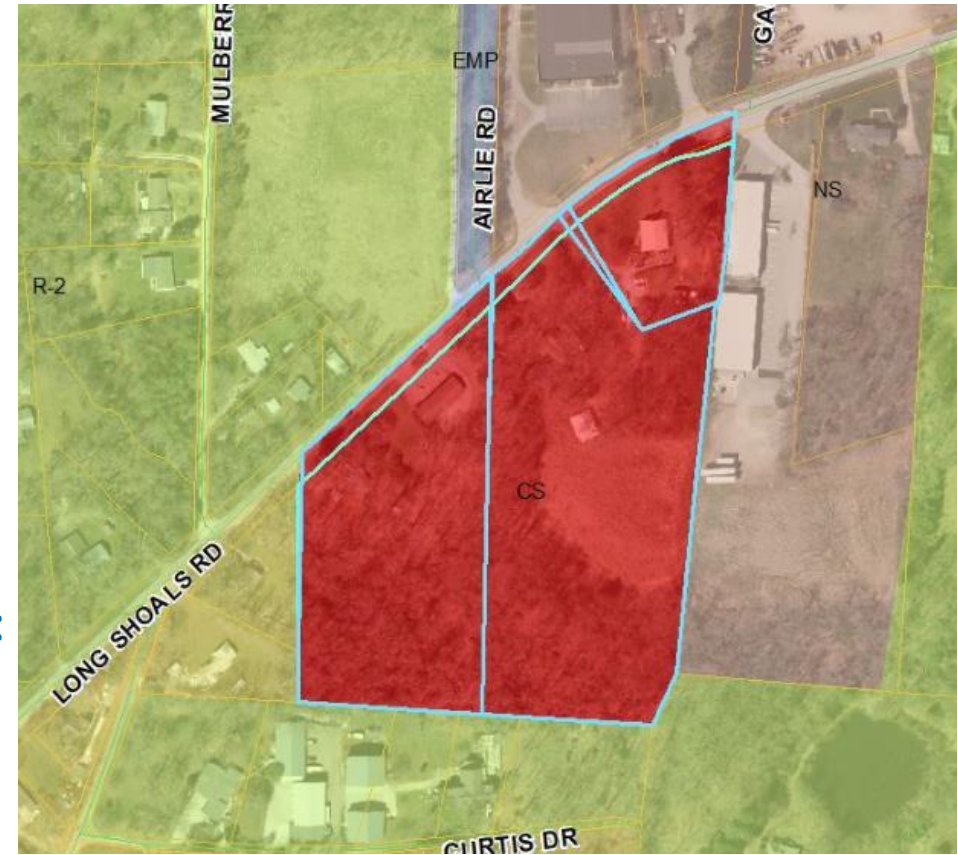
Rezoning Information



Current Zoning:
R-2, NS



Proposed Zoning:
CS



Property Information

- ✓ 10.14 acres (3 parcels)
- ✓ Current Use: Car wash, single-family homes (vacant), accessory structures
- ✓ **Currently served by public water & septic systems**

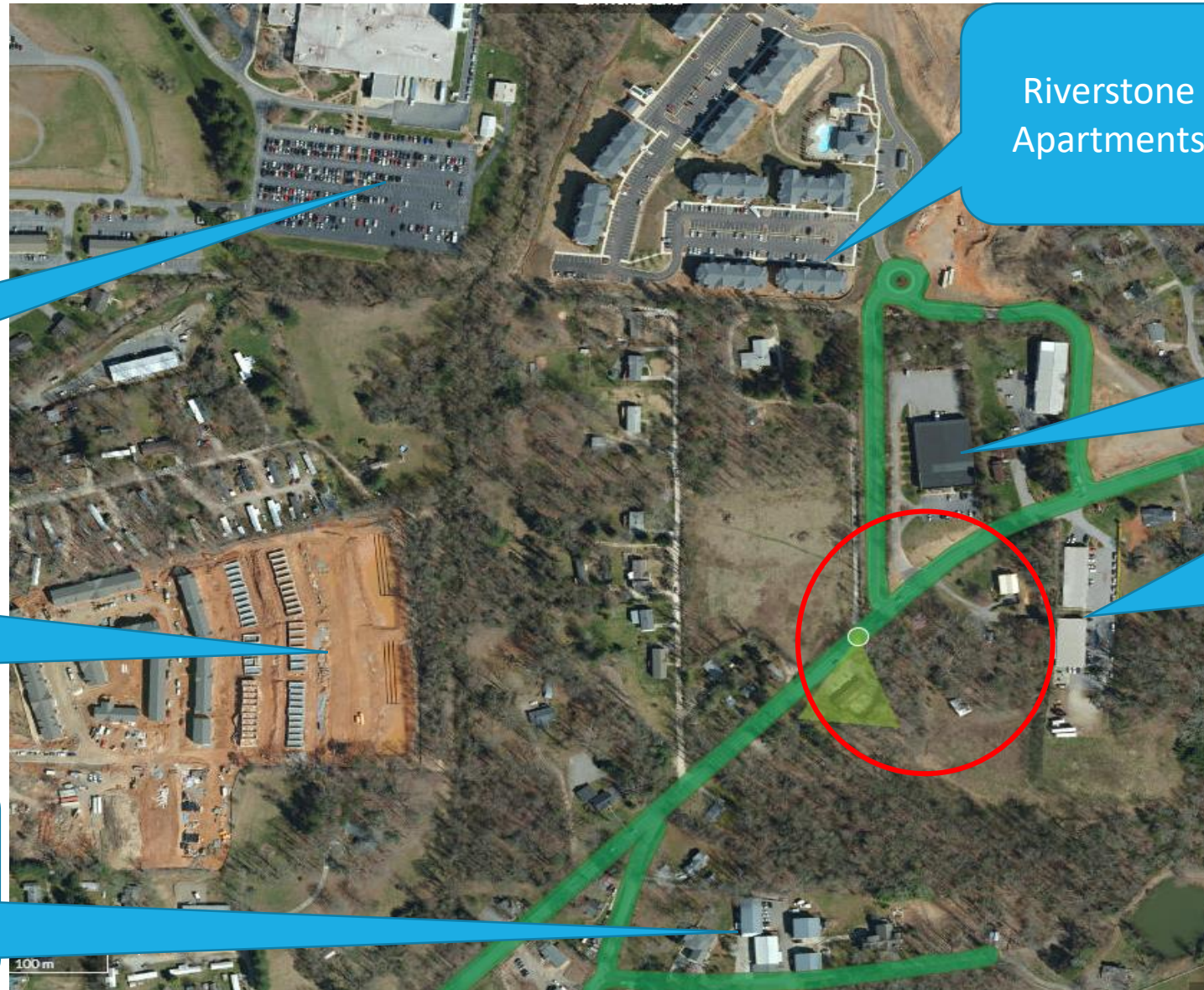


Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Existing District:	Proposed District:
		R-2 Residential	NS Neighborhood Service
Minimum Lot Size	30,000 SF (Septic System) 10,000 SF (Public Sewer, No Water) 6,000 (Public Water and Sewer)	30,000 SF (Septic System) 10,000 SF (Public Sewer, No Water) 5,000 SF (Public Water and Sewer)	30,000 SF (Septic System) 10,000 SF (Public Sewer, No Water) 5,000 SF (Public Water and Sewer)
Max dwelling units/acre	12	12	12
Setbacks (Front/Side/Rear)	10/7/15 (Sewer) 20/10/20 (Septic)	10/7/15 (Sewer) 20/10/20 (Septic)	10/10/10 (Sewer or Septic)
Max height	35 feet	35 feet	50 feet



Surrounding Development Pattern in the Immediate Area



Borg Warner

Villas at Avery Creek

MEDIC Ambulance

Riverstone Apartments

HVAC Distribution

Commercial Strip Center

