



ZPH2021-00005 Biltmore Farms Zoning Map Amendment

Presented by

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Planning & Development Department



BUNCOMBE COUNTY



Hearing Notification

- ✓ CASE NUMBER: ZPH2021-00005
- ✓ Notice in Asheville Citizen Times legal ad: 03/03/2021 and 3/10/2021
- ✓ Notice mailed to owners within 1,000 ft: 03/03/2021
- ✓ Physical posting: 03/05/2021
- ✓ Notice on BC Website: 3/03/2021
- ✓ Public Hearing BOC: 3/16/2021



Applicant Information

- ✓ Applicant: Buncombe County Planning (Staff Initiated)
- ✓ Owner(s): Biltmore Farms
- ✓ Address(es): Unaddressed 100 Acre Parcel E. of Brevard Rd.
Buncombe County, NC



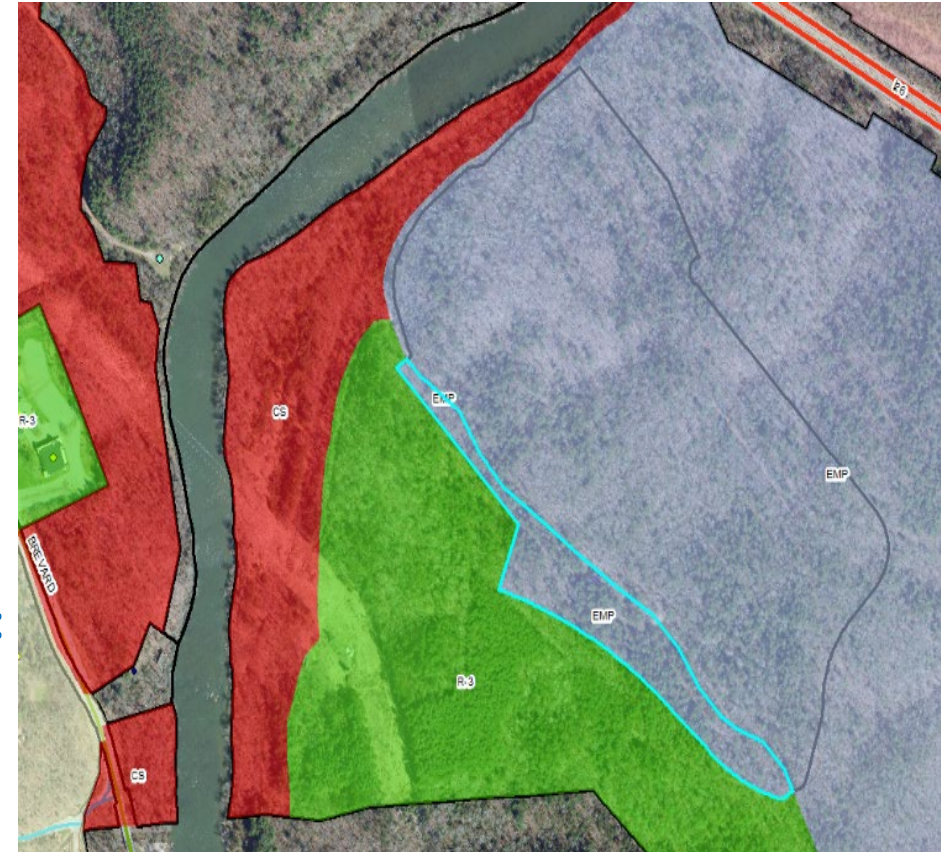
Rezoning Information



Current Zoning:
R-3, EMP



Proposed Zoning:
EMP



Evaluation of Uses – EMP District

Allowed

- Manufacturing and Processing Operations
- Retail Trade, Commercial Services
- Schools – Vocational, Business
- Storage and Warehousing

Not Allowed

- Chip Mills
- Hazardous Waste Facilities
- Incinerators
- Shooting Ranges – Outdoor Commercial
- Solid Waste Facilities



Property Information

- ✓ 100 acres (11.57 acres – rezoning request)
- ✓ Current Use: Vacant, future use Pratt and Whitney
- ✓ **Will be served by public water and sewer**



Surrounding Development Pattern in the Immediate Area

BC Ferry
Road
Property

Subject
Site

Proposed
Bridge



BUNCOMBE COUNTY



Compliance With Adopted Plans

- Aligns with Land Use Plan – Proximity to transportation corridor, proximity to infrastructure. Opportunity to further expand advanced manufacturing, science and technology sectors
- Strategic Plan alignment – Vibrant Economy, increasing employment in targeted industry sectors
- AVL 5x5 Strategy – Contributes to goal of adding 5,000 new jobs and \$500 million in capital investment



Staff Recommendation

Approve



Action by the Planning Board

- Planning Board initial review – 2/15/2021
- Planning Board vote – 3/01/2021
- Made a finding that the request was consistent with the Comprehensive Land Use Plan
- Unanimously recommended that the BOC approve the request
- See attached PB resolution

