



ZPH2021-00021 Smokey Park Zoning Map Amendment

Presented by

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Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2021-00021
- ✓ Notice in Asheville Citizen Times legal ad: 5/5/2021 and 5/12/2021
- ✓ Notice mailed to owners within 1,000 ft: 5/5/2021
- ✓ Physical posting: 5/7/2021
- ✓ Notice on BC Website: 5/5/2021
- ✓ Public Hearing BOC: 5/18/2021



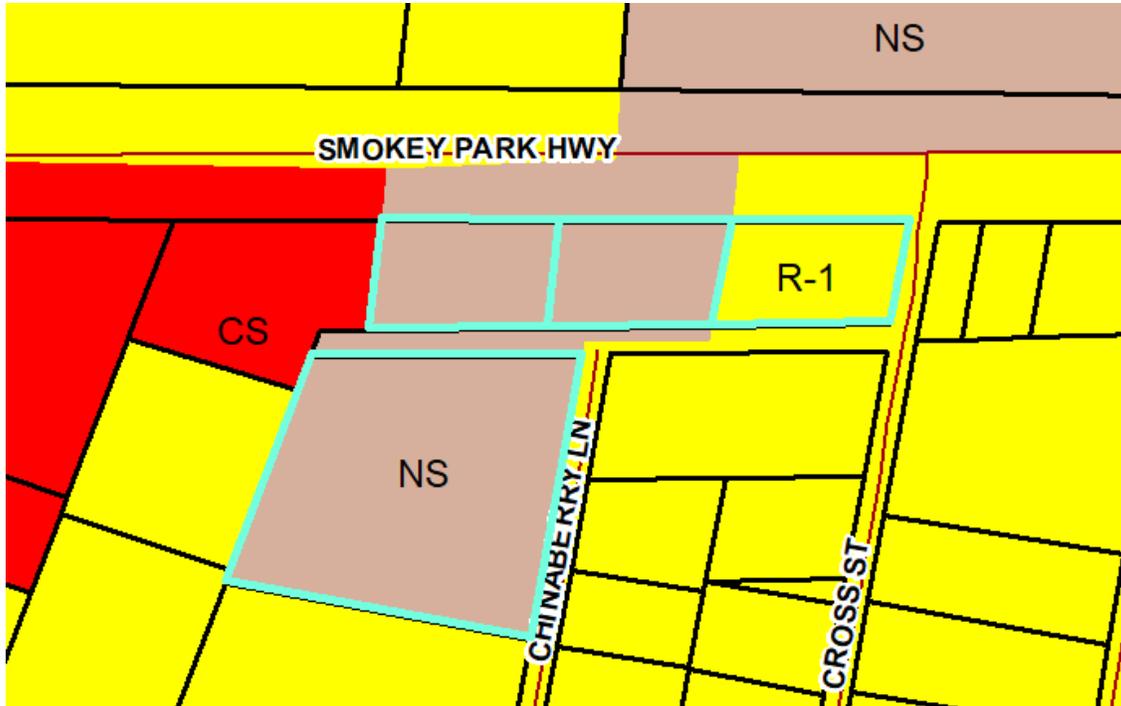
Applicant Information

- ✓ Applicant: Kane Investment Group, LLC
- ✓ Owner(s): L&R PROPERTIES INC, SHARP JUDITH M, and COGBURN (HEIRS) MAX O;COGBURN FAMILY PROPERTIES LLC
- ✓ Address(es): 1952 Smokey Park Hwy, and three unaddressed parcels along Smokey Park

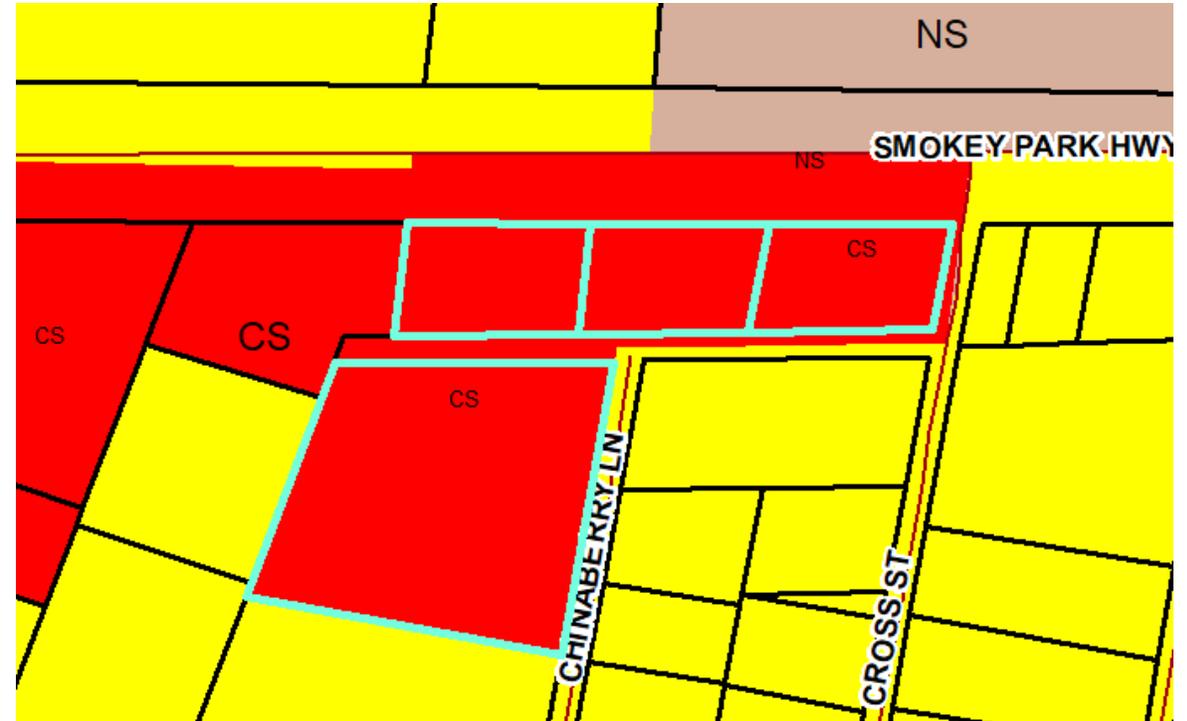


Rezoning Information

Current Zoning: NS and R-1



Proposed Zoning: CS Commercial Service



Property Information

- ✓ 4 Parcels: 0.96, 0.5, 0.53, and 2.17 acres.
Total 4.16 acres
- ✓ Current Uses: Self-storage facility (2 parcels), and vacant land (2 parcels)
- ✓ Public water along Smokey Park Hwy
- ✓ Public sewer roughly 0.15 miles east.
- ✓ Parcels are in the Combined water and sewer priority areas in the Land Use Plan.



Surrounding Development Pattern



Compliance With Adopted Plans

Land Use Plan:

- Located along transportation corridor
- Proximity to infrastructure
- Outside of sensitive areas (steep slope, high elevation, flood, etc.)

Strategic Plan alignment:

- Environmental & Energy Stewardship goal: Encourage growth and development activities in areas where appropriate infrastructure is available

Staff Recommendation: Approve



Action by the Planning Board

- Planning Board initial review – 4/19/2021
- Planning Board vote – 5/3/2021
- Made a finding that the request was consistent with the Comprehensive Land Use Plan
- Unanimously recommended that the BOC approve the request
- See PB resolution

