



# ZPH2022-00040 Mount Carmel Zoning Map Amendment

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*Presented by*

Shannon Capezzali, AICP

Planning & Development Department



# Hearing Notification

- ✓ CASE NUMBER: ZPH2022-00040
- ✓ Notice in Asheville Citizen Times legal ad: 2/24 and 3/3/2023
- ✓ Notice mailed to owners within 1,000 ft: 3/3/2023
- ✓ Physical posting: 2/24/2023
- ✓ Notice on BC Website: 2/21/2023
- ✓ Public Hearing: 3/7/23



# Applicant Information

- ✓ Applicant: Clyde Motley (Locust Grove MHP LLC)
- ✓ Owner(s): Locust Grove MHP LLC
- ✓ Address(es): 31 Mount Carmel Pl, Asheville 28806

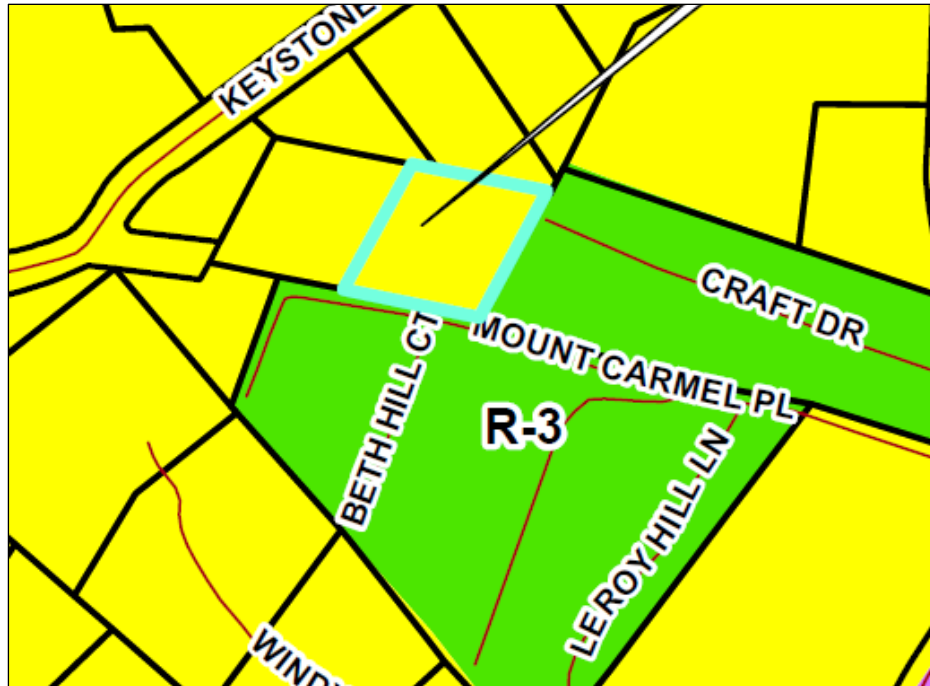


# Property Information

- ✓ 1.1 acres
- ✓ Current Use:  
Residential  
(1 single family home)
- ✓ Public Water & Sewer



# Rezoning Information



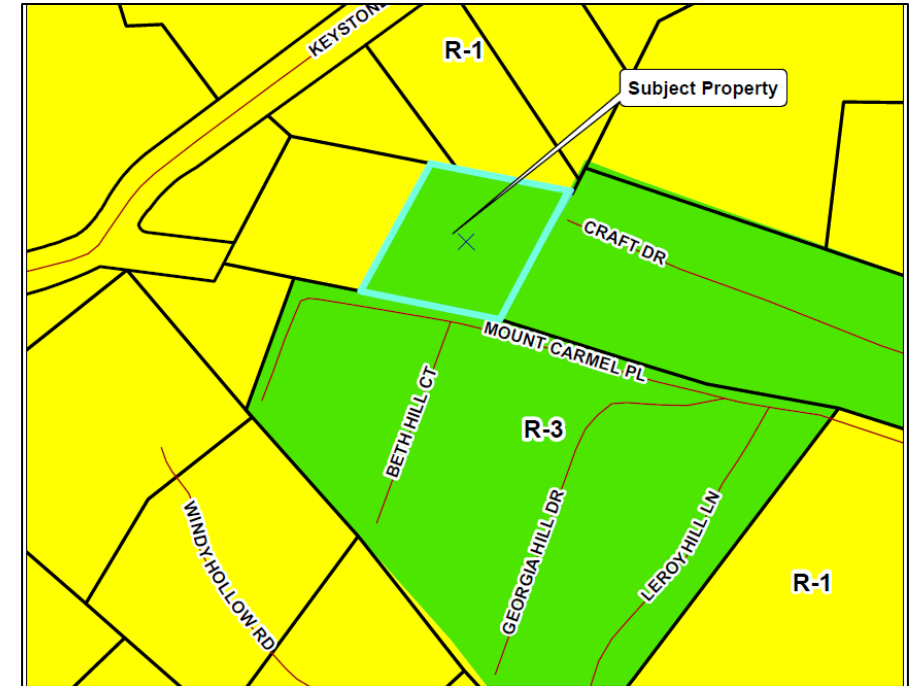
Current Zoning:

R-1



Proposed Zoning:

R3

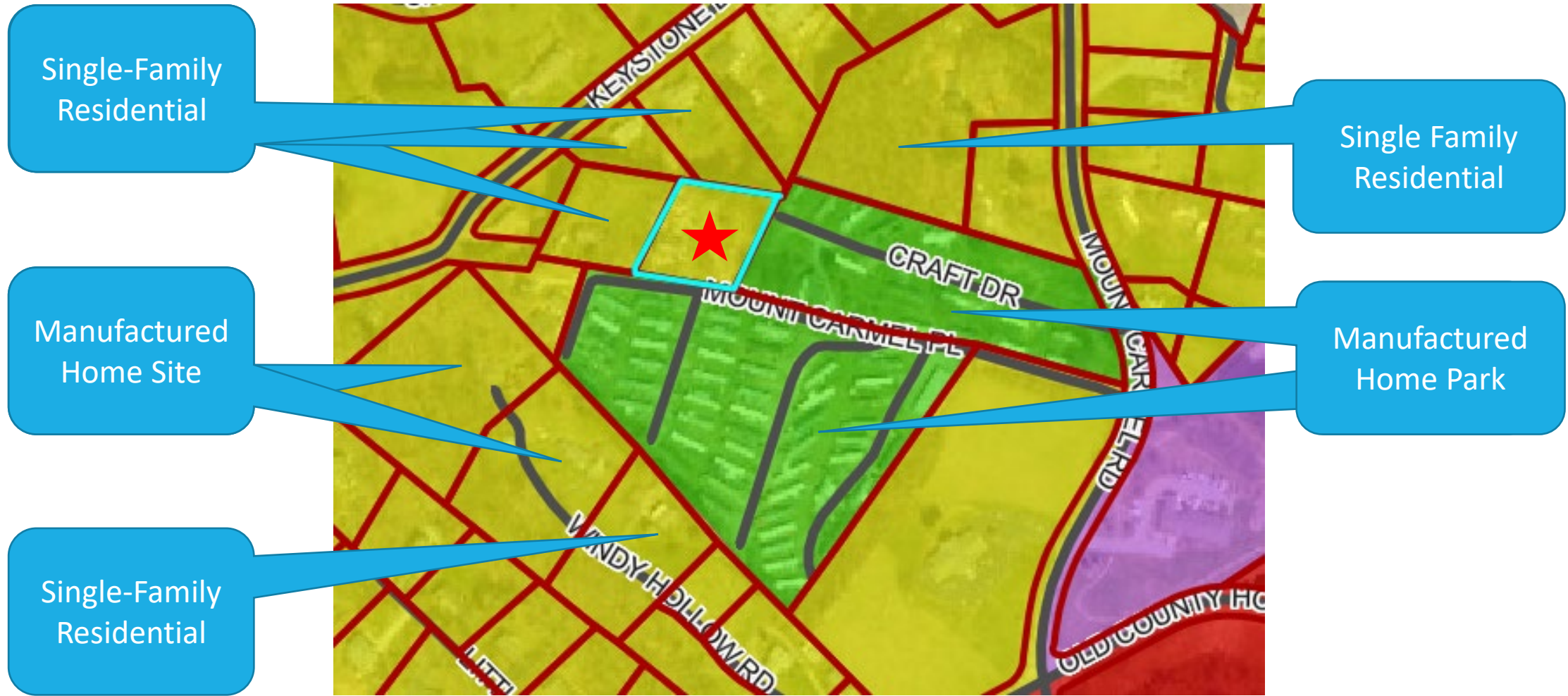


# Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
	R-1 Residential	R-3 Residential
Minimum Lot Size	30,000 SF No Public Sewer 12,000 SF Public Sewer/No Water 8,000 SF Public Water and Sewer	30,000 SF No Public Sewer 10,000 SF Public Sewer/No Water 6,000 SF Public Water and Sewer
Max dwelling units/acre	10	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer 20/10/20 no sewer	10/7/15 w/sewer 20/10/20 no sewer
Max height	35 feet	35 feet



# Surrounding Development Pattern in Immediate Area



# Action by the Planning Board

- Public hearing held on 1/23/2023
- Voted unanimously to recommend approval to the Board of Commissioners.

