



# ZPH2023-00010 Lake Eden Zoning Map Amendment

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*Presented by*

Shannon Capezzali, AICP

Planning & Development Department



# Hearing Notification

- ✓ CASE NUMBER: ZPH2023-00010
- ✓ Notice in Asheville Citizen Times legal ad: 4/24 and 5/1/2023
- ✓ Notice mailed to owners within 1,000 ft: 5/5/2023
- ✓ Physical posting: 5/5/2023
- ✓ Notice on BC Website: 4/24/2023
- ✓ Public Hearing: 5/16/23



# Applicant Information

- ✓ Applicant: Lake Eden Preserve LLC
- ✓ Owner(s): Con-Onaula Farms LLLP
- ✓ Address(es): Unaddressed on Lake Eden Road

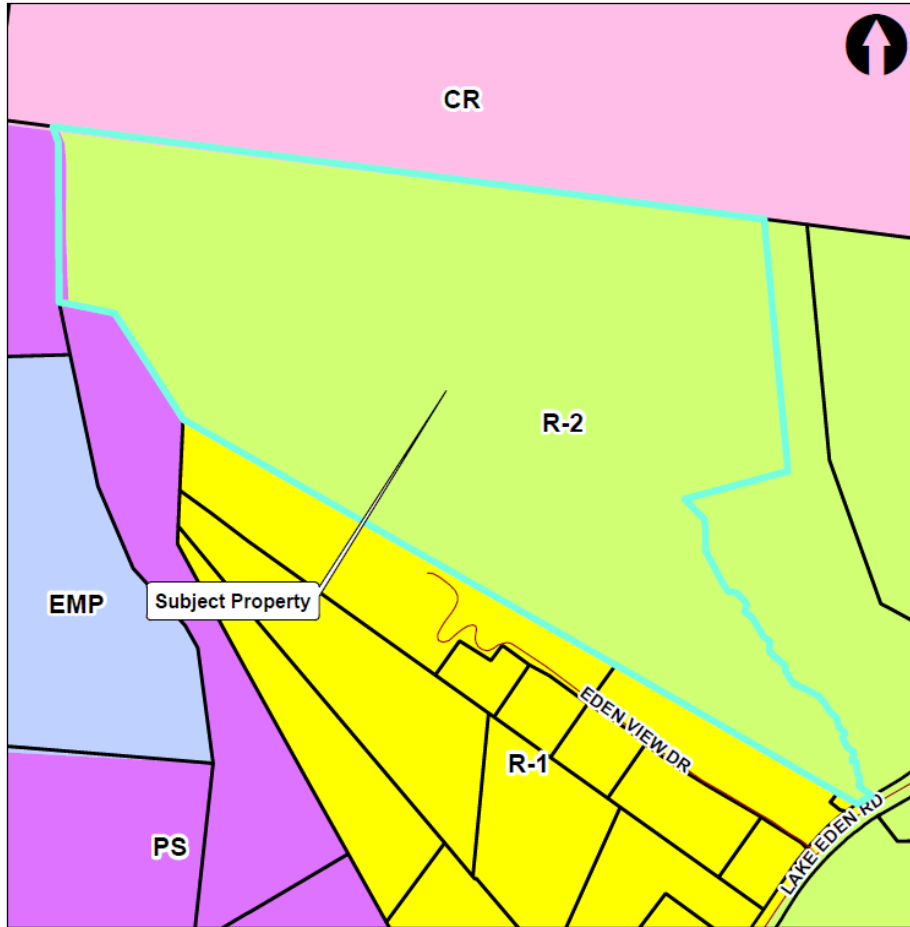


# Property Information

- ✓ 48.67 acres
- ✓ Current Use:  
Vacant
- ✓ Public Water &  
Sewer



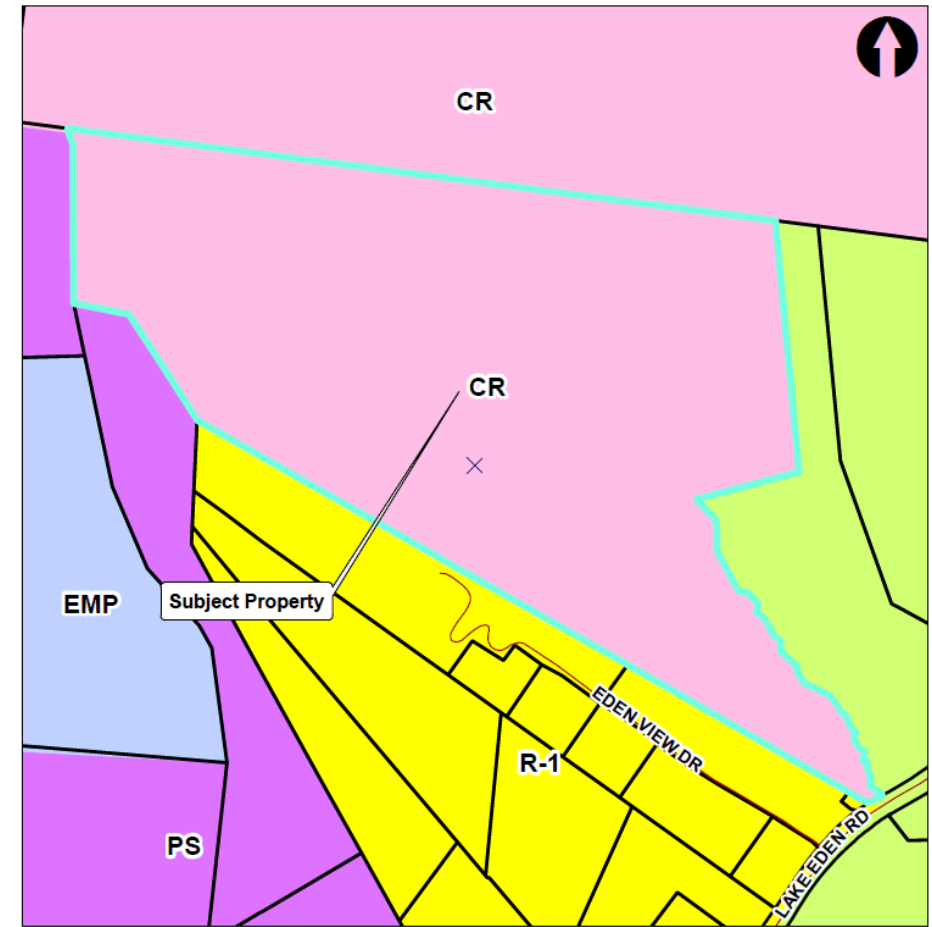
# Rezoning Information



Current Zoning:  
R-2



Proposed Zoning:  
CR

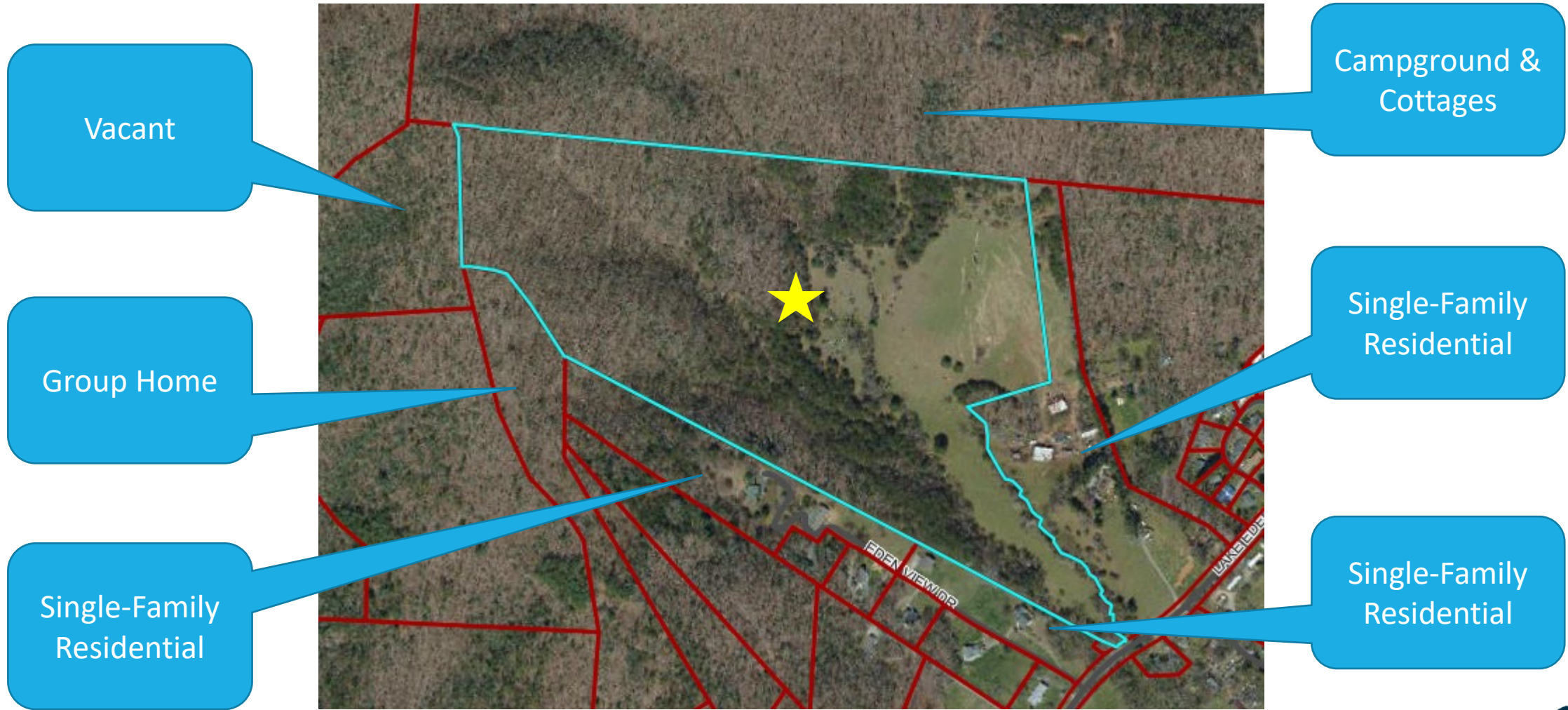


# Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
	R-2 Residential	CR Conference Resort
Minimum Lot Size	30,000 SF No Public Sewer 10,000 SF Public Sewer/No Water 6,000 SF Public Water and Sewer	30,000 SF No Public Sewer 12,000 Public Sewer/No Water 8,000 SF Public Water/Sewer
Max dwelling units/acre	12	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer 20/10/20 no sewer	20/10/20
Max height	35 feet	50 feet, plus 1 ft add'l per each 5 ft setback up to 100 ft total.



# Surrounding Development Pattern in Immediate Area



# Action by the Planning Board

- Public hearing held on 4/17/2023
- Voted unanimously to forward a recommendation of approval to the Board of Commissioners.

