



# ZPH2023-00019 Long Shoals Business Center Zoning Map Amendment

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*Presented by*

Haylee Madfis

Planning & Development Department



# Updated Rezoning Review

The 2043 Comprehensive Plan has replaced the 2013 Land Use Plan as the guiding document for rezonings

Staff recommendations are based on:

- G.E.C. Land Use Characters
- Plan Policies and Actions
- Spot zoning analysis
- Neighborhood consistency
- Equity Analysis Tool

GEC LAND USE MATRIX					
	Character Description	Wastewater & Potable Water	General Residential Density	Primary Land Uses	Secondary Land Uses
Protected Public Lands	No or extremely limited development is anticipated. Includes forests, parks, or county government-owned land that is designated in a state or local, and lands with a publicly owned conservation easement.	Private water; Private water	No new residential development	Native forests, state parks, watersheds	Conservation lands
Conservation Working Lands	Working agricultural lands or lands where extensive forest development is anticipated. Pastureland that has been dedicated to agricultural, forest, or other open space uses.	Private water; Private water	New low-density 1-4 unit or 2-4 unit group housing in the area	Working farms, forests, and open lands	Small rural schools, centers and low-density rural residential
Rural Community	Multi-use areas, including low-density residential, some agricultural and forest lands, and other lands that support the rural community. Can include some residential, which is not used in agriculture.	Private water; County water system	Low density 1-4 unit or 2-4 unit group housing in the area with some medium-density residential	Rural residential, conservation, recreation, and working farms and forests	Limited rural centers, commercial, and other services

THEN



NOW



# Hearing Notification

- ✓ CASE NUMBER: ZPH2023-00019
- ✓ Notice in Asheville Citizen Times legal ad: 7/5/2023
- ✓ Notice mailed to owners within 1,000 ft: 7/5/2023
- ✓ Physical posting: 7/7/2023
- ✓ Notice on BC Website: 7/5/2023
- ✓ Public Hearing: 7/17/23



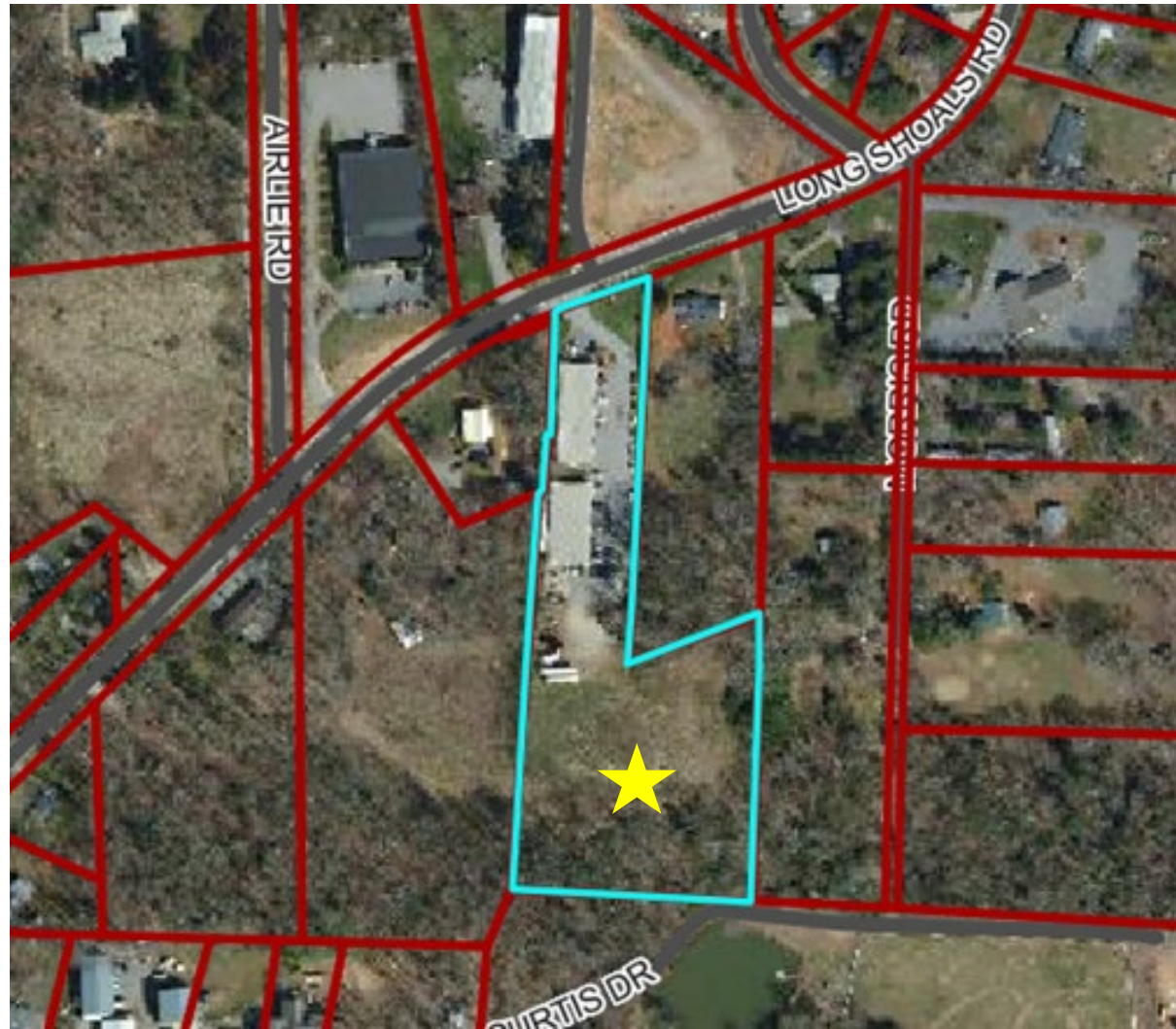
# Applicant Information

- ✓ Applicant: Long Shoals Business Center LLC
- ✓ Owner(s): Long Shoals Business Center LLC
- ✓ Address(es): 565 Long Shoals Road



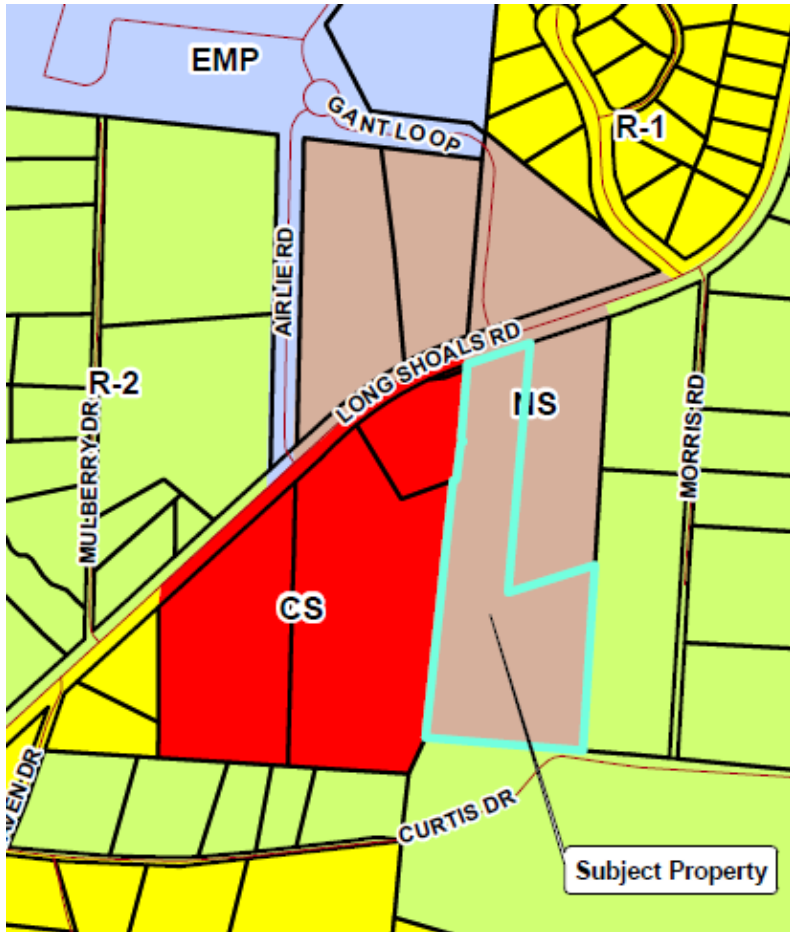
# Property Information

- ✓ 4.97 acres
- ✓ Current Use:  
Warehouse/storage
- ✓ Public Water &  
Sewer





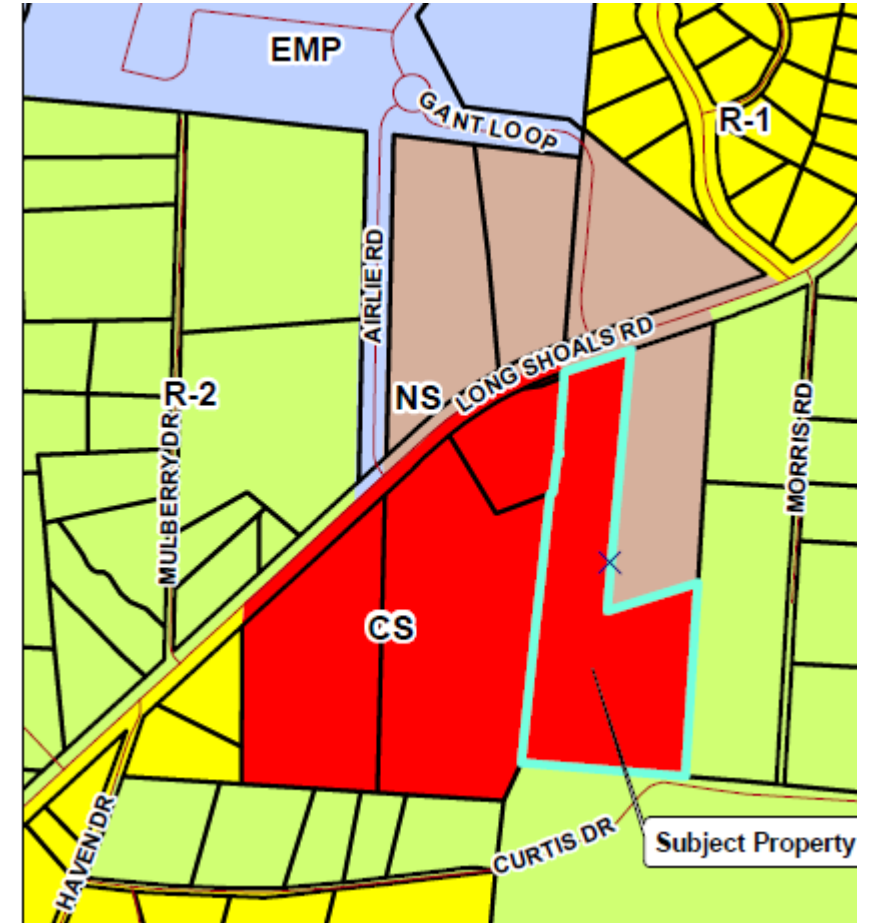
# Rezoning Information



Current Zoning:  
NS



Proposed Zoning:  
CS

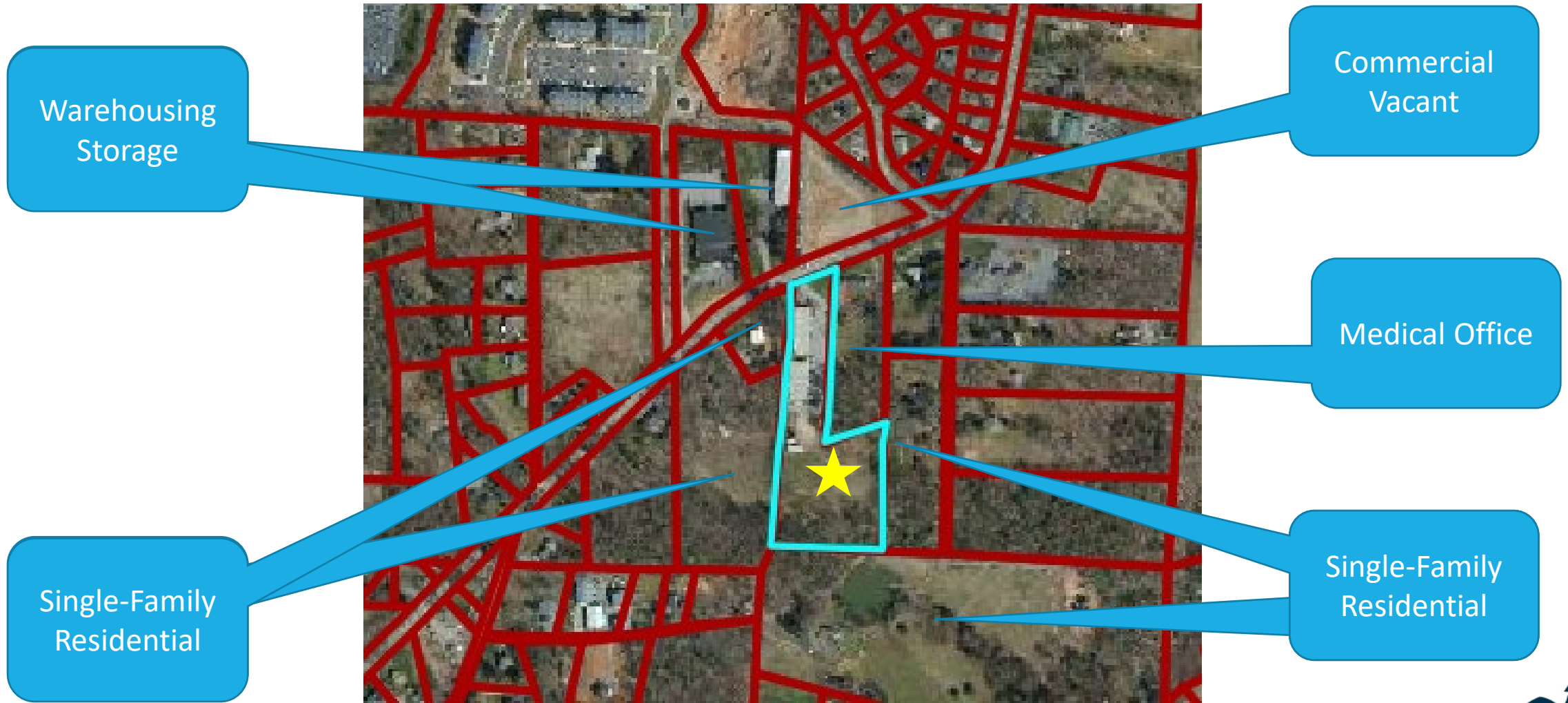


# Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
	NS Neighborhood Service	CS Commercial Service
Minimum Lot Size	30,000 SF No Public Sewer 10,000 SF Public Sewer/No Water 5,000 SF Public Water and Sewer	30,000 SF No Public Sewer 10,000 Public Sewer/No Water 5,000 SF Public Water/Sewer
Max dwelling units/acre	12	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer 20/10/20 no sewer	10/10/10
Max height	35 feet	50 feet



# Surrounding Development Pattern in Immediate Area





# Action by the Planning Board

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

