



ZPH2023-00021 Warren Wilson Zoning Map Amendment

Presented by

Shannon Capezzali, AICP

Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2023-00021
- ✓ Notice in Avl Citizen Times legal ad: 8/4 AND 8/11/2023
- ✓ Notice mailed to owners within 1,000 ft: 8/4/2023
- ✓ Physical posting: 8/4/2023
- ✓ Notice on BC Website: 8/4/2023
- ✓ Public Hearing: 8/15/23



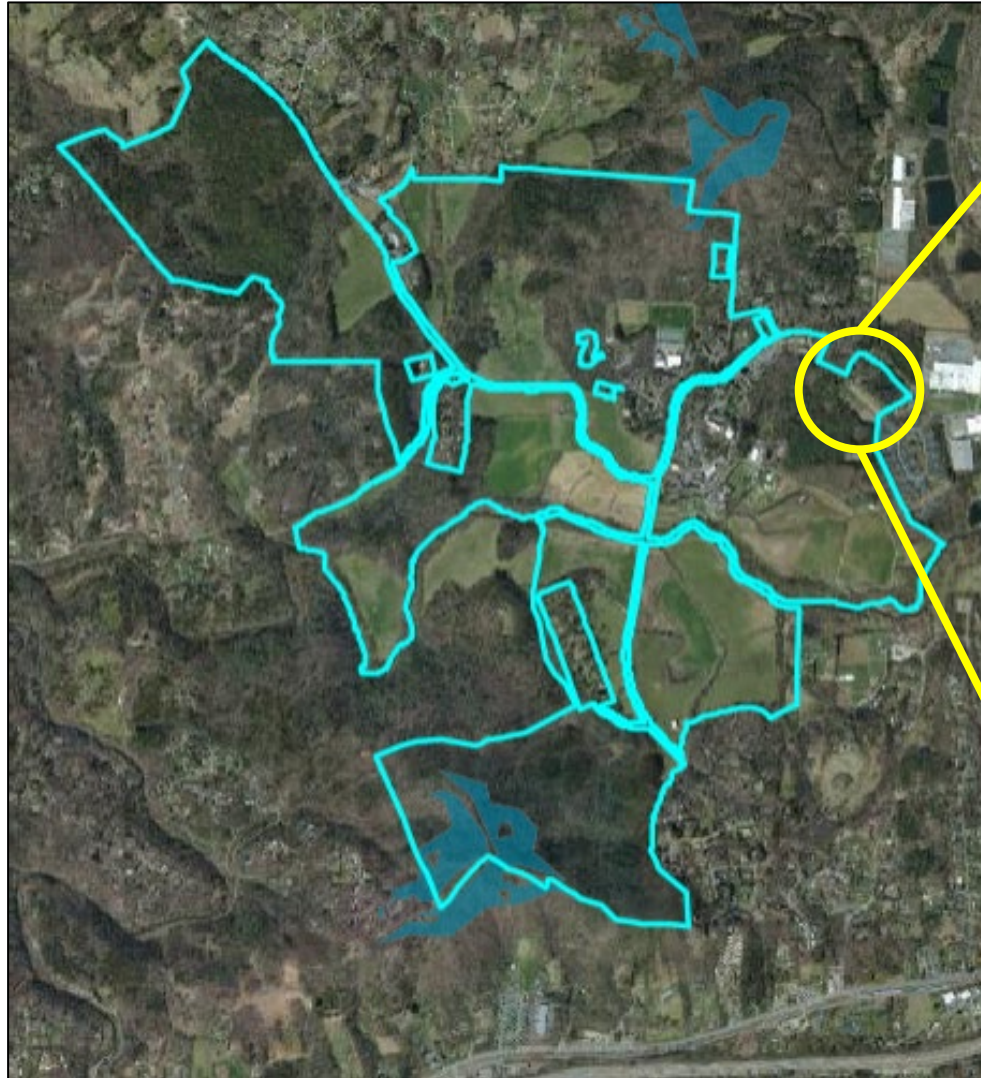
Applicant Information

- ✓ Applicant: William H. Christy
- ✓ Owner: Warren Wilson College
- ✓ Address: 111 Upper College Road, Swannanoa



Property Information

- ✓ 4.5 acres
- ✓ Current Use: Residential
- ✓ Public Water & Sewer

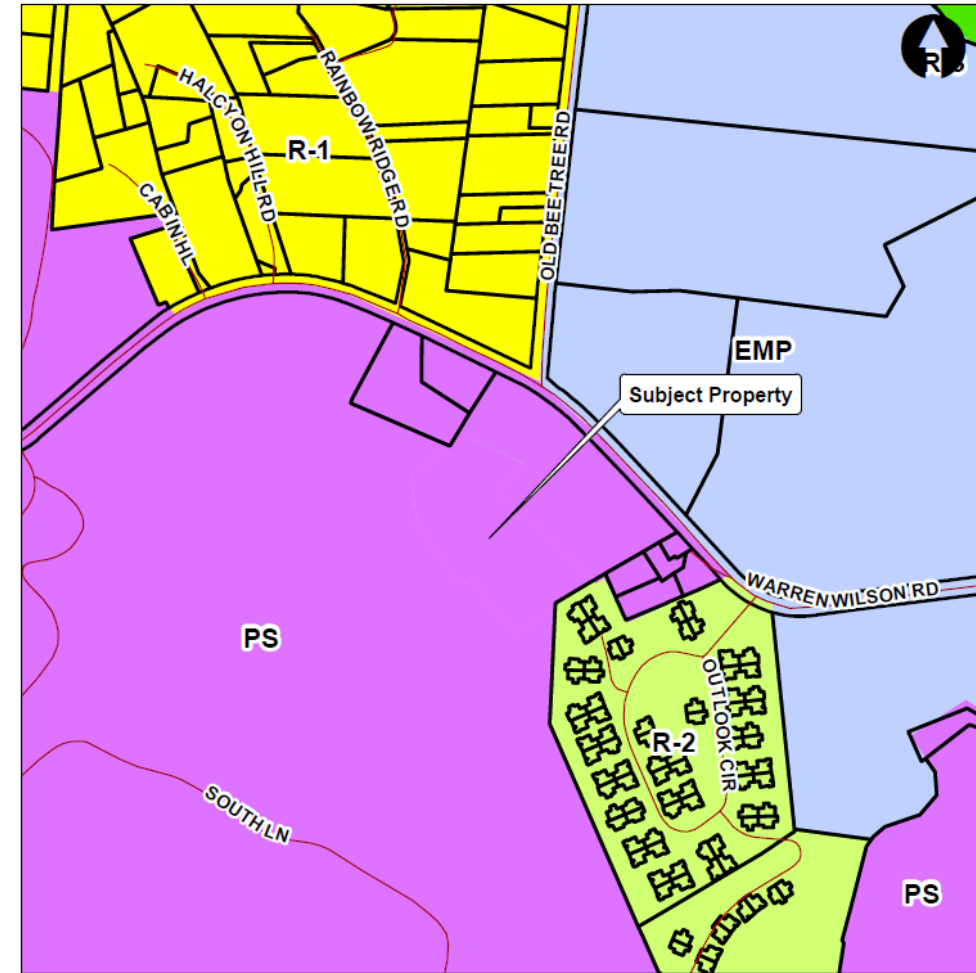
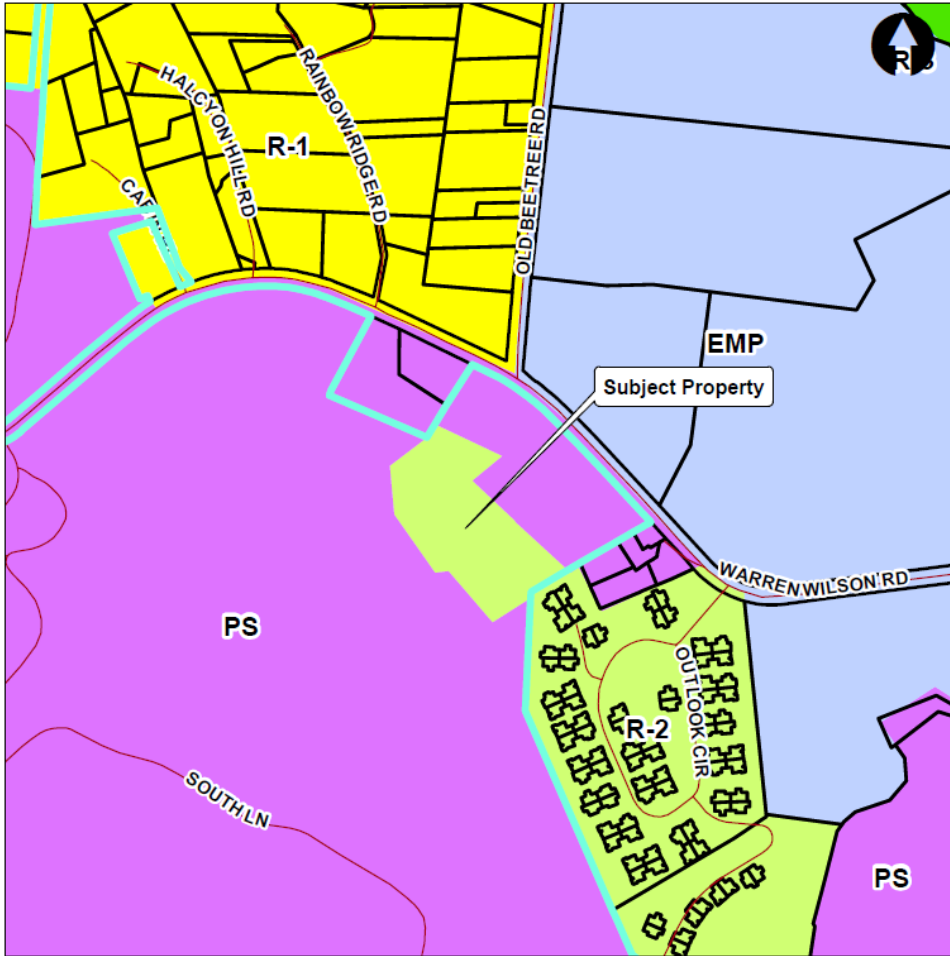


Rezoning Information

Current Zoning:
R-2



Proposed Zoning:
PS



Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
	R-2 Residential	PS Public Service
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 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	20/10/20
Max height	35 feet	50 feet



Surrounding Development Pattern in Immediate Area

Single-Family Residential

Warren Wilson College

Industrial / Manufacturing

Single-Family Residential

Multi-Family Residential

Warren Wilson College



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.

