



ZPH2023-00031 Justice Ridge Farm Rd Zoning Map Amendment

Presented by

Shannon Capezzali, AICP

Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2023-00031
- ✓ Notice in Asheville Citizen Times legal ad: 10/27 & 11/3/23
- ✓ Notice mailed to owners within 1,000 ft: 10/27/2023
- ✓ Physical posting: 10/27/2023
- ✓ Notice on BC Website: 10/27/2023
- ✓ Public Hearing: 11/7/23



Applicant Information

- ✓ Applicant: Myron Gottfried
- ✓ Owner: Myron and Beverly Gottfried and Justice Ridge Farm LLC.
- ✓ Address: 215 and Unaddressed Justice Ridge Rd, and 1 and 5 Clara Parker Dr.

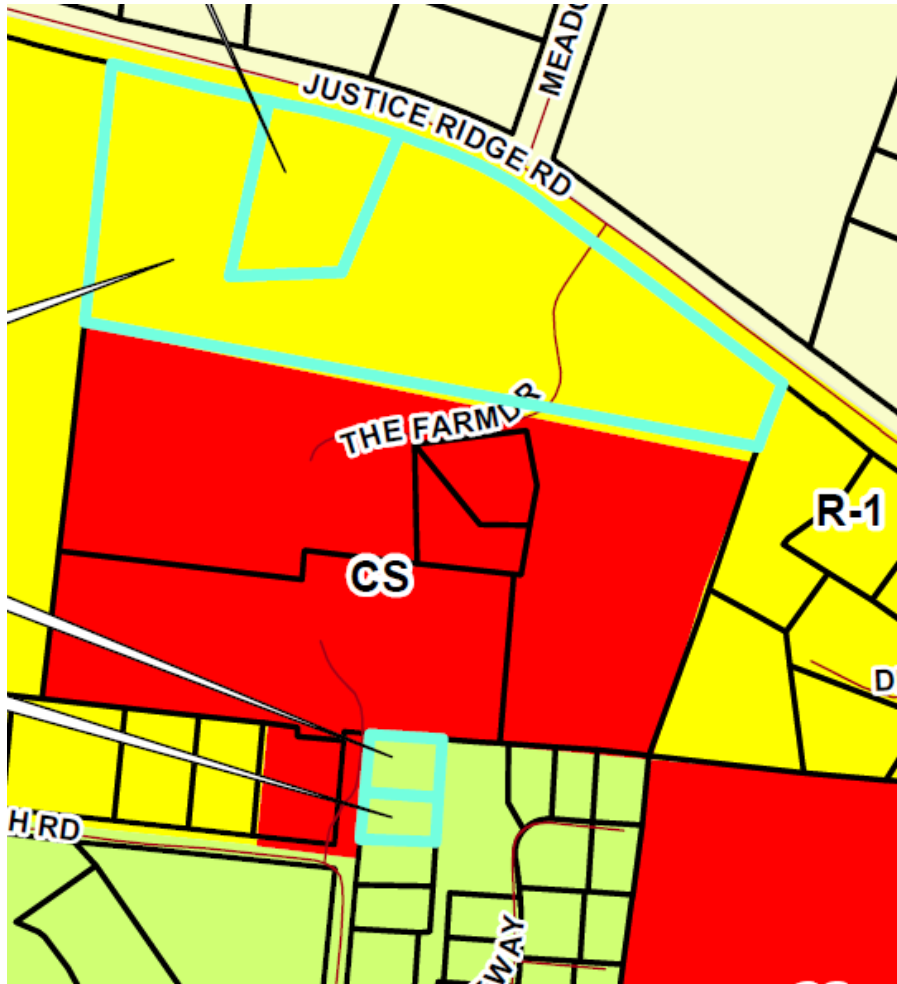


Property Information

- ✓ 6.46 total acres
- ✓ Current Uses: Event Center, Vacation Rental Complex
- ✓ Public Water & Sewer



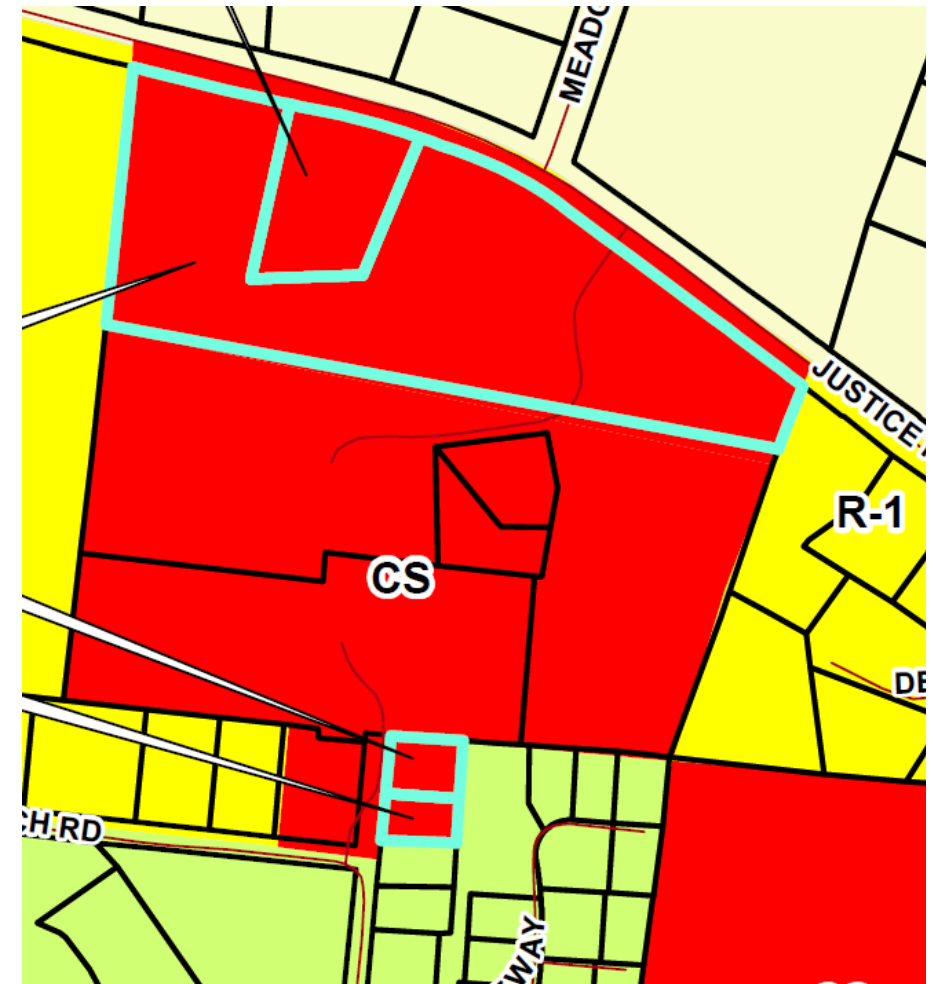
Rezoning Information



Current
Zoning:
R-1 & R-2



Proposed
Zoning:
CS



Bulk Standards

Allowable Density/Dimensional Standards		Existing District:		Proposed District:
		R-1 Residential	R-2 Residential	CS Commercial Service
Minimum Lot Size	No Public Sewer	30,000 SF	30,000 SF	30,000 SF
	Public Sewer/No Water	12,000 SF	10,000 SF	10,000 SF
	Public Water & Sewer	8,000 SF	6,000 SF	5,000 SF
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



Equity Analysis

Parcel is within an Equity Opportunity Area based on its score on the Community Index Map for these factors:

- population with no high school diploma is higher than for the zip code
- gross rent as a percent of income is higher than for the zip code
- median household income is 16% lower than for the county average
- % Hispanic or Latino is 15.7% of population, which is second highest for the zip code

Considerations: Rezoning do not contain specific development proposals, therefore consider how all types of uses allowed in the proposed district could impact historically disadvantaged communities in the area.



Action by the Planning Board

- Public hearing held on October 16, 2023
- Voted unanimously to forward a recommendation of approval to the Board of Commissioners.

