



ZPH2024-00034 Hitching Post Ln Zoning Map Amendment

Presented by

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Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2023-00034
- ✓ Notice in Asheville Citizen Times legal ad: 1-10-25
- ✓ Notice mailed to owners within 1,000 ft: 1-10-25
- ✓ Physical posting: 1-10-25
- ✓ Notice on BC Website: 1-10-25
- ✓ Public Hearing: 1-21-25



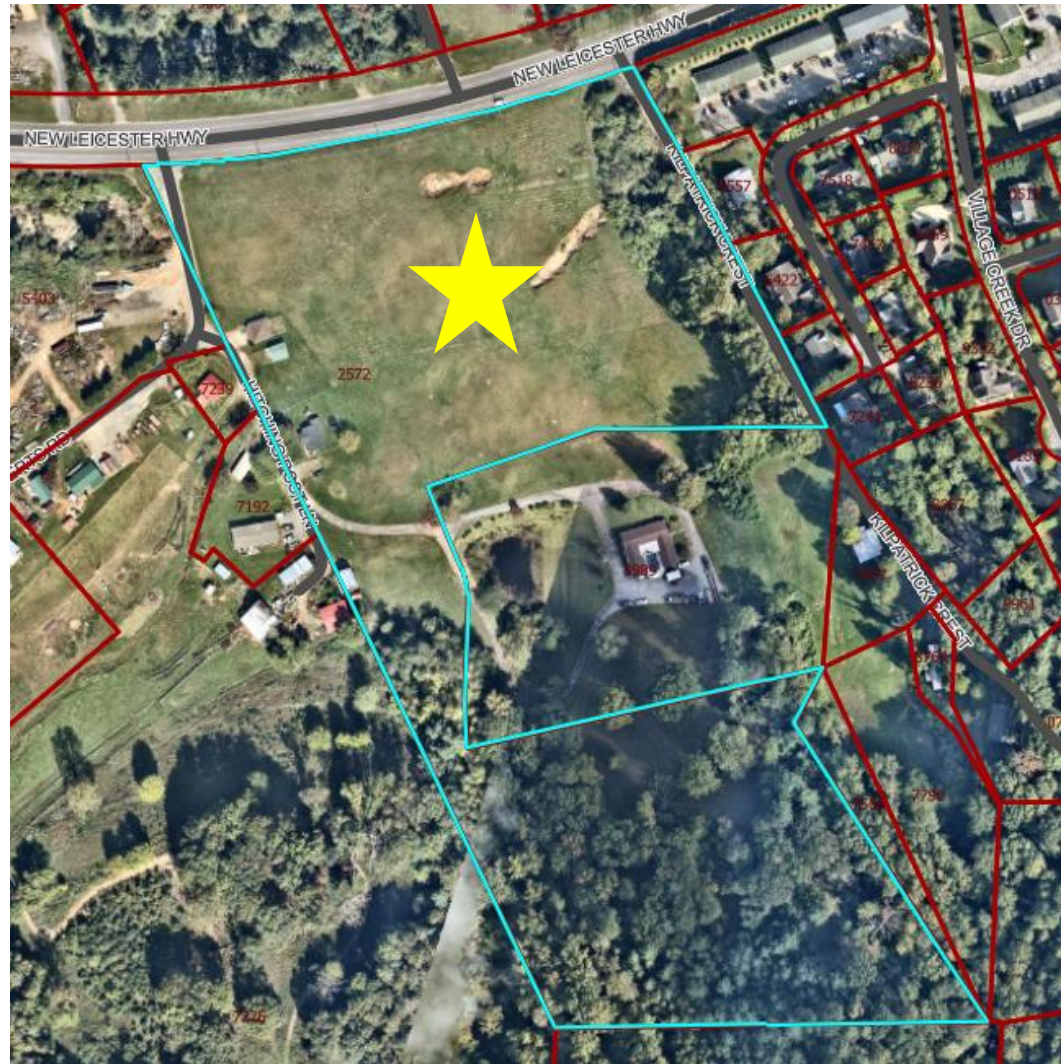
Applicant Information

- ✓ Applicant: Barney Danzansky, Equity Dev. Group LLC
- ✓ Owner(s): Harry & Marjorie Clay
- ✓ Address(es): 14 Hitching Post Lane



Property Information

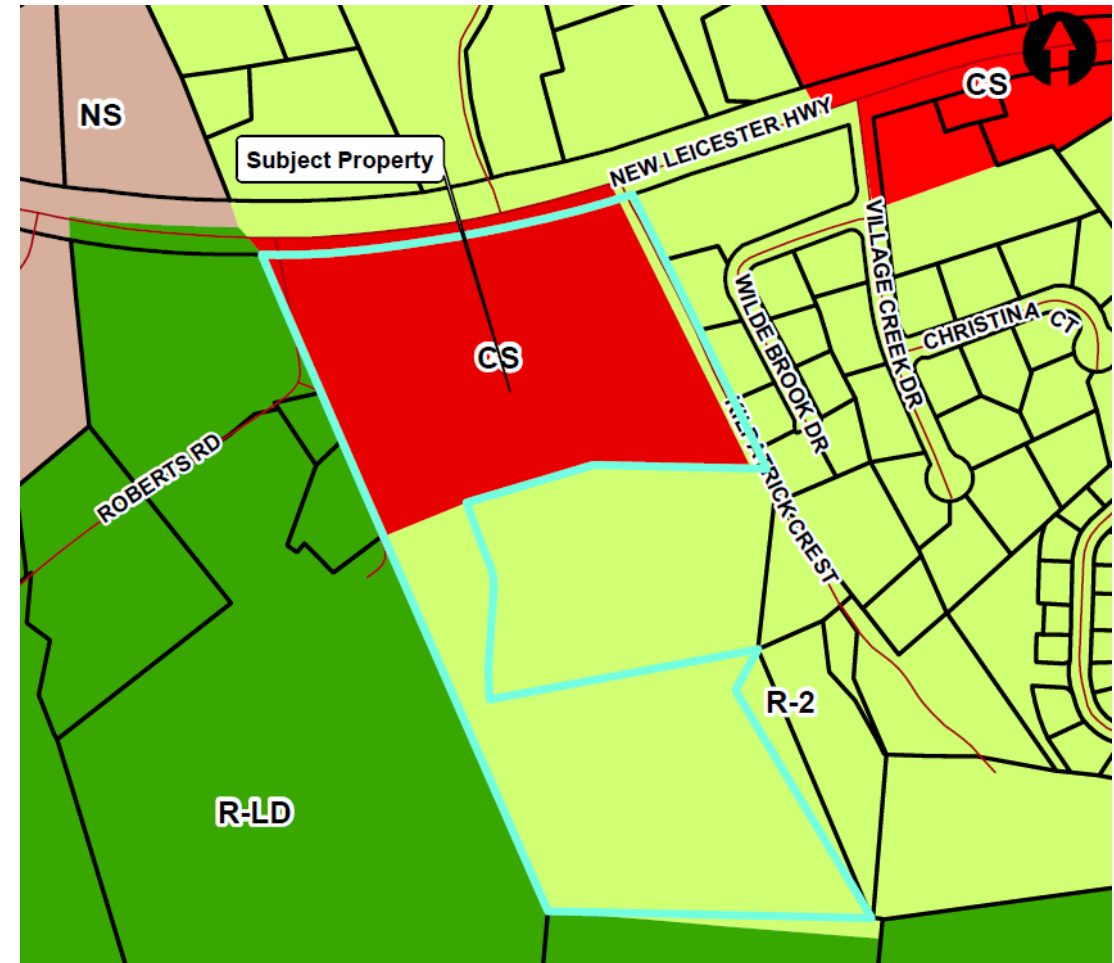
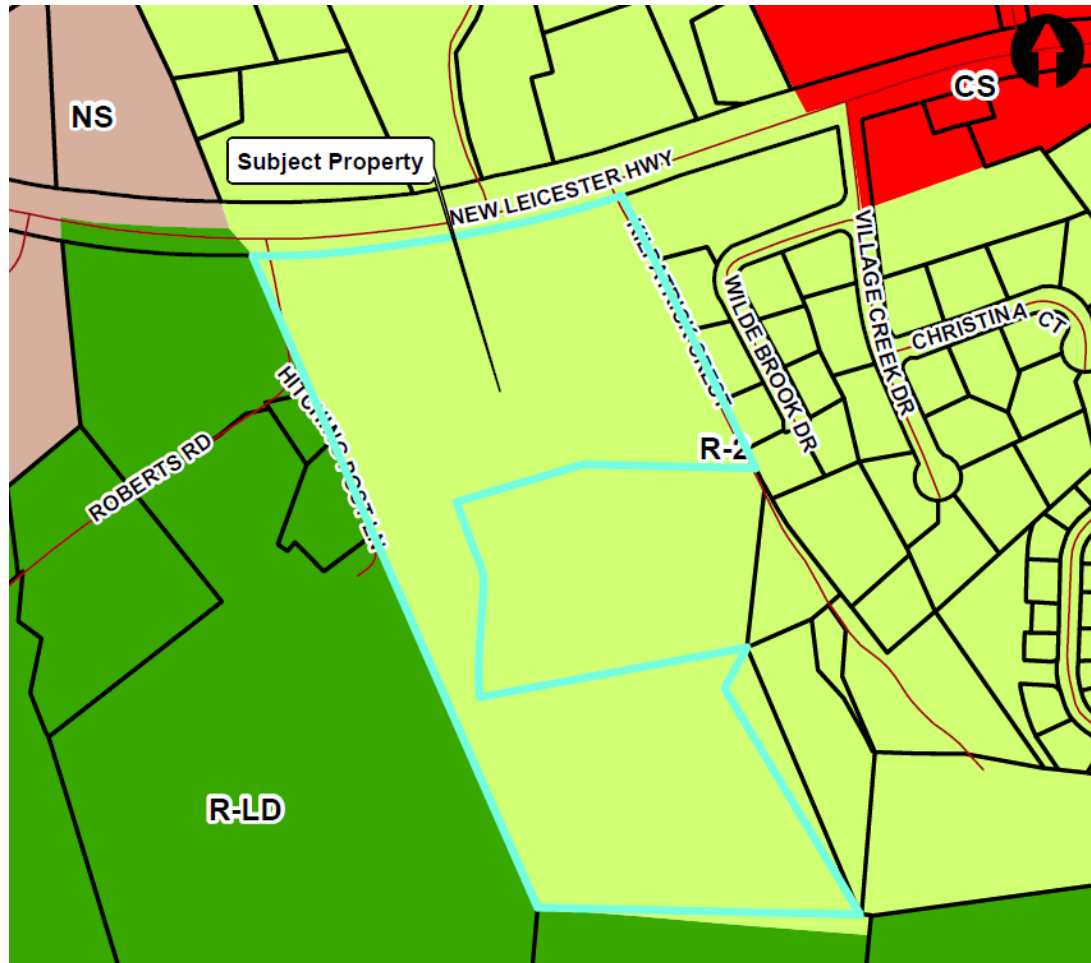
- ✓ 10.35 acre portion of a 19.68 acre tract
- ✓ Current Use: Residential
- ✓ Public Water & Sewer



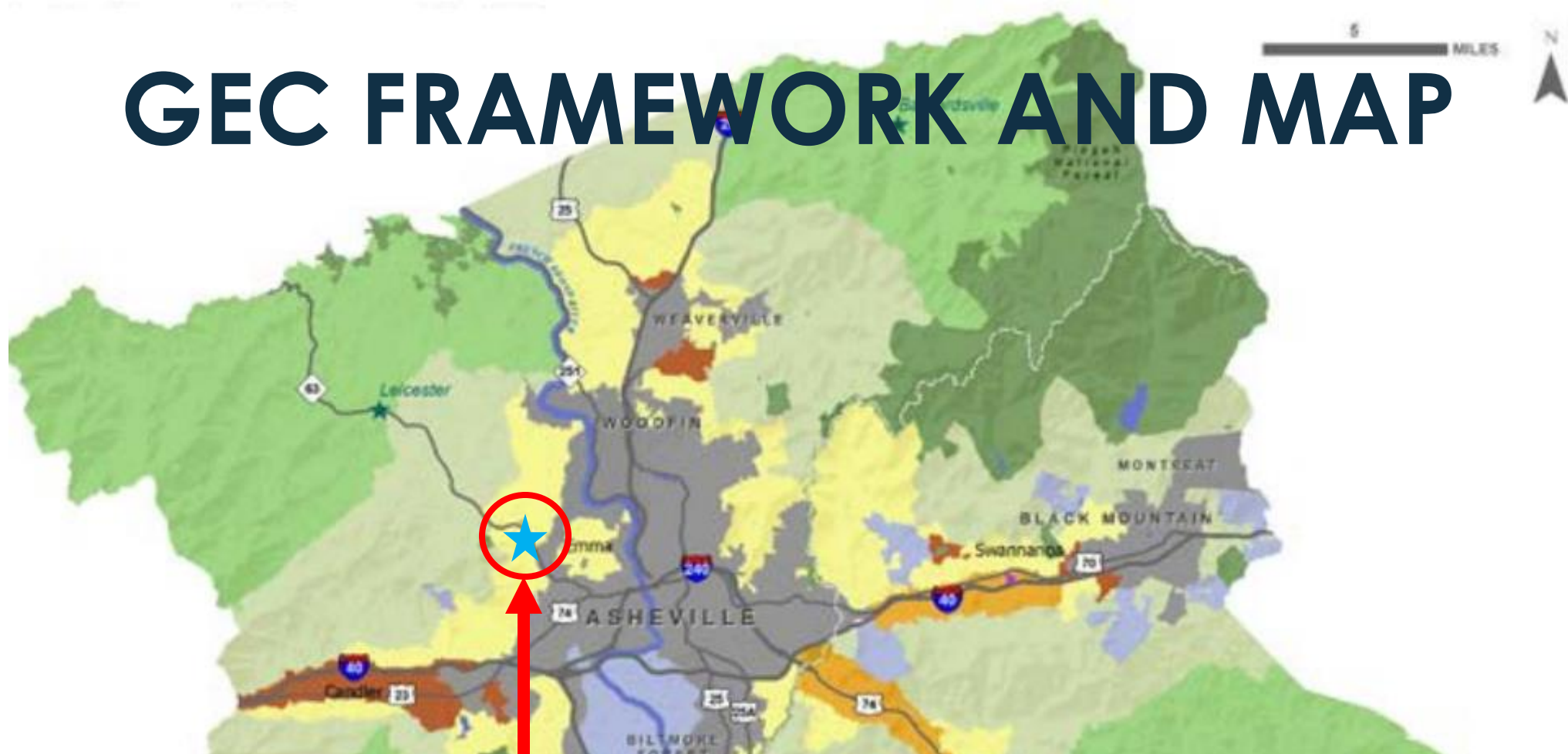
Rezoning Information

Current Zoning: R-2

Proposed Zoning: CS



GEC FRAMEWORK AND MAP



MIXED USE NEIGHBORHOOD

Existing residential neighborhoods and undeveloped areas for medium- to high density residential. Infill and redevelopment opportunities for additional housing. Increased density through renovations or new middle housing types. New high-density developments should be designed to be compatible with the surrounding neighborhood.

Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
	R-2 Residential	CS Commercial 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	10/10/10
Max height	35 feet	50 feet

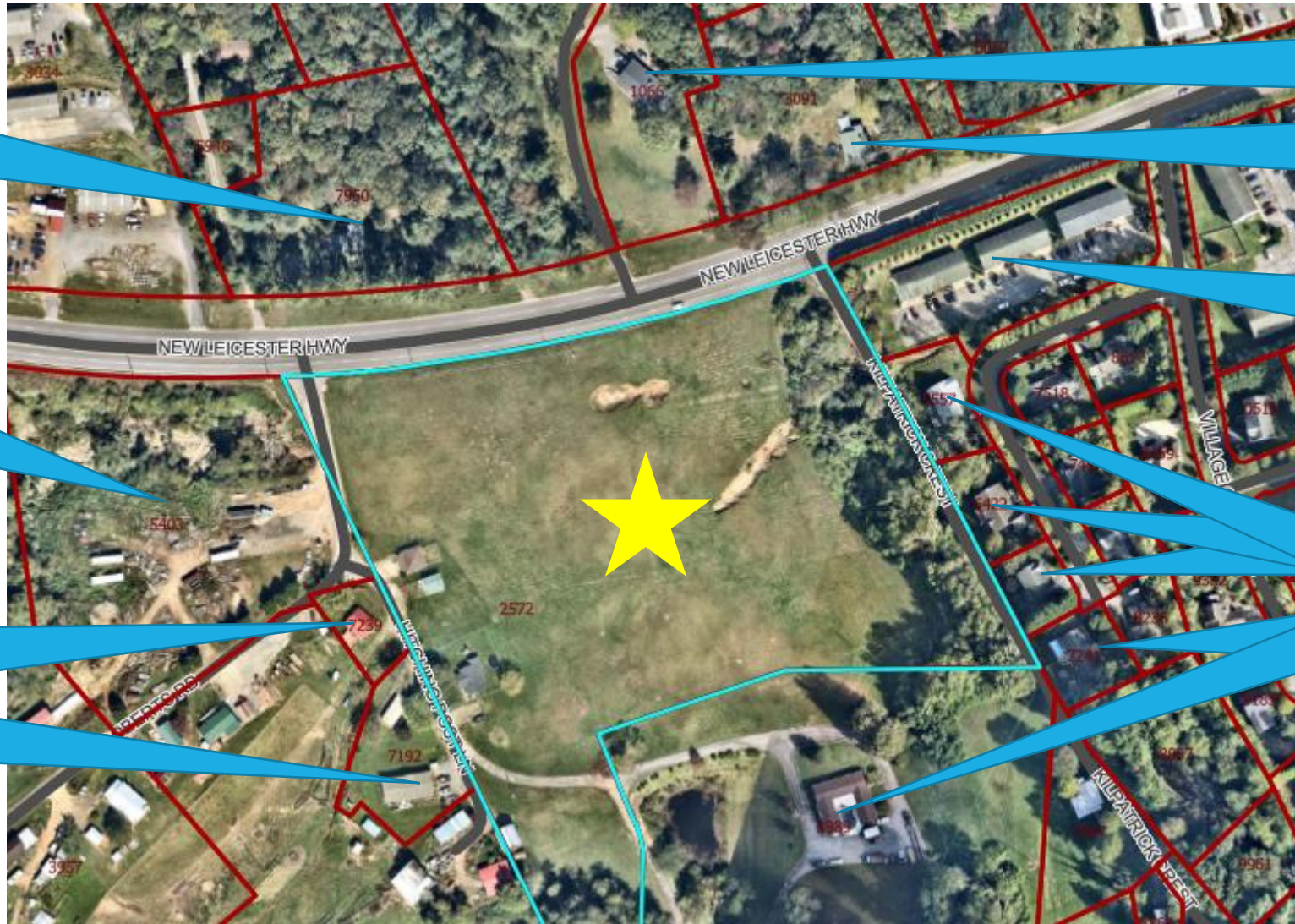


Surrounding Development Pattern in Immediate Area

Single-Family Residential

Vacant

Single-Family Residential



Single-Family Residential

Apartments

Single-Family Residential



Consistency Analysis

Consistent

- Wastewater & Potable water type
- Density – no change
- Proximity to Transportation Corridor
- Not in Steep Slope/High Elevation and Protected Ridge Overlay Districts
- Not in High/Moderate Hazard Stability Areas
- Proximity to other CS zoned areas

Inconsistent

- FLUM Category and description
- Primary and Secondary Land Uses
- Not in Regulated Flood Hazard Areas
- Proposed zoning district compatible with the existing uses in the area
- Proposed rezoning allows for a transition between higher density or intensity uses and lower density or intensity uses

STAFF RECOMMENDS: Approval



Action by Planning Board

- Public hearing held on December 16, 2024
- Voted unanimously to forward a recommendation of approval to the Board of Commissioners



QUESTIONS



Draft Board Motions

- A. The Board **approves** the rezoning of the subject property as it is consistent with the Buncombe County 2043 Comprehensive Plan.
- B. The Board **denies** the rezoning of the subject property as it is NOT consistent with the Buncombe County 2043 Comprehensive Plan.

