



ZPH2024-00039 Long Shoals Rd Zoning Map Amendment

Presented by

Haylee Madfis

Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2024-00039
- ✓ Notice in Asheville Citizen Times legal ad: 2/6/2025 & 2/13/2025
- ✓ Notice mailed to owners within 1,000 ft: 2/4/2025
- ✓ Physical posting: 2/5/2025
- ✓ Notice on BC Website: 2/6/2025
- ✓ Public Hearing: 2/18/25



Applicant Information

- ✓ Applicant: Bobby Haney, Suzanne Mossburg, Outdoor impressions LLC, Michael Schmitt, Sharon Anderson Tolley, and Kermit Tolley
- ✓ Owner(s): Bobby Haney, Jewel Gilbert, Outdoor impressions LLC, Michael Schmitt, and Sharon Anderson Tolley
- ✓ Address(es): 589 Long Shoals Rd, 611 Long Shoals Rd, 621 Long Shoals Rd, an unaddressed parcel on Long Shoals Rd, 631 Long Shoals Rd, 5 W Haven Dr, 5 Curtis Dr, and an unaddressed parcel on Curtis Dr.



Property Information

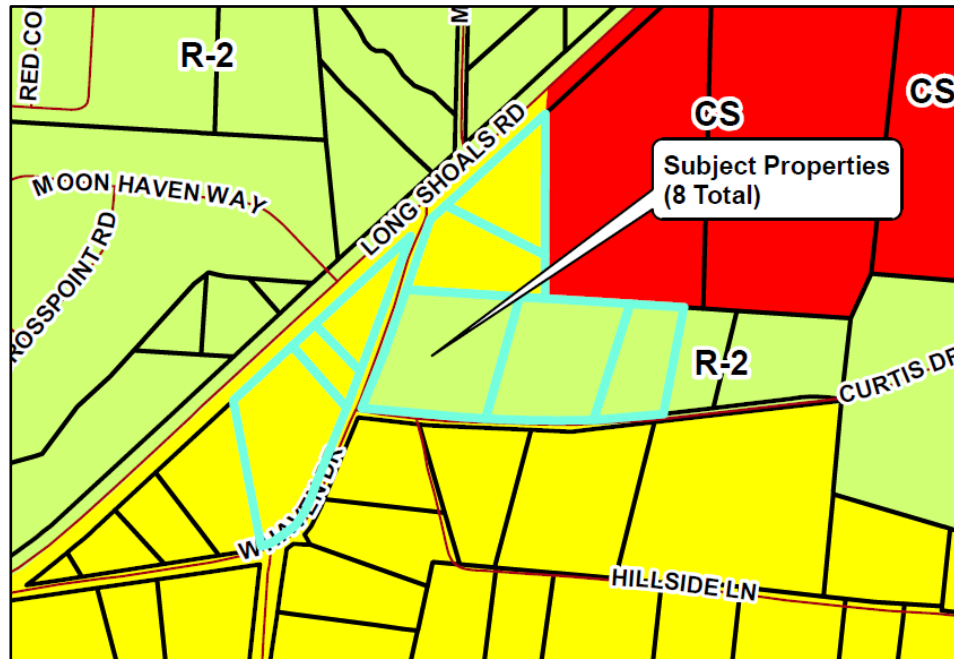
- ✓ 5.7 acres (8 parcels)
- ✓ Current Use: single family homes, vacant, landscaping business, auto repair/tire shop
- ✓ Septic & Public water



Rezoning Information

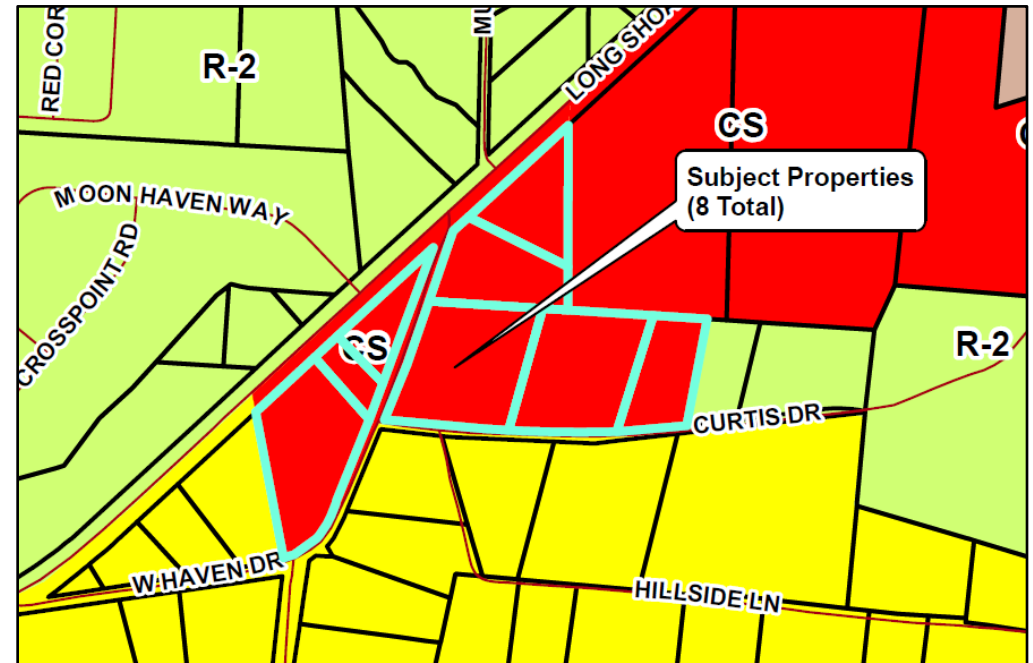
Current Zoning:

R-1 & R2



Proposed Zoning:

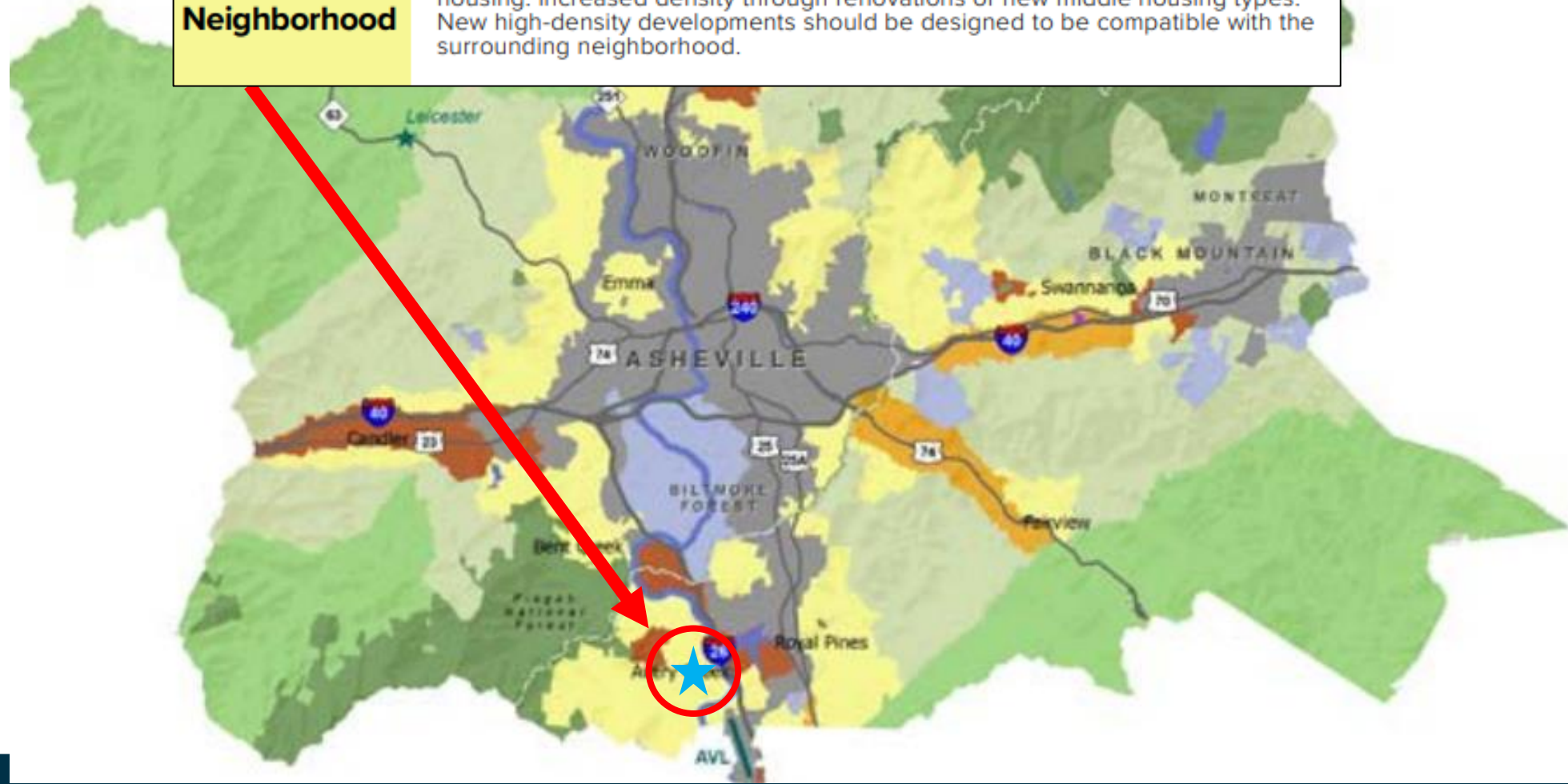
CS



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.

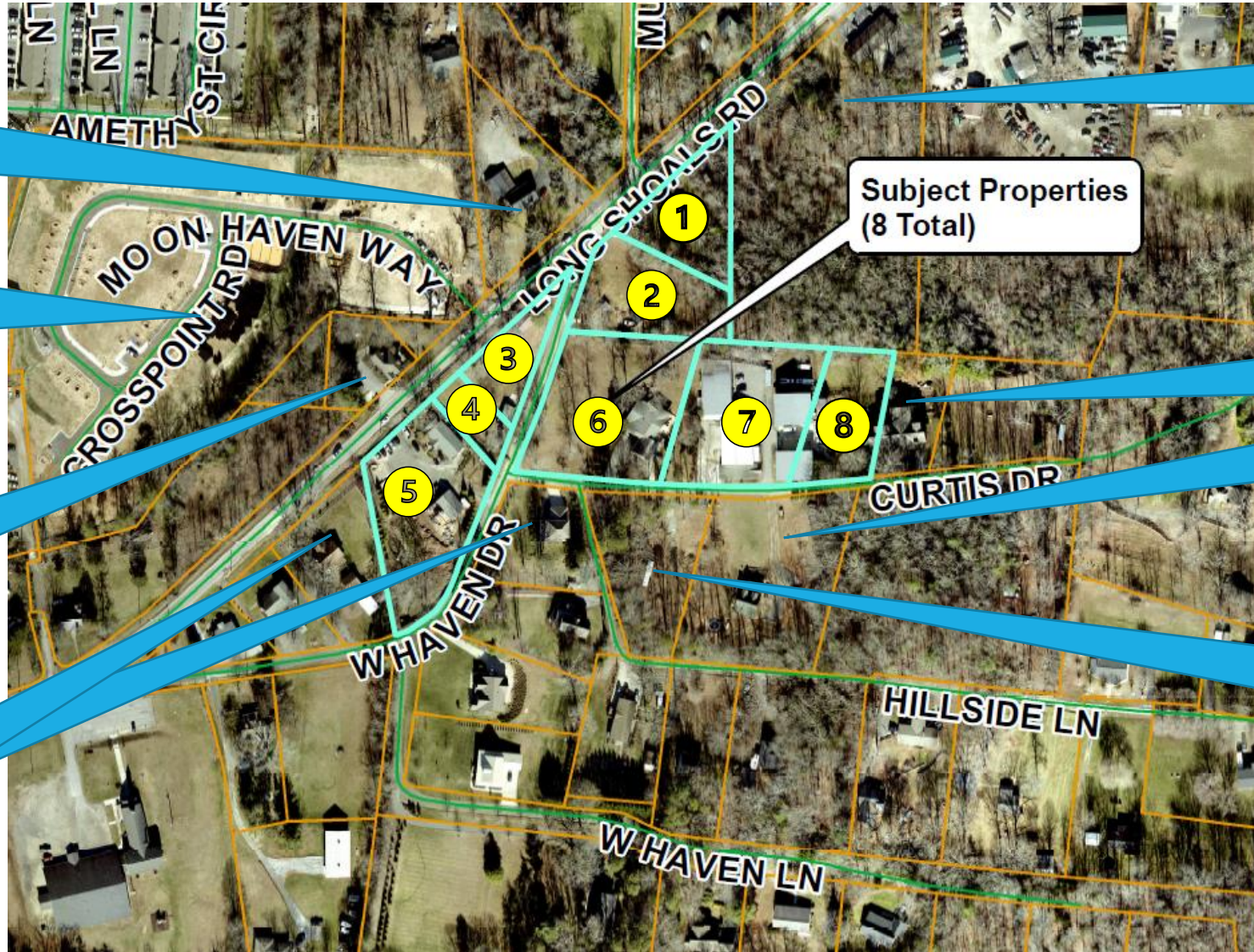


Bulk Standards

| Allowable Density/Dimensional Standards | Existing District: | Existing District | Proposed District: |
|---|---|---|---|
| | R-1 Residential | R-2 Residential | CS- Commercial Service |
| Minimum Lot Size | 30,000 SF – No Public Sewer 10,000 SF - Sewer/No water 8,000 SF - Public Water & Sewer | 30,000 SF – No Public Sewer 10,000 SF - Sewer/No water 6,000 SF - Public Water & Sewer | 30,000 SF – No Public Sewer 10,000 SF - Sewer/No water 5,000 SF - Public Water & Sewer |
| Max dwelling units/acre | 10 | 12 | 12 |
| Setbacks (Front/Side/Rear) | 10/7/15 w/sewer 20/10/20 no sewer | 10/7/15 w/sewer 20/10/20 no sewer | 10/10/10 |
| Max height | 35 feet | 35 feet | 50 feet |



Surrounding Development Pattern in Immediate Area



Multiple Residents

Townhome Development underway

Office

Single Family Residential

Multi-use Commercial

Single Family Residential

Residential Building Lot/
manufactured home



Consistency Analysis

Consistent

- Density
- Wastewater & Potable water type
- Proximity to Transportation Corridor
- Outside Steep Slope/High Elevation
- Not in Regulated Flood Hazard Areas
- Outside High or Moderate Hazard Stability Areas
- Proposed zoning district compatible with the existing uses in the area

Inconsistent

- FLUM Category and description
- Primary and Secondary Land Uses
- 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 January 27, 2025
- 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.

