City of Asheville Ordinance Number

Ordinance Description

Ordinance amending Chapter 7, the Unified Development Ordinance, of the Code of Ordinances of the City of Asheville - Conditional Zoning Amendment to 301 E. Chestnut St

Ordinance Details

Whereas, the City of Asheville has the authority pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

Whereas, a comprehensive amendment to the City's zoning regulations was adopted on May 27, 1997, (Ordinance No. 2369) and is codified in Chapter 7 of the Asheville City Code (herein "Zoning Ordinance"), and maps dividing and classifying the property within the City's zoning jurisdiction were adopted on May 27, 1997 (Ordinance No. 2370) and are on file and maintained in the Offices of the Asheville City Planning and Development Department (herein "Official Zoning Map"); and

Whereas, the property owner has requested a change to the project conditions (Exhibit E) as approved under Ordinance No. 3388 & 4671 to allow for additional permitted land uses at the property; and

Whereas, this proposed amendment is consistent with the *Living Asheville - A Comprehensive Plan for our Future* and is determined to be reasonable, and in the public interest for the following reasons:

a) Incentivizes redevelopment, especially mixed-use development that contains housing, within identified transit-supportive centers;
b) Promotes adaptive reuse as a means of conserving materials, history, and embodied energy in buildings; and,
c) Encourages planning strategies that support the development of locally-focused neighborhood amenities, including restaurants, pubs, and other neighborhood services.Promotes access to well-maintained parks and open space for all; and,

Now. therefore, be it ordained by the City Council of the City of Asheville that:

Section 1

The Official Zoning Map be, and the same is hereby, amended as follows:

The zoning classification of that certain real property described in Exhibit A and identified on Buncombe County tax maps as all portions of PIN 9649-63-6041, Deed Book 6562, Page 1763 and currently owned by RCG Furman LLC remain zoned Institutional - Conditional Zone (INST-CZ) as shown on **Exhibit "A" (map of existing zoning - 301 E. Chestnut St**, and be amended by modifying the project conditions as set out in **Exhibit "E" (project conditions agreed to by City and applicant that must be met for conditional zoning)**, attached hereto and made a part hereof.

Section 2

That the Office of the Zoning Administrator is hereby authorized and directed to make the changes as herein before enacted in said zoning map.

Section 3

That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declared that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4

The ordinances shall be enforced as provided in Article XVIII of Chapter 7, Section 1-5 of the Asheville City Code.

Section 5

That this ordinance shall be in full force and effect on the date of adoption.

Read, approved and adopted the 28th day of July, 2026.

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Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk