ZPH2026-00011 Avery Wood
Zoning Map Amendment

Presented by

Shannon Capezzali

Planning & Development Department

Hearing Notification

- ✓ CASE NUMBER: ZPH2026-00011
- ✓ Notice in Asheville Citizen Times legal ad: 4/8/26
- ✓ Notice mailed to owners within 1,000 ft: 4/8/26
- ✓ Physical posting: 4/8/26
- ✓ Notice on BC Website: 3/9/26
- ✓ Public Hearing: 4/20/26

Applicant Information

- ✓ Applicant: Logan Turner
- ✓ Owner: Mack Padgett
- ✓ Address: 6 Avery Wood Dr.

Property Information

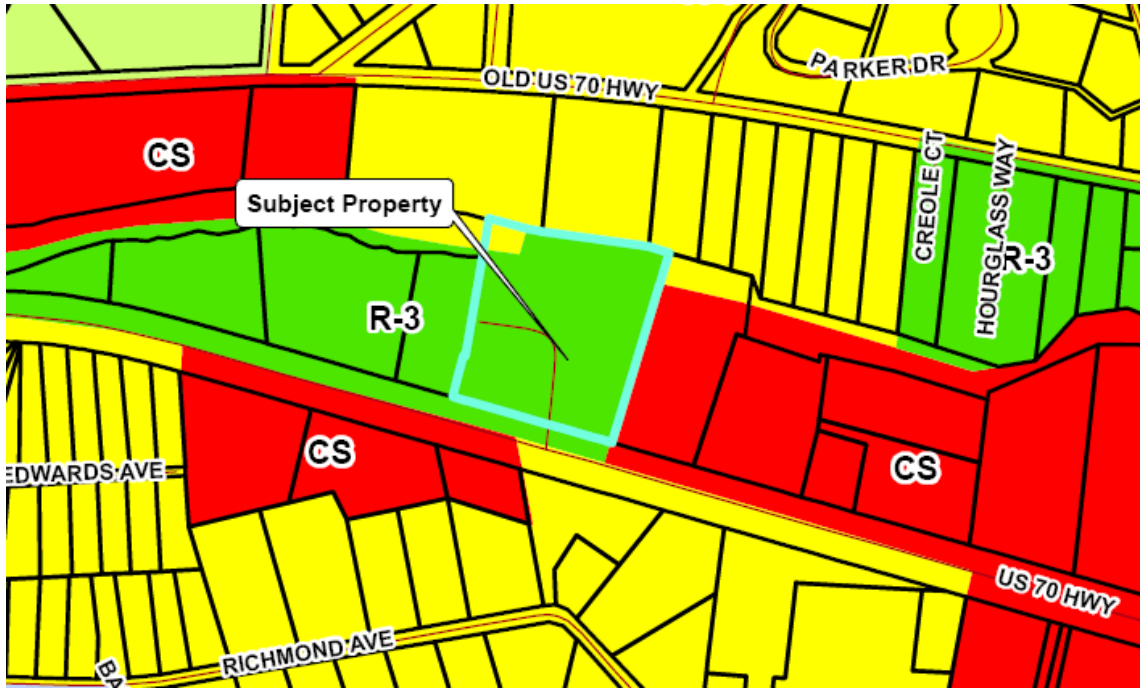
- ✓ 2.91 acres (1 parcel)
- ✓ Current Use: Manufactured Home Park – storm damaged
- ✓ MSD & Public water



Rezoning Information

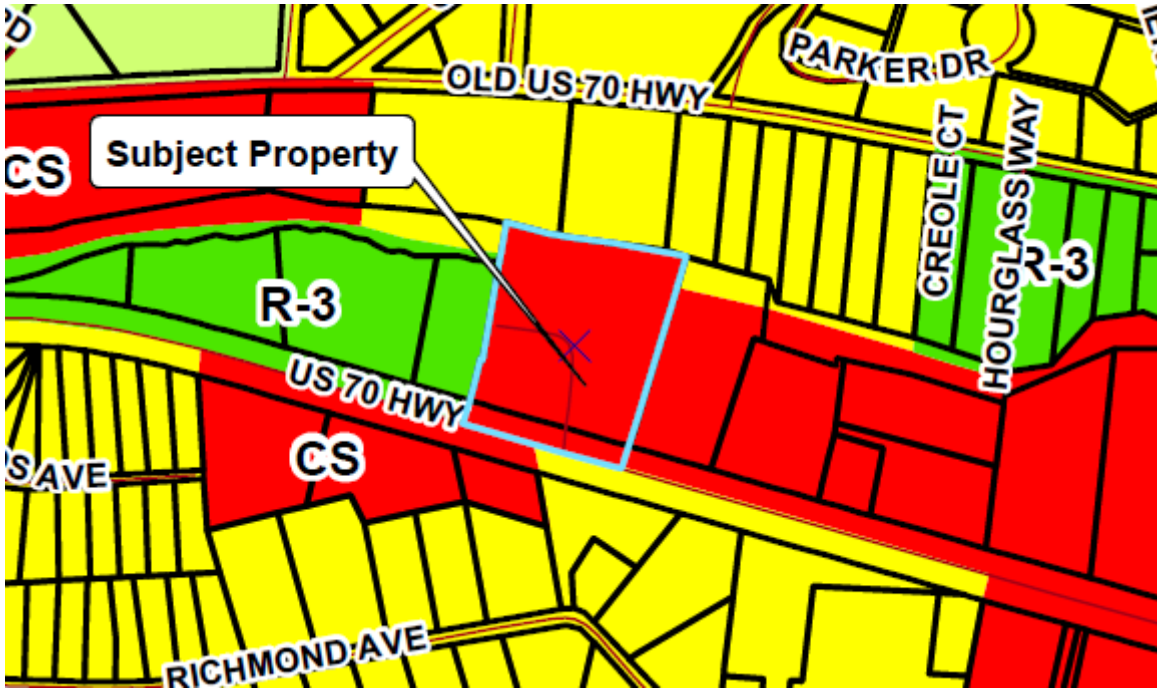
Current Zoning:

R-3

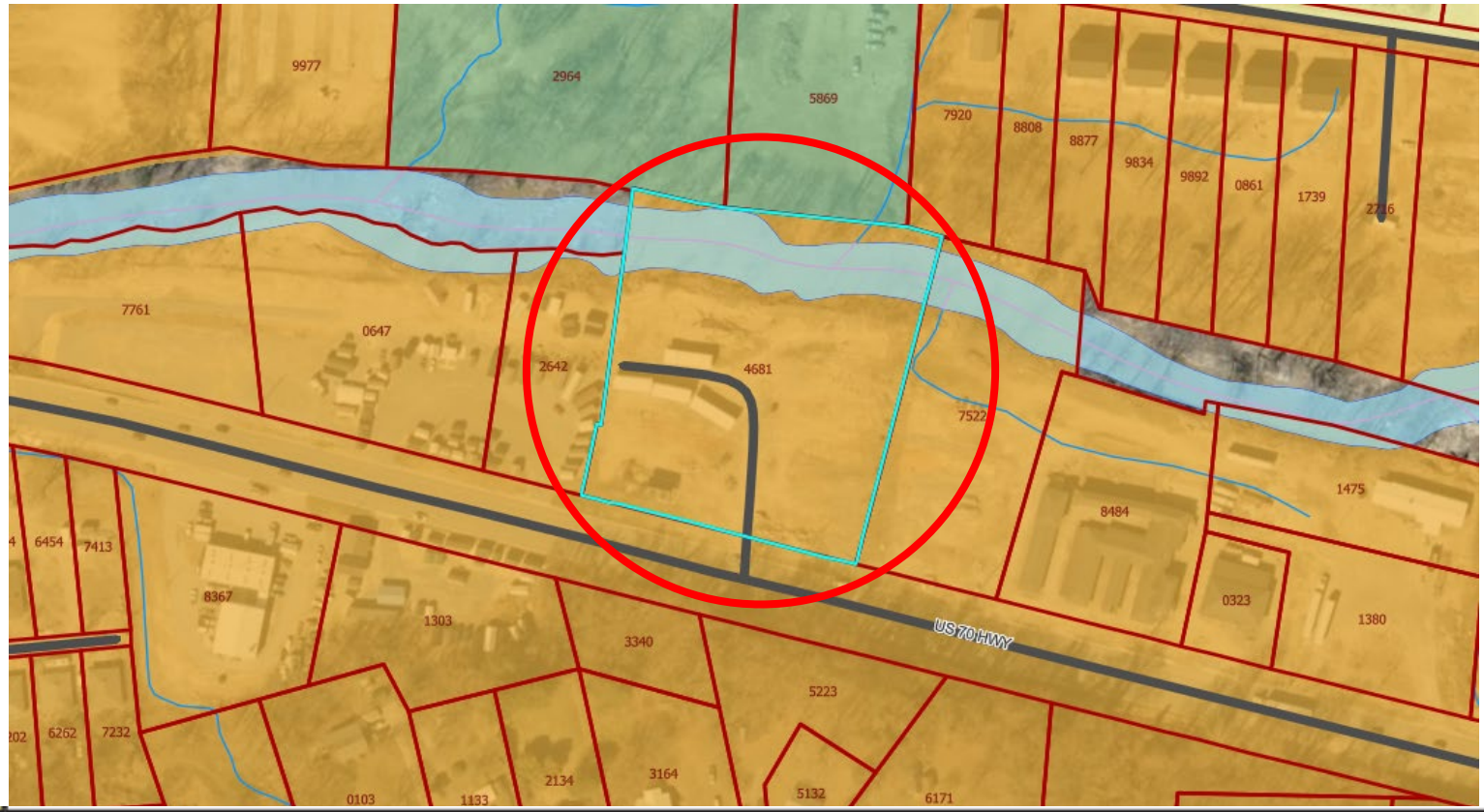


Proposed Zoning:

CS



GEC FRAMEWORK AND MAP



MIXED USE AREA I	Lands along partially developed corridors with a mix of residential and commercial or retail developments. Intended to support further planned development and to encourage the full range of services and amenities to the surrounding neighborhoods. Envisioned to be compact, walkable, and well-connected and include mixed uses.

Bulk Standards

Allowable Density/Dimensional Standards	Existing District	Proposed District:
	R-3 Residential	CS Commercial
Minimum Lot Size	**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 **6,000 SF**- Public Water & Sewer
Max dwelling units/acre	12	12
Setbacks (Front/Side/Rear)	10/7/15 - sewer 20/10/20 - septic	10/10/10
Max height	35 feet	50 feet

Surrounding Development Pattern in Immediate Area



Government exempt / vacant

Vacant Commercial

Vacant Residential

Vacant Commercial

Vacant Residential

Consistency Analysis

Consistent

1. FLUM Category and description
2. Proximity to sewer
3. Proximity to water
4. Density
5. Primary and secondary uses allowed
6. Proximity to Transportation Corridor
7. Higher density near job centers/amenities
8. Bring new sites to market with transportation access, etc.
9. No Steep Slope/High Elevation
10. Not in High or Moderate Hazard Stability Areas
11. Proposed zoning is compatible with existing uses
12. Allows for transition between incompatible uses/zones

Inconsistent

1. Prioritize environmental conservation
2. Located in flood hazard areas

STAFF RECOMMENDS: APPROVAL

Questions???