ZPH2025-00021 Foundation for the Arts Zoning Map Amendment

Presented by

Brittain Sluder

Planning & Development Department

Hearing Notification

- ✓ CASE NUMBER: ZPH2025-00021
- ✓ Notice in Asheville Citizen Times legal ad: 9/2/2025 and 9/9/2025
- ✓ Notice mailed to owners within 1,000 ft: 9/5/2025
- ✓ Physical posting: 9/5/2025
- ✓ Notice on BC Website: 8/6/2025
- ✓ Public Hearing: 9/16/2025

Applicant Information

- ✓ Applicant: Sarena Fuller of ArtSpace Charter School
- ✓ Owner: Foundation for the Arts at the Core of Education, Inc.
- ✓ Address: 104 Sherwood Rd

Property Information

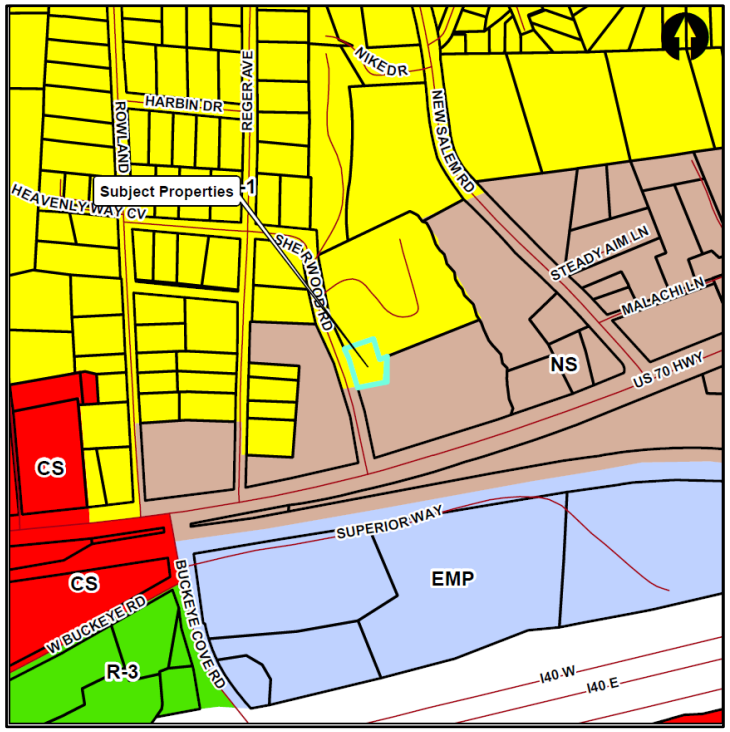
- ✓ .38 acres, 0 acres (2 parcels)
- ✓ Current Use: Undeveloped
- ✓ MSD Sewer & Public water



Rezoning Information

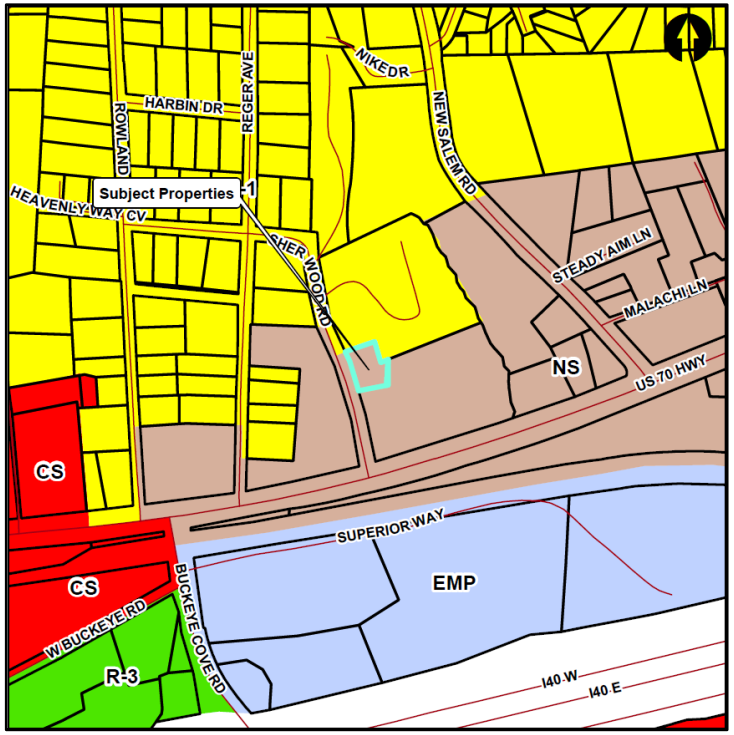
Current Zoning:

R-1



Proposed Zoning:

NS



GEC FRAMEWORK AND MAP

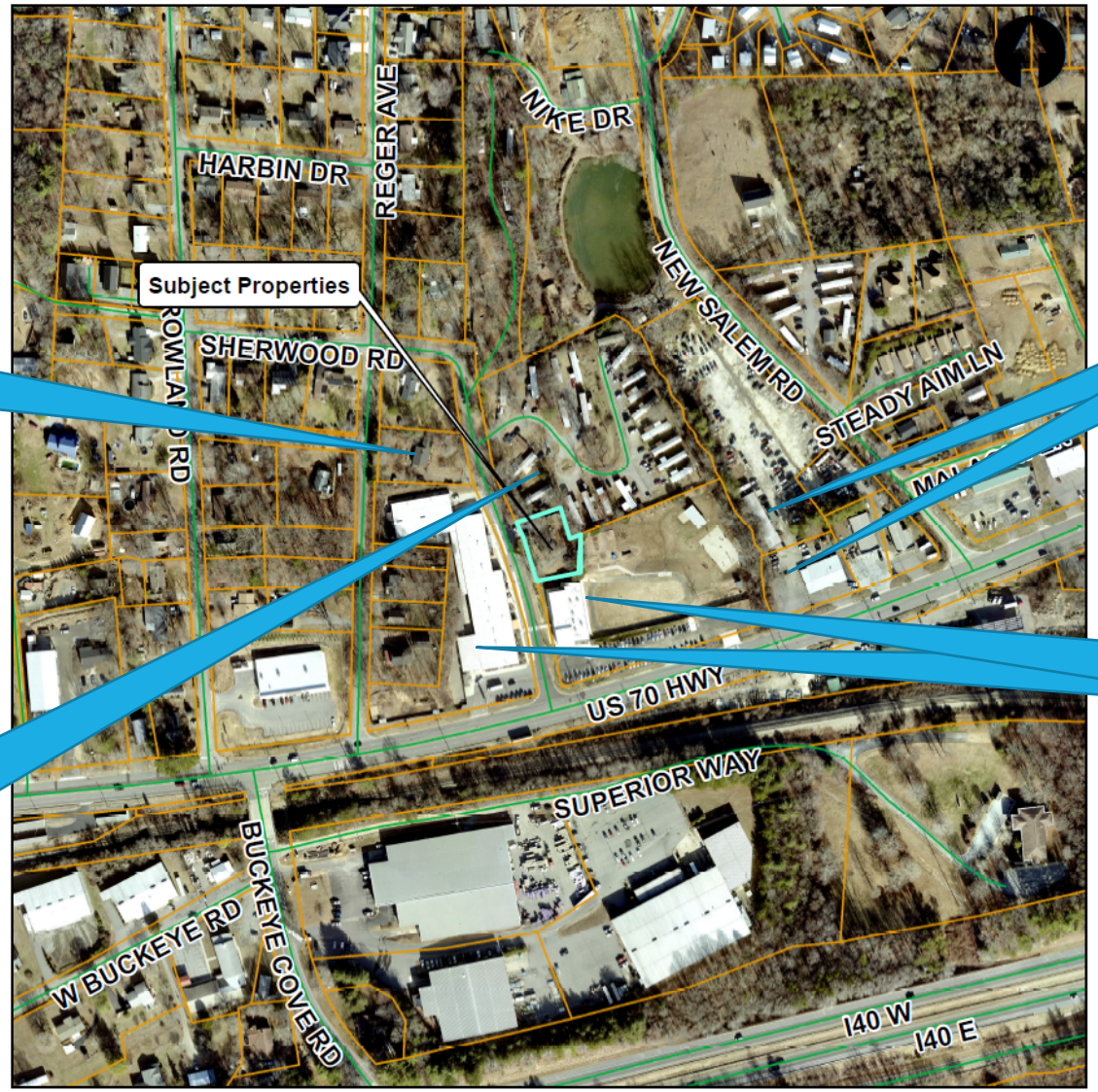


Mixed Use Area 1	Lands along partially developed corridors with a mix of residential and commercial or retail developments. Intended to support further planned development and to encourage the full range of services and amenities to the surrounding neighborhoods. Envisioned to be compact, walkable, and well-connected and include mixed uses.	Public sewer Public water	10 to 20 units per acre. Up to 30 units per acre with a percentage of affordable units	Community commercial, retail, and offices; limited intensity manufacturing, some flexibility for larger footprint business or industrial parks	Middle housing and civic and public uses

Bulk Standards

Allowable Density/Dimensional Standards	Existing District	Proposed District:
	R-1 Residential	NS- Neighborhood 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 **5,000 SF**- Public Water & Sewer
Max dwelling units/acre	10 (no more than 2 units/lot)	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
Max height	35 feet	35 feet

Surrounding Development Pattern in Immediate Area



SF Residential

Motor sales and repair

MHP

ArtSpace

Consistency Analysis

Consistent

- FLUM Category and description
- Density
- Potable water & wastewater type
- Proximity to Transportation Corridor
- No Steep Slope/High Elevation
- Not in Regulated Flood Hazard Areas
- Not in High or Moderate Hazard Stability Areas
- Proposed zoning district compatible with the existing uses in the area

Inconsistent

- Zoning transition between higher intensity uses and lower intensity uses

STAFF RECOMMENDS: APPROVAL

Action by Planning Board

- Public hearing held on August 18, 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.