Public Hearings for Voluntary Annexation & Rezoning Request

Jessica Trotman, Assistant Town Manager

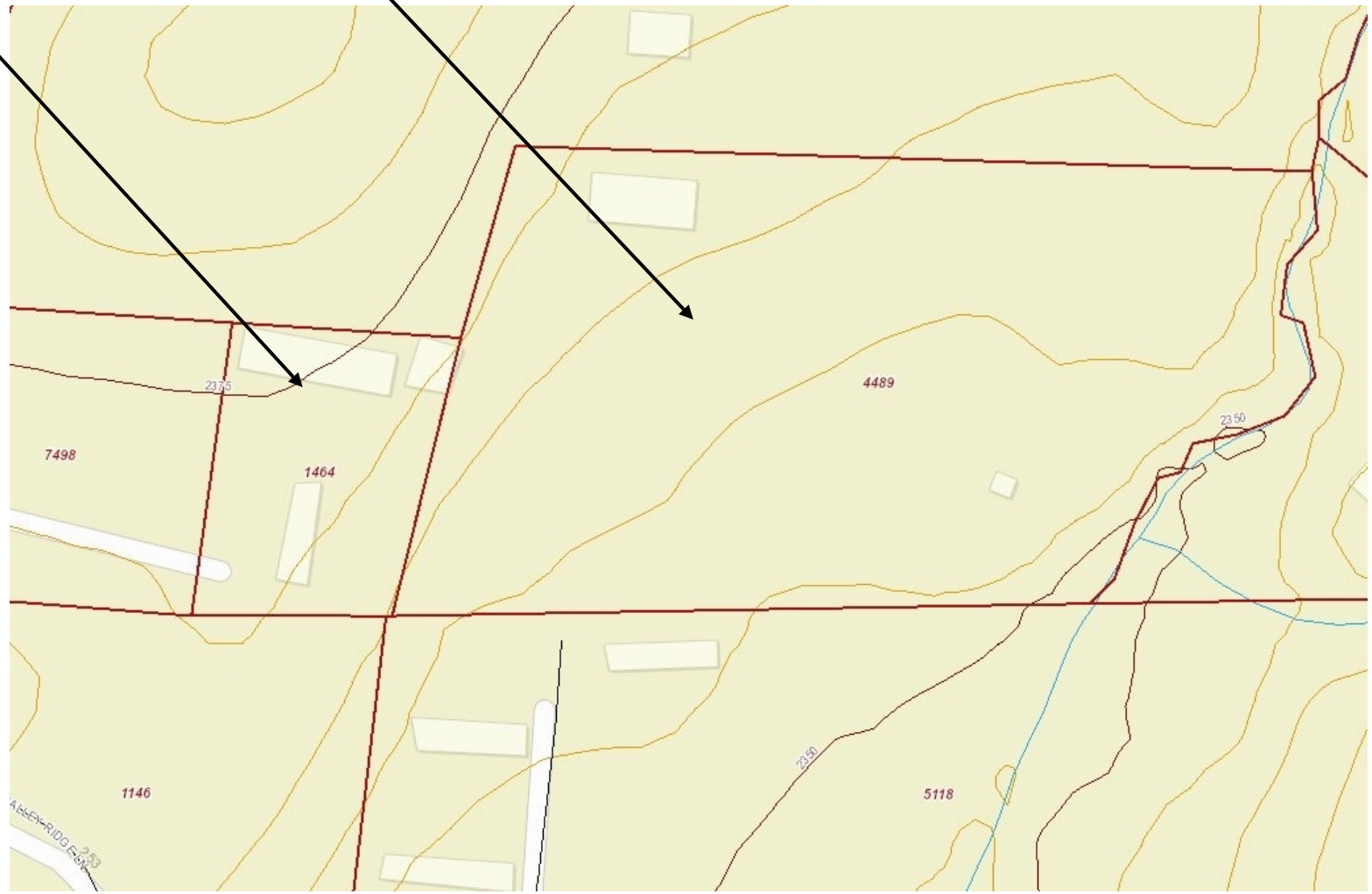
Location

Buncombe County GIS: post-Helene 2024 Imagery



Location

Buncombe County GIS: *Stream & River*, *5-Foot Contours* layers



Voluntary Annexation Application

Annexation Criteria Evaluation: Givens Highland Farms

Applicant	Givens Highland Farms, LLC
Hearing Type	Voluntary Annexation and Rezoning Request
Request	R-1 (Residential District) to OI-6 (Office and Institutional)
Conditions	N/A
Parcels	320 Tabernacle Road (0609-56-1464-00000) 99999 Frances Avenue (0609-56-4489-00000)
Tract Size	320 Tabernacle Road (0609-56-1464-00000): .501 acres (21,838 sf) 99999 Frances Avenue (0609-56-4489-00000): 3.011 acres (131,168 sf)
Topography	320 Tabernacle Road (0609-56-1464-00000): 7.31% slope 99999 Frances Avenue (0609-56-4489-00000): 6.98% slope
Existing Uses	320 Tabernacle Road (0609-56-1464-00000): one-story house (manufactured housing); year built: 2000; total finished area: 1,352 sf. 99999 Frances Avenue (0609-56-4489-00000): 61’ x 24.8’ barn.
Public Notification	The notification for this public hearing was 200 feet (Chapter 1, Section 1.5.4 (F) of the Land Use Code requires notification of the owner of that parcel of land and the owners of all parcels within 200 feet of the property boundary of the proposed amendment). 27 notices were mailed to those property owners in the mailing area.

Voluntary Annexation Application

Additional Information

Overlay Districts	None
Environmental	
Floodplain	N/A
Watercourse	USGS watercourse (‘blue line stream’) along east side of 99999 Frances Ave. (0609-56-4489-00000) – see blue line in GIS imagery above.
Utilities	
Water	N/A
Sewer	N/A
Landscaping	There are no landscaping requirements.
Transportation	
Street Classifications	Tabernacle Road is a state roadway. Frances Avenue is a private street.
Site Access	Access easement from Tablernacle Road.
Traffic Impact Analysis (TIA)	Not required by Land Use Code
Sidewalks	There are no sidewalks on Tabernacle Road or Frances Avenue.

Annexation Elevate Black Mountain

Criteria 1 – Aligns with the Comprehensive Plan

- The proposed annexation is consistent with the Town's Comprehensive Plan, particularly the Future Land Use Map, which designates this area for institutional or supportive residential uses. Givens Highland Farms is a longstanding and compatible institutional use that meets Town goals for aging-in-place, housing diversity, and access to health services.

Criteria 2 – Contiguous with Town Boundary

- The parcels are contiguous with the existing Town limits, satisfying N.C.G.S. 160A-31 requirements for voluntary annexation. Contiguity ensures streamlined provision of municipal services and regulatory oversight.

Criteria 3 – Creates Logical Town Boundaries

- The annexation would eliminate a small unincorporated pocket surrounded by Town jurisdiction and institutional development. This helps establish logical municipal boundaries and a more efficient service delivery area.

Criteria 4 – Consistent with Interjurisdictional Agreements

- There are no known conflicts with interjurisdictional agreements, and the Town's coordination with Buncombe County supports this annexation. The request aligns with collaborative planning goals.

Annexation – Elevate Black Mountain

Criteria 5 – Supported by Public Services

- Town staff have reviewed the service area, and adequate public services, including police, fire, sanitation, and inspections, can be provided now or in the near term.

Criteria 6 – Demonstrates Community Benefits

- The annexation and future development will support senior services and institutional growth, which offer clear community benefits such as expanded housing options, local employment, and economic investment.

Criteria 7 – Utility Service

- Utility access is available or can be extended without significant burden. Givens Highland Farms already has coordinated infrastructure and the site will connect to existing water and sewer systems, making it suitable for development under Town standards.

Criteria 8 – Supported by Public Schools Framework

- Because the development is an expansion of a senior-focused institutional campus, there is no anticipated impact on public school capacity. As such, this criterion is met by virtue of non-applicability to traditional K-12 school services.

Criteria 9 – Consistency with Transportation Investments

- The location is served by existing transportation infrastructure and is situated in an area with easy access to local arterials and planned improvements. The proposal does not require new major transportation investments and supports efficient land use near transportation corridors.

Planning Board Comments

- The following motion was approved by the Planning Board: recommend the rezoning request of OI-6 to the two parcels, including that the rezoning is consistent with the comprehensive plan in that benefits outweigh any impacts and the lot requirements and uses are similar to those for Valley Residential.

- The Planning Board added the following comment for Council: consider access and taxes for services rendered.

Rezoning Public Hearing

Rezoning Request

Proposed Use: Institutional Expansion (Givens Highland Farms)

Current Buncombe County Zoning: R-1

Requested Zoning: OI-6 (Office and Institutional)

Location and Zoning Map



R-1 (Residential District – Buncombe County) *Pink shading*	Purpose: The R-1 Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future. This district is further intended to protect existing subdivisions from encroachment of incompatible land uses, and this district does not allow manufactured home parks.
OI-6 (Office and Institutional) *Orange shading*	Purpose and Intent: The office and institutional district is established to provide transition between residential and commercial districts; to accommodate a mixture of residential, office, and institutional uses in conditions of good health and safety; to accommodate planned developments that are institutional in nature and which may have multiple buildings and uses within one property; and to protect property values of residential, institutional and professional uses within the district in a way that is mutually beneficial.

Current Conditions

Parcel Address	PIN	Current Zoning	Current Use	Size	Notes
99999 France Avenue	0609-56-4489	R-1 (Buncombe County)	Residential (vacant)	~2.0 ac	Wooded, undeveloped, adjacent to Givens campus
320 Tabernacle Road	0609-56-1464	R-1 (Buncombe County)	Residential (occupied)	~1.5 ac	Single-family structure, suitable for reuse

District Comparison

	EXISTING	REQUESTED
Zoning District	R-1 (Residential District)	OI-6 (Office and Institutional)
Maximum Density	2 units per lot	Residential: 6 units per acre Non-Residential: -
Minimum Lot Size	30,000 sf (no public sewer) 12,000 sf (public sewer, no public water) 8,000 sf (public water and sewer)	1/6 acre (7,260 sf)
Minimum Lot Width	None	Residential: 60 feet Non-Residential: 100 feet
Minimum Lot Depth	None	100 feet
Front Setback	10 feet	Residential: 30 feet Non-Residential: 40 feet
Side Setback	7 feet	Residential: 10 feet Non-Residential: 30 feet
Rear Setback	15 feet	Residential: 20 feet Non-Residential: 30 feet (40 feet if abutting residential district)

Comprehensive Plan

The Future Land Use Map of ***Elevate Black Mountain*** identifies the Givens Highland Farms campus area as Institutional Campus:

DESCRIPTION: Institutional Campus areas include the continued and future use, expansion, and new development of academic, religious, government, and similar types in a campus arrangement. These areas should generally maintain the overall design integrity of the campus or facility setting and include a variety of different uses that meet the daily and weekly needs of residents, visitors, and workers.

INTENT

» Protect and enhance green space
» Low impact development stormwater and green building techniques
» Pedestrian and bicycle facilities

PRIMARY USES

» Residential (variety)
» Open space and trails
» Institutional uses

SECONDARY USES

» Limited commercial
» Civic



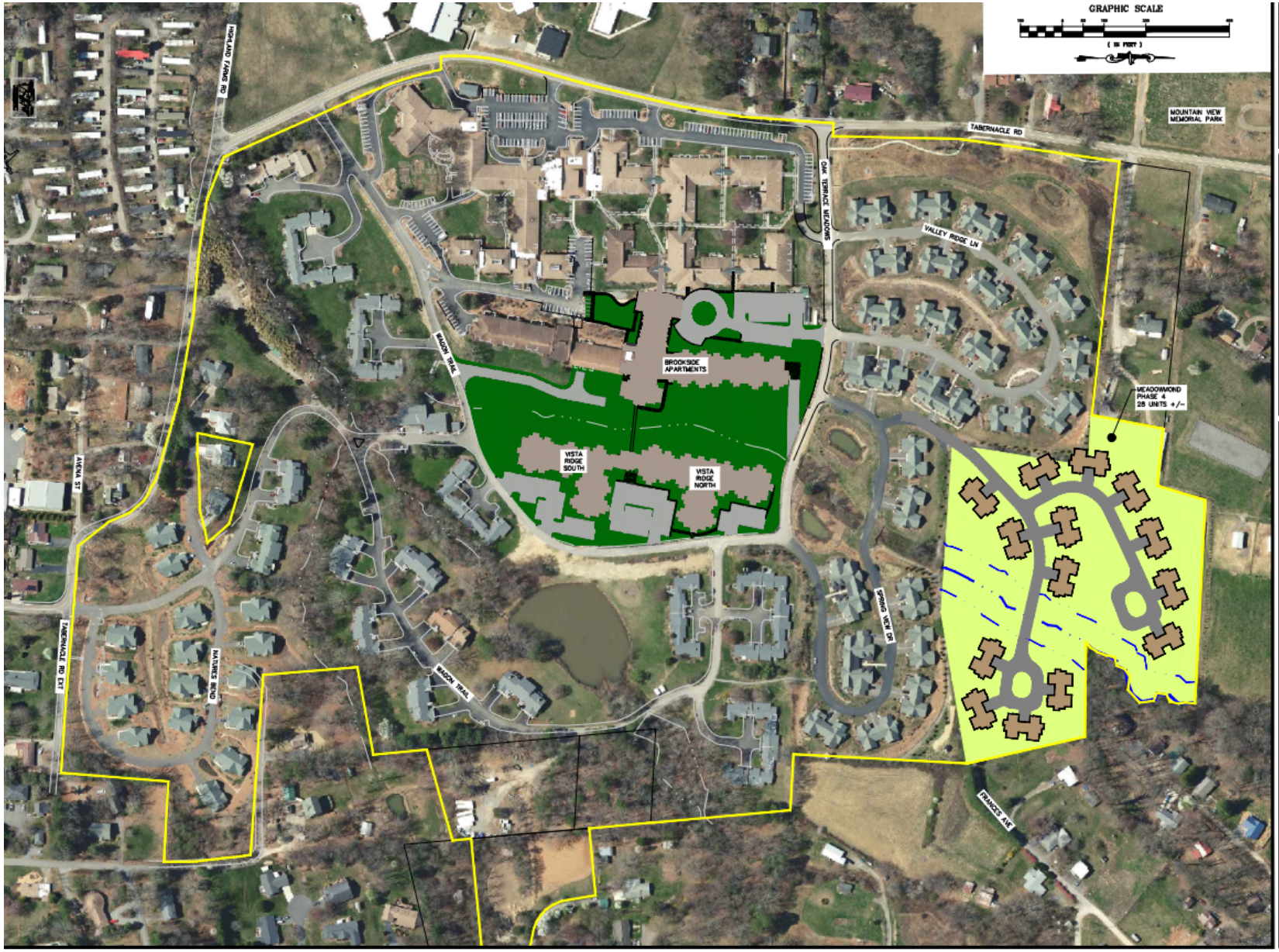


DESIRED CHARACTERISTICS

Building Height	1-4 stories
Building Setback	Varied
Lot Width	Varied
Block Length	Varied
Parking	Surface parking to the side, rear, and front, and low impact development stormwater principles

Givens Highland Farms Approved Master Plan

The following slide is the Master Plan updated 10/3/2023 in the context of Meadowmont Phase IV



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724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

Givens Highland Farms Meadowmont Phase IV

Black Mountain
Buncombe County
North Carolina

Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION

811 Know what's below. Call before you dig.

PROJECT NUMBER: 24172
DATE: 10-3-23

MASTER PLAN

C-100

SCALE: 1"=100'

Planning Board Comments & Recommendation

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