ZPH2025-00025 Edins Map Amendment

Presented by

Haylee Madfis

Planning & Development Department

Hearing Notification

- ✓ CASE NUMBER: ZPH2025-00025
- ✓ Notice in Asheville Citizen Times legal ad: 10/8/2025 & 10/15/2025
- ✓ Notice mailed to owners within 1,000 ft: 10/2/2025
- ✓ Physical posting: 10/1/2025
- ✓ Notice on BC Website: 10/6/2025
- ✓ Public Hearing: 10/21/2025

Applicant Information

- ✓ Applicant: Kevin Edins
- ✓ Owner: Kevin Edins
- ✓ Address: 2596 Hendersonville Rd

Property Information

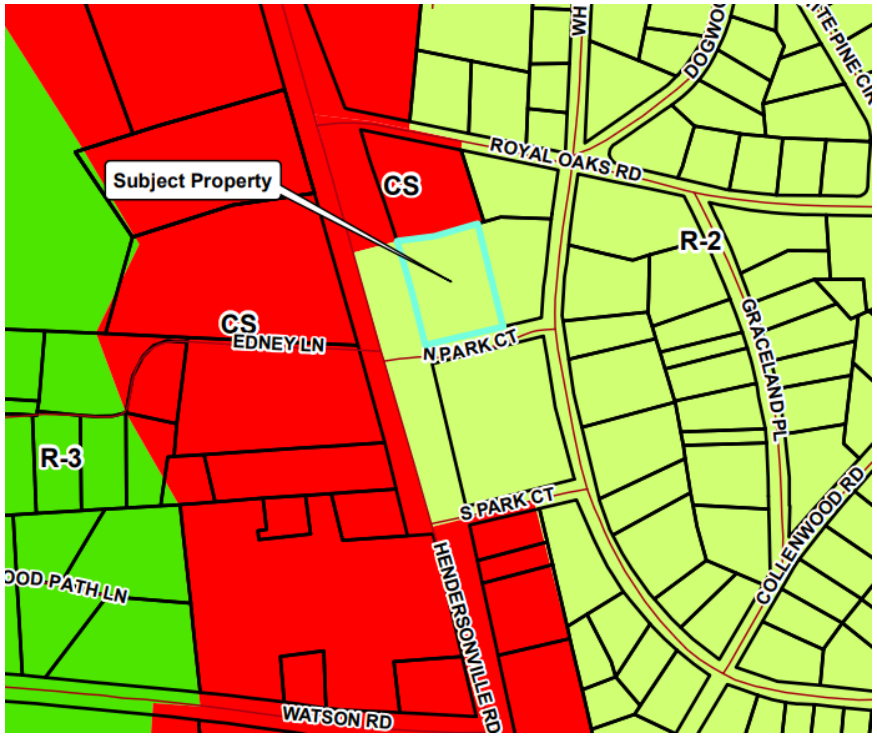
- ✓ .92 acres (1 parcel)
- ✓ Current Use: Residential Building Lot
- ✓ Septic & Public water



Rezoning Information

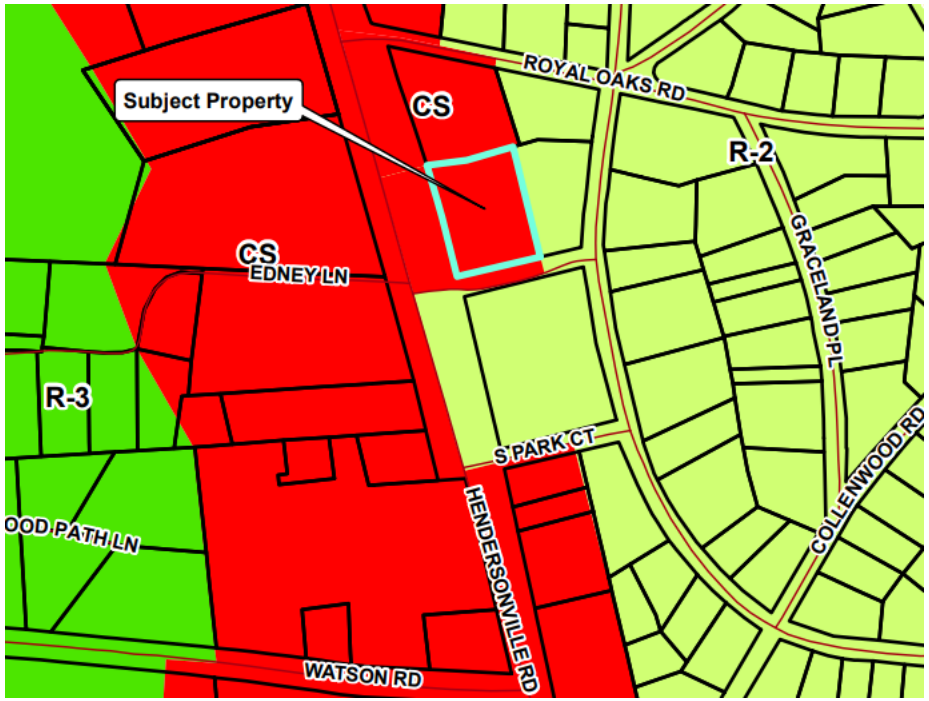
Current Zoning:

R-2

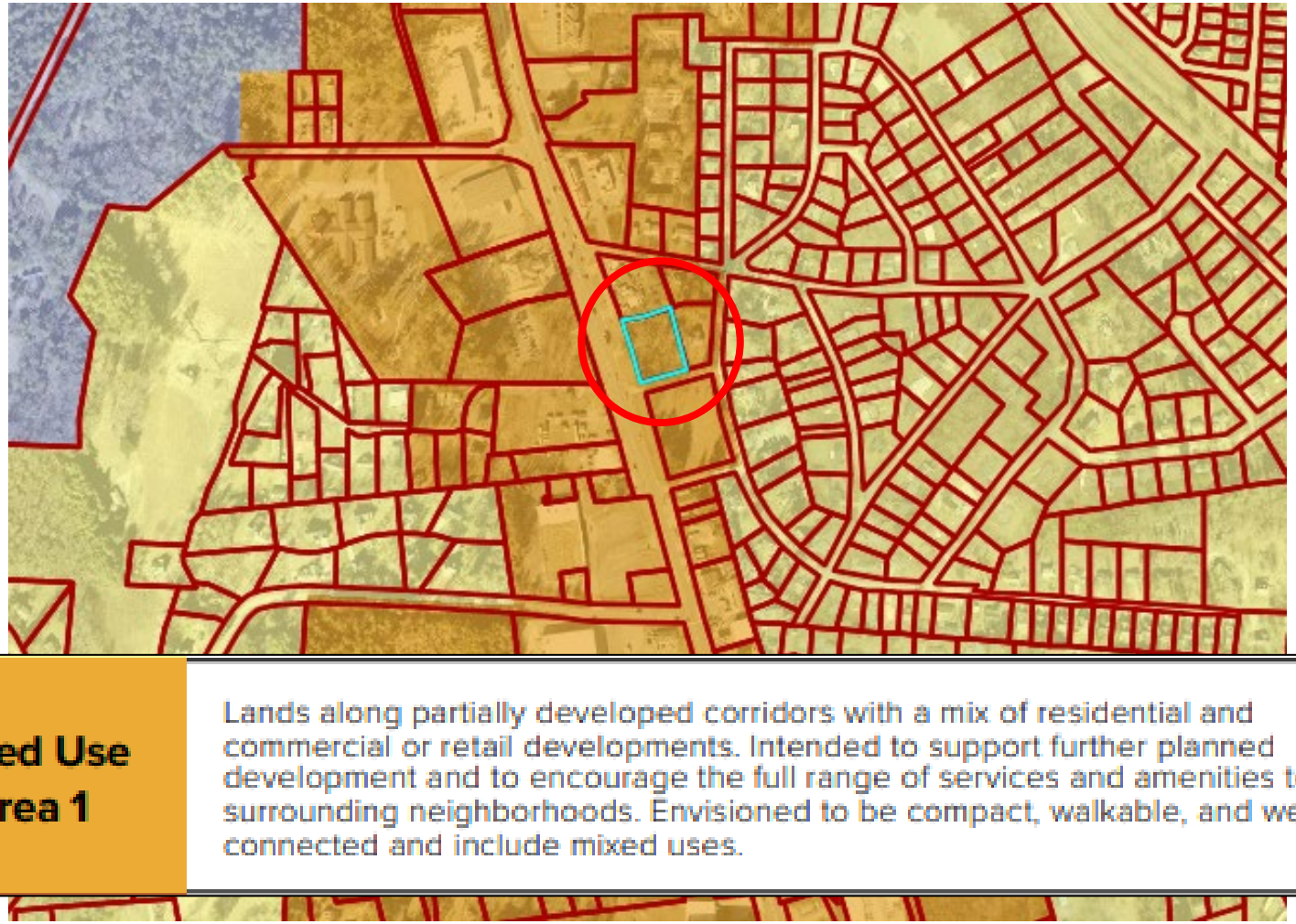


Proposed Zoning:

CS



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.

Bulk Standards

Allowable Density/Dimensional Standards	Existing District	Proposed District:
	R-2 Residential	CS- Commercial Service
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 **5,000 SF**- Public Water & Sewer
Max dwelling units/acre	12	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer 20/10/20 no sewer	10/10/10
Max height	35 feet	50 feet

Surrounding Development Pattern in Immediate Area



Warehouse Storage

Commercial Condo

Commercial Vacant Land

Low density residential

Commercial Service

Commercial Services

Low density residential

Private Park/Reserved Area

Office Building

Retail Sales

Consistency Analysis

Consistent

- FLUM Category and description
- Proximity to sewer
- Proximity to water
- Density
- 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

- The proposed rezoning does not allow for any transition between higher intensity uses and lower intensity uses.

STAFF RECOMMENDS: APPROVAL

Planning Board

Planning board unanimously recommended **APPROVAL** at their meeting on 8/18/2025

QUESTIONS?