ZPH2026-00024 KOA
Zoning Map Amendment

Presented by

Shannon Capezzali

Planning & Development Department

Hearing Notification

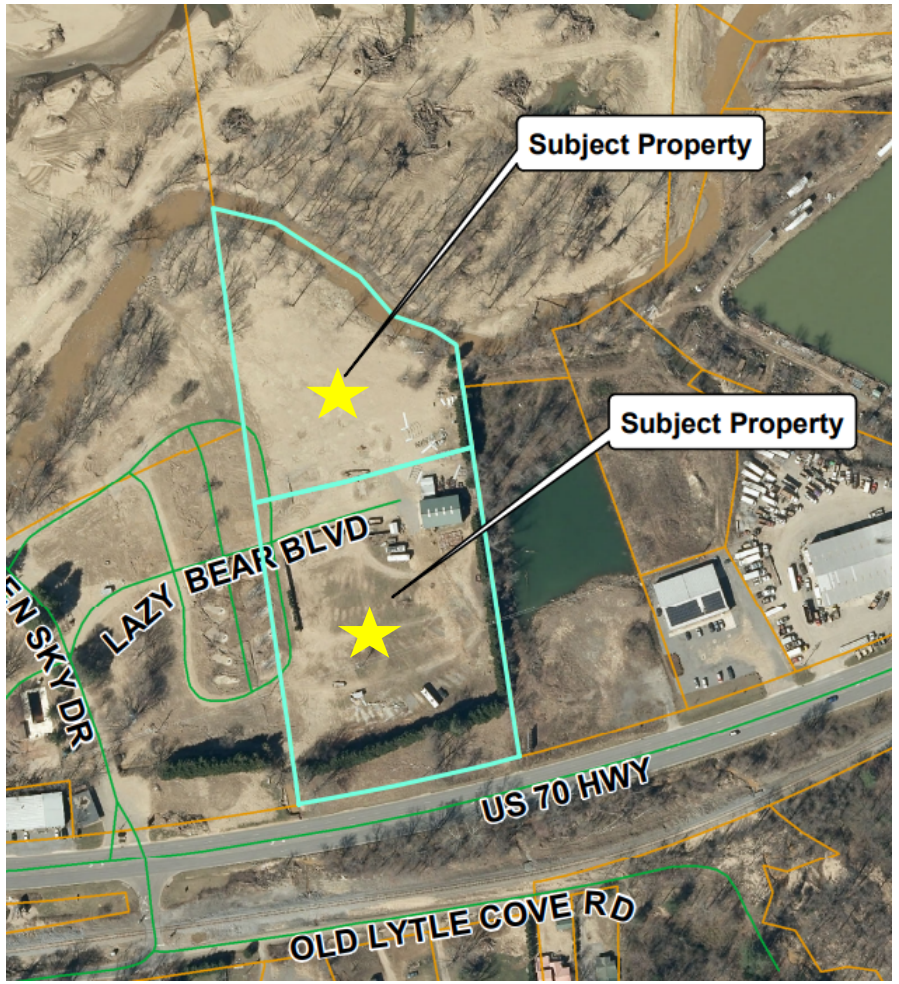
- ✓ CASE NUMBER: ZPH2026-00024
- ✓ Notice in Asheville Citizen Times legal ad: 8/5/26 & 8/12/26
- ✓ Notice mailed to owners within 1,000 ft: 8/3/26
- ✓ Physical posting: 8/6/26
- ✓ Notice on BC Website: 8/6/26
- ✓ Public Hearing: 8/18/26

Applicant Information

- ✓ Applicant: Kampgrounds of America Inc.
- ✓ Owner: Kampgrounds of America Inc.
- ✓ Address: 517 Lazy Bear Blvd., unaddressed parcel at US Hwy 70

Property Information

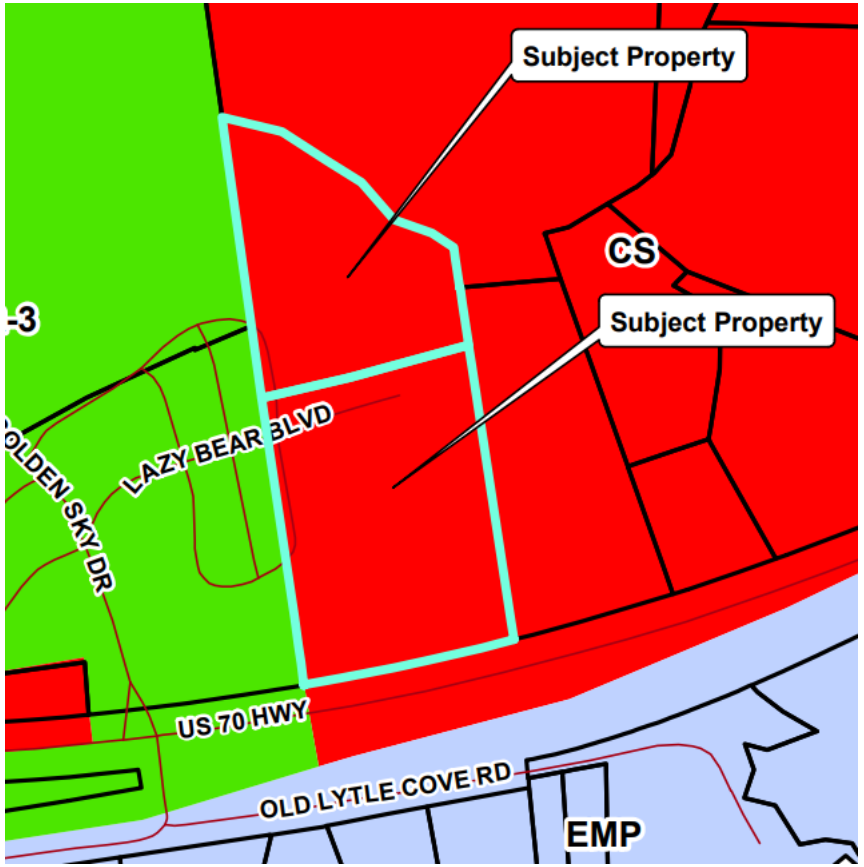
- ✓ 6.77 acres (2 parcels)
- ✓ Current Use: Camps, Cottages, & RV park and Commercial vacancy
- ✓ MSD & Public water



Rezoning Information

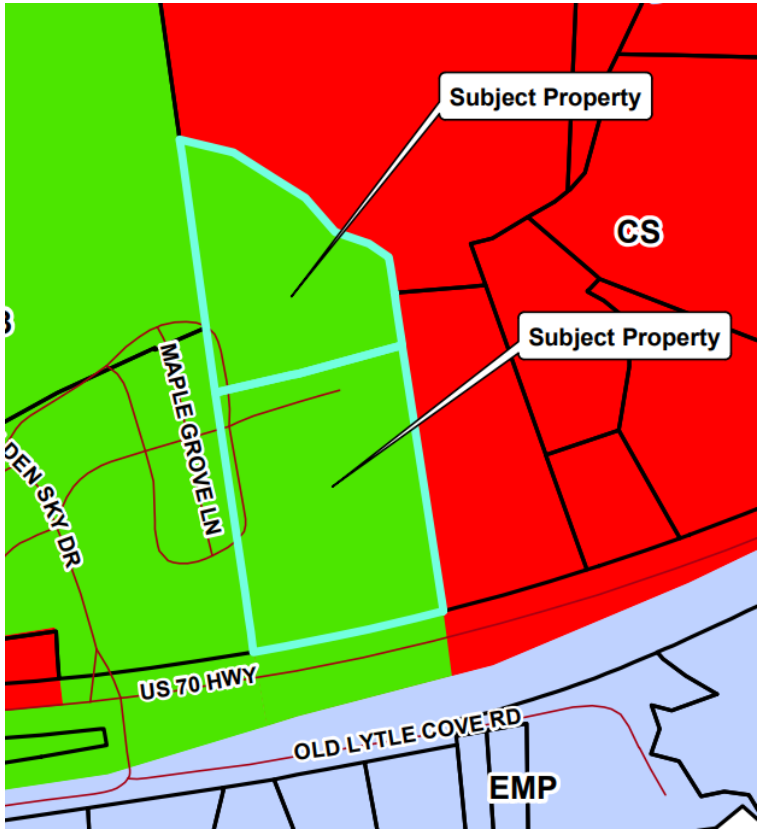
Current Zoning:

CS

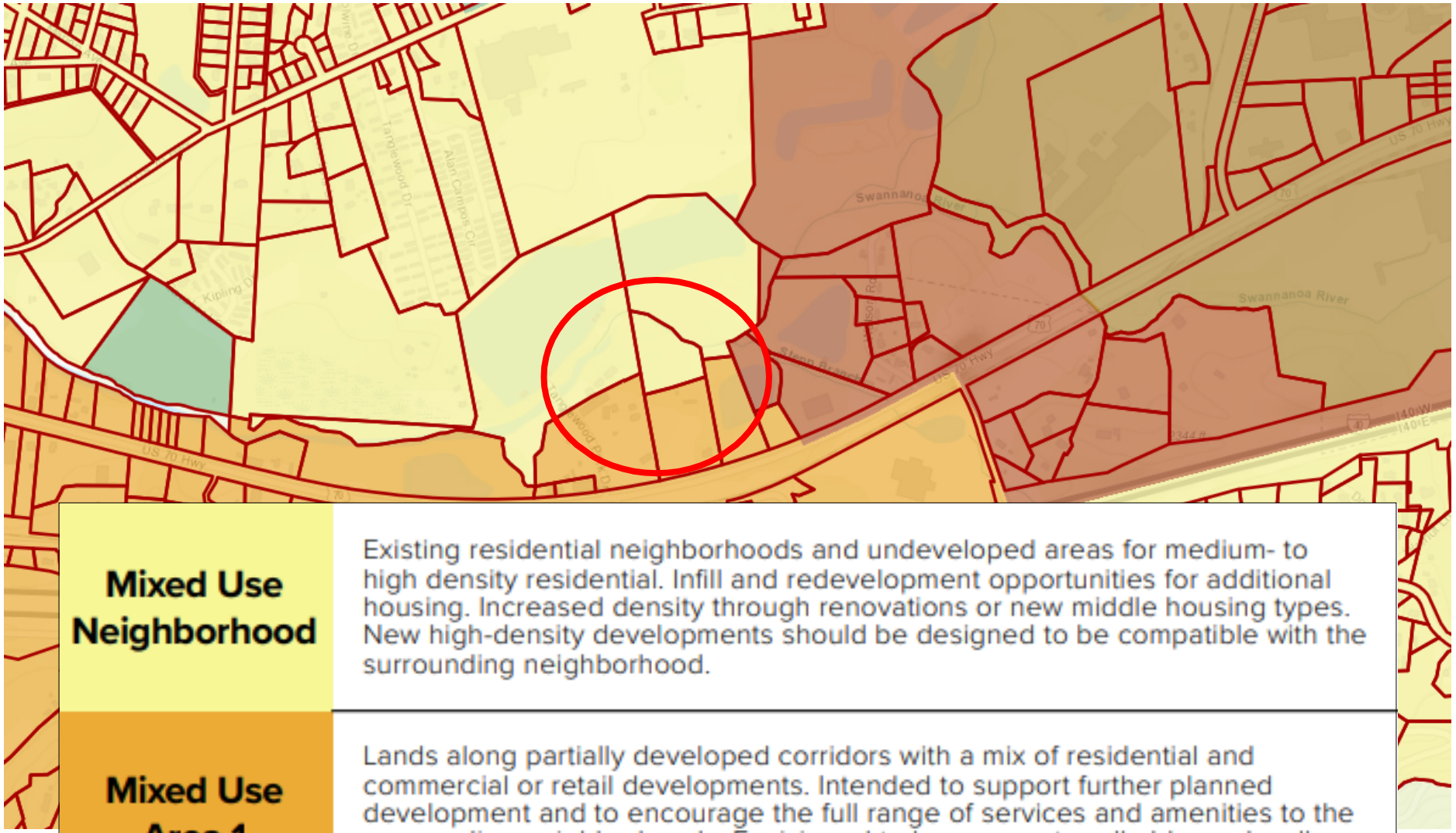


Proposed Zoning:

R-3



GEC FRAMEWORK AND MAP



Mixed Use Neighborhood	Existing residential neighborhoods and undeveloped areas for medium- to high density residential. Infill and redevelopment opportunities for additional housing. Increased density through renovations or new middle housing types. New high-density developments should be designed to be compatible with the surrounding neighborhood.
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:
	CS Commercial	R-3- Residential
Minimum Lot Size	**30,000 SF** – No Public Sewer **10,000 SF**- Sewer/No water **5,000 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)	10/10/10	10/7/15 - sewer 20/10/20 - septic
Max height	50 feet	35 feet

Surrounding Development Pattern in Immediate Area



Consistency Analysis

Consistent

- FLUM Category and description
- Proximity to sewer
- Proximity to water
- Density
- Proximity to Transportation Corridor
- The proposed rezoning allows for a transition between higher intensity uses and lower intensity uses.
- No Steep Slope/High Elevation
- Not in High or Moderate Hazard Stability Areas
- Proposed zoning district compatible with the existing uses in the area

Inconsistent

In Regulated Flood Hazard Areas

STAFF RECOMMENDS: APPROVAL

Planning Board

Planning board unanimously recommended **APPROVAL**
at their meeting on 7/20/2026

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.

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.