ZPH2025-00011 Clarks Chapel Rd Zoning Map Amendment

Presented by

Gillian Phillips

Planning & Development Department

Hearing Notification

- ✓ CASE NUMBER: ZPH2025-00011
- ✓ Notice in Asheville Citizen Times legal ad: 7/23/2025 & 7/30/2025
- ✓ Notice mailed to owners within 1,000 ft: 7/24/2025
- ✓ Physical posting: 7/25/2025
- ✓ Notice on BC Website: 7/02/2025
- ✓ Public Hearing: 8/05/2025

Applicant Information

- ✓ Applicant: Hilary and Michael Hatch, Michael Hatch Glass Company
- ✓ Owner: Michael Hatch Glass Company
- ✓ Address: 60 Clarks Chapel Rd

Property Information

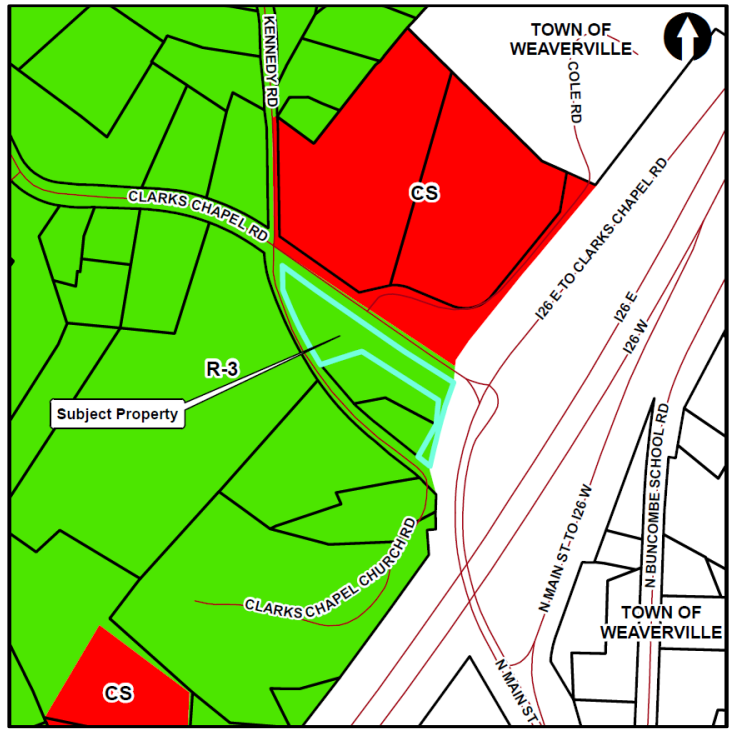
- ✓ .73 acres (1 parcel)
- ✓ Current Use: glass blowing studio
- ✓ Septic & Public water



Rezoning Information

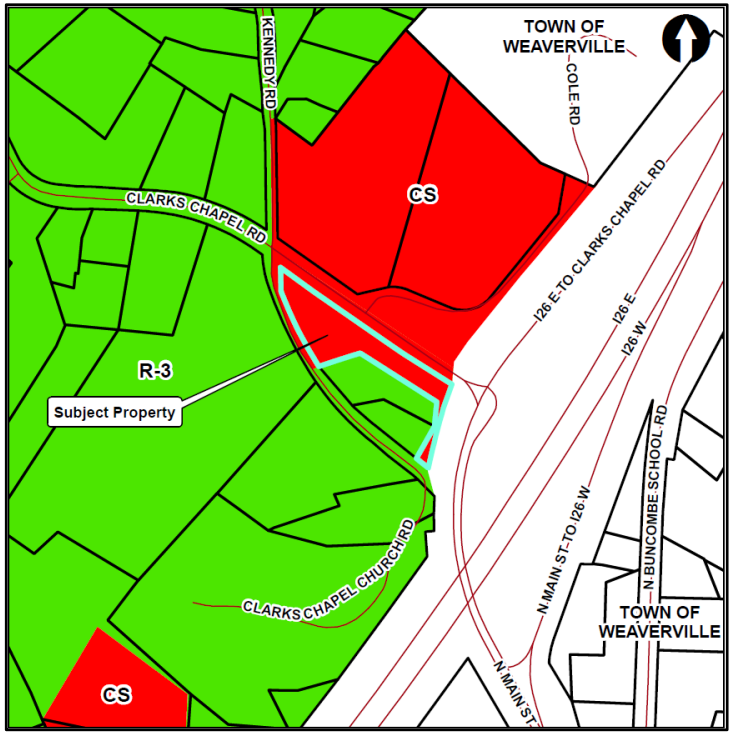
Current Zoning:

R-3

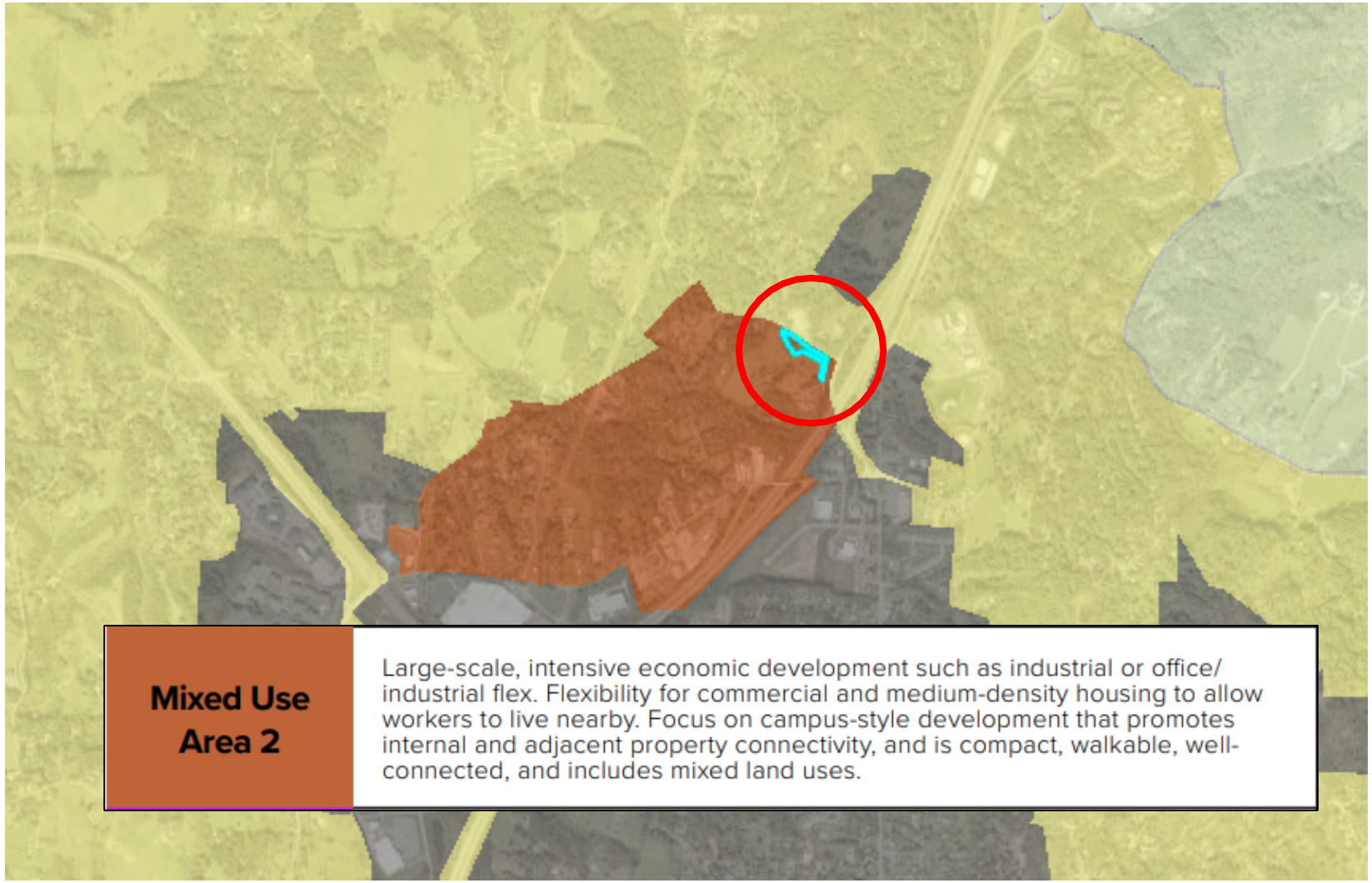


Proposed Zoning:

CS



GEC FRAMEWORK AND MAP



Bulk Standards

Allowable Density/Dimensional Standards	Existing District	Proposed District:
	R-3 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

Manufactured Home

The Yard mulch yard

Single Family Residential



Salvaterra Pottery and Woodworks

Clark's Chapel Cemetery and Church

Consistency Analysis

Consistent

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

Inconsistent

- Septic (no sewer)

STAFF RECOMMENDS: APPROVAL

Action by Planning Board

- Public hearing held on May 19, 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.