ZPH2025-00012:
Permitted Uses & Dimensional Requirements Text Amendment

Presented by

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PURPOSE



The purpose of the proposed text amendments will be to address the following uses in the Buncombe County Zoning Ordinance:

- **End mandatory single-family zoning**
- **Modernize standards for the Beaverdam district**

BACKGROUND



- Land use regulations existed in the Beaverdam area since 1981.
- Beaverdam regulations were NOT updated after the adoption of county-wide zoning and the Steep Slope Overlay, causing conflicting or redundant standards.



- Beaverdam is the only district that prohibits more than 1 home per lot
- Other standards do not align with county-wide zoning.

COMPREHENSIVE PLAN



Growth, Equity, & Conservation

Action 1: Sub-Action: Evaluate regulatory barriers to infill, redevelopment, and adaptive reuse sites... Consider providing flexibility for achieving these standards to support the redevelopment of underutilized sites…

Action 4: Sub-Action: Consider allowing every residential lot in every zoning district to have at least two homes provided the lot or parcel has adequate infrastructure

Action 5: Implement regulatory actions to promote the Growth, Equity, and Conservation Goal.

PROPOSED TEXT AMENDMENTS

SUMMARY
Align BDM setback definitions with other districts
Simplify BDM statement of district intent
Update the Permitted Use Table to include “two residential dwelling units” as a Permitted use by right in BDM
Update BDM Dimensional Requirements to align with format of all other zoning districts, and updating standards to align with R-LD district
Add a column with maximum disturbed and impervious limits
Eliminate the BDM footnotes
Permit alternative path and conservation subdivisions in BDM to match RLD

Hearing Notification

- ✓ CASE NUMBER: ZPH2025-00012
- ✓ Notice on BC Website: 7/4/25
- ✓ Notice in Asheville Citizen-Times legal ad: 7/25/25 and 7/31/25

Action by the Planning Board

The Planning Board recommended approval at their 6/16/25 meeting.

Requested Action by the Board of Commissioners

- Hold Public Hearing
- Vote on proposed text amendment with Comprehensive Plan consistency statement

QUESTIONS

Draft Board Motions

A. The Board approves the text amendment as it is consistent with the Buncombe County 2043 Comprehensive Plan.

B. The Board approves the text amendment with specific changes to the text as it is consistent with the Buncombe County 2043 Comprehensive Plan

C. The Board denies the text amendment as it is NOT consistent with the Buncombe County 2043 Comprehensive Plan.