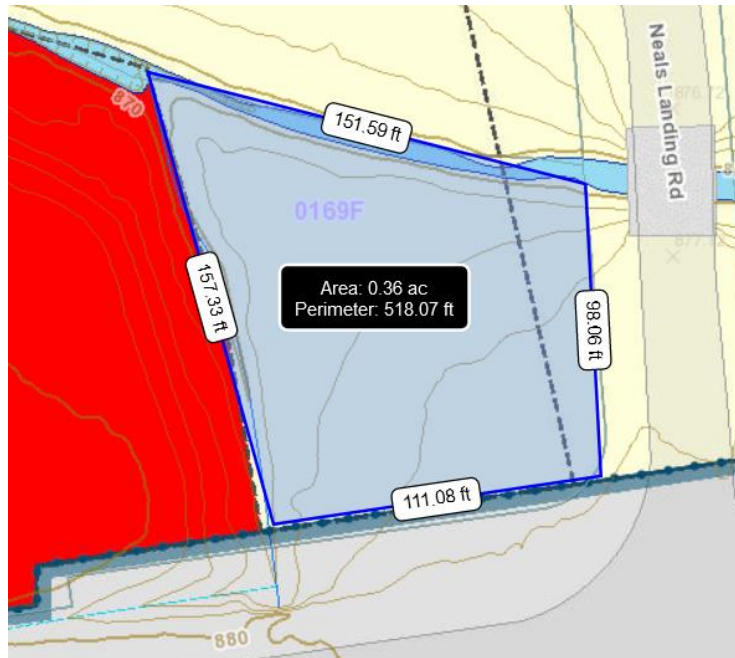


For 7-G-23-RZ – how much of the requested rezoned area is actually usable under the requested CA regulations, with the required building setbacks and stream buffers?

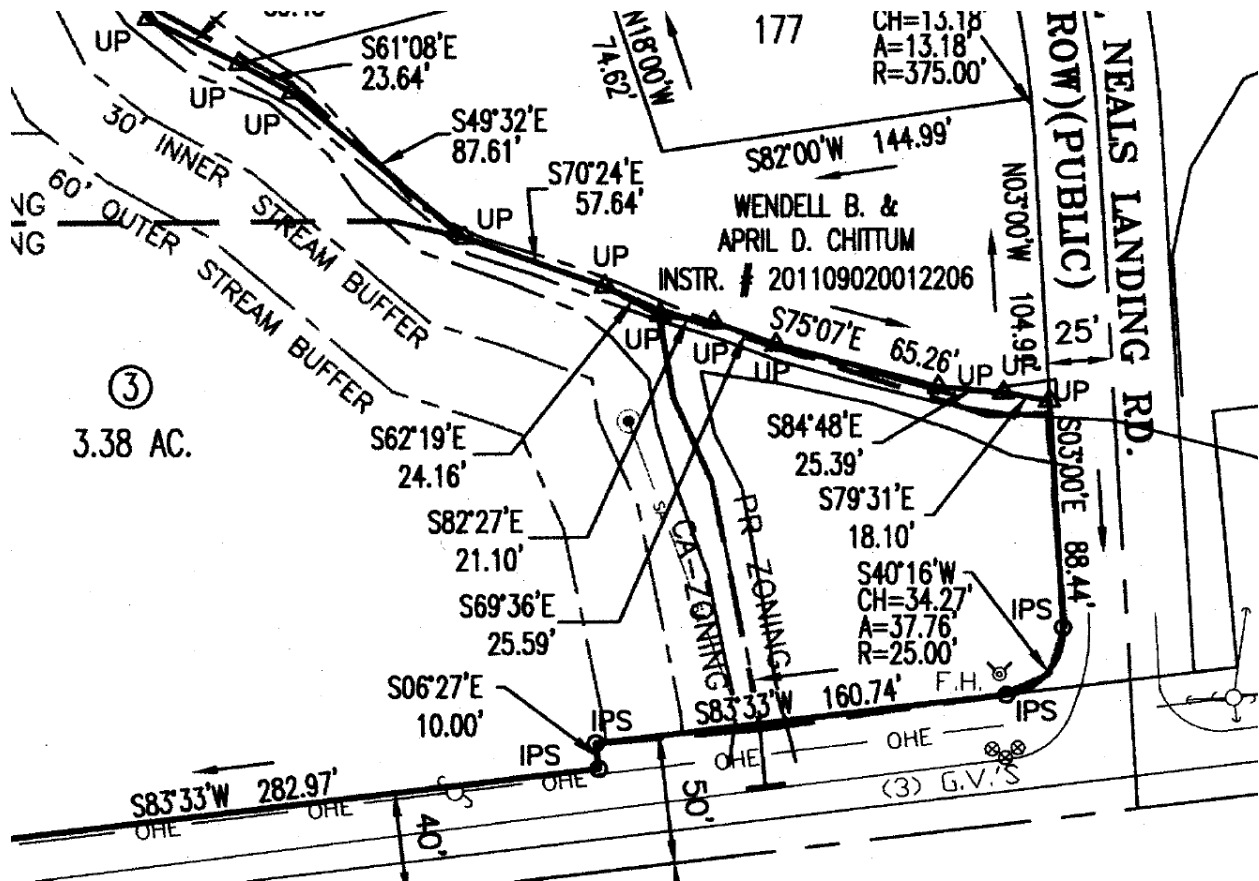
A maximum area of the requested rezoning is 0.36 acres:



But the requested CA zone mandates a [20 foot setback on the front yards](#) (5.31.07) for buildings not used as a dwelling unit, of which there are two front road setbacks on this section (Asheville Hwy to the south, and Neals Landing Rd to the west). Applying the front setbacks reduces the usable area to about 0.26 acres:



Then, the most recent survey for this, document [201805250069733](#), shows a 30' inner stream buffer and a 60' outer stream buffer for Shining Creek East (running east-to-west) and also the unnamed stream flowing north from Asheville Highway:



Just trying to apply a 30' inner stream buffer at a minimum on the west and north sides reduces the usable area to around 0.11 acres – about 5,000 sq ft. What uses are available for a 5,000 sq ft building, with room for just a few parking spaces that would be directly on the road frontage, that would be compatible with and enhance the Neals Landing community?

