

Ashe County

Planning Department

Staff Report

Date: July 28, 2016

RE: High Impact Land Use Ordinance

Summary:

After the last meeting, I prepared the attached maps to illustrate what a proposed setback might look like in the County. The first image shows the difference between the previous setback (polluting industry to protected structure) and how the proposed is measured (high impact land use to property line).

In each map, space that would be available for a high impact land use will appear in white.

Map #1: show a 2,500 ft setback

Map #2: shows a 1,000 ft setback

Map #3: shows a 500 ft setback

Map #4: shows a 500 ft setback plus a 2,500 ft setback from the Blue Ridge Parkway and from the New River (North and South Fork) and an exclusion from the County's two protected watersheds.

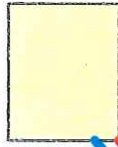
Attachments:

1. setback illustration
2. Map #1
3. Map #2
4. Map #3
5. Map #4



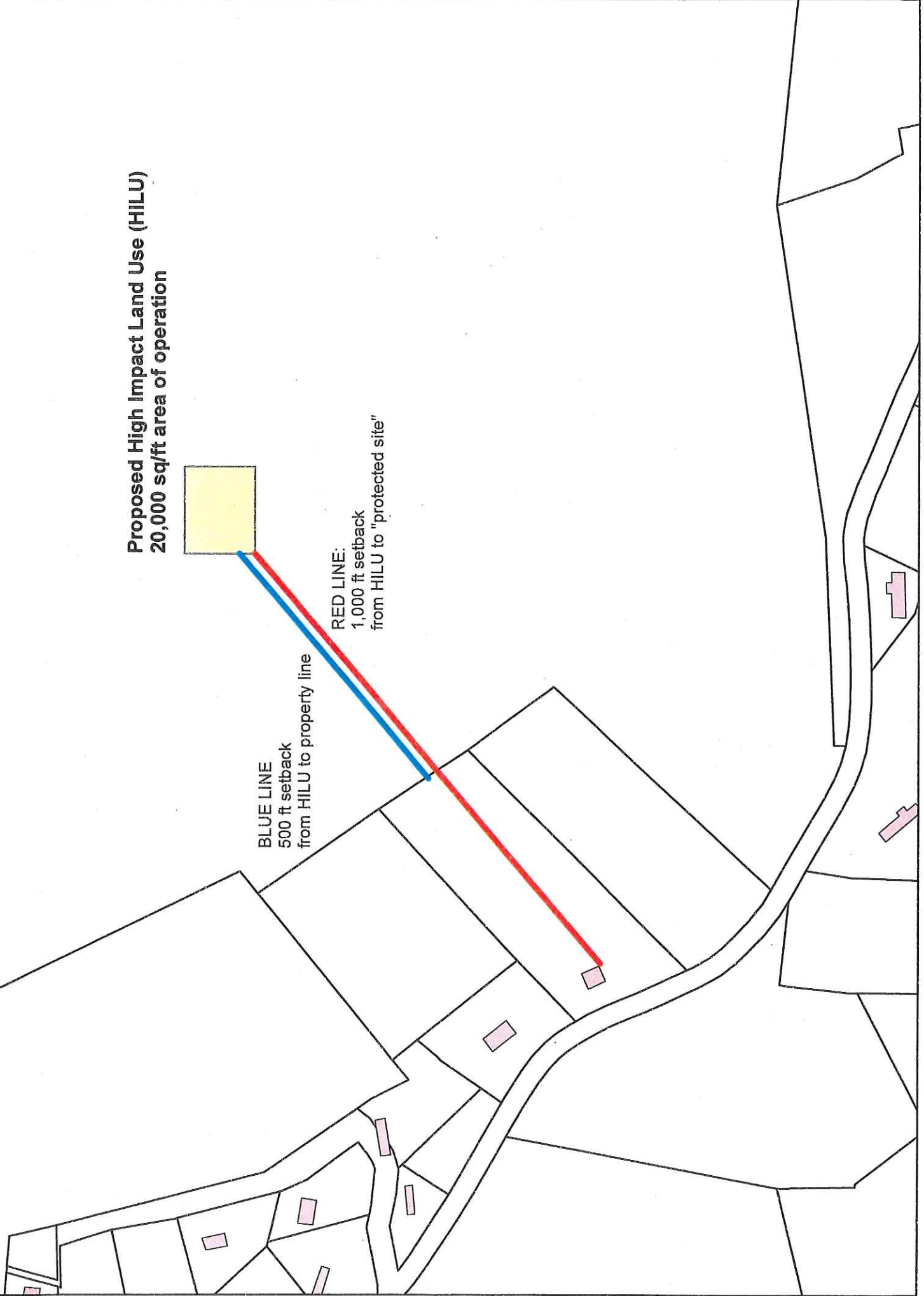
Ashe County Planning Department
150 Government Cir, Suite 2400
Jefferson, NC 28640

Proposed High Impact Land Use (HILU)
20,000 sq/ft area of operation



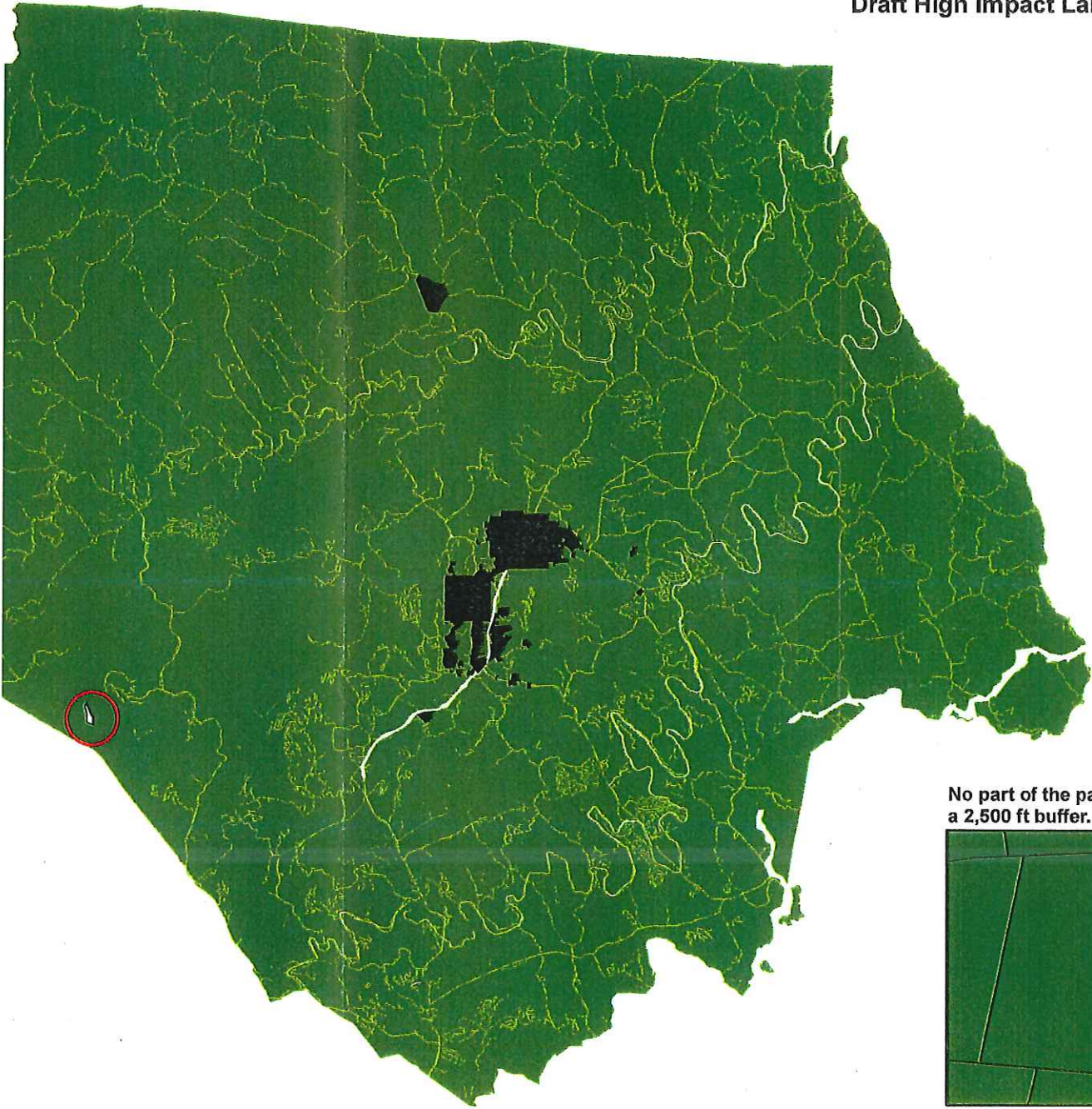
BLUE LINE
500 ft setback
from HILU to property line

RED LINE:
1,000 ft setback
from HILU to "protected site"

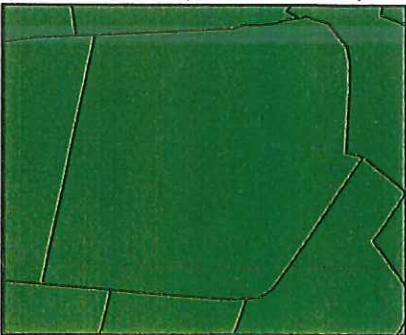


Ashe County
Draft High Impact Land Use Ordinance

Town Limits
2,500 Foot Buffer

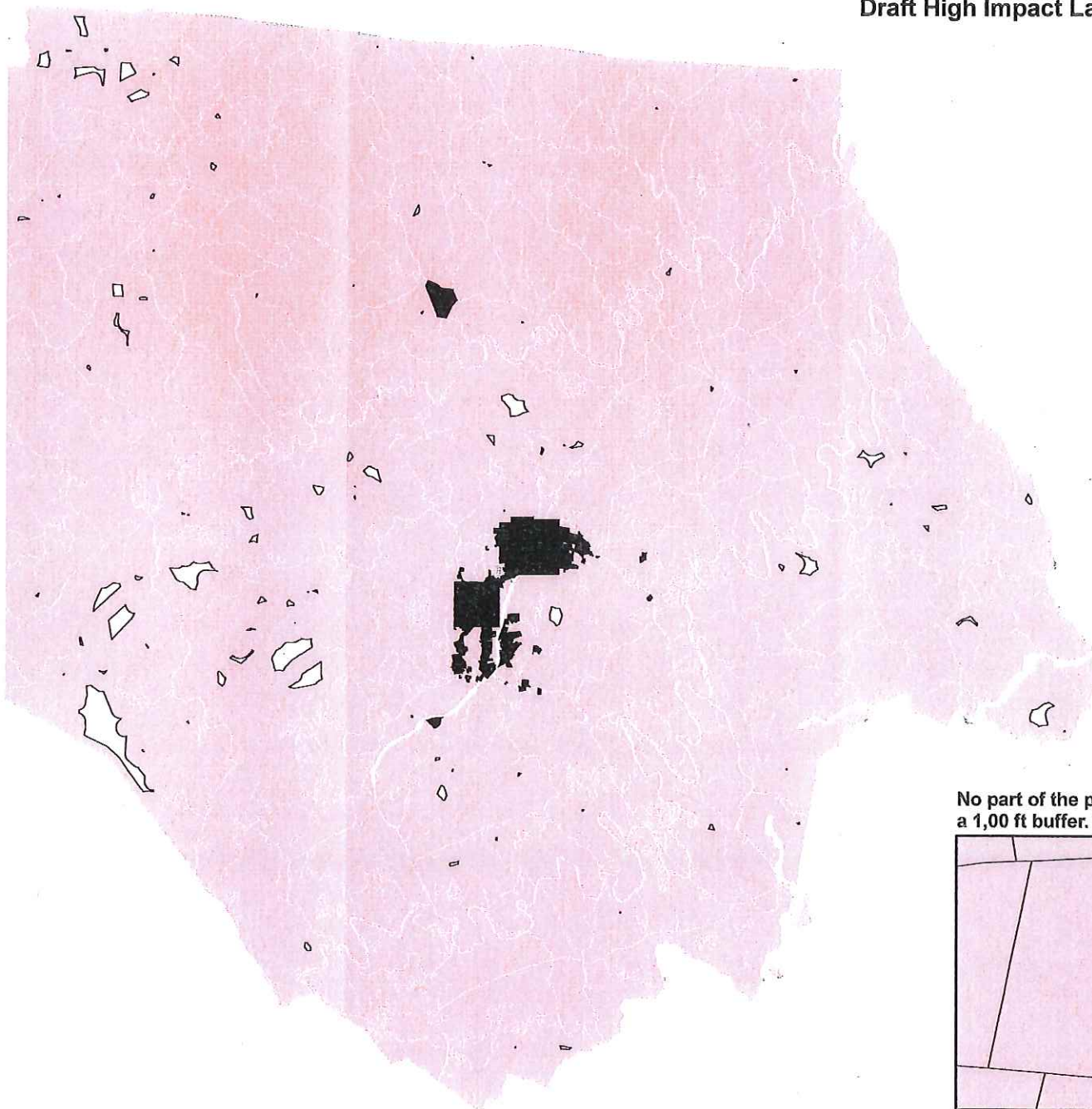


No part of the parcel can be used with
a 2,500 ft buffer. (41 acres shown)

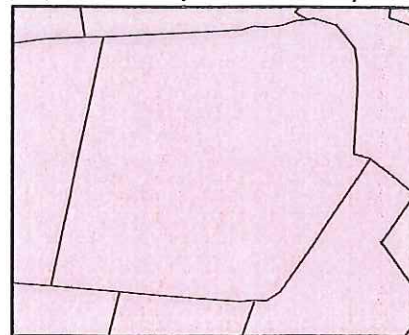


**Ashe County
Draft High Impact Land Use Ordinance**

■ Town Limits
□ 1,000 foot buffer

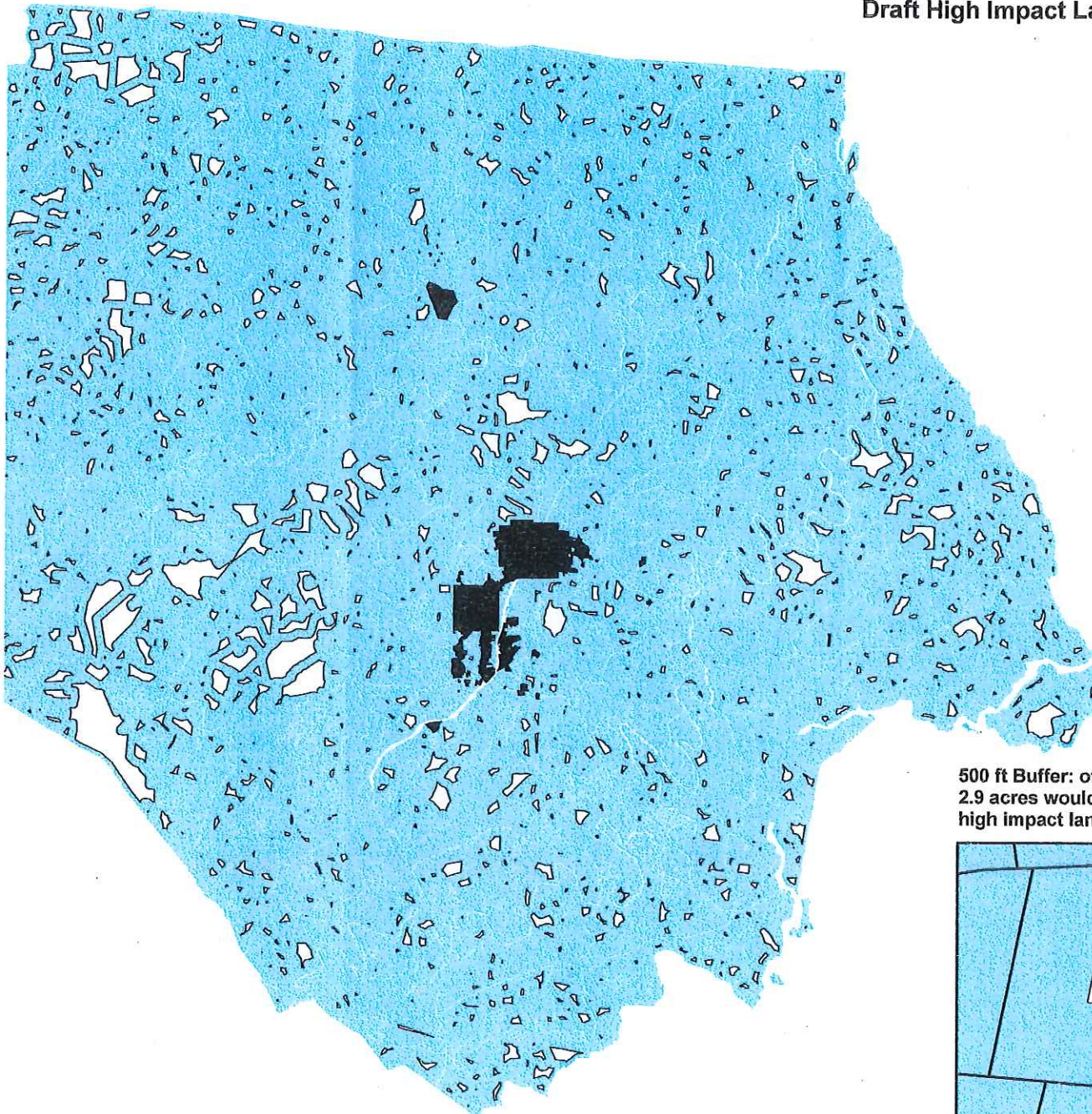


**No part of the parcel can be used with
a 1,00 ft buffer. (41 acres shown)**

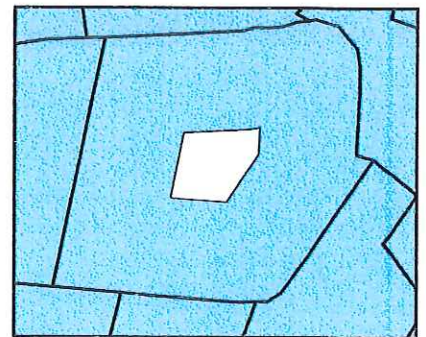


**Ashe County
Draft High Impact Land Use Ordinance**

500 Foot Buffer
Town Limits

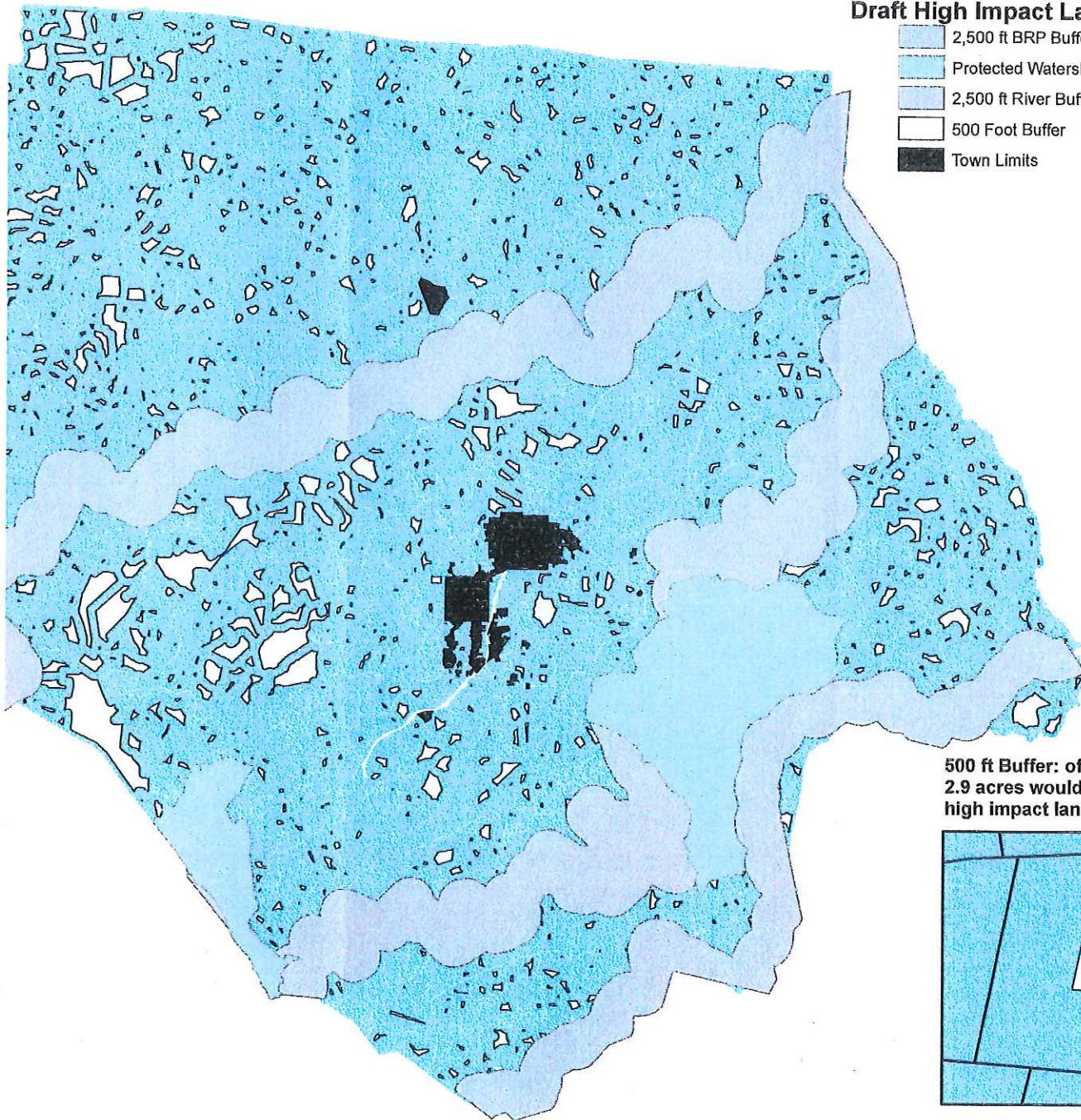


500 ft Buffer: of the 41.91 acres,
2.9 acres would be useable as a
high impact land use.



Ashe County Draft High Impact Land Use Ordinance

- 2,500 ft BRP Buffer
- Protected Watersheds
- 2,500 ft River Buffer
- 500 Foot Buffer
- Town Limits



500 ft Buffer: of the 41.91 acres,
2.9 acres would be useable as a
high impact land use.

