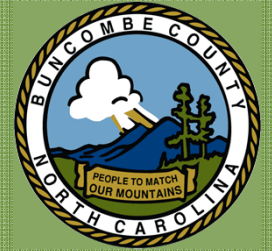


Buncombe County Zoning Ordinance

Land Use Plan Amendments

Purpose of Amendments



- Streamline retrofits of buildings for Americans with Disabilities Act (ADA).
- Enable the Board of Adjustment to consider the Land Use Plan in their decision making process.



BUNCOMBE COUNTY

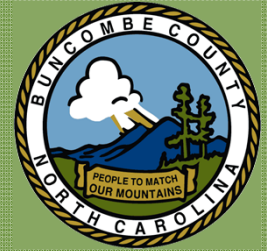


COMPREHENSIVE LAND USE PLAN, 2013 UPDATE

September 17, 2013

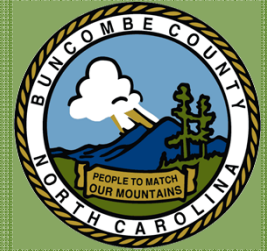


Justification



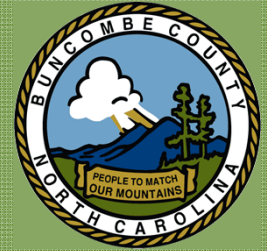
- Addressed under the “Zoning Enhancements” element of Section 6 “Issues and Recommendations” within the 2013 update to the Comprehensive Land Use Plan.

Issues



- In cases of building modification or retrofits which are necessary to accommodate the Americans with Disability Act, land use policies may inhibit timely interventions at a reasonable cost.
- Under the current land use development approval process (including conditional uses and map amendments), there are few tools available to Boards to make sound decisions based on the qualitative characteristics of the site.

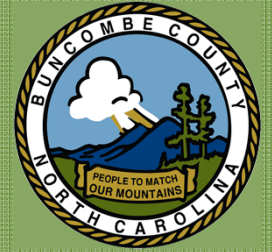
Recommendations



Modify current land use policies to allow for consideration of potential exemptions and variances as they relate to the Americans with Disability Act.

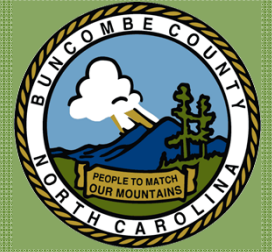
Require appointed boards to consider how each site conforms with the Comprehensive Land Use Plan Update in an objective manner.

Overview – ADA Retrofits

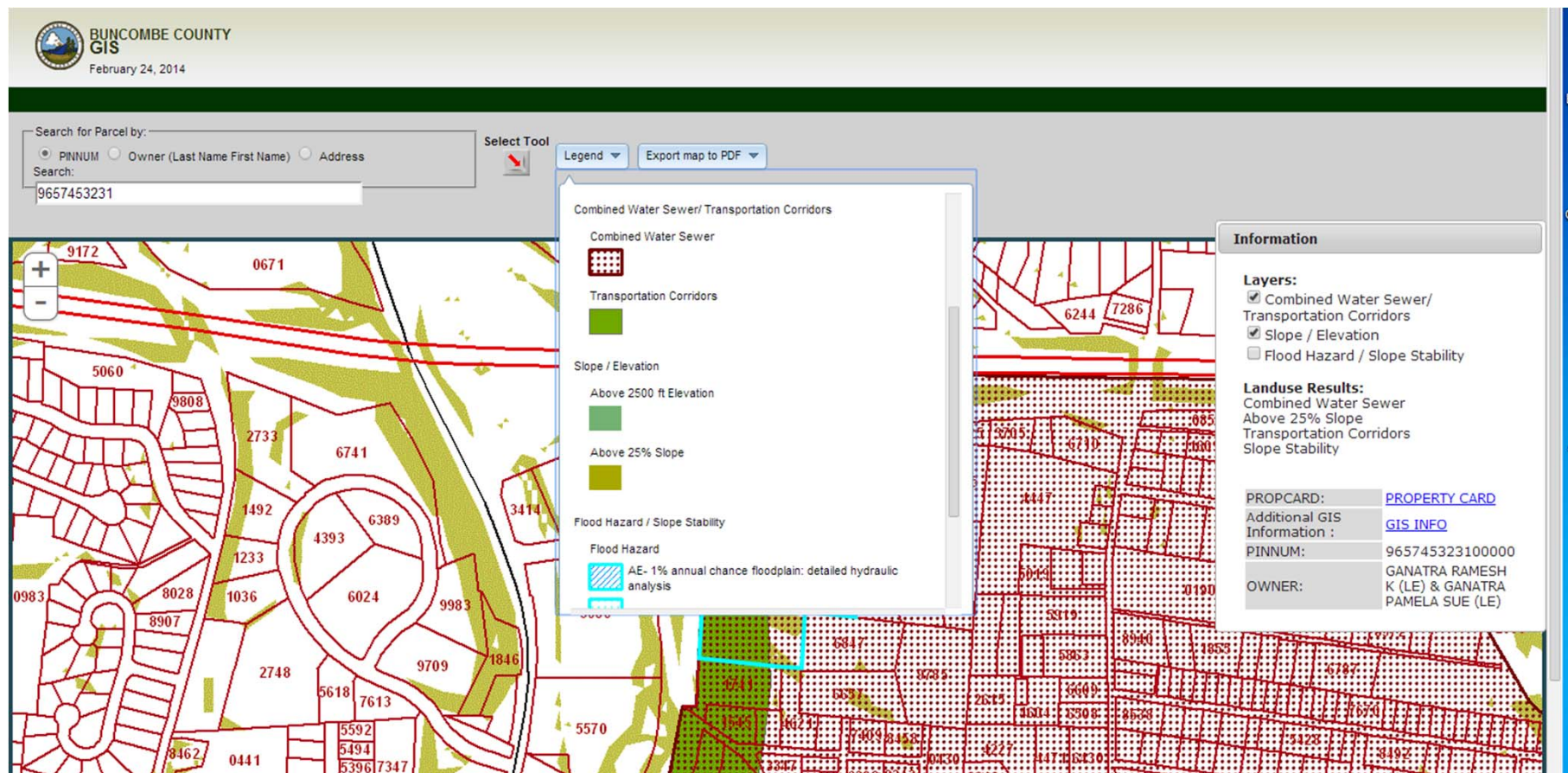


- Allows staff to make exemptions to speed up process.
- In cases where the community impact is of question, staff can defer the decision to the Board of Adjustment.

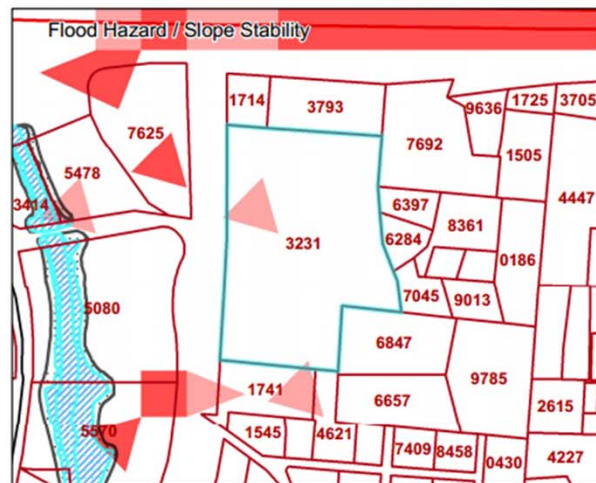
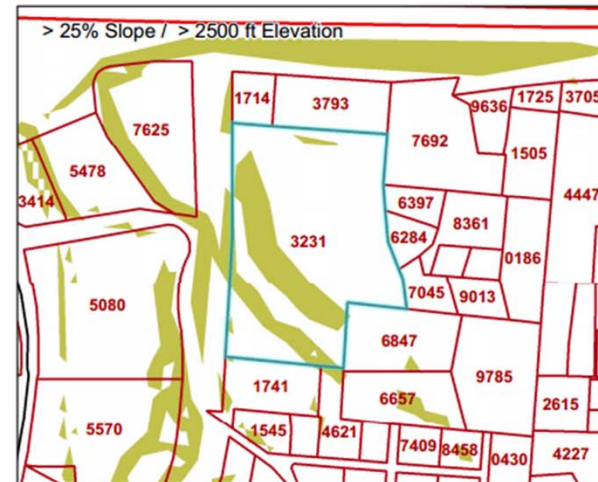
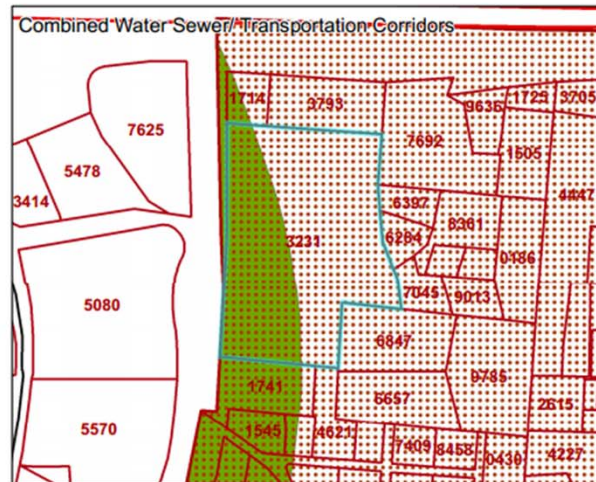
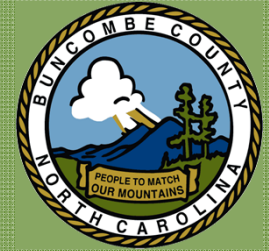
Overview – Land Use Plan Consideration



- Requires the Board of Adjustment to make considerations similar to consistency statements in their decisions.
- Utilizes the maps available in the land use plan (now available digitally).



Land Use Plan Map



Results:

Above 25% Slope
Slope Stability
Transportation Corridors
Combined Water Sewer

- Combined Water Sewer
- Transportation Corridors
- AE- 1% annual chance floodplain: detailed hydraulic analysis
- A- 1% annual chance floodplain
- X500 - .2% annual chance flood hazard (500 year flood zone)
- High Relative Hazard Stability
- Moderate Relative Hazard Stability
- Above 2500 ft Elevation
- Above 25% Slope

