

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
REZONING ANALYSIS

CASE NUMBER	: ZPH2014-00023
PROPOSED ZONING CHANGE	: R-1 and PS to CR
LOCATION	: Ridgecrest Conference Center
PIN	: See attached
ACREAGE	: 981.65 acres

APPLICANT: Lifeway Christian Resources of the Southern Baptist Convention  
1 LifeWay Plaza  
Nashville, TN 37234

DEPARTMENT RECOMMENDATION: **APPROVAL**

BOARD CONSIDERATIONS: The Board must determine if there is a reasonable basis for the requested change. An applicant's showing of reasonableness must address the totality of the circumstances and must demonstrate that the change is reasonable in light of its effect on all involved. Good Neighbors of South Davidson v. Town of Denton, 355 N.C. 254, 559 S.E.2d 768 (2002). Determination must be, the “product of a complex of factors.” Chrismon v. Guilford County, 322 N.C. 611, 370 S.E.2d 579 (1988). Among the factors relevant to this analysis are the size of the tract in question; the compatibility of the disputed zoning action with an existing comprehensive zoning plan; the benefits and detriments resulting from the zoning action for the owner of the newly zoned property, his neighbors, and the surrounding community; and the relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts. Id.

REZONING ANALYSIS: The applicant requests the rezoning of approximately 981.65 acres from R-1 (Single-Family Residential District) and PS (Public Service District) to CR (Conference Center/Resort District). The subject property which fronts on both sides of I-40 near the McDowell County Line. The site currently contains the Ridgecrest Conference Center and its related uses.

The proposed map amendment is consistent with the Buncombe County Land Use Plan as the Buncombe County Comprehensive Land Use Plan 2013 Update recommends that large conference centers and recreation facilities be zoned more appropriately through a Conference Center/Resort District. The Plan indicated that the facilities considered for this zoning should be 100 acres or more and managed through a common entity (Buncombe County Comprehensive Land Use Plan 2013 Update, Section 6 Issues and Recommendations). Therefore, the proposed map amendment would be reasonable and in the public interest.

The Conference Center/Resort District is appropriate for the subject property and supported by the Buncombe County Land Use Plan. Therefore the Buncombe County Department of Planning and Development recommends **APPROVAL** of the request.

**LAND USE PLAN CONSISTENCY STATEMENTS**

**CONSISTENT:** The proposed map amendment is consistent with the Buncombe County Land Use Plan as the Buncombe County Comprehensive Land Use Plan 2013 Update recommends that large conference centers and recreation facilities be zoned more appropriately through a Conference Center/Resort District. The Plan indicated that the facilities considered for this zoning should be 100 acres or more and managed through a common entity (Buncombe County Comprehensive Land Use Plan, 2013 Update, , Section 6 Issues and Recommendations). Therefore, the proposed map amendment would be suitable as indicated within the Update. The proposed map amendment is appropriate and is therefore reasonable and in the interest of the public.

**NOT CONSISTENT:** The map amendment is not consistent with the Buncombe County Comprehensive Land Use Plan as the Land Use Constraint maps within the Buncombe County Comprehensive Land Use Plan, 2013 Update show the following regarding the subject property:

- Has areas of moderate and high slope stability hazards
- Has areas of slope greater than 25%
- Is greater than 2500' in elevation

Therefore, the proposed map amendment would not be suitable for the Conference Center/Resort District as indicated on the suitability matrix within the Update. Development within these environmentally sensitive areas would be detrimental to the owner, adjacent neighbors, and surrounding community as it is not consistent with the surrounding area. Therefore, the requested zoning would not be reasonable and in the interest of the public.