

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS

CASE NUMBER : **ZPH2014-00033**
PROPOSED ZONING CHANGE : PS to AI
LOCATION : ASHEVILLE REGIONAL AIRPORT
PIN : See agenda

APPLICANT: Josh O’Conner
Buncombe County Zoning Administrator
46 Valley Street
Asheville, NC 28801

OWNER: City of Asheville
PO Box 7148
Asheville, NC 28802

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 is requesting the rezoning of the Asheville Regional Airport from PS (Public Service District) to AI (Airport Industry District).

The proposed map amendments are consistent with the Buncombe County Land Use Plan as the Buncombe County Comprehensive Land Use Plan 2013 Update recommends that the airport and surrounding property be zoned more appropriately through an Airport Industrial District. The Plan indicated that the district would allow for the land use needs of the Asheville Regional Airport, while allowing industrial and commercial uses which are related to the operation of an airport (Buncombe County Comprehensive Land Use Plan, 2013 Update Section 6 Issues and Recommendations). The proposed map amendments would be suitable as indicated within the Update. Therefore the Buncombe County Planning and Development Department recommends **APPROVAL** of the request.

LAND USE PLAN CONSISTENCY STATEMENTS

CONSISTENT: The proposed map amendments are consistent with the Buncombe County Land Use Plan as the Buncombe County Comprehensive Land Use Plan 2013 Update recommends that the airport and surrounding property be zoned more appropriately through an Airport Industrial District. The Plan indicated that the district would allow for the land use needs of the Asheville Regional Airport, while allowing industrial and commercial uses which are related to the operation of an airport (Buncombe County Comprehensive Land Use Plan, 2013 Update Section 6 Issues and Recommendations). Therefore, the proposed map amendments would be suitable as indicated within the Update. The proposed map amendments are appropriate and therefore reasonable and in the interest of the public.

NOT CONSISTENT: The map amendments are 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 properties:

- Has FEMA Flood Hazard Areas

Therefore, the proposed map amendments would not be suitable for the Airport Industry District as indicated on the suitability matrix within the Update. Development within these environmentally sensitive areas would be detrimental to the owners, adjacent neighbors, and surrounding communities as they are not consistent with the surrounding area. Therefore, the requested zonings would not be reasonable and in the interest of the public.