

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS

CASE NUMBER : ZPH2014-00081
 PROPOSED ZONING CHANGE : R-1 to CR
 LOCATION : Balsam Road
 PINs : 0629-58-6654
 : 0629-58-7538

APPLICANT/OWNER: Lifeway Christian Resources
 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 is requesting the rezoning from R-1 (Single-Family Residential District) to CR (Conference Center/Resort District). The subject property is located on Balsam Road. The property is currently vacant. The property is located within the Ridgecrest Conference Center and is surrounded by uses within the conference center and some single family homes owned by individual property owners.

The proposed map amendment is consistent with the Buncombe County 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:

- The property is outside moderate and high slope stability hazards.
- The property is outside flood hazard areas.

As Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update recommends that conference centers allowed in the CR zoning district be located outside of the flood hazard area and outside moderate and high slope stability hazards the proposed map amendment could be appropriate. Additionally, the Buncombe County Comprehensive Land Use Plan, 2013 Update indicated that the Resort/Conference center district should be created for the accommodation of large-scale resort, retreat, or conference centers and their unique land uses (Buncombe County Comprehensive Land Use Plan, 2013 Update, Section 6: Issues and Recommendations, pg 70). The proposed map amendment would also not be detrimental to the owners, adjacent neighbors, and surrounding community as it is consistent with the surrounding properties and adjacent to the CR zoning district. 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 Land Use Constraint maps within the Buncombe County Comprehensive Land Use Plan, 2013 Update show the following regarding the subject property:

- The property is outside moderate and high slope stability hazards.
- The property is outside flood hazard areas.

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Not Consistent: The proposed map amendment is **not consistent with the Buncombe County 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:

- The property is not located within reasonable proximity to a transportation corridor
- The property is not located outside of high elevations (2,500'+)
- The property is not located within reasonable proximity to infrastructure (combined water/sewer service area)

As Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan, 2013 Update recommends that conference centers allowed within the CR zoning district have proximity to infrastructure, proximity to a designated transportation corridor, and be located outside higher elevations, the proposed map amendment would not be appropriate. It would also be detrimental to the owners, adjacent neighbors, and surrounding community as it is not consistent with the surrounding residential properties. Therefore, the requested zoning would be **neither reasonable nor in the public interest**.