

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-000061  
PROPOSED ZONING: R-3 AND STEEP SLOPE/HIGH  
ELEVATION OVERLAY DISTRICT

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and related right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3: along Baird Cove Road between Sunny Ridge Drive and 420 Baird Cove Road, along Roger Acres Drive, along Split Oak Trail, along Baird Cove Lane, along Northside Terrace, along Mostert Drive, along Fisher Lane, along Lower Barton Road, along Barton Road, and along Old Home Road. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- A portion of the subject property is located along a major transportation corridor; Baird Cove Road connects to Weaverville Road and is in close proximity to Old Marshall Highway and Future I-26/US19/23.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along Baird Cove Road, as they provide water service to the Versant Subdivision. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- A portion of the subject property is located within a FEMA Flood Hazard Area.
- The subject property contains a mix of lower and higher density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to major transportation corridors and infrastructure, and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and

flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure, as well as outside of steep slope areas and high elevations. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- A portion of the subject property is located along a major transportation corridor; Baird Cove Road connects to Weaverville Road and is in close proximity to Old Marshall Highway and Future I-26/US19/23.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along Baird Cove Road, as they provide water service to the Versant Subdivision. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
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The subject property consists of both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. Therefore, the proposed map amendment would be **reasonable and in the public interest**.