

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-000062  
PROPOSED ZONING: R-1 AND STEEP SLOPE/HIGH  
ELEVATION OVERLAY DISTRICT

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: along the Southern side of Leisure Mountain Road and at the end of Leisure Mountain 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 single family residential lots. Some of the subject property is completely surrounded by the Town of Woodfin, though a portion of the property is adjacent to lots on the North side of Leisure Mountain Road currently zoned Single Family Residential District R-1 by Buncombe County. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall 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 small portion of the subject property is located within reasonable proximity to a major transportation corridor; Leisure Mountain Road connects with Weaverville Road near its intersection with Old Marshall Highway and in close proximity to Future I-26/US19/23.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line. Woodfin Water serves some residents along Leisure Mountain Road up to addresses in the 100s. 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 large 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.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains single family residences on smaller and larger lots, as well as some vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure. 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.

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### 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:

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