

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00063
PROPOSED ZONING: R-3 AND STEEP SLOPE/HIGH
ELEVATION OVERLAY DISTRICT

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3: to the East of Leisure Mountain Road, South of Boyds Chapel Road, and to the South of Indian Lane. 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 larger tracts. The property is adjacent to lots to the North currently zoned Residential District R-3 by Buncombe County. Substantial 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:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line, however this line does not extend to the subject property. Woodfin Water serves residents along Leisure Mountain Road up to addresses in the 100s but does not extend to the subject property. The subject property is not located within reasonable proximity to infrastructure.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A large portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A large 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 consists of larger and mostly vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update indicates that 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. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated.

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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:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line, however this line does not extend to the subject property. Woodfin Water serves residents along Leisure Mountain Road up to addresses in the 100s but does not extend to the subject property. The subject property is not located within reasonable proximity to infrastructure.
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The area described above consists of larger tracts. The property is adjacent to lots to the North currently zoned Residential District R-3 by Buncombe County. Substantial 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. Therefore, the proposed map amendment would be **reasonable and in the public interest**.