

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00066  
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 end of Dry Ridge Road and Windsor Rd, along Beaverbrook Road, along and at the end of Beaverbrook Court, and tax lot PIN 9741-41-9733 (100 Robinhood 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 single family residences on moderately-sized lots, as well as some vacant tracts. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS-2 and RS-4. 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.
- The majority of the subject property is located within reasonable proximity to infrastructure (public utilities); the property along Robinhood Road does not appear to have been included in this Land Use Constraint map, however it does appear to have direct access to public water and sewer.
- 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 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 moderately-sized 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 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.

The subject property consists of both moderately-sized and larger sized single family residential lots. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS-2 and RS-4. 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. 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:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The majority of the subject property is located within reasonable proximity to infrastructure (public utilities); the property along Robinhood Road does not appear to have been included in this Land Use Constraint map, however it does appear to have direct access to public water and sewer.
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The subject property consists of both moderately-sized and larger sized single family residential lots. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS-2 and RS-4. 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**.