

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00067
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT R-1

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: tax lot PINs 9730-87-9836 (300 Beaver Drive), 9730-87-8618 (300 Pineview Road) and a portion of tax lot PINs 9730-87-6578 (110 Beaver Drive) and 9730-88-4171 (located between Beaver Drive and Senator Reynolds Road).

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 three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4.

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 subject property is located within reasonable proximity to infrastructure (public utilities).
- A small portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A small 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 small and moderately-sized lots, and is located in close proximity to similar development within the Town of Woodfin and the City of Asheville.

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 and moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and be located outside of high elevation and steep slope areas.

The subject property consists of three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4. 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.
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The subject property consists of three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4. Therefore, the proposed map amendment would be **reasonable and in the public interest**.