

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00071  
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT R-1

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following property located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: tax lot PIN 9659-76-9880 (located North of 7 Hillview Circle and 22 Hillview 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 property described above is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville zoned RS-2 to the North and RS-4 to the East and South.

The property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Hillview Road is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure; public water and sewer is located at the Southeast corner of the property along Hillview Road.
- A 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 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 a vacant 1.98 acre tract which is surrounded by single family residential development of varying densities.

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 that lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure (public utilities), and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and

consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville and zoned RS-2 to the North and RS-4 to the East and South. 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 property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Hillview Road is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure; public water and sewer is located at the Southeast corner of the property along Hillview Road.
- A 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 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 a vacant 1.98 acre tract which is surrounded by single family residential development of varying densities.

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 that lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure (public utilities), and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville and zoned RS-2 to the North and RS-4 to the East and South. Therefore, the proposed map amendment would be **reasonable and in the public interest**.