

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00076
PROPOSED ZONING: EMPLOYMENT DISTRICT (EMP)

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and related road rights-of-way located within the unincorporated areas of Buncombe County be zoned Employment District EMP: Tax lot PINs 9643-82-6152 (99 Underwood Road), 9643-81-5686 (95 Underwood Road), 9643-81-7692 (93 Underwood Road), 9643-81-6275 (Northwest of the intersection of Fanning Bridge Road and Underwood Road), 9643-81-9765 (North of the intersection of Piney Drive and Underwood Road), 9643-81-9653 (North of the intersection of Piney Drive and Underwood Road), 9643-81-9433 (North of 92 Underwood Road), 9643-81-9219 (92 Underwood Road), 9643-81-9103 (29 Norman Road), and 9643-80-7599 (1291 Fanning Bridge 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 subject properties consist of existing rental/sales and service, warehousing, self-storage, nightclub, small scale commercial uses, vacant land and a church. The majority of property to the east and south consists of single-family residences located within Henderson County. Property to the north is developed as a strip shopping center and located within Henderson County. Property to the west is zoned PS (fairgrounds) with the majority of property industrially developed and located within the City of Asheville and separated by the I-26 corridor.

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 located within reasonable proximity to major transportation corridors.
- The subject property is located within close proximity to the combined water/sewer service area as indicated on the applicable land use constraint maps. Public water is located along Underwood Road and public sewer appears to be available along portions of Fanning Bridge Road (availability not verified).
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
- The subject property is located outside of moderate and high slope stability hazard areas.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The majority (larger tracts) of subject property is separated from adjacent low-density residential uses by existing road infrastructure.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as highly suggested within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas, are not located within steep slope areas or those with high elevations and moderate and high slope stability hazards or flood prone areas. Further the plan highly suggests that commercial and industrial

development be separated from low-density residential uses. While the larger tracts of land are separated from the surrounding residential neighborhood by existing road infrastructure, four (4) lots lack a clear separation from an adjacent residential neighborhood. Given the small size of these lots, however, development options will likely be limited to those that are residential in nature or small scale commercial development. The proposed map amendment offers a zoning district that is compatible with existing commercial and industrial uses while providing a transitional district to the existing surrounding residential neighborhood. Therefore the proposed map amendment is appropriate.

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 located within reasonable proximity to major transportation corridors.
- The subject property is located within close proximity to the combined water/sewer service area as indicated on the applicable land use constraint maps. Public water is located along Underwood Road and public sewer appears to be available along portions of Fanning Bridge Road (availability not verified).
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
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