

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00064  
PROPOSED ZONING: RESIDENTIAL DISTRICT R-3

**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 Residential District R-3: North of Ben Lippen Road and West of Gorman Bridge Road, inclusive of Desperate Lane, Race Path Way, Impala Trail, View Street, Lorenz Lane, Shelby Road, Antebellum Drive, Renee Road, S. Old Rymer Drive, Old Rymer Drive, Begonia Gardens, Sienna Drive, and Smith 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 both smaller and larger residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to the Town of Woodfin to the North and West, and is adjacent to areas currently zoned Residential District R-3 by Buncombe County to the East and South. The far Eastern portion of the subject area along Ben Lippen Road is adjacent to the City of Asheville along the Southern side of Ben Lippen Road.

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 major transportation corridors.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along the Northern portion of Gorman Bridge Road, as there is a water line along Old Leicester Highway. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A 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 is contains a mix of higher and lower density residential uses and is adjacent to a mix of uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities), and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, as well as outside of steep slope areas and high elevations.

The area described above consists of both larger and smaller residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to areas currently zoned Residential District R-3 by Buncombe County 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 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 major transportation corridors.
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The area described above consists of both larger and smaller residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to areas currently zoned Residential District R-3 by Buncombe County to the East and South. Therefore, the proposed map amendment would be **reasonable and in the public interest**.