

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00068
PROPOSED ZONING: RESIDENTIAL DISTRICT R-3

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3: tax lot PIN 9639-49-8003 (60 Hornot Circle) and a portion of tax lot PINs 9639-48-9978 (23 Jett Court) and 9639-48-4335 (264 Richmond Hill Drive).

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 small to moderately-sized lots on which single family homes and an adult care home is located. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and RM-6 by the City of Asheville.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the property along Hornot Circle and to the North of Jett Court, which was included within the Land Use Constraint maps. While the nearby property located off of Richmond Hill Drive was not included in the Land Use Constraint maps, the following is also applicable to this 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 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 single family residences and an adult care home on small and moderately-sized lots, and is located in close proximity to similar development within 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 and multi-family development be located outside of flood hazard areas. It further highly suggests that multi-family development be located within reasonable proximity to infrastructure (public utilities), and suggests the same for single family/duplex development. The Plan further suggests that both types of development be located outside of high elevation areas.

The subject property consists of small to moderately-sized lots on which single family homes and an adult care home is located. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and RM-6 by the City of Asheville. 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 property along Hornot Circle and to the North of Jett Court, which was included within the Land Use Constraint maps. While the nearby property located off of Richmond Hill Drive was not included in the Land Use Constraint maps, the following is also applicable to this 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 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 single family residences and an adult care home on small and moderately-sized lots, and is located in close proximity to similar development within 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 and multi-family development be located outside of flood hazard areas. It further highly suggests that multi-family development be located within reasonable proximity to infrastructure (public utilities), and suggests the same for single family/duplex development. The Plan further suggests that both types of development be located outside of high elevation areas.

The subject property consists of small to moderately-sized lots on which single family homes and an adult care home is located. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and RM-6 by the City of Asheville. Therefore, the proposed map amendment would be **reasonable and in the public interest**.