

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00072
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 9628-26-0839 (located North of 433 Deaverview Road) and a portion of tax lot PIN 9628-26-2754 (419 Deaverview 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 a 0.35 acre vacant lot and a portion of a lot owned by Sunrise Baptist Church. The subject property is adjacent to property zoned RM8 by the City of Asheville, and in close proximity to property zoned R-3 by Buncombe County along Deaverview Road.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Deaverview Road is a public street maintained by the City of Asheville.
- 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 is comprised of a smaller vacant lot without road frontage and an existing place of worship.

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. It further suggests that both types of development be located outside of high elevation areas.

The subject property consists of a 0.35 acre vacant lot and a portion of a lot owned by Sunrise Baptist Church (churches are a permitted use in the R-3 District). The subject property is adjacent to property zoned RM-8 by the City of Asheville, and is in close proximity to property zoned R-3 by Buncombe County along Deaverview Road. 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:

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- The subject property is located within reasonable proximity to infrastructure (public utilities).
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The subject property consists of a 0.35 acre vacant lot and a portion of a lot owned by Sunrise Baptist Church (churches are a permitted use in the R-3 District). The subject property is adjacent to property zoned RM-8 by the City of Asheville, and is in close proximity to property zoned R-3 by Buncombe County along Deaverview Road. Therefore, the proposed map amendment would be **reasonable and in the public interest**.