

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00074
PROPOSED ZONING: COMMERCIAL SERVICE DISTRICT (CS)

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following property located within the unincorporated areas of Buncombe County be zoned Commercial Service CS: A portion of tax lot PIN 9645-02-4648 (25 Hereford Way).

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 property consists of an existing portion of unzoned property that is utilized as a stormwater basin for the Biltmore Town Square mixed use development. Contiguous property to the North is vacant and zoned CS. Surrounding property to the East, South and West is primarily developed and located within 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 subject property:

- The subject property is not located within close proximity to a major transportation corridor as mapped, however it is within close proximity to Long Shoals Road and adjacent to the existing road infrastructure of Biltmore Town Square which is City of Asheville maintained.
- The subject property is located within close proximity to utility infrastructure (combined water/sewer service area) as indicated on the applicable land use constraint maps.
- 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 subject property is separated from adjacent low-density residential uses.

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. The proposed map amendment is compatible with existing CS zoning to the North as well as the surrounding Biltmore Town Square development which is commercially zoned and located within the City of Asheville. 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:

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