

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00075
PROPOSED ZONING: PUBLIC SERVICE DISTRICT (PS)

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following property and associated road rights-of-way located within the unincorporated areas of Buncombe County be zoned Public Service PS: tax lot PIN 9627-95-5515 (590 Brevard 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 property consist of an existing church and associated cemetery. Property to the South is part of the Biltmore Estate and zoned CR, to the East and North is the WNC Farmers' Market property which is zoned PS. Property to the West is a mix of uses including a post office and gas station/convenience strip center located within the City of Asheville and separated by Brevard Road.

The property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is located along a major transportation corridor (Brevard Road) although not technically mapped as such – see above.
- 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 and sewer lines are present along Brevard Road although not technically mapped as such – see above.
- 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).
- A small portion of the subject property contains moderate 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 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 surrounding PS zoned property (WNC Farmers' Market) to the North and East of the subject property as well as the current use of the property for a place of worship. 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 property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

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