



RADICHSIN ZONING MAP AMENDMENT

Presented by

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Planning & Development Department



BUNCOMBE COUNTY



Hearing Notification

- ✓ CASE NUMBER: ZPH2019-00027
- ✓ Notice in AVL Citizen Times legal ad: 10/04 & 10/11/2019
- ✓ Notice mailed to owners within 1,000 feet: 10/02/2019
- ✓ Physical posting: 10/04/2019
- ✓ Notice on BC Website: 10/02/2019
- ✓ Board of Commissioners Hearing: 10/15/2019



Applicant Information

- ✓ Applicant: Peter Radichshin
- ✓ Owner: Freedom in Christ, Inc.
- ✓ Address(es): Unaddressed Property off Propst Road

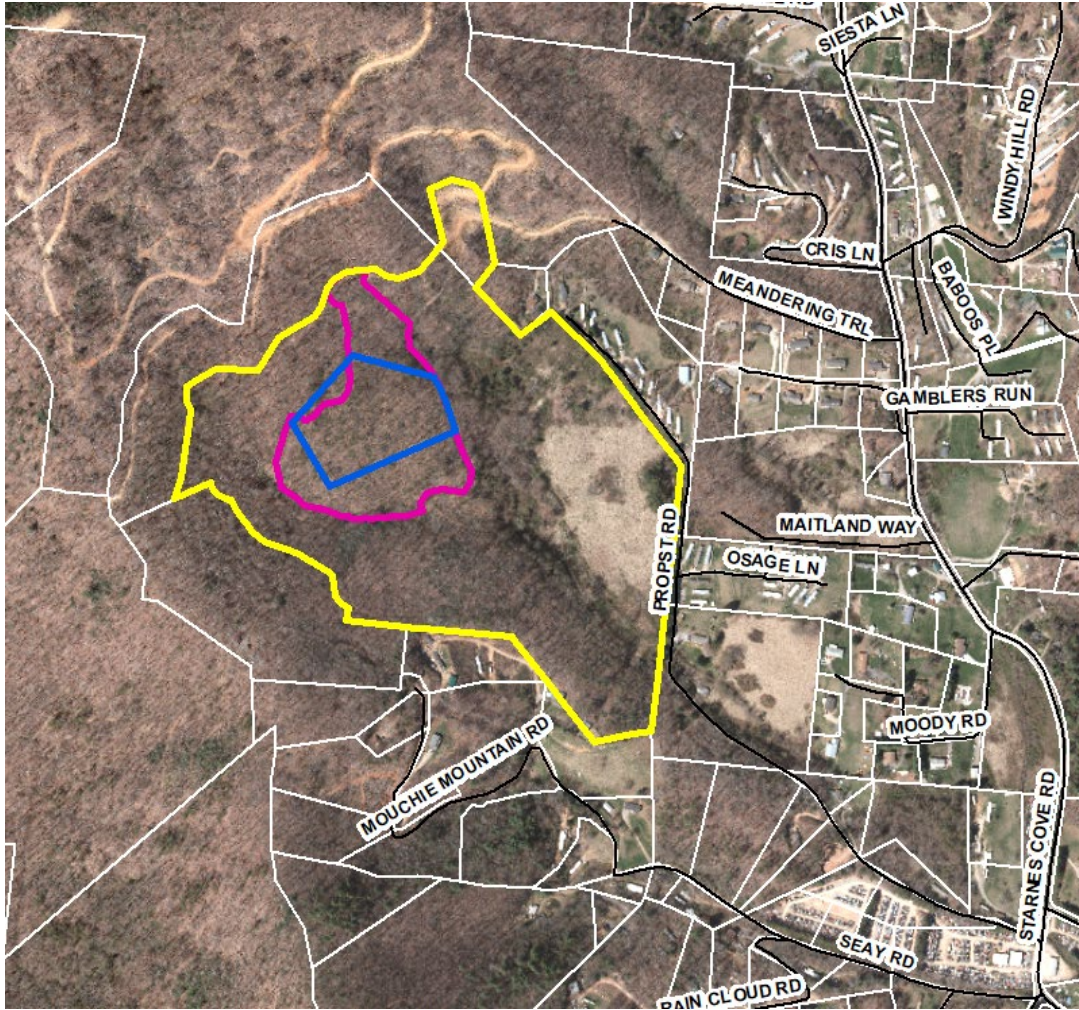


Application History

- ✓ 6/17/2019: Planning Board considered original proposal, offered comments implying denial recommendation based upon nonconformance with Land Use Plan. Applicant withdrew and submitted a revised rezoning proposal.
- ✓ 7/1/2019: Meeting cancelled due to lack of quorum.
- ✓ 7/15/2019: Planning Board considered first, revised proposal, recommended denial in 5/1 vote based upon nonconformance with Land Use Plan.
- ✓ 8/19/2019: Planning Board considered second, revised rezoning proposal; a motion to recommend County Commissioners approve revised proposed map amendment failed to pass by a vote of 3 to 3.
- ✓ 10/15/2019: Board of Commissioners to consider revised rezoning



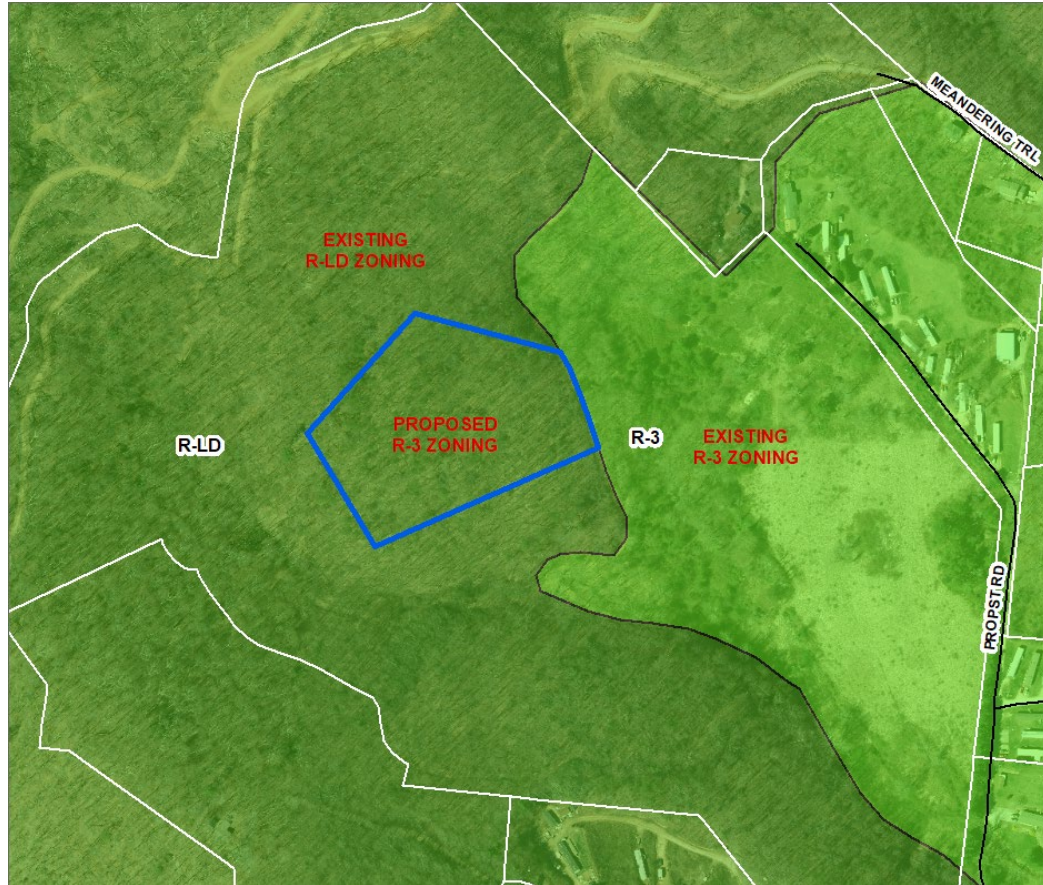
Property Information



- ✓ Subject parcel 4.9 acres in size
- ✓ One vacant
- ✓ Maximum Elevation: 2540' above sea level
- ✓ Serviceable by public water, private septic



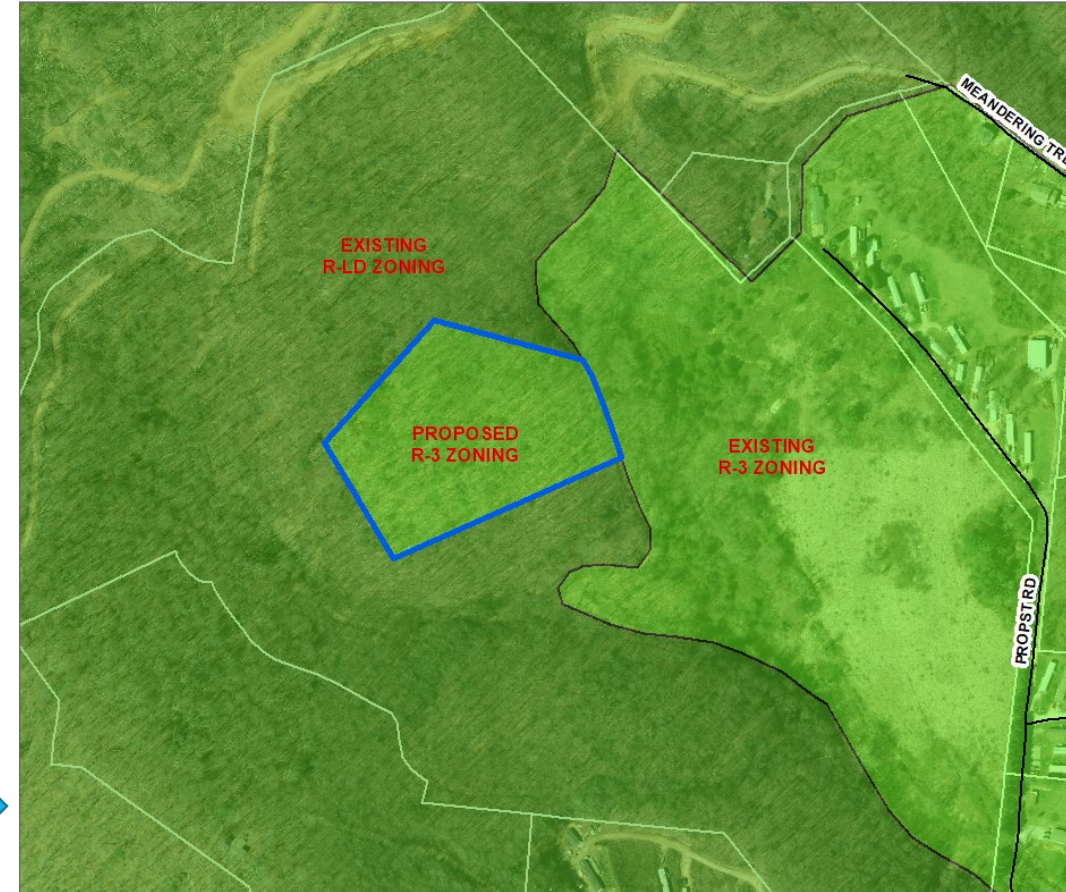
Rezoning Information



Current Zoning:
R-LD Residential



Proposed Zoning:
R-3 Residential



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Rezoning Information

EXISTING ZONING DISTRICT:

Residential Low Density (R-LD)

Low-Density Residential District (R-LD). The R-LD Low-Density Residential District is **primarily intended to provide locations for low-density residential and related-type development in areas where topographic or other constraints preclude intense urban development.** These areas are not likely to have public water and sewer services available, and the minimum required lot area will be one acre unless additional land area is required for adequate sewage disposal. **These are environmentally sensitive areas that are characterized by one or more of the following conditions: Steep slopes, fragile soils, or flooding.**

PROPOSED ZONING DISTRICT:

Residential District (R-3).

The R-3 Residential District is primarily intended to **provide locations for a variety of residential development depending upon the availability of public water and sewer services.** Some areas within the R-3 Residential District will have no public water and sewer services available and will thus be suitable primarily for single-family residential units on individual lots and mobile homes on individual lots. Other areas within the district will have public water and/or sewer service available and will thus be suitable for higher density uses such as multifamily residential units, planned unit developments, and mobile home parks. The R-3 district also provides for various recreational, community service and educational uses that will complement the residential development.

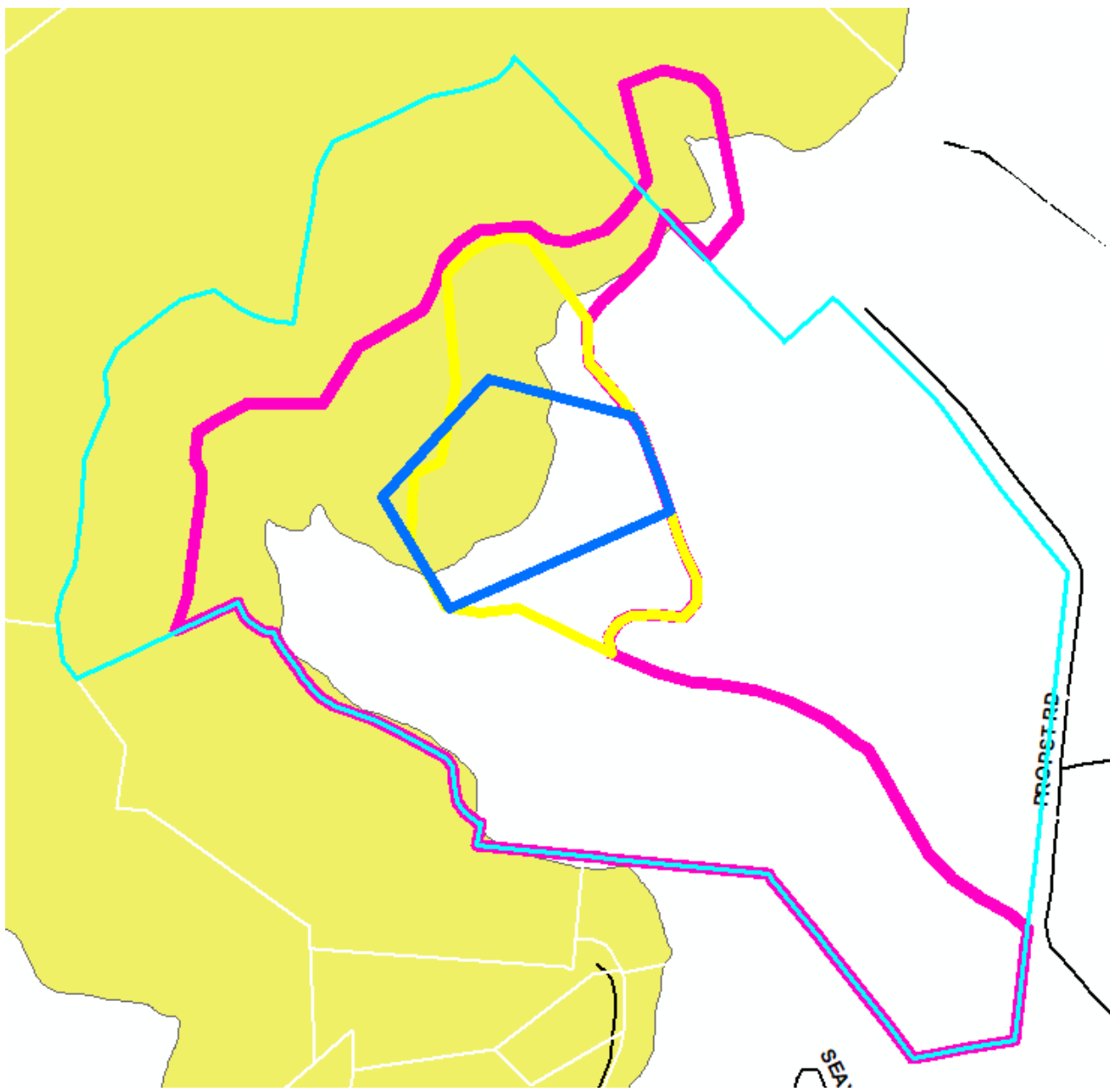




Neighborhood Consistency

- ✓ In terms of land use types, single-family development would be consistent with neighborhood character of adjacent neighborhoods
- ✓ Multi-family / mixed use development would be inconsistent with neighborhood character. Rezoning would reduce minimum lot size from 1 acre to 30,000 square feet for septic, or as low as 6,000 square feet for lots on public water & sewer

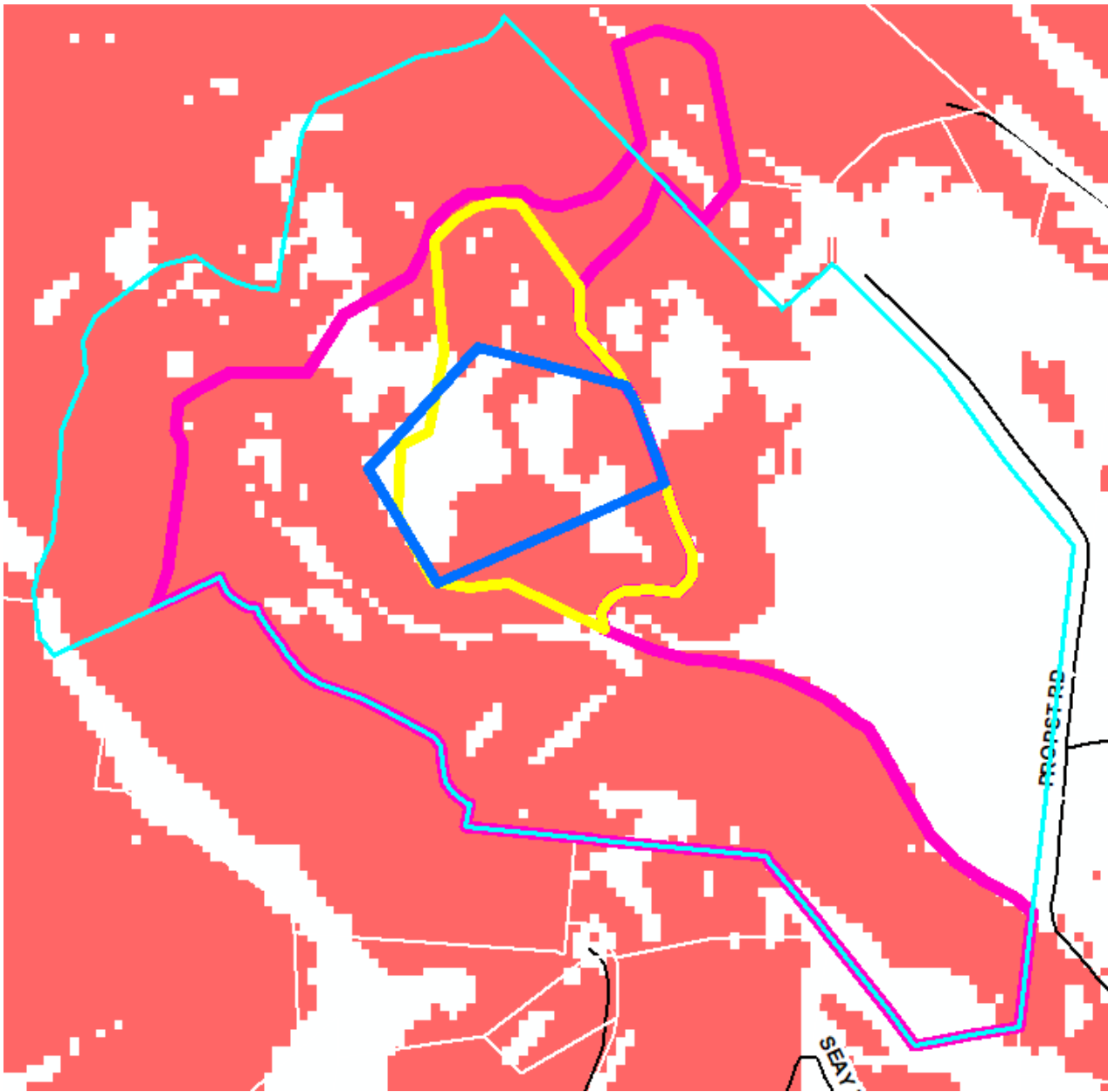
	Existing District:	Proposed District:
	R-LD Residential	R-1 Residential
Minimum Lot Size	43,560 SF	6,000 SF (Public water/sewer) 30,000 SF (Septic system)
Max dwelling units per acre	2	10
Setbacks (Front/Side/Rear)	10/10/20	10/7/15 (Water/sewer) 20/10/10 (Septic)
Max height	35 feet	35 feet





- 5 Foot Contours
-  Greater than 2500'
-  Property Boundaries

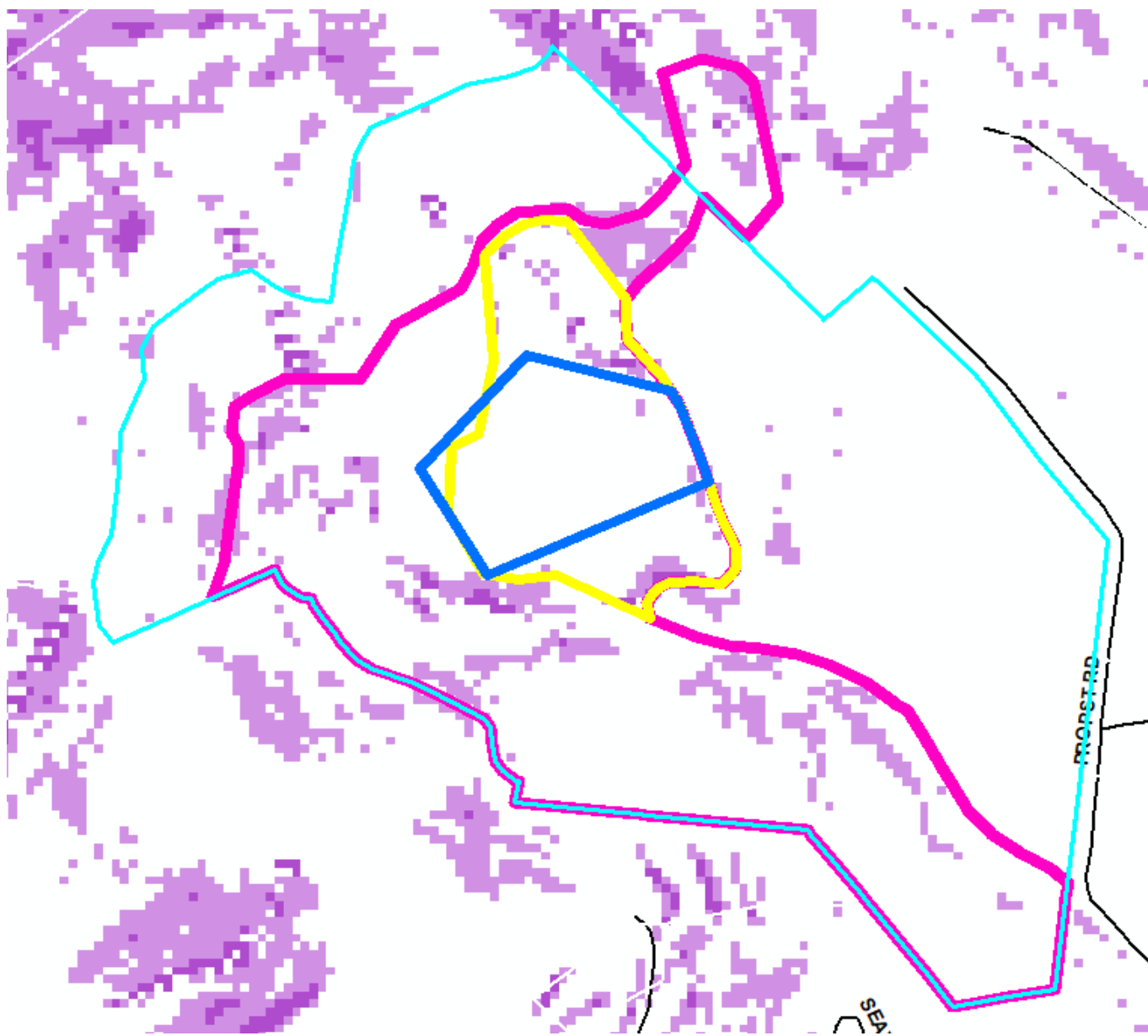




Red = Slopes greater than
25%

NOTE: STEEP SLOPE
REGULATIONS DO NOT
APPLY BELOW 35% SLOPE





- 5 Foot Contours
- High Hazard
- Moderate Hazard
- Low Hazard
- Property Boundaries



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Land Use Plan Analysis

- ✓ **Is not** within reasonable proximity to a major transportation corridor
- ✓ **Is not** within reasonable proximity to **sewer** infrastructure
- ✓ **Is** within reasonable proximity to **water** infrastructure
- ✓ **Is within** an area of steep slope (25% +)
- ✓ **Is within** an area of high elevation greater than 2,500 feet
- ✓ **Does contain** high and moderate slope stability hazard areas
- ✓ **Is outside** a flood hazard area

Staff:

Proposed amendment **would not be** detrimental to the owners, adjacent neighbors, and surrounding community as it **does adhere** to Buncombe County Comprehensive Land Use Plan Update



Recommendations

- ✓ 7/15/2019: **PB** considered first, revised rezoning proposal, recommended denial 5/1 based upon nonconformance with Land Use Plan.
- ✓ 8/19/2019: **PB** considered second, revised rezoning proposal, motion recommending approval failed by vote of 3 to 3.
- ✓ **Staff Recommendation:** The revised portion of property that is being requested to be rezoned represents a small percentage (approximately 3%) of the overall subject parcel. The applicant has worked with Planning Staff to carefully consider an area that will meet their future campus needs while avoiding any areas of the property that are located within the steep slope and protected ridge overlays. Based on this effort, Staff recommends approval of the application.

