

**BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
REZONING ANALYSIS**

CASE NUMBER : ZON2010-00344, ZON2010-00346,  
: ZON2010-00347, AND ZON2010-00348  
PROPOSED ZONING CHANGE : R-1 TO R-3  
LOCATION : 645 BUCKEYE COVE ROAD  
: 5, 7, AND 11 DELLA REE LANE  
PIN NUMBER : 9688-03-8776, 9688-03-8625, 9688-03-7837,  
: 9688-03-5680 AND 9688-03-6731  
ACREAGE : 4.02 acres

APPLICANT/OWNER: ANGELA ALLEN (ZON2010-0344)  
7 DELLA REE LANE  
SWANNANOVA, NC 28778

EULA RIDDLE (ZON2010-0347)  
11 DELLA REE LANE  
SWANNANOVA, NC 28778

EDDIE BRYANT (ZON2010-0348)  
645 BUCKEYE COVE ROAD  
SWANNANOVA, NC 28778

TANYA ELLIS (ZON2010-0346)  
5 DELLA REE LANE  
SWANNANOVA, NC 28778

DEPARTMENT RECOMMENDATION: **APPROVAL**

BOARD CONSIDERATIONS: The Board must determine if there is a reasonable basis for the requested change. An applicant's showing of reasonableness must address the totality of the circumstances and must demonstrate that the change is reasonable in light of its effect on all involved. Good Neighbors of South Davidson v. Town of Denton, 355 N.C. 254, 559 S.E.2d 768 (2002). Determination must be, the "product of a complex of factors." Chrismon v. Guilford County, 322 N.C. 611, 370 S.E.2d 579 (1988). Among the factors relevant to this analysis are the size of the tract in question; the compatibility of the disputed zoning action with an existing comprehensive zoning plan; the benefits and detriments resulting from the zoning action for the owner of the newly zoned property, his neighbors, and the surrounding community; and the relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts. Id.

REZONING SUMMARY: The applicants have requested the rezoning of 4.02 acres from R-1 (Single Family Residential District) to R-3 (Residential District). The subject properties are located on the north side of Buckeye Cove Road to the east of the intersection of Buckeye Cove Road and Della Ree Lane. The properties currently contain a variety of use including; mobile

homes, single family homes, and modular homes. Although the surrounding area is zoned R-1 and R-LD, the area is a mix of uses, which includes doublewide and singlewide mobile homes. Given the number of owners making the request and the number adjacent properties involved, the requested zoning would be consistent with surrounding uses and the Buncombe County Comprehensive Land Use Plan as the Buncombe County Comprehensive Land Use Plan 2006 Update indicated that R-3 is suitable for higher density uses and mobile homes (Buncombe County Comprehensive Land Use Plan Update, VII-3). The proposed R-3 zoning would be consistent with the surrounding area, which already contains mobile homes. The requested zoning would be not be detrimental to the owner, adjacent neighbors, and surrounding community. Therefore the Buncombe County Department of Planning and Development recommends **APPROVAL** of the request.

**LAND USE PLAN CONSISTENCY STATEMENTS JANUARY 20, 2011**

CONSISTENT: The requested map amendments would be consistent with the Buncombe County Comprehensive Land Use Plan as the Buncombe County Comprehensive Land Use Plan 2006 Update indicated that R-3 is suitable for mobile homes (Buncombe County Comprehensive Land Use Plan, VII-3).

NOT CONSISTENT: The requested map amendments would not be consistent with the Buncombe County Comprehensive Land Use Plan as the Buncombe County Comprehensive Land Use Plan 2006 Update indicated that R-3 is suitable for higher density uses (Buncombe County Comprehensive Land Use Plan, VII-3).