

Buncombe County Planning Board
November 2, 2015
9:30 a.m.

The Buncombe County Planning Board met on November 2, 2015 in the meeting room at 30 Valley Street. Members present were Joan Walker, Gene Bell, Dusty Pless, Parker Sloan and Thad Lewis. Also present were Michael Frue, County Attorney; Debbie Truempy, Zoning Administrator; and Gillian Phillips, Planning staff.

Call to Order

Chairman Bell called the meeting to order at 9:33 am.

Approval of Agenda

Ms. Truempy indicated that the following public hearing needed to be removed from the agenda and heard November 16, 2015 as there was a mistake in the legal add and it had to be re-advertised:

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3:

*North of Ben Lippen Road and **West** of Gorman Bridge Road, inclusive of Desperate Lane, Race Path Way, Impala Trail, View Street, Lorenz Lane, Shelby Road, Antebellum Drive, Renee Road, S. Old Rymer Drive, Old Rymer Drive, Begonia Gardens, Sienna Drive, and Smith Road.*

Mr. Pless made a motion to approve the agenda as revised and move the public hearing in question to November 16, 2015. Ms. Walker seconded the motion and the motion passed unanimously.

Approval of Minutes (October 19, 2015)

Mr. Pless made a motion to approve the minutes as submitted. Ms. Walker seconded the motion and the motion passed by a vote of 5-0.

SUB2015-00352: *DSG, LLC (dba Carolina Development Services, George Wilds) was seeking approval for Liberty Oaks Subdivision, which is located on property identified as tax lot PINs #9607-74-7925 (402 Liberty Road) and 9607-84-0256 (located in between 402 Liberty Road and Smokey Park Highway).*

The Board was provided the submitted preliminary plan (Attachment A) and proposed staff conditions (Attachment B). Ms. Truempy reviewed the subdivision and proposed staff conditions.

George Wildes and Matt Sprouse were present to represent the case. Mr. Wildes reviewed the price point of the project, and the different residential types within the development. He

indicated that they were trying to preserve the older trees on the property. Mr. Sprouse reviewed the types of homes, square footage size of the lots, pedestrian and traffic flow of the proposed development, and discussed some of the trees they were saving. There being no one wishing to provide public comment, Ms. Walker made a motion to approve the preliminary plan with the proposed staff conditions, Mr. Pless seconded the motion and the motion passed unanimously.

Public Hearings (Zoning Map Amendments)

The amendments propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26. The Board was provided with maps of the areas in question with proposed zoning (Attachment C) and staff recommendations (Attachment D) prior to the hearing.

The Zoning Administrator proposed that the following properties and related right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3: along Baird Cove Road between Sunny Ridge Drive and 420 Baird Cove Road, along Roger Acres Drive, along Split Oak Trail, along Baird Cove Lane, along Northside Terrace, along Mostert Drive, along Fisher Lane, along Lower Barton Road, along Barton Road, and along Old Home Road. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

Ms. Truempy reviewed the proposed zoning for the Board. The Board then heard public comment from the following people:

- Rebecca Robberson asked questions about how short term rentals would be regulated.
- Ronnie Sams indicated that he thought the property should remain unzoned.
- Mike Parish indicated that he thought the property should remain unzoned.
- Olan Blankship raised concerns regarding how the proposed zoning would affect existing business in the area and whether or not this would cause annexation into the town of Woodfin.
- Jerry Sams raised concerns regarding how animals would be regulated in the district.
- Jonathan Gilbert raised concerns regarding how zoning the proposed area would increase traffic on already sub-standard roads and increase development in the area.
- Dale Buckner raised concerns regarding people being priced out of the area due to increased construction, and increase of traffic on sub-standard roads.
- Jerry Sams raised concerns regarding the construction of agricultural buildings.
- Mike Parish indicated that he thought R-1 zoning was a more appropriate district for the area.
- Rebecca Robertson indicated that she would prefer a zoning that did not allow mobile homes.
- Jonathan Gilbert indicated that he wished for Baird Cove Lane to be zoned R-2.
- John Anderson indicated that he never received notice for the hearing.

A motion to approve the proposed map amendment was made with the consistency statement provided in Attachment D. The motion passed 3 to 2 with Dusty Pless and Thad Lewis voting against the motion approve.

The Zoning Administrator proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: along the Southern side of Leisure Mountain Road and at the end of Leisure Mountain Road. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

Ms. Truempy reviewed the proposed zoning for the Board. The Board then heard public comment from the following people:

- Charlotte Lackey raised concerns regarding some erosion control issues in the area.
- Donald Barnett had concerns regarding how the proposed regulations would affect property values and also raised concerns regarding erosion issues in the area.

Ms. Walker made a motion to approve the proposed map amendment with the consistency statement provided in Attachment D. The motion passed unanimously.

The Zoning Administrator proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3: to the East of Leisure Mountain Road, South of Boyds Chapel Road, and to the South of Indian Lane. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

Ms. Truempy reviewed the proposed zoning for the Board. The Board then heard public comment from the following people:

- Jim Brooker asked that the properties off Leisure Mountain Road be zoned R-1 or R-2.
- Mark Parson raised concerns regarding higher density uses being allowed in the area.
- Charlotte Lackey indicated that she thought R-3 was an inappropriate zoning for the area.

Joan Walker made a motion to approve the map amendment as submitted. The motion died due to lack of a second. Mr. Pless made a motion to deny the proposed map amendment due to the topography and the fact the properties had access to only one road. Mr. Pless indicated that the proposed map amendment was inconsistent with the Buncombe County Land Use Plan. Mr. Lewis seconded the motion to deny with the motion passing 4 to 1 with Ms. Walker being opposed.

Mr. Pless then made a motion to hear the following map amendments (as numbered on the agenda for the meeting) due to public being present regarding these matters: 5, 6, 9, and 14. Ms. Walker seconded the motion and the motion passed unanimously.

The Zoning Administrator proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: Along the end of Dry Ridge Road and Windsor Rd, along Beaverbrook Road, along and at the end of Beaverbrook Court, and tax lot PIN 9741-41-9733 (100 Robinhood Road). The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

Ms. Truempy reviewed the proposed zoning for the Board. The Board then heard public comment from the following people:

- Sharon Caffery raised concerns regarding roads.
- James Scott indicated that his property had been annexed by Woodfin. Ms. Truempy indicated that Woodfin had not filed the proper documents to annex the property in question.

Ms. Walker made a motion to approve the proposed map amendment with the consistency statement provided in Attachment D. Mr. Sloan seconded the motion and the motion passed unanimously.

The Zoning Administrator proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: tax lot PINs 9730-87-9836 (300 Beaver Drive), 9730-87-8618 (300 Pineview Road) and a portion of tax lot PINs 9730-87-6578 (110 Beaver Drive) and 9730-88-4171 (located between Beaver Drive and Senator Reynolds Road).

Ms. Truempy reviewed the proposed zoning for the Board. The Board then heard public comment from the following people:

- John Anderson raised concerns regarding the roads in the area.

Mr. Sloan made a motion to approve the proposed map amendment with the consistency statement provided in Attachment D. Ms. Walker seconded the motion and the motion passed unanimously.

The Zoning Administrator has proposed that the following property located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: tax lot PIN 9659-76-9880 (located north of 7 Hillview Circle and 22 Hillview Road).

Ms. Truempy reviewed the proposed zoning for the Board. The Board then heard public comment from the following people:

- Collen Daulton and John Stovall indicated their support for the proposed map amendment.

Ms. Walker made a motion to approve the proposed map amendment with the consistency statement provided in Attachment D. Mr. Pless seconded the motion and the motion passed unanimously.

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Employment District EMP: Tax lot PINs 9643-82-6152 (99 Underwood Road), 9643-81-5686 (95 Underwood Road), 9643-81-7692 (93 Underwood Road), 9643-81-6275 (Northwest of the intersection of Fanning Bridge Road and Underwood Road), 9643-81-9765 (North of the intersection of Piney Drive and Underwood Road), 9643-81-9653 (North of the intersection of Piney Drive and Underwood Road), 9643-81-9433 (North of 92 Underwood Road), 9643-81-9219 (92 Underwood Road), 9643-81-9103 (29 Norman Road), and 9643-80-7599 (1291 Fanning Bridge Road).

Ms. Truempy reviewed the proposed zoning for the Board. The Board then heard public comment from the following people:

- Mike Summey provided the board with a marketing package for an office building for property he owned near the Asheville Regional Airport. Mr. Summey voiced concerns regarding not being able to construct the building as shown without additional public hearings due to the proposed zoning. He indicated that he had already invested a large amount of money in the project.

The Board discussed the proposed zoning and Mr. Summey's concerns. Mr. Lewis made a motion to deny the request. Mr. Pless seconded the motion. The motion failed 2 to 3 with Mr. Lewis and Mr. Pless voting for it, and the remaining members voting against it.

Ms. Walker made a motion to approve the proposed map amendment with the consistency statement provided in Attachment D. Mr. Sloan seconded the motion and the motion passed 3 to 2 with Mr. Pless and Mr. Lewis voting against it.

Mr. Lewis then made a motion to continue the following map amendment requests to the November 16th meeting:

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-2: Tax lot PINs 9730-90-5225 (65 Lookout Road) and 9730-90-5112 (77 Lookout Road).

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 9639-49-8003 (60 Hornot Circle) and a portion of tax lot PINs 9639-48-9978 (23 Jett Court) and 9639-48-4335 (264 Richmond Hill Drive).

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Public Service District PS: tax lot PIN 9639-48-1568 (280 Richmond Hill Drive).

The Zoning Administrator has proposed that the following properties and right-of-ways located within the unincorporated areas of Buncombe County be zoned Commercial Service District CS: tax lot PIN 9639-76-2633 (800 Riverside Drive) and a portion of tax lot PIN 9639-76-1594 (South of 800 Riverside Drive).

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).

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: Tax lot PINs 9645-63-7476 (located East of 34 Deerhaven Lane) and a portion of tax lot PIN 9645-62-2963 (located behind 331 Red Fox Circle).

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).

The Zoning Administrator has proposed that the following property and associated road right-of-way located within the unincorporated areas of Buncombe County be zoned Public Service PS: tax lot PIN 9627-95-5515 (590 Brevard Road).

Ms. Walker seconded the motion and the motion passed unanimously. The meeting was then adjourned.

A MASTER PLAN SUBMITTAL FOR

LIBERTY OAKS

PREPARED FOR:
LIBERTY OAKS FUND I, LP
 86 ASHELAND AVE
 ASHEVILLE, NC 28801

SUB2015-000352
 SUBMITTED 10/2/2015
 GRANTED APPROVAL WITH CONDITIONS 11/2/2015

1. Provide a written statement from the Buncombe County Erosion Control Officer stating that an Erosion Control Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Erosion Control permit is obtained.*
2. Provide a written statement from the Buncombe County Stormwater Ordinance Administrator stating that a Stormwater Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Stormwater Control permit is obtained.*
3. Provide proof of approval of system design for City of Asheville Water lines. Proof of acceptance of the water lines into the City of Asheville's water system will be required prior to recordation of a final plat or release of a financial guarantee.
4. Provide proof of approval of system design from the Metropolitan Sewerage District. Proof of acceptance of the sewer lines into the Metropolitan Sewerage District sewage system will be required prior to recordation of a final plat or release of a financial guarantee.
5. Provide proof of approval of E-911 addressing or indicate approved addresses and road names on final plat.
6. Submit approved NCDOT driveway permit
7. Indicate floodplain information including FEMA map number on the submitted plans.
8. Indicate township on the submitted plans.
9. Indicate increase of pavement width where curve radii is less than 90 degrees.
10. Indicate lot slope perpendicular to the road, or indicate that the lot slope perpendicular to the road is less than 18%.

OCTOBER 2, 2015



LANDSCAPE ARCHITECTURE
 352 Depot Street | Suite 120 | Asheville, NC 28801
 828.225.4945 | siteworkstudios.com

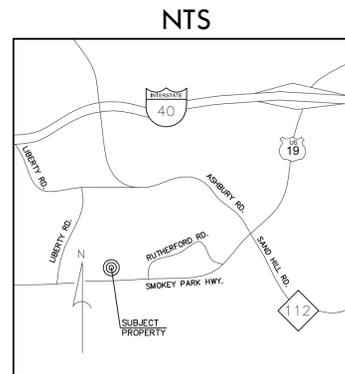


200 BAVANANDA RIVER ROAD
 ASHEVILLE, NC 28805
 PHONE (828) 252-5385
 FAX (828) 252-5385

1219 S. MAIN STREET
 WANNERSVILLE, NC 28795
 PHONE (828) 452-4410
 FAX (828) 458-5455

NCBELS LICENSE # C-2184
 www.jrhdesigngroup.com

SITE LOCATION MAP



OWNER:
 LIBERTY OAKS FUND I, LP
 86 ASHELAND AVE
 ASHEVILLE, NC 28801
 CONTACT: GEORGE WILDS
 828-210-1682
 GEORGEWILDS@KW.COM

PROPERTY INFORMATION
 PIN: 9607-74-7925
 9607-84-0256
 PROPERTY ADDRESS: 402 LIBERTY ROAD
 CANDLER, NC 28715

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
L-0	COVER SHEET
LANDSCAPE ARCHITECTURE	
L-100	Existing Conditions Plan
L-200	Illustrative Master Plan (for reference only)
CIVIL ENGINEER	
C200	Master Plan
C201	Preliminary Plat
C300	Erosion Control Plan
C500	Storm Drainage Plan
C600	Water Plan
C700	Sewer Plan
C800-801	Road Profile
Slope Analysis	

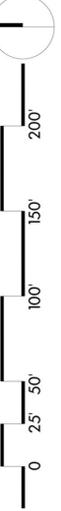
REVISIONS

DATE	REVISION DESCRIPTION	SHEET





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CONCEPT PLAN

LIBERTY OAKS

CANDLER, NC

Judy B. Taylor
Deed Book 1290 Page 613
PIN: 9607757140
Single Family Residential

Claudette & Claude J. Warren
Deed Book 2092 Page 94
PIN: 9607759099
Single Family Residential

Donna T. Orr
Deed Book 1576 Page 455
Single Family Residential

B. W. Rutherford et al.
Deed Book 1132 Page 272
(Deed is dated March 20, 1970
and recorded on Dec. 5, 1975)

John W. Rutherford
Deed Book 1327 Page 59
PIN: 960754842
Single Family Residential

Evelyn L. Woody, Ramona Lee Lawton et al.
Deed Book 1907 Page 480
PIN: 9607745382
Single Family Residence

Billy M. & Evelyn L. Woody
Deed Book 1881 Page 467, Tract 2
Single Family Residence

Billy M. & Evelyn L. Woody
Deed Book 1881 Page 467, Tract 1
PIN: 9607745509
Single Family Residence

James V. Piedi
Deed Book 1639 Page 329
PIN: 9607748132
(formerly McCure, DB 1723 Pg 91)
Single Family Residence

James Oshin Hill
Deed Book 1639 Page 329
PIN: 9607748014
(formerly Morton, DB 1857 Pg 19)
Single Family Residence

Sheryl & Cheryl, LLC
Deed Book 1665 Page 1941
PIN: 9607735802
Hotel

Joshua C. & Betsy S. Merrill
Deed Book 5259 Page 512
PIN: 9607933728
Retail

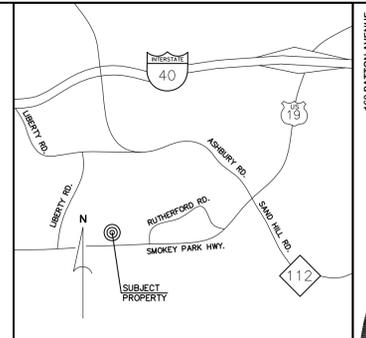
Asheville Professional Bldg, LLC
Deed Book 1886 Page 730
PIN: 9607832738
Medical Office

Sheryl Kiehl
Deed Book 5274 Page 390
PIN: 9607834777
Commercial

John W. Rutherford Heirs
Deed Book 1195 Page 128
PIN: 9607838934
Agricultural

NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. MULTI-PHASE CONSTRUCTION. FIRST PHASE OF DEVELOPMENT ANTICIPATED TO BEGIN WITHIN ONE YEAR. SUBSEQUENT PHASES TO OCCUR AS MARKET ALLOWS.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. PROPOSED LOTS WILL BE PROVIDED WITH UTILITIES VIA THE PROPOSED AND EXISTING RIGHT-OF-WAYS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
6. PROPOSED ROADS TO BE PRIVATE. ROADS TO BE DESIGNED IN ACCORDANCE WITH NCDOT SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS FOR POTENTIAL TURNOVER TO NCDOT IN THE FUTURE. NCDOT DRIVEWAY PERMIT TO BE OBTAINED FOR ACCESS TO SMOKEY PARK HWY. AND LIBERTY ROAD. ALL ROAD STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
7. SUBDIVISION IS NOT A HILLSIDE DEVELOPMENT AS DEFINED BY SECTION 70-68. SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT. GEOTECHNICAL ENGINEER SHALL BE CONSULTED FOR ROAD CONSTRUCTION IN ANY AREAS IN EXCESS OF 30% NATURAL SLOPE.
8. TOPOGRAPHICAL INFORMATION SHOWN IS FROM BUNCOMBE COUNTY GIS AND SUPPLEMENTAL SURVEY INFORMATION.
9. NO PORTION OF THE ROAD CONSTRUCTION IS WITHIN THE 30 PERCENT NATURAL SLOPE OR AREAS DESIGNATED AS HIGH HAZARD OR MODERATE HAZARD ON THE BUNCOMBE COUNTY SLOPE STABILITY INDEX MAP.
10. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DEVELOPMENT OF THE DEVELOPMENT PERIOD BY THE RESPONSIBLE PARTY.
11. SUBDIVISION ROADS ARE CONTAINED WITHIN A CORRIDOR THAT DOES NOT EXCEED 90 FEET IN WIDTH ALONG 80% OF ITS TOTAL LENGTH; 20% OF THE LENGTH OF ROAD CORRIDOR IS NOT GRADED MORE THAN THE MAXIMUM WIDTH OF 135 FEET; AND THE CORRIDOR HEIGHT, AS DESIGNED AS THE HEIGHT OF A COMBINED CUT AND FILL SLOPE, DOES NOT EXCEED 60 FEET.



VICINITY MAP
(NOT TO SCALE)

CURRENT PROPERTY OWNER
Liberty Oaks Fund 1, LP
ASHEVILLE NC 28801

DEVELOPER
DGS, LLC
dba CAROLINAS DEVELOPMENT SERVICES
86 ASHLELAND AVE
ASHEVILLE, NC 28801
CONTACT:
GEORGE WILDS, CO-MANAGER

CONTACT
MATT SPROUSE, PLA
SITEWORK STUDIOS, PLLC
352 DEPOT STREET, SUITE 120
ASHEVILLE, NC 28801
(O) (828) 225-4945
msprouse@siteworkstudios.com

PROJECT ADDRESS:
PIN: 9607-74-7925 (R-3): 0.667 AC.
9607-84-0256 (R-3): 19.381 AC.
TOTAL ACREAGE OF DEVELOPMENT : 20.04 AC.
402 LIBERTY RD
CANDLER, BUNCOMBE COUNTY NC 28715

ZONING:
CURRENT: R-2/R-3

SETBACKS:
FRONT: 10'
SIDE: 7'
REAR: 15'

DENSITY CALCULATIONS:
EXISTING ACREAGE: 20.04
EXISTING R-3 DENSITY (WITH WATER AND SEWER): 12 UNITS/ACRE
TOTAL POTENTIAL DENSITY PER ZONING: 240 UNITS

RESIDENTIAL UNITS
36 - SINGLE FAMILY LOTS (6,000 SF MIN.)
16 - COTTAGE LOTS (2,800 SF MIN.)
21 - PATIO HOMES (ATTACHED)
38 - TOWNHOME (ATTACHED)
111 - TOTAL RESIDENTIAL UNITS

TOTAL PROPOSED DENSITY: 5.53 UNITS /ACRE

OPEN SPACE:
AREA 1: 3,889.66 SF (0.085 AC)
AREA 2: 41,642.88 (0.95 AC)
AREA 3: 98,010.2 (2.25 AC)
AREA 4: 148,227.80 (3.40 AC)

TOTAL PROPOSED OPEN SPACE: 6.68 AC
TOTAL PERCENTAGE OF OPEN SPACE: 33 %

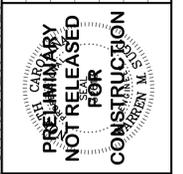
OPEN SPACE WILL BE MAINTAINED BY DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN BE FORMED AT WHICH TIME IT WILL BE DEEDED OVER TO THE HOA FOR MANAGEMENT.

THE PROPOSED ROAD SYSTEM WILL BE BUILT TO COUNTY/ NCDOT STANDARDS BUT PRIVATELY OWNED AND MAINTAINED.

DISTURBED ACREAGE = ± 16.14 ACRES

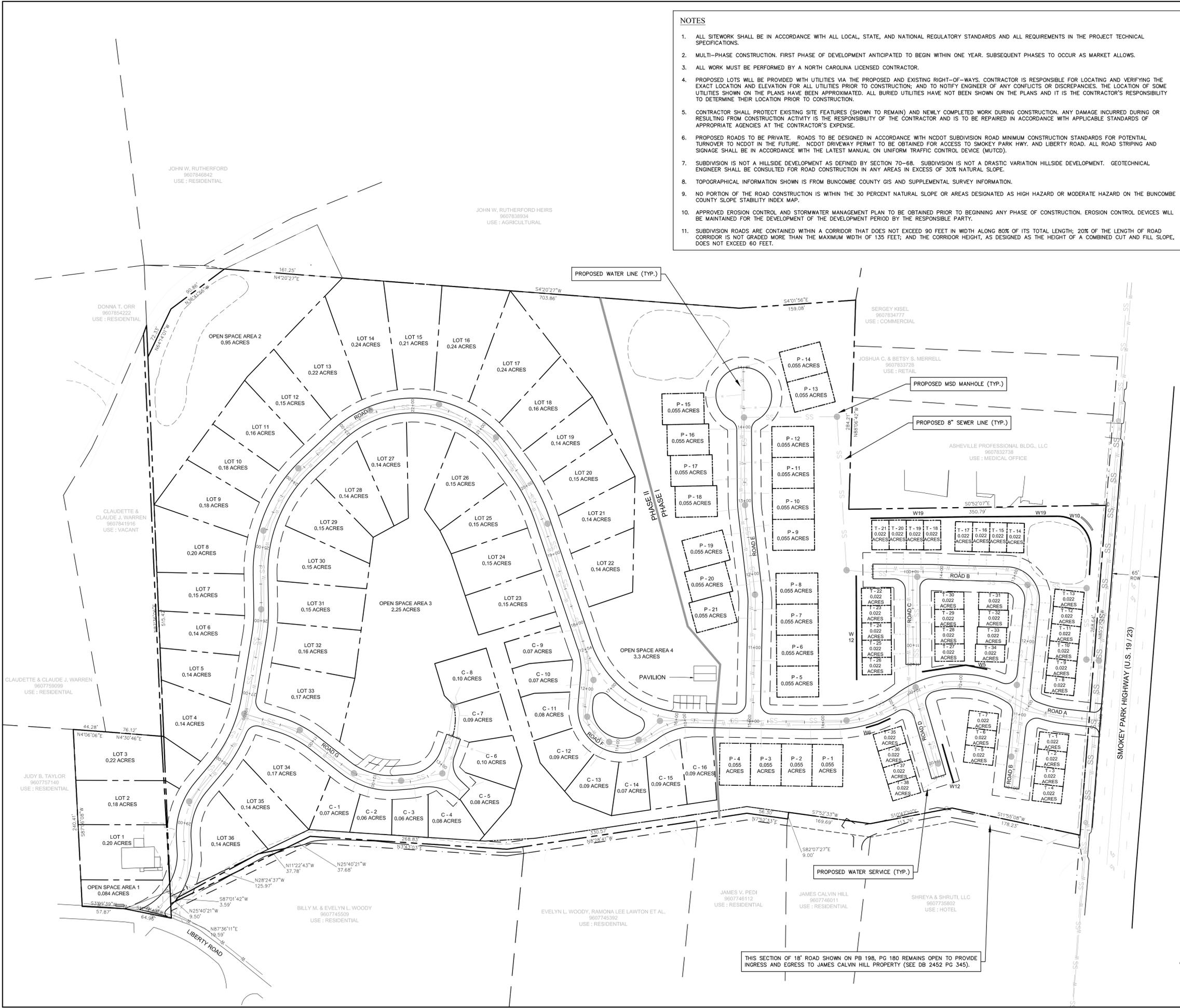


NO.	DATE	DESCRIPTION	BY



LIBERTY OAKS
CANDLER, NC

MASTER PLAN
DATE: 09/25/2015
DRAWN BY: JPS
CDC PROJECT NO.: 11531
SHEET
C200



THIS SECTION OF 18' ROAD SHOWN ON PB 198, PG 180 REMAINS OPEN TO PROVIDE INGRESS AND EGRESS TO JAMES CALVIN HILL PROPERTY (SEE DB 2452 PG 345).

811
Know what's below.
Call before you dig.

NORTH

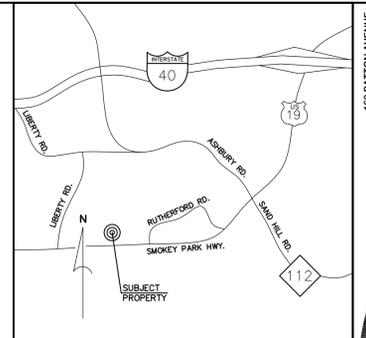
MASTER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NOTES

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VICINITY MAP
(NOT TO SCALE)

CURRENT PROPERTY OWNER
Liberty Oaks Fund 1, LP
ASHEVILLE NC 28801

DEVELOPER
DGS, LLC
66a CAROLINAS DEVELOPMENT SERVICES
86 ASHLELAND AVE
ASHEVILLE NC 28801
CONTACT:
GEORGE WILDS, CO-MANAGER

CONTACT
MATT SPROUSE, PLA
SITEWORK STUDIOS, PLLC
352 DEPOT STREET, SUITE 120
ASHEVILLE, NC 28801
(O) (828) 225-4945
msprouse@siteworkstudios.com

WARREN SUGG, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
(O) (828) 252-5388
wsugg@civildesignconcepts.com

PROJECT ADDRESS:
PIN: 9607-74-7925 (R-3); 0.667 AC.
9607-84-0256 (R-3); 19.381 AC.
TOTAL ACREAGE OF DEVELOPMENT : 20.04 AC.
402 LIBERTY RD
CANDLER, BUNCOMBE COUNTY NC 28715

ZONING:
CURRENT: R-2/R-3

SETBACKS:
FRONT: 10'
SIDE: 7'
REAR: 15'

DENSITY CALCULATIONS:
EXISTING ACREAGE: 20.04
EXISTING R-3 DENSITY (WITH WATER AND SEWER): 12 UNITS/ACRE
TOTAL POTENTIAL DENSITY PER ZONING: 240 UNITS

RESIDENTIAL UNITS
36 - SINGLE FAMILY LOTS (6,000 SF MIN.)
16 - COTTAGE LOTS (2,800 SF MIN.)
21 - PATIO HOMES (ATTACHED)
38 - TOWNHOME (ATTACHED)
111 - TOTAL RESIDENTIAL UNITS

TOTAL PROPOSED DENSITY: 5.53 UNITS / ACRE

OPEN SPACE:
AREA 1: 3,889.66 SF (0.085 AC)
AREA 2: 41,642.88 (0.95 AC)
AREA 3: 98,010.2 (2.25 AC)
AREA 4: 148,227.80 (3.40 AC)

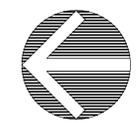
TOTAL PROPOSED OPEN SPACE: 6.68 AC
TOTAL PERCENTAGE OF OPEN SPACE: 33 %

OPEN SPACE WILL BE MAINTAINED BY DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN BE FORMED AT WHICH TIME IT WILL BE DEEDED OVER TO THE HOA FOR MANAGEMENT.

THE PROPOSED ROAD SYSTEM WILL BE BUILT TO COUNTY/ NCDOT STANDARDS BUT PRIVATELY OWNED AND MAINTAINED.

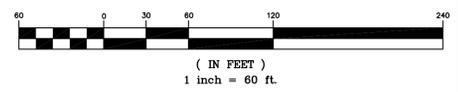
PROPOSED ROADS :	
ROAD A	2,038 LINEAR FT.
ROAD B	494 LINEAR FT.
ROAD C	126 LINEAR FT.
ROAD D	121 LINEAR FT.
ROAD E	481 LINEAR FT.
ROAD F	254 LINEAR FT.
ROAD G	342 LINEAR FT.
TOTAL	3,856 LINEAR FT.

DISTURBED ACREAGE = ± 16.14 ACRES



PRELIMINARY PLAT

GRAPHIC SCALE





CIVIL DESIGN CONCEPTS, PA

168 PATTON AVENUE
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FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 455-4410
FAX (828) 455-5455

NCBELS LICENSE # : C-2184
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

PRELIMINARY PLAT

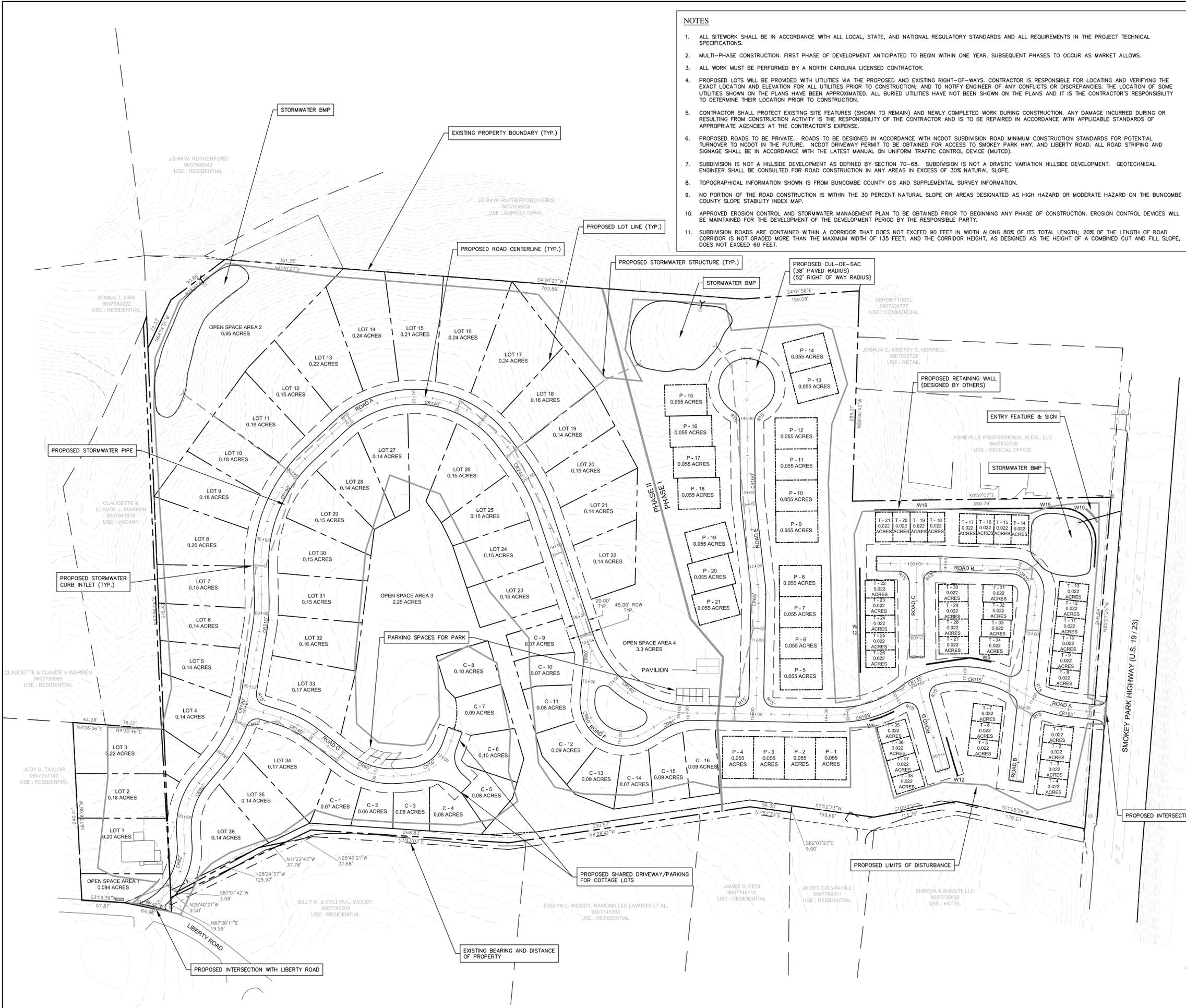
DATE: 09/25/2015

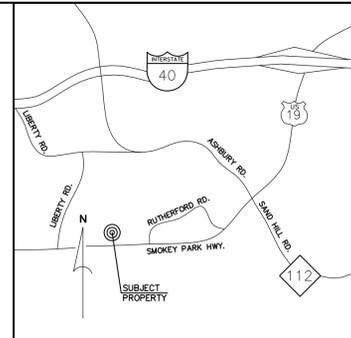
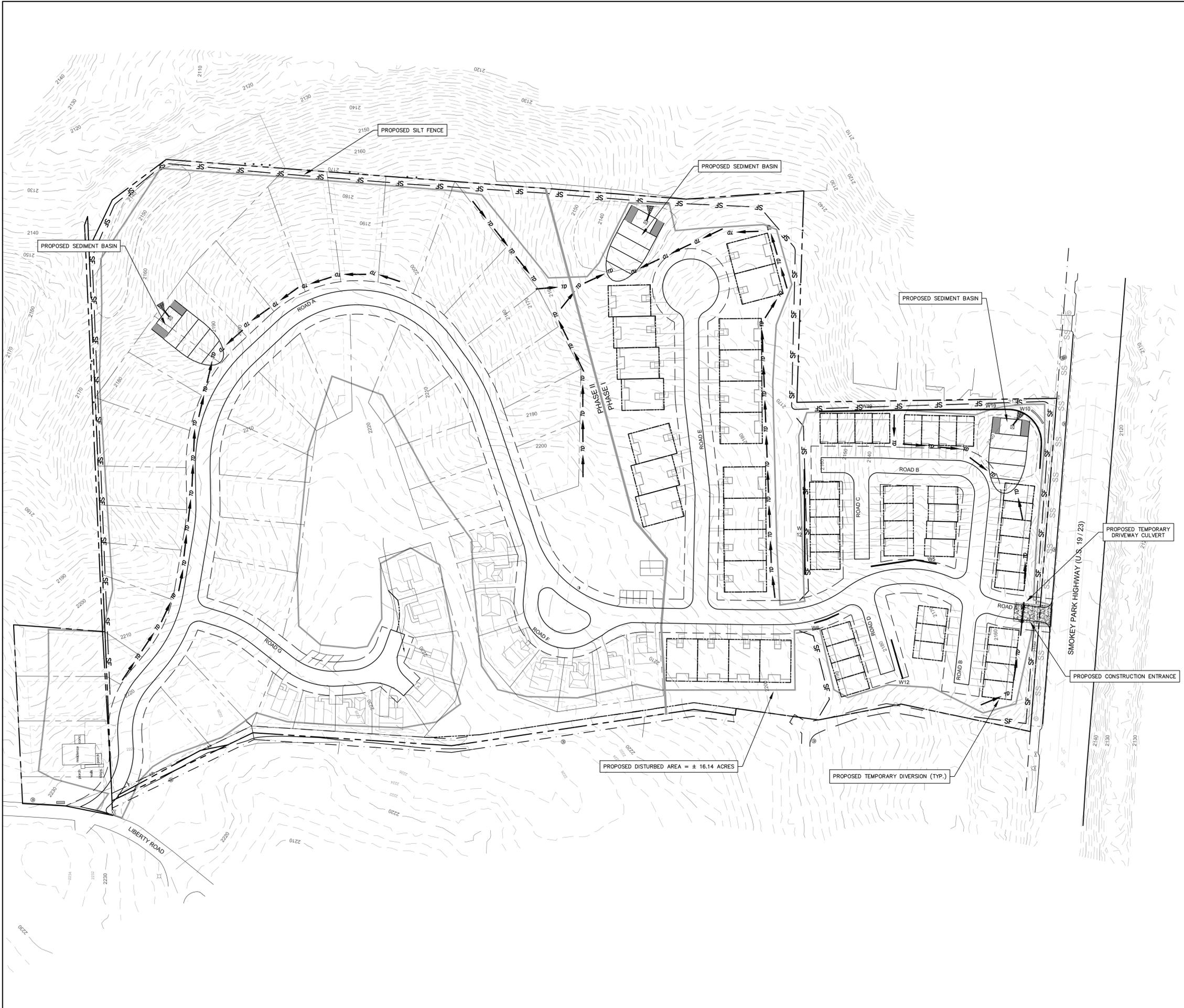
DRAWN BY: JPS

CDC PROJECT NO.: 11531

SHEET

C201





VICINITY MAP
(NOT TO SCALE)

CURRENT PROPERTY OWNER
 Liberty Oaks Fund 1, LP
 ASHEVILLE NC 28801

DEVELOPER
 DGS, LLC
 dba CAROLINAS DEVELOPMENT SERVICES
 86 ASHLELAND AVE
 ASHEVILLE NC 28801
 CONTACT:
 GEORGE WILDS, CO-MANAGER

CONTACT
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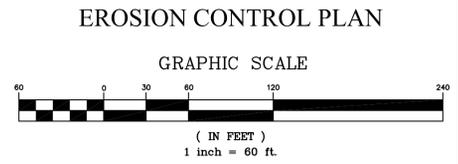
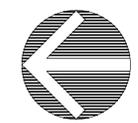
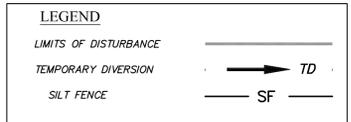
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CDC CIVIL DESIGN CONCEPTS, PA

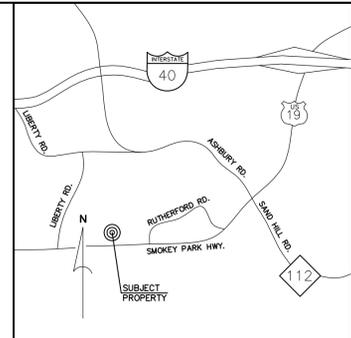
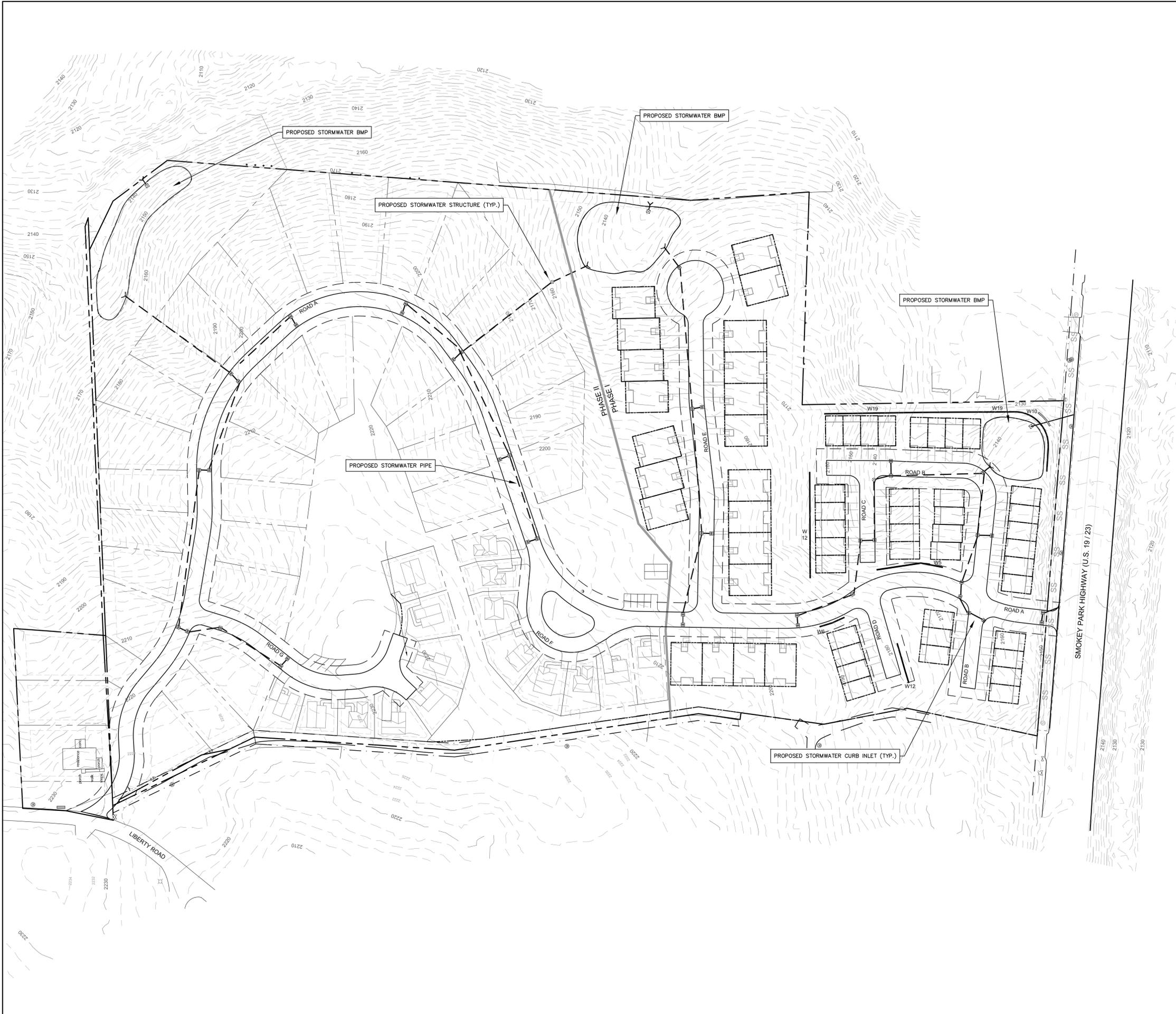
NO.	DATE	DESCRIPTION	BY

FOR REVIEW ONLY

CIVIL DESIGN CONCEPTS, PA
 PRELIMINARY
 NOT RELEASED FOR CONSTRUCTION
 WARREN SUGG, PE

EROSION CONTROL PLAN FOR:
LIBERTY OAKS
 CANDLER, NC

DATE: 09/25/2015
 DRAWN BY: JPS
 CDC PROJECT NO.: 11531
 SHEET
C300



VICINITY MAP
(NOT TO SCALE)

CURRENT PROPERTY OWNER
 Liberty Oaks Fund 1, LP
 ASHEVILLE NC 28801

DEVELOPER
 DGS, LLC
 dba CAROLINAS DEVELOPMENT SERVICES
 86 ASHLELAND AVE
 ASHEVILLE NC 28801
 CONTACT:
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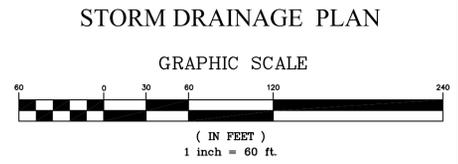
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CDC CIVIL DESIGN CONCEPTS, PA

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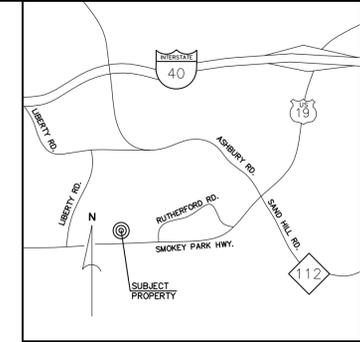
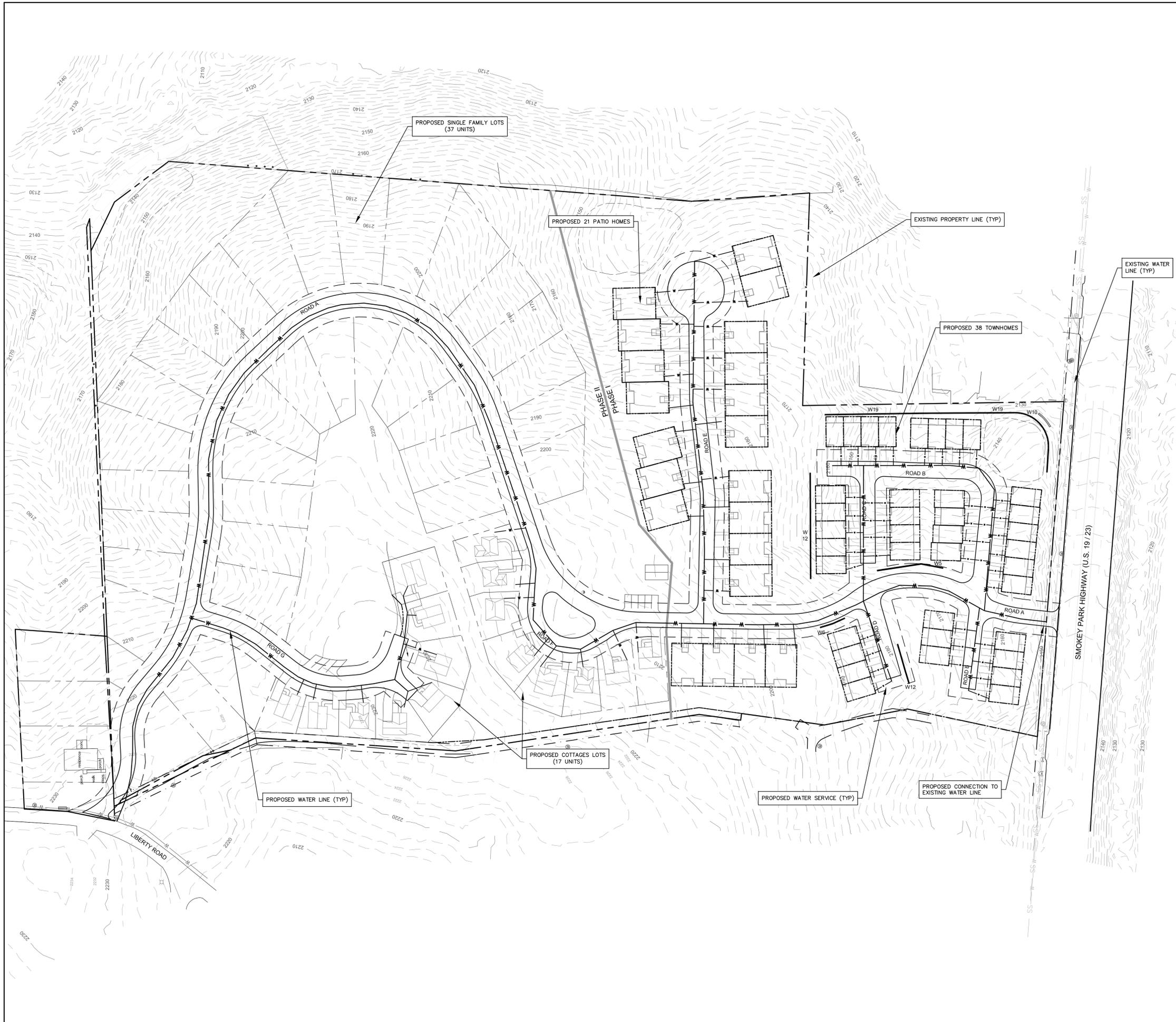
FOR REVIEW ONLY

CIVIL DESIGN CONCEPTS, PA
 PRELIMINARY
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 WARREN SUGG, PE

STORM DRAINAGE PLAN FOR:
LIBERTY OAKS
 CANDLER, NC

DATE: 09/25/2015
 DRAWN BY: JPS
 CDC PROJECT NO.: 11531

SHEET
C500



VICINITY MAP
(NOT TO SCALE)

CURRENT PROPERTY OWNER
 Liberty Oaks Fund 1, LP
 ASHEVILLE NC 28801

DEVELOPER
 DGS, LLC
 dba CAROLINAS DEVELOPMENT SERVICES
 86 ASHIELAND AVE
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 CONTACT:
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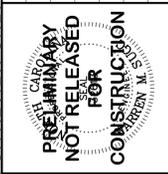
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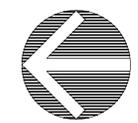


NO.	DATE	DESCRIPTION	BY

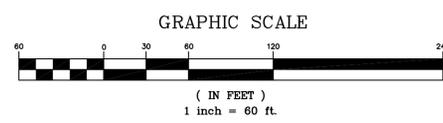


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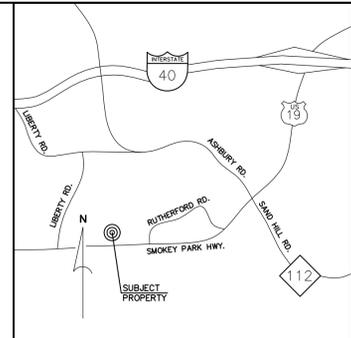
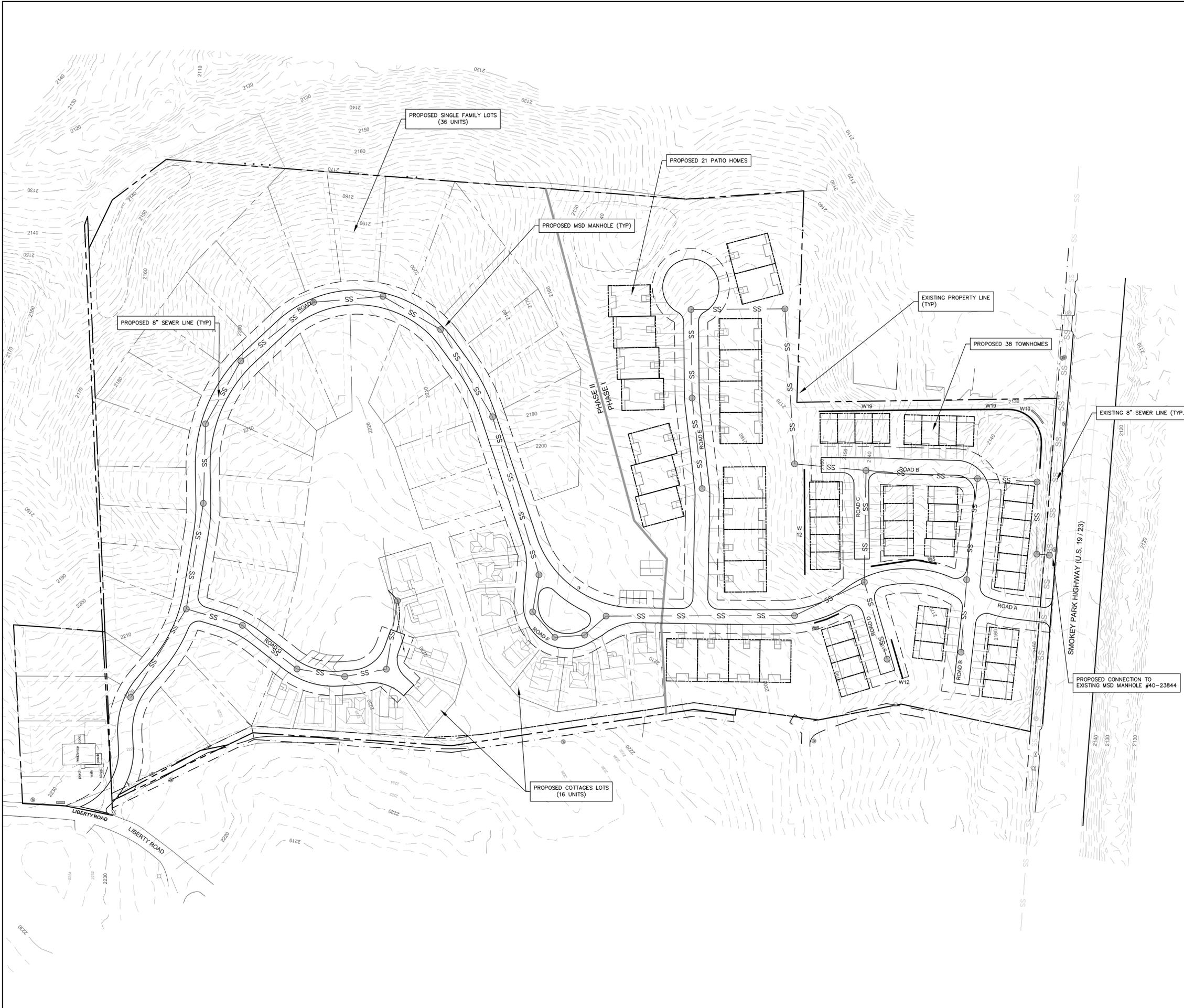
LIBERTY OAKS
 CANDLER, NC



UTILITY PLAN - WATER



DATE: 09/25/2015
 DRAWN BY: JPS
 CDC PROJECT NO.: 11531
 SHEET
C600



VICINITY MAP
(NOT TO SCALE)

CURRENT PROPERTY OWNER
 Liberty Oaks Fund 1, LP
 ASHEVILLE NC 28801

DEVELOPER
 DGS, LLC
 dba CAROLINAS DEVELOPMENT SERVICES
 86 ASHLELAND AVE
 ASHEVILLE NC 28801
 CONTACT:
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NCBELS LICENSE # C-2184
 www.civildesignconcepts.com

CIVIL DESIGN CONCEPTS, PA

NO.	DATE	DESCRIPTION	BY

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PRELIMINARY
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LIBERTY OAKS
 CANDLER, NC

UTILITY PLAN - SEWER FOR:

DATE: 09/25/2015
 DRAWN BY: JPS
 CDC PROJECT NO.: 11531

SHEET
C700

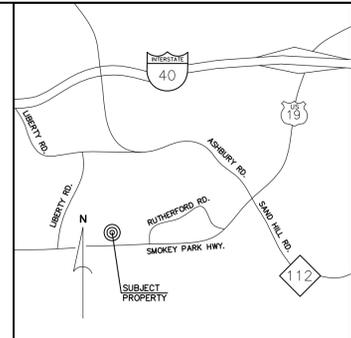
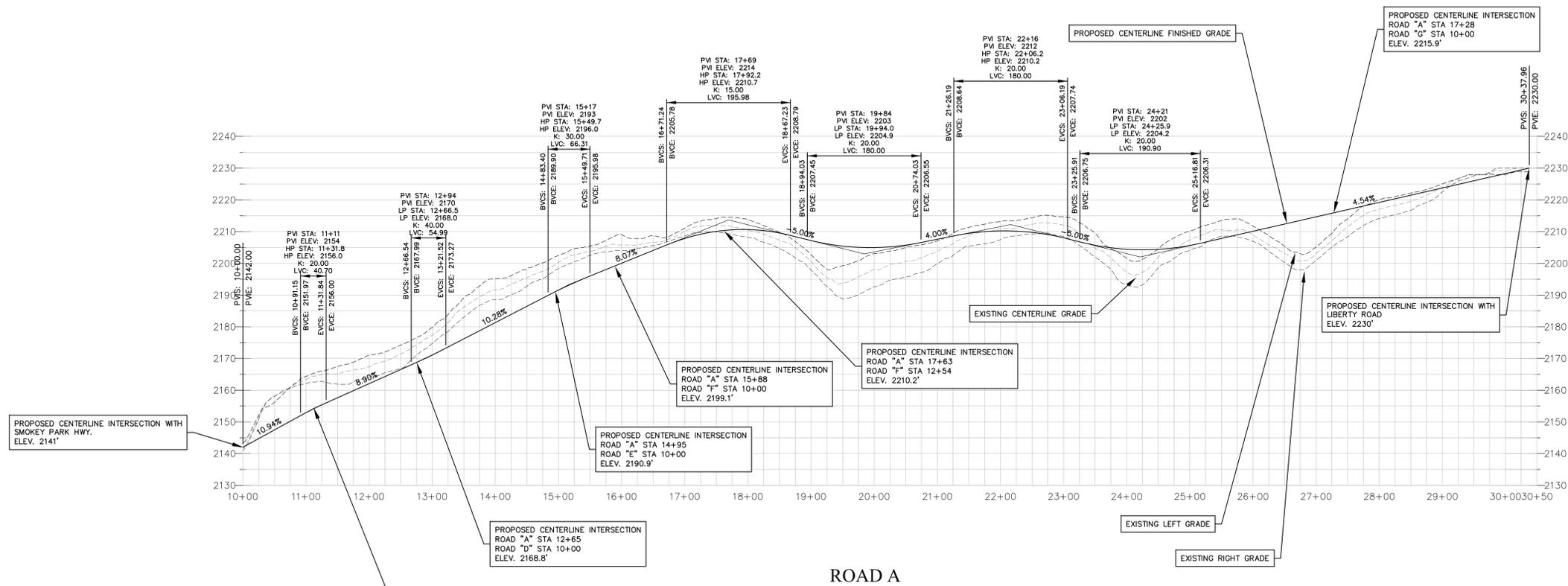
Know what's below.
 Call before you dig.

NORTH

UTILITY PLAN - SEWER

GRAPHIC SCALE

(IN FEET)
 1 inch = 60 ft.



168 PATTON AVENUE
 ASHEVILLE, NC 28801
 PHONE (828) 255-5588
 FAX (828) 255-5585

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GREEN M. S.

ROAD PROFILE

LIBERTY OAKS

CANDLER, NC

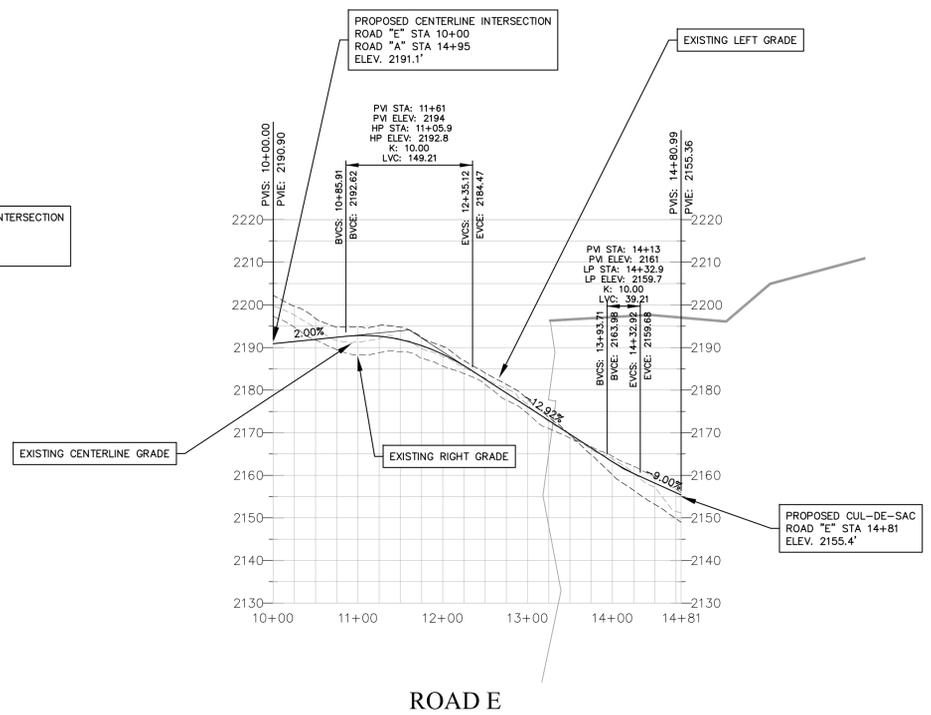
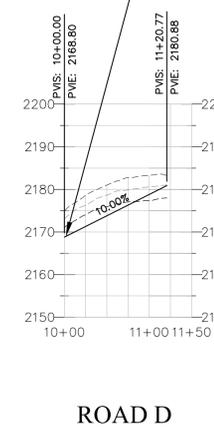
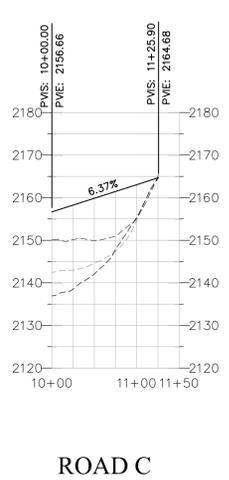
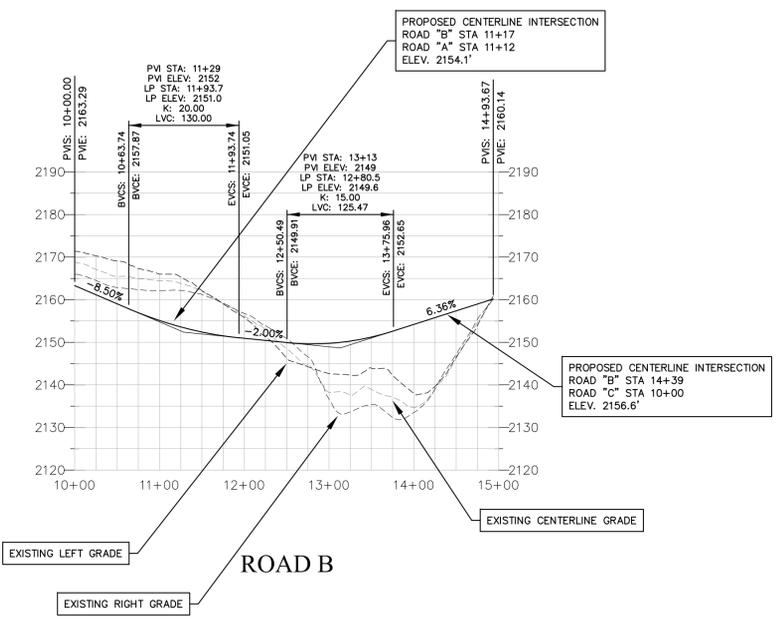
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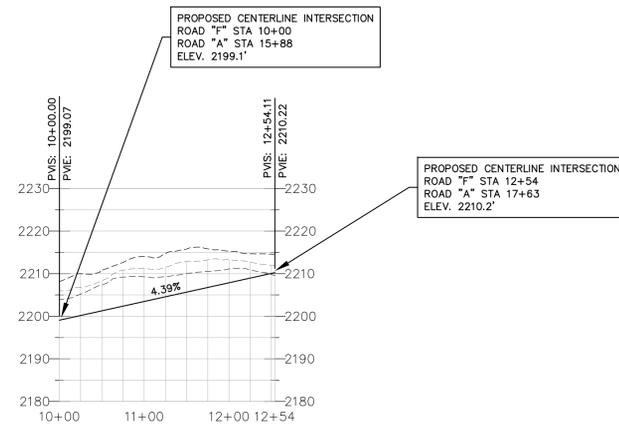
SHEET

C800

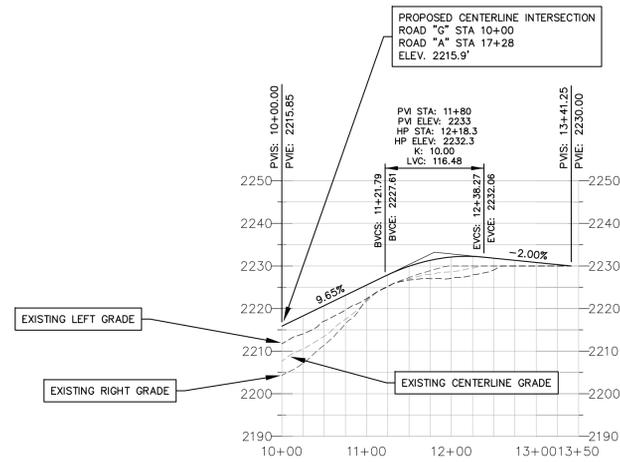
ROAD PROFILE

SCALE
 1" = 100' HORIZONTAL
 1" = 20' VERTICAL

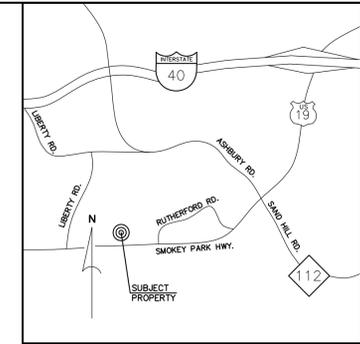




ROAD F



ROAD G



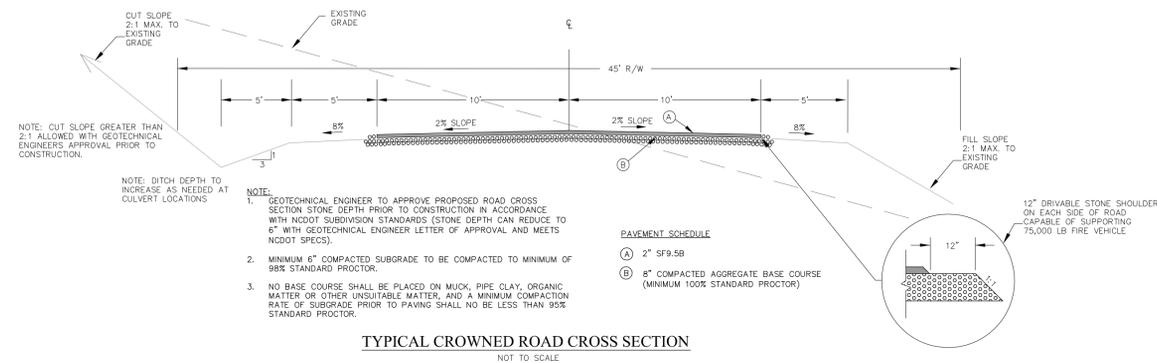
168 PATTON AVENUE
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FOR REVIEW ONLY



ROAD PROFILE

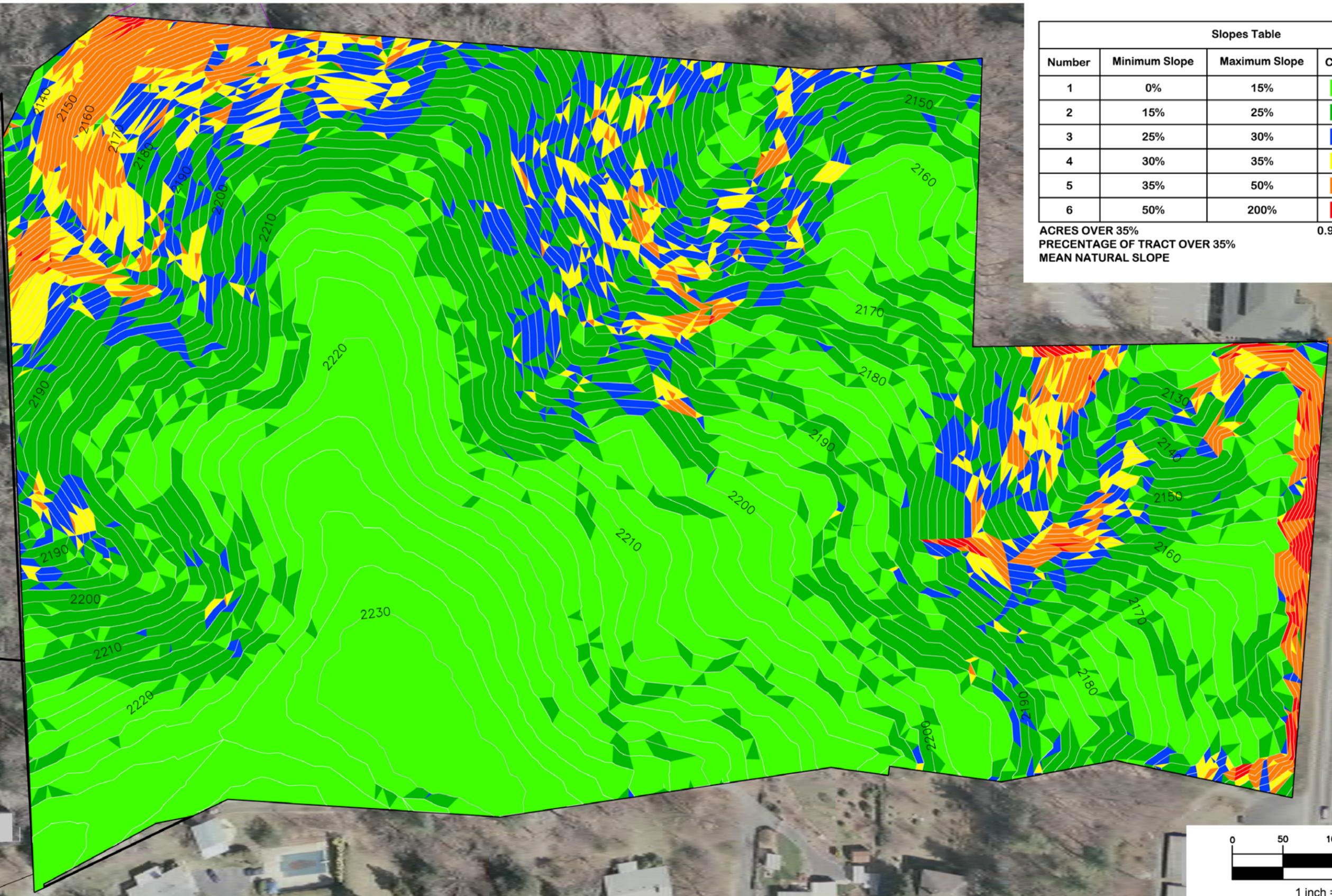
LIBERTY OAKS

CANDLER, NC

ROAD PROFILE
SCALE
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1" = 20' VERTICAL

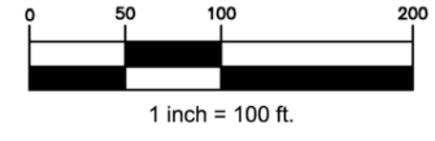
DATE: 09/25/2015
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SHEET
C801



Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	AREA (ACRES)
1	0%	15%	Light Green	8.90
2	15%	25%	Green	6.48
3	25%	30%	Blue	1.85
4	30%	35%	Yellow	1.05
5	35%	50%	Orange	0.96
6	50%	200%	Red	0.11

ACRES OVER 35% 0.96 + 0.11 = 1.07 ACRES
 PERCENTAGE OF TRACT OVER 35% 1.07 / 19.35 = 5.53%
 MEAN NATURAL SLOPE 17.75%



PRELIMINARY
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SLOPE ANALYSIS BULLETIN FOR:
 09/30/15

LIBERTY OAKS

CDC PROJECT #11531

Buncombe County Planning Board Meeting
Recommended Staff Conditions
SUB2015-00352
November 2, 2015
Liberty Oaks

If approved by the Buncombe County Planning Board, the applicant shall provide the following information on a revised set of plans (if necessary) submitted to the Buncombe County Department of Planning and Development:

1. Provide a written statement from the Buncombe County Erosion Control Officer stating that an Erosion Control Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Erosion Control permit is obtained.*
2. Provide a written statement from the Buncombe County Stormwater Ordinance Administrator stating that a Stormwater Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Stormwater Control permit is obtained.*
3. Provide proof of approval of system design for City of Asheville Water lines. Proof of acceptance of the water lines into the City of Asheville's water system will be required prior to recordation of a final plat or release of a financial guarantee.
4. Provide proof of approval of system design from the Metropolitan Sewerage District. Proof of acceptance of the sewer lines into the Metropolitan Sewerage District sewage system will be required prior to recordation of a final plat or release of a financial guarantee.
5. Provide proof of approval of E-911 addressing or indicate approved addresses and road names on final plat.
6. Submit approved NCDOT driveway permit
7. Indicate floodplain information including FEMA map number on the submitted plans.
8. Indicate township on the submitted plans.
9. Indicate increase of pavement width where curve radii is less than 90 degrees.
10. Indicate lot slope perpendicular to the road, or indicate that the lot slope perpendicular to the road is less than 18%.
11. Indicate location of private driveways for the individual homes.

Legend

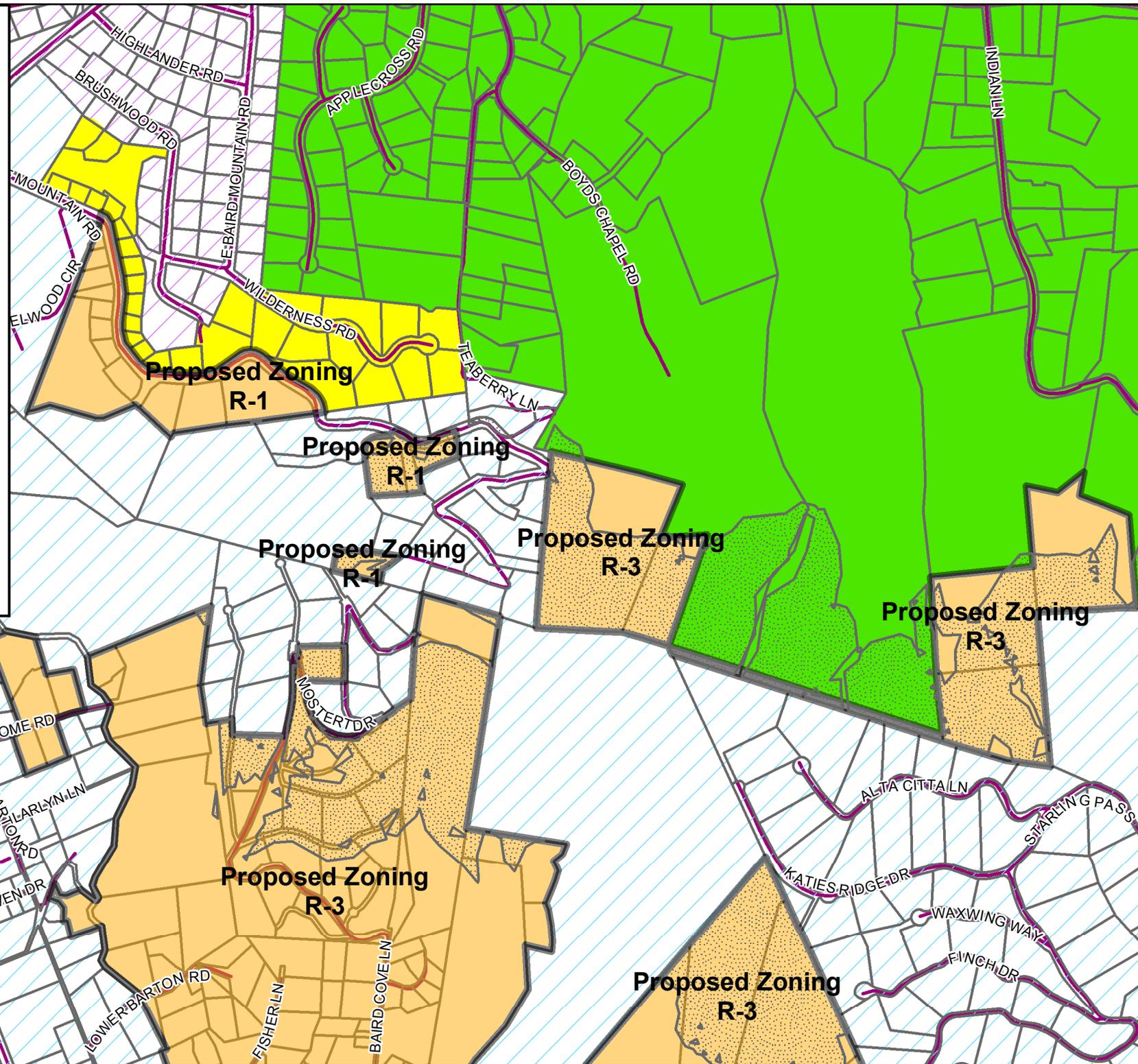
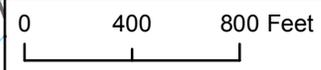
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



Legend

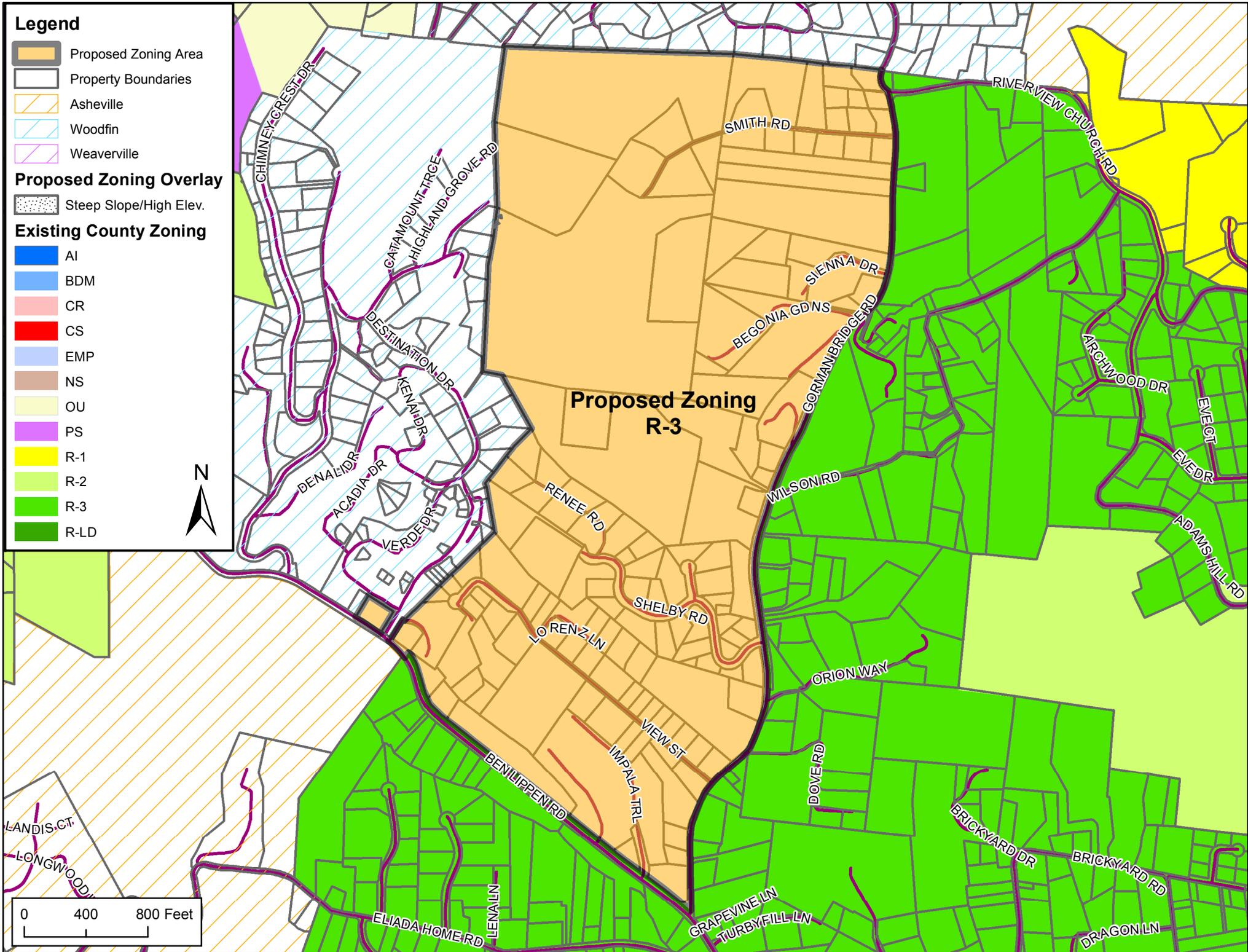
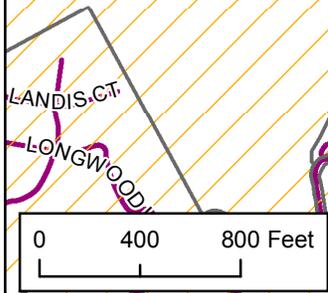
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



Legend

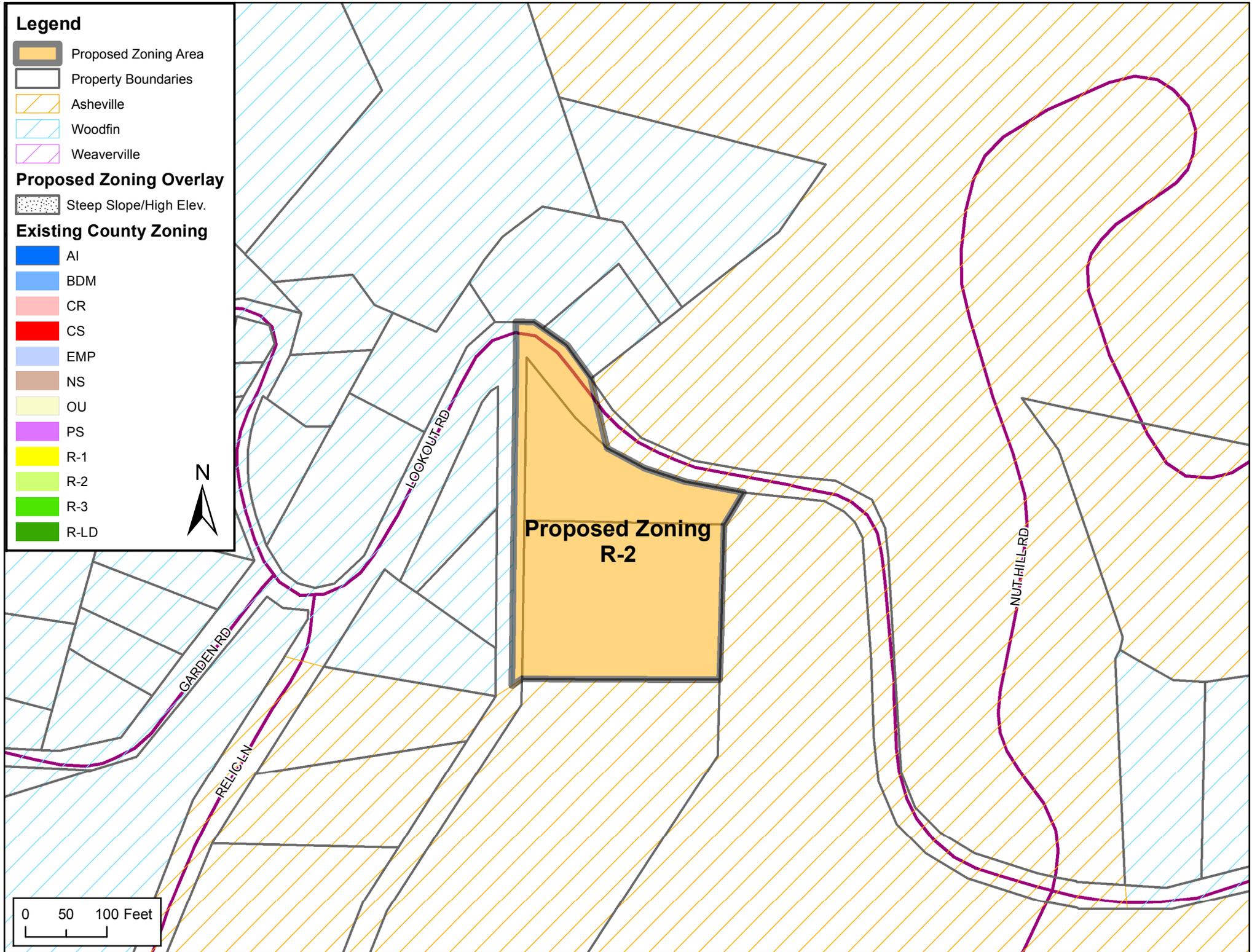
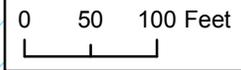
- Proposed Zoning Area
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- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
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- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



Legend

- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

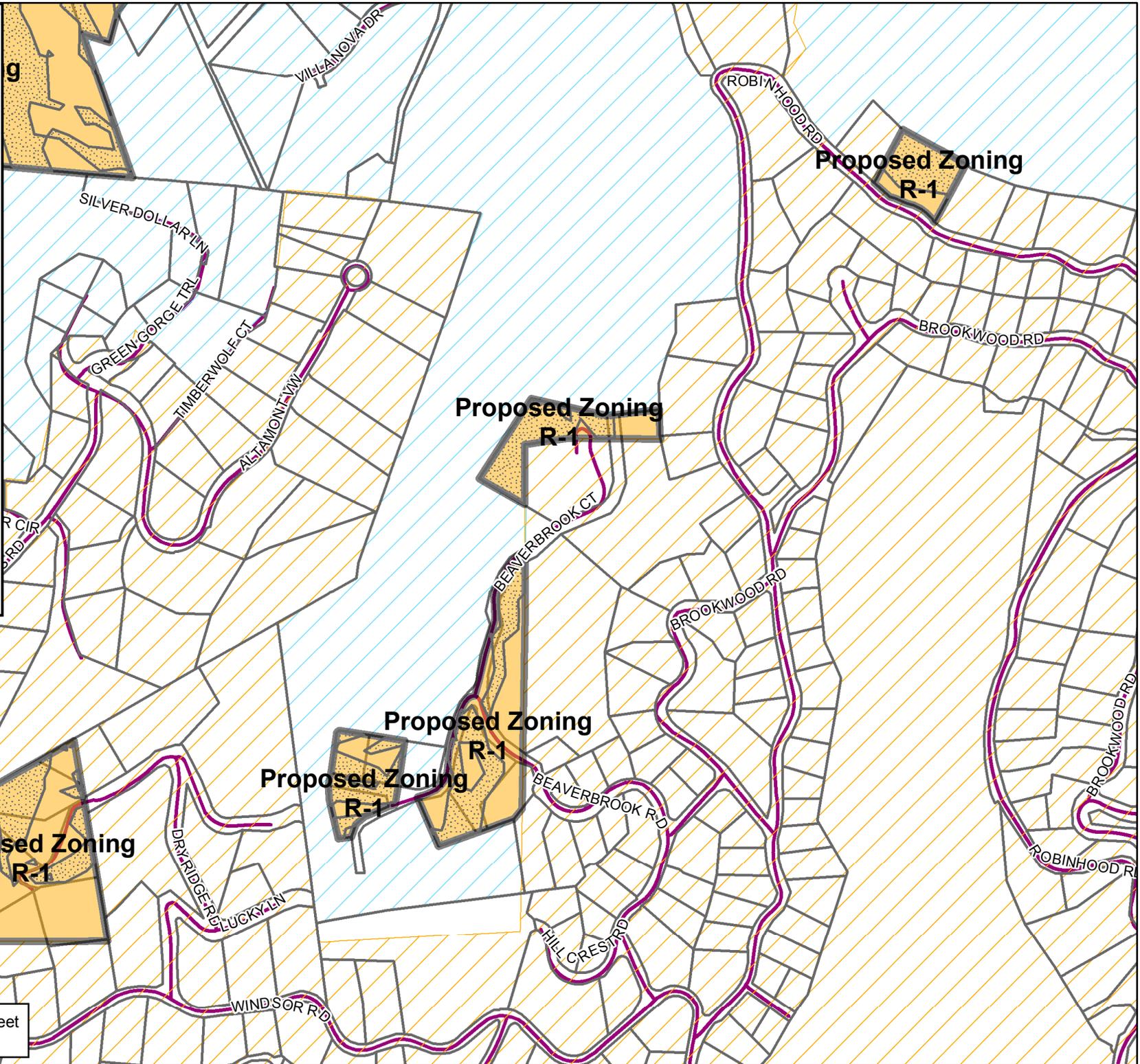
- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



0 400 800 Feet



Legend

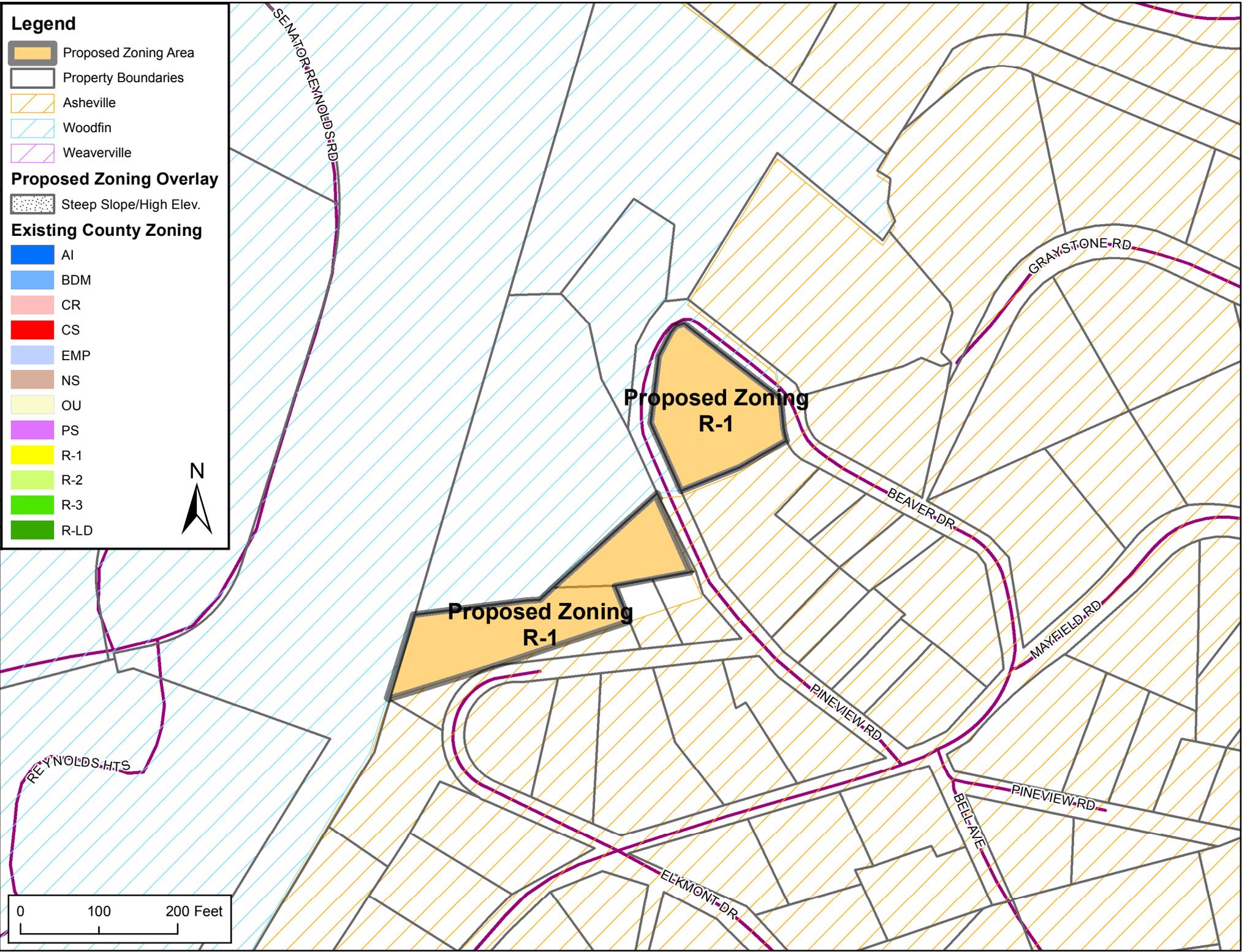
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



Legend

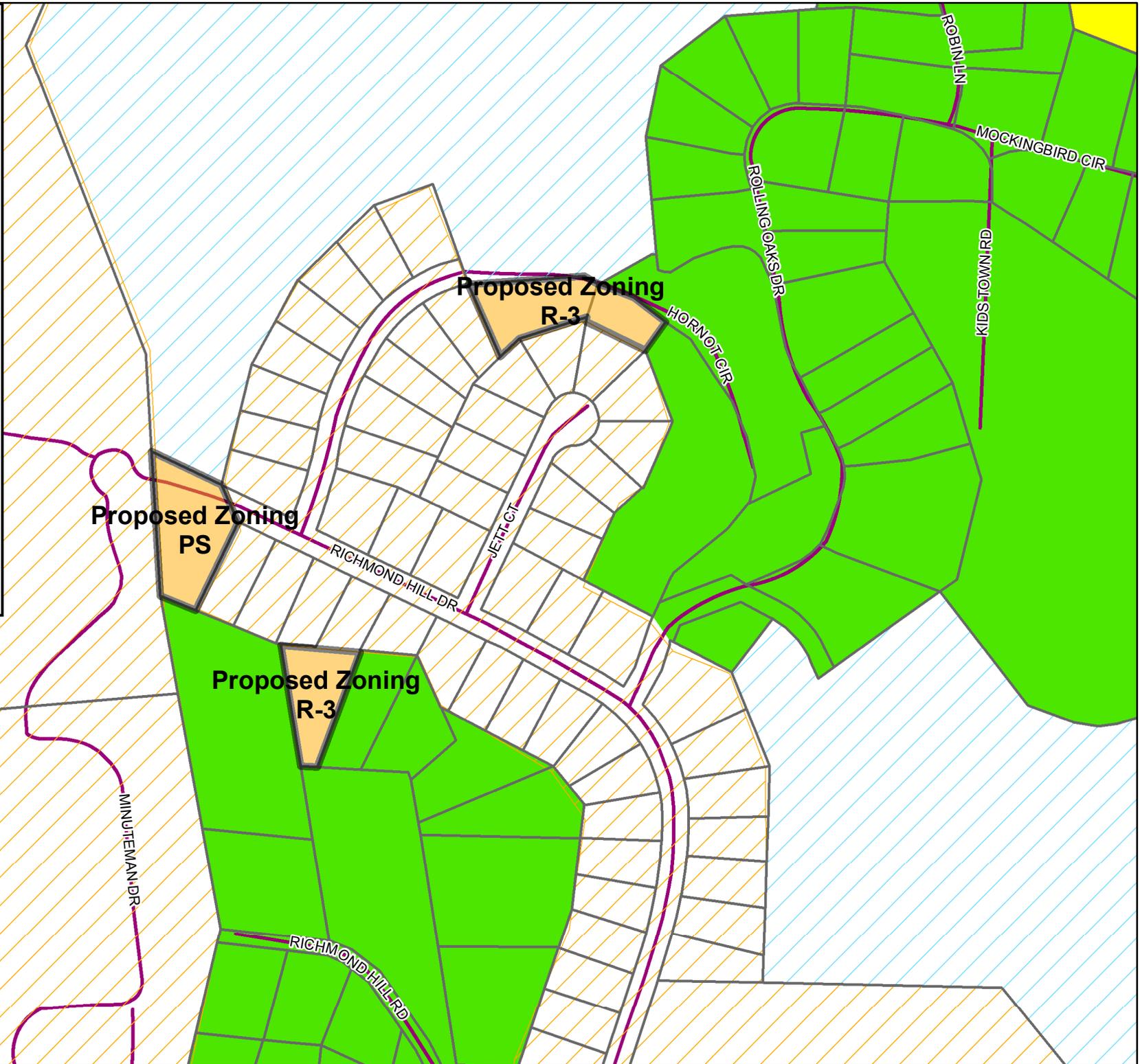
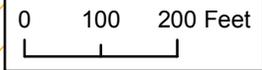
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



Legend

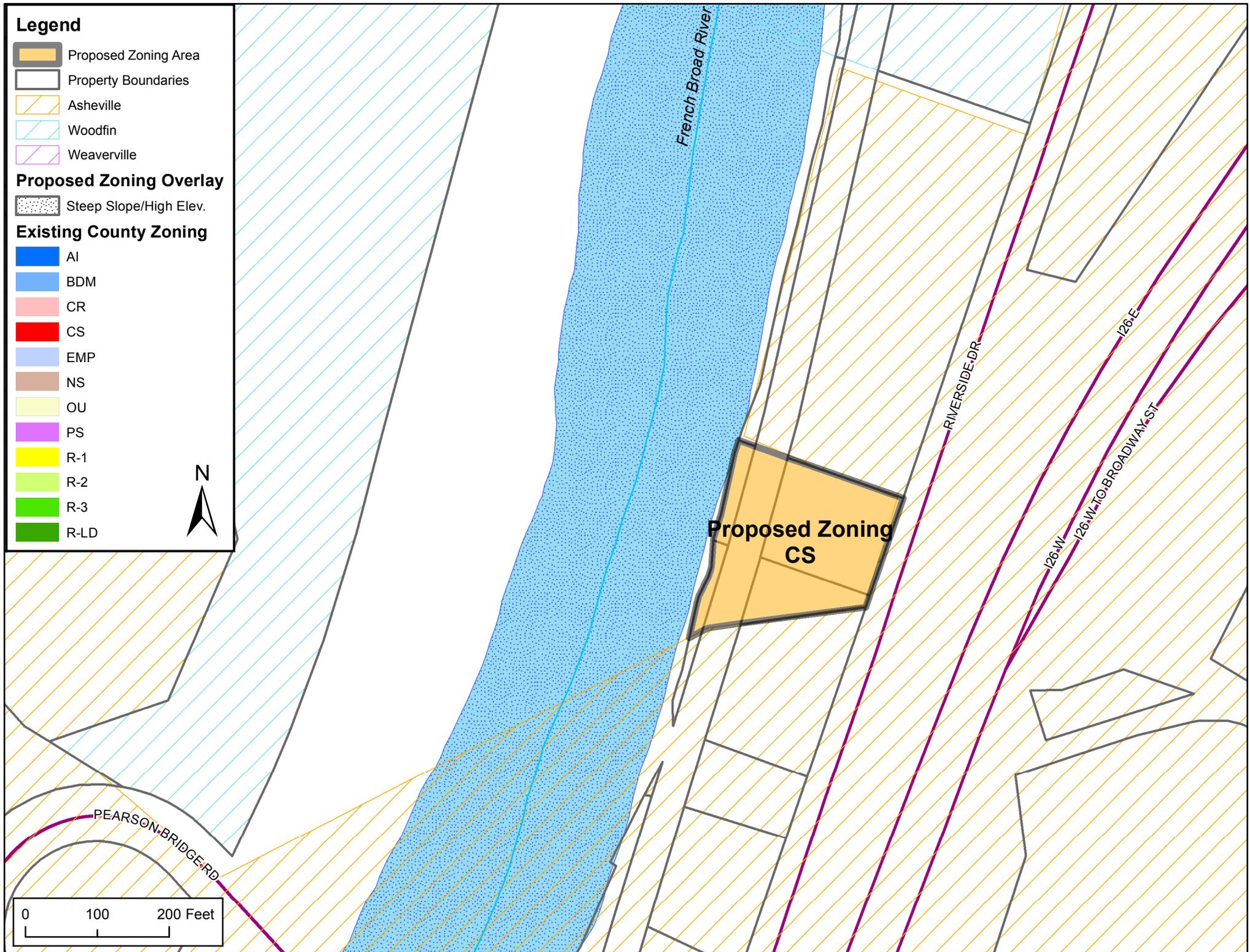
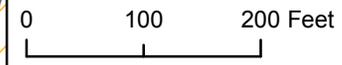
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



Legend

- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

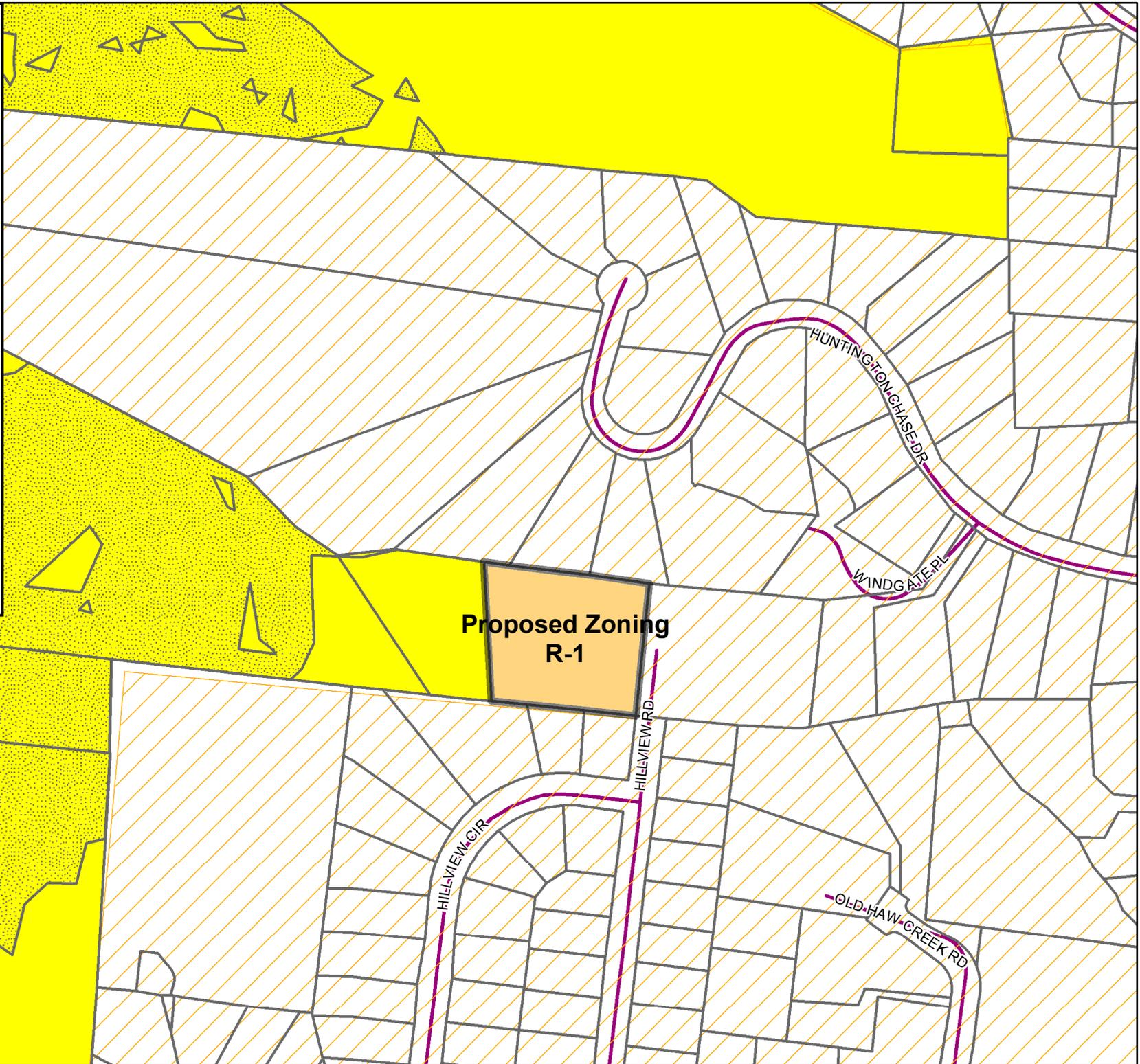
- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



0 100 200 Feet



Legend

- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

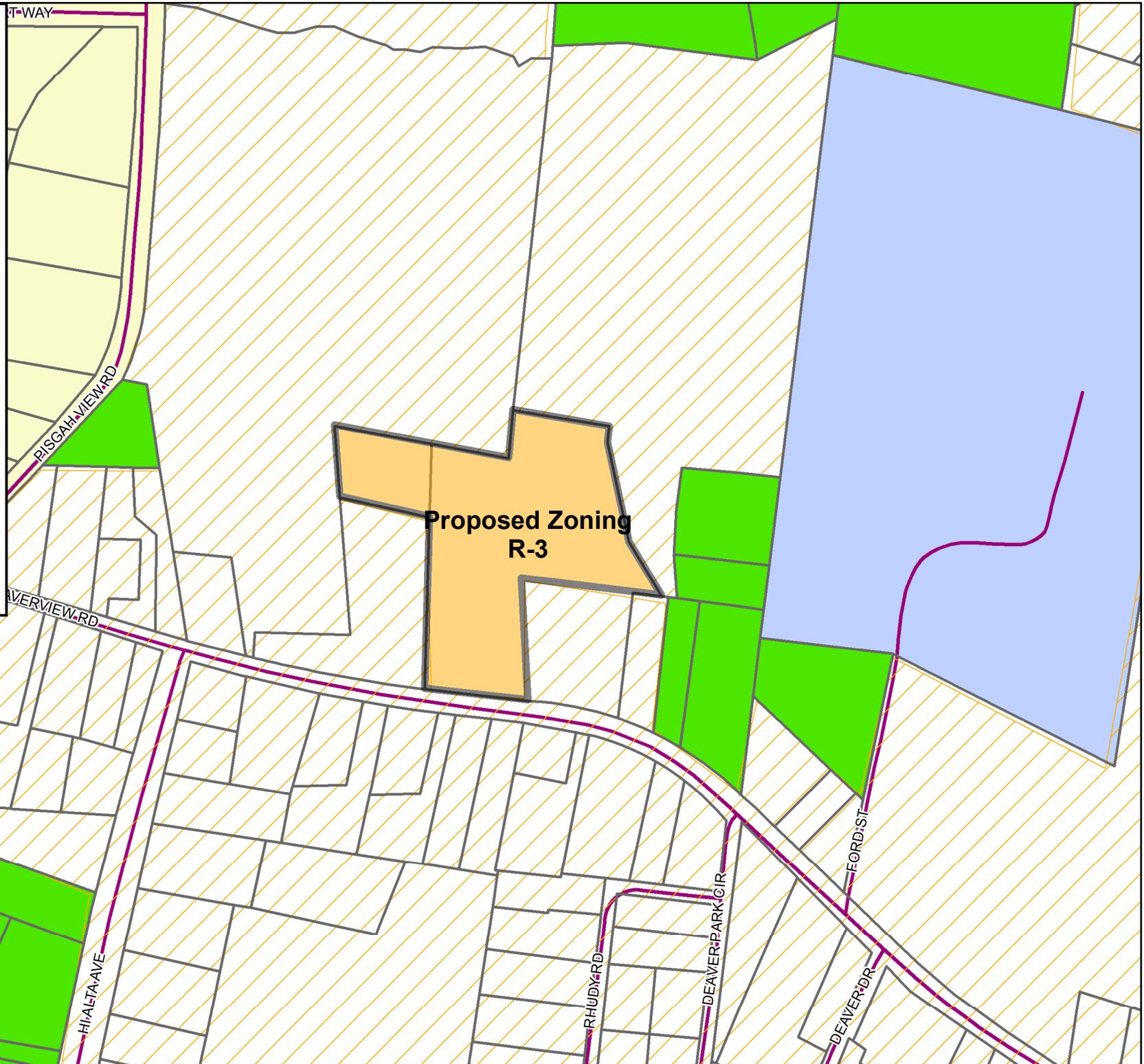
- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



0 100 200 Feet



**Proposed Zoning
R-3**

Legend

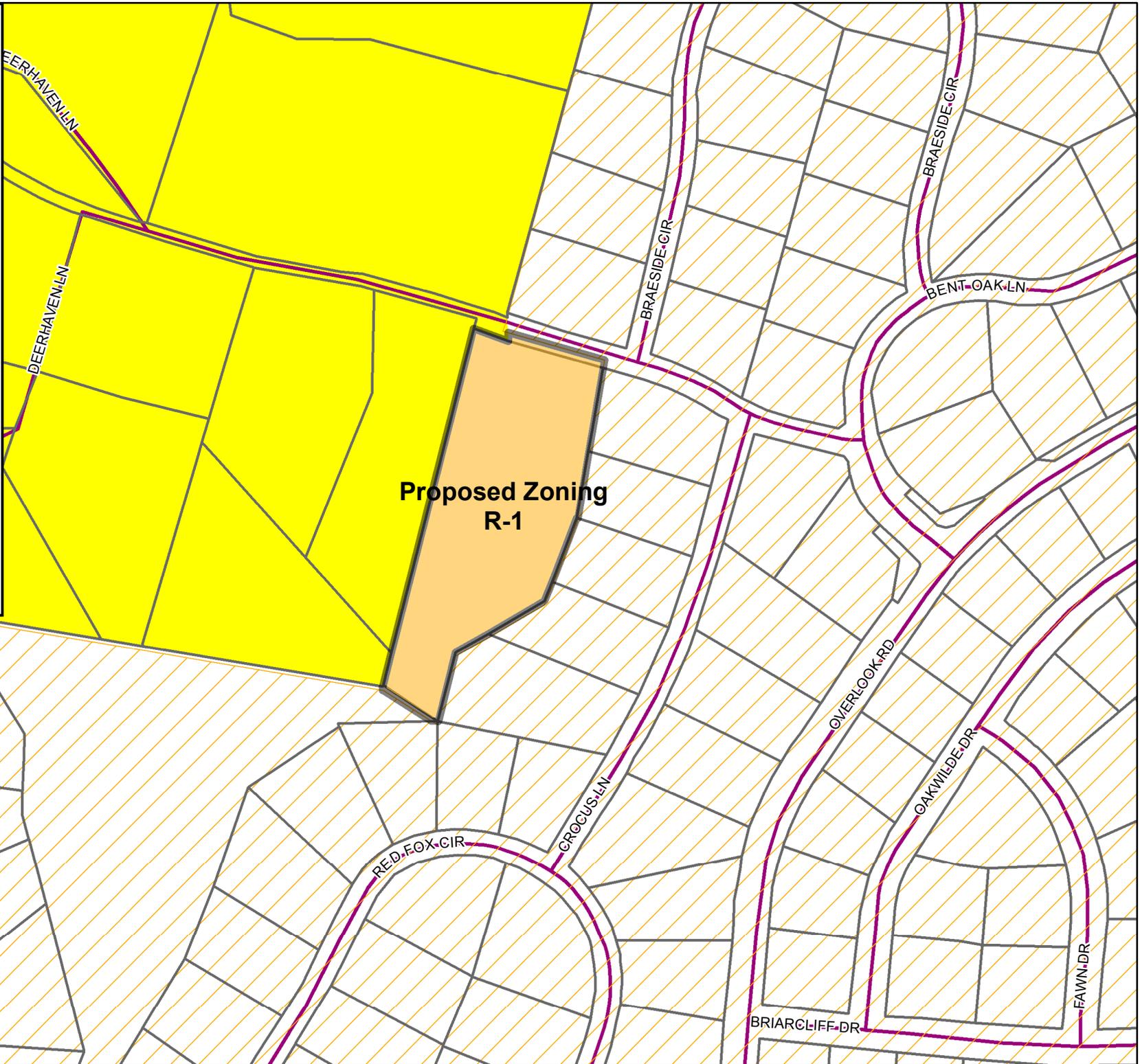
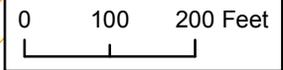
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



Legend

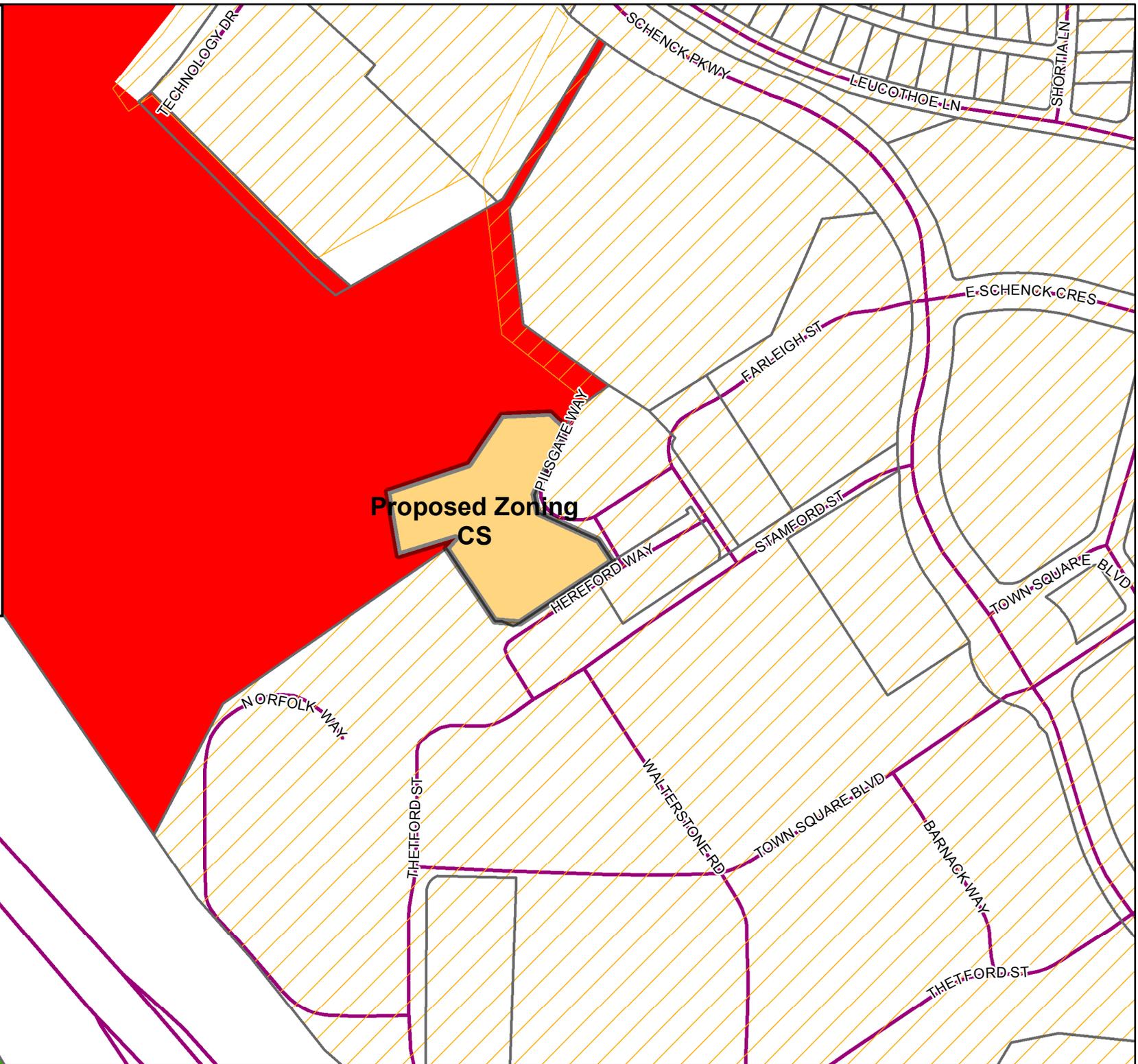
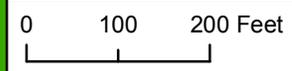
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



Legend

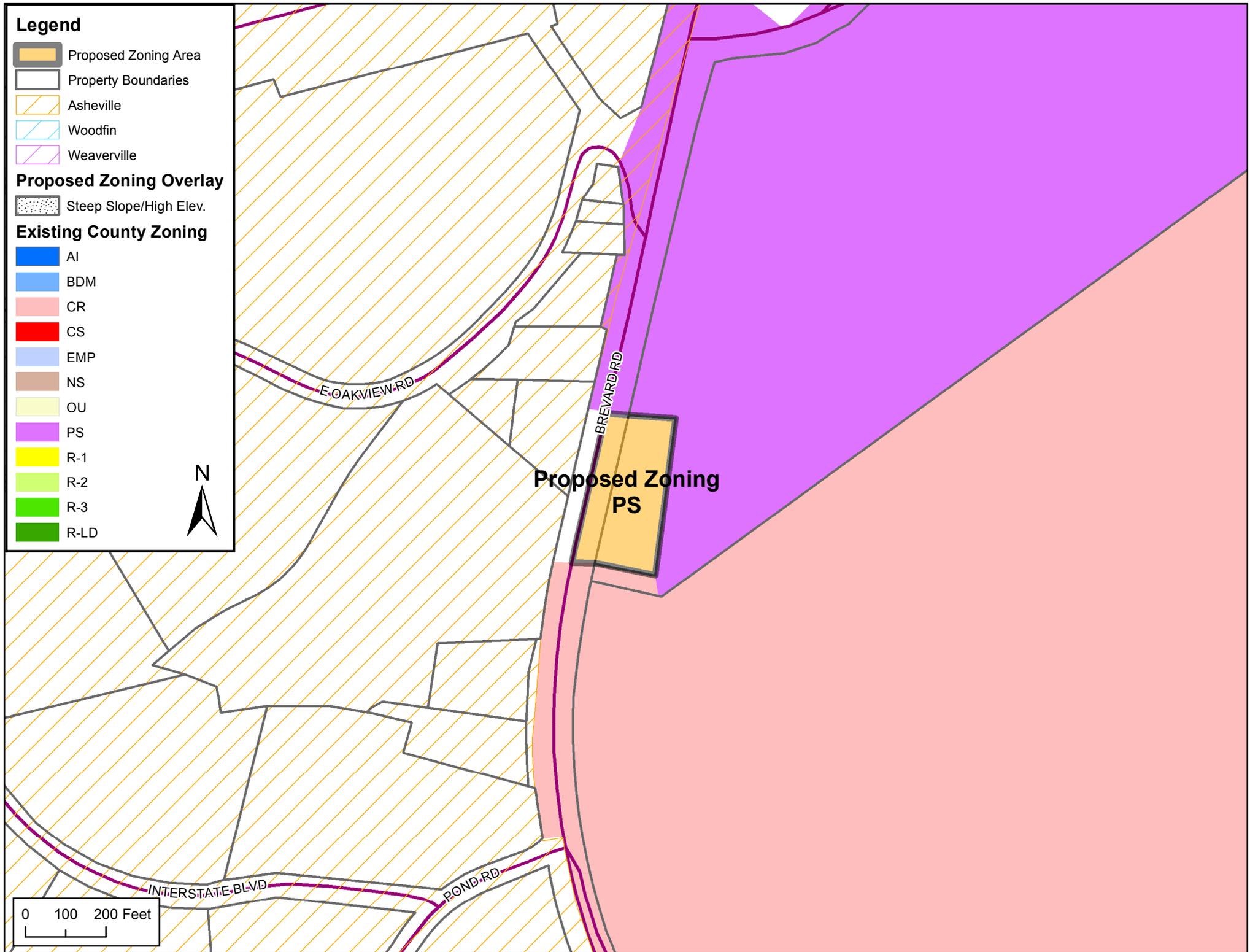
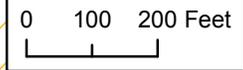
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



**Proposed Zoning
PS**

E. OAKVIEW RD.

BREVARD RD.

INTERSTATE BLVD

POND RD.

Legend

- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

Proposed Zoning Overlay

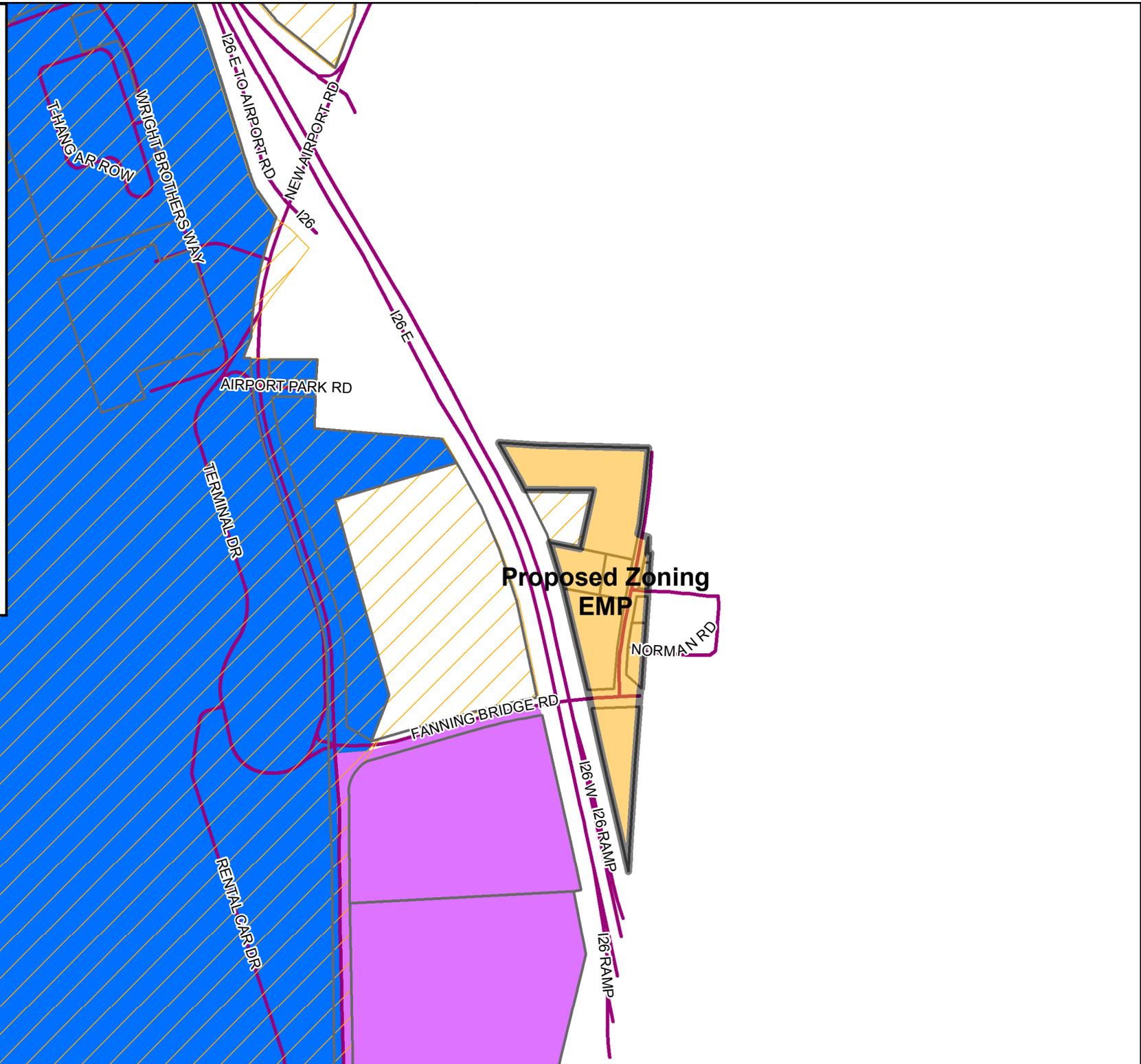
- Steep Slope/High Elev.

Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



0 400 800 Feet



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-000061
PROPOSED ZONING: R-3 AND STEEP SLOPE/HIGH
ELEVATION OVERLAY DISTRICT

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and related right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3: along Baird Cove Road between Sunny Ridge Drive and 420 Baird Cove Road, along Roger Acres Drive, along Split Oak Trail, along Baird Cove Lane, along Northside Terrace, along Mostert Drive, along Fisher Lane, along Lower Barton Road, along Barton Road, and along Old Home Road. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

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 both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance.

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

- A portion of the subject property is located along a major transportation corridor; Baird Cove Road connects to Weaverville Road and is in close proximity to Old Marshall Highway and Future I-26/US19/23.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along Baird Cove Road, as they provide water service to the Versant Subdivision. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- A portion of the subject property is located within a FEMA Flood Hazard Area.
- The subject property contains a mix of lower and higher density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to major transportation corridors and infrastructure, and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and

flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure, as well as outside of steep slope areas and high elevations. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. 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:

- A portion of the subject property is located along a major transportation corridor; Baird Cove Road connects to Weaverville Road and is in close proximity to Old Marshall Highway and Future I-26/US19/23.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along Baird Cove Road, as they provide water service to the Versant Subdivision. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- A portion of the subject property is located within a FEMA Flood Hazard Area.
- The subject property contains a mix of lower and higher density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to major transportation corridors and infrastructure, and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure, as well as outside of steep slope areas and high elevations. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-000062
PROPOSED ZONING: R-1 AND STEEP SLOPE/HIGH
ELEVATION OVERLAY DISTRICT

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: along the Southern side of Leisure Mountain Road and at the end of Leisure Mountain Road. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

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 both smaller and larger single family residential lots. Some of the subject property is completely surrounded by the Town of Woodfin, though a portion of the property is adjacent to lots on the North side of Leisure Mountain Road currently zoned Single Family Residential District R-1 by Buncombe County. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance.

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

- A small portion of the subject property is located within reasonable proximity to a major transportation corridor; Leisure Mountain Road connects with Weaverville Road near its intersection with Old Marshall Highway and in close proximity to Future I-26/US19/23.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line. Woodfin Water serves some residents along Leisure Mountain Road up to addresses in the 100s. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A 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 contains single family residences on smaller and larger lots, as well as some vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure. Lower density residential development, which would

result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both smaller and larger single family residential lots. Some of the subject property is completely surrounded by the Town of Woodfin, though a portion of the property is adjacent to lots on the North side of Leisure Mountain Road currently zoned Single Family Residential District R-1 by Buncombe County. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. 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:

- A small portion of the subject property is located within reasonable proximity to a major transportation corridor; Leisure Mountain Road connects with Weaverville Road near its intersection with Old Marshall Highway and in close proximity to Future I-26/US19/23.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line. Woodfin Water serves some residents along Leisure Mountain Road up to addresses in the 100s. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A 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 contains single family residences on smaller and larger lots, as well as some vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both smaller and larger single family residential lots. Some of the subject property is completely surrounded by the Town of Woodfin, though a portion of the property is adjacent to lots on the North side of Leisure Mountain Road currently zoned Single Family Residential District R-1 by Buncombe County. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00063
PROPOSED ZONING: R-3 AND STEEP SLOPE/HIGH
ELEVATION OVERLAY DISTRICT

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: to the East of Leisure Mountain Road, South of Boyds Chapel Road, and to the South of Indian Lane. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

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 larger tracts. The property is adjacent to lots to the North currently zoned Residential District R-3 by Buncombe County. Substantial portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance.

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 reasonable proximity to a major transportation corridor.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line, however this line does not extend to the subject property. Woodfin Water serves residents along Leisure Mountain Road up to addresses in the 100s but does not extend to the subject property. The subject property is not located within reasonable proximity to infrastructure.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A large portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A large 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 consists of larger and mostly vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update indicates that low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated.

The area described above consists of larger tracts. The property is adjacent to lots to the North currently zoned Residential District R-3 by Buncombe County. Substantial portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. 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:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line, however this line does not extend to the subject property. Woodfin Water serves residents along Leisure Mountain Road up to addresses in the 100s but does not extend to the subject property. The subject property is not located within reasonable proximity to infrastructure.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A large portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A large 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 consists of larger and mostly vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update indicates that low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated.

The area described above consists of larger tracts. The property is adjacent to lots to the North currently zoned Residential District R-3 by Buncombe County. Substantial portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00064
PROPOSED ZONING: RESIDENTIAL DISTRICT R-3

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3: North of Ben Lippen Road and West of Gorman Bridge Road, inclusive of Desperate Lane, Race Path Way, Impala Trail, View Street, Lorenz Lane, Shelby Road, Antebellum Drive, Renee Road, S. Old Rymer Drive, Old Rymer Drive, Begonia Gardens, Sienna Drive, and Smith 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 both smaller and larger residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to the Town of Woodfin to the North and West, and is adjacent to areas currently zoned Residential District R-3 by Buncombe County to the East and South. The far Eastern portion of the subject area along Ben Lippen Road is adjacent to the City of Asheville along the Southern side of Ben Lippen Road.

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 reasonable proximity to major transportation corridors.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along the Northern portion of Gorman Bridge Road, as there is a water line along Old Leicester Highway. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A 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 contains a mix of higher and lower density residential uses and is adjacent to a mix of uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities), and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, as well as outside of steep slope areas and high elevations.

The area described above consists of both larger and smaller residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to areas currently zoned Residential District R-3 by Buncombe County to the East and South. 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:

- The subject property is **not** located within reasonable proximity to major transportation corridors.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along the Northern portion of Gorman Bridge Road, as there is a water line along Old Leicester Highway. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A 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 contains a mix of higher and lower density residential uses and is adjacent to a mix of uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities), and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, as well as outside of steep slope areas and high elevations.

The area described above consists of both larger and smaller residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to areas currently zoned Residential District R-3 by Buncombe County to the East and South. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00065
PROPOSED ZONING: RESIDENTIAL DISTRICT R-2

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-2: Tax lot PINs 9730-90-5225 (65 Lookout Road) and 9730-90-5112 (77 Lookout 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 two residential lots; one lot contains apartments and the other lot contains a single family site built home. The area is adjacent to the City of Asheville (the UNCA campus) to the Northeast and South, and adjacent to the Town of Woodfin to the West and North.

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 reasonable proximity to major transportation corridors.
- The property is located within reasonable proximity to infrastructure (public utilities).
- A 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 portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property does **not** contain flood hazard areas.
- The subject property contains a mix of lower and higher density residential uses and is adjacent to the UNCA campus.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities) and outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and that single family/duplex and multi-family development be located outside of high elevation areas.

The subject property consists of two residential lots; one lot contains apartments and the other lot contains a single family site built home. The area is adjacent to the City of Asheville (the UNCA campus) to the Northeast and South, and adjacent to the Town of Woodfin to the West and North. 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:

- The subject property is **not** located within reasonable proximity to major transportation corridors.
- The property is located within reasonable proximity to infrastructure (public utilities).
- A 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 portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property does **not** contain flood hazard areas.
- The subject property contains a mix of lower and higher density residential uses and is adjacent to the UNCA campus.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities) and outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and that single family/duplex and multi-family development be located outside of high elevation areas.

The subject property consists of two residential lots; one lot contains apartments and the other lot contains a single family site built home. The area is adjacent to the City of Asheville (the UNCA campus) to the Northeast and South, and adjacent to the Town of Woodfin to the West and North. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00066
PROPOSED ZONING: R-1 AND STEEP SLOPE/HIGH
ELEVATION OVERLAY DISTRICT

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: Along the end of Dry Ridge Road and Windsor Rd, along Beaverbrook Road, along and at the end of Beaverbrook Court, and tax lot PIN 9741-41-9733 (100 Robinhood Road). The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

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 single family residences on moderately-sized lots, as well as some vacant tracts. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS-2 and RS-4. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance.

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 reasonable proximity to a major transportation corridor.
- The majority of the subject property is located within reasonable proximity to infrastructure (public utilities); the property along Robinhood Road does not appear to have been included in this Land Use Constraint map, however it does appear to have direct access to public water and sewer.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A large portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A 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 contains single family residences on moderately-sized lots, as well as some vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or

infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both moderately-sized single family residential lots. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS2 and RS4. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. 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:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The majority of the subject property is located within reasonable proximity to infrastructure (public utilities); the property along Robinhood Road does not appear to have been included in this Land Use Constraint map, however it does appear to have direct access to public water and sewer.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A large portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A 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 contains single family residences on moderately-sized lots, as well as some vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both moderately-sized single family residential lots. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS2 and RS4. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00067
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT R-1

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: tax lot PINs 9730-87-9836 (300 Beaver Drive), 9730-87-8618 (300 Pineview Road) and a portion of tax lot PINs 9730-87-6578 (110 Beaver Drive) and 9730-88-4171 (located between Beaver Drive and Senator Reynolds 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 three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4.

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 reasonable proximity to a major transportation corridor.
- 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 contains single family residences on small and moderately-sized lots, and is located in close proximity to similar development within the Town of Woodfin and the City of Asheville.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and be located outside of high elevation and steep slope areas.

The subject property consists of three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4. 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:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- 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 contains single family residences on small and moderately-sized lots, and is located in close proximity to similar development within the Town of Woodfin and the City of Asheville.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and be located outside of high elevation and steep slope areas.

The subject property consists of three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00068
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 9639-49-8003 (60 Hornot Circle) and a portion of tax lot PINs 9639-48-9978 (23 Jett Court) and 9639-48-4335 (264 Richmond Hill Drive).

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 small to moderately-sized lots on which single family homes and an adult care home is located. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and RM-6 by 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 property along Hornot Circle and to the North of Jett Court, which was included within the Land Use Constraint maps. While the nearby property located off of Richmond Hill Drive was not included in the Land Use Constraint maps, the following is also applicable to this property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A 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 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 contains single family residences and an adult care home on small and moderately-sized lots, and is located in close proximity to similar development within the City of Asheville.

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

The subject property consists of small to moderately-sized lots on which single family homes and an adult care home is located. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and RM-6 by the City of Asheville. 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 along Hornot Circle and to the North of Jett Court, which was included within the Land Use Constraint maps. While the nearby property located off of Richmond Hill Drive was not included in the Land Use Constraint maps, the following is also applicable to this property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A 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 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 contains single family residences and an adult care home on small and moderately-sized lots, and is located in close proximity to similar development within the City of Asheville.

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

The subject property consists of small to moderately-sized lots on which single family homes and an adult care home is located. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and RM-6 by the City of Asheville. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00069
PROPOSED ZONING: PS

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Public Service District PS: tax lot PIN 9639-48-1568 (280 Richmond Hill Drive).

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 one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property located within the Town of Woodfin.

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 reasonable proximity to a major transportation corridor. Richmond Hill Drive is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A 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 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 consists of a lot owned by the City of Asheville that is part of Richmond Hill Park, and is adjacent to an established residential neighborhood which consists of small to moderately-sized lots.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that outdoor recreation be separated from low-density residential uses, and further suggests that outdoor recreation be located outside of flood hazard areas. The Plan indicates that proximity to major transportation corridors or infrastructure, or location outside of steep slope or high elevation areas or areas with moderate and high slope stability hazards present is not required for outdoor recreation uses.

The subject property consists of one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property within the Town of Woodfin. 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:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Richmond Hill Drive is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A 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 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 consists of a lot owned by the City of Asheville that is part of Richmond Hill Park, and is adjacent to an established residential neighborhood which consists of small to moderately-sized lots.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that outdoor recreation be separated from low-density residential uses, and further suggests that outdoor recreation be located outside of flood hazard areas. The Plan indicates that proximity to major transportation corridors or infrastructure, or location outside of steep slope or high elevation areas or areas with moderate and high slope stability hazards present is not required for outdoor recreation uses.

The subject property consists of one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property within the Town of Woodfin. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00070
PROPOSED ZONING: COMMERCIAL SERVICE DISTRICT (CS)

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and right-of-ways located within the unincorporated areas of Buncombe County be zoned Commercial Service District CS: tax lot PIN 9639-76-2633 (800 Riverside Drive) and a portion of tax lot PIN 9639-76-1594 (South of 800 Riverside Drive).

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 (described above) consists of an existing landscaping company and the outdoor seating/recreation area for the adjacent Bywater bar. Property to the North, East and South is commercially zoned and located within the City of Asheville. The subject property is bordered by the French Broad River to the West.

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 does have direct access to NC 251 (Riverside Drive/Broadway Street).
- 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 located entirely 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, and are not located within steep slope areas or those with high elevations and moderate and high slope stability hazards. While the plan highly suggests that commercial/industrial development be located outside of flood hazard areas, the existing commercial uses of the property have been established for many years and are located outside of the French Broad River floodway. Additionally, the plan highly suggests that commercial and industrial development be separated from low-density residential uses for which the property is in compliance with this standard. The proposed map amendment is compatible with existing surrounding commercially zoned properties 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:

- The subject property is not located within close proximity to a major transportation corridor as mapped, however it does have direct access to NC 251 (Riverside Drive/Broadway Street).
- 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 located entirely 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, and are not located within steep slope areas or those with high elevations and moderate and high slope stability hazards. While the plan highly suggests that commercial/industrial development be located outside of flood hazard areas, the existing commercial uses of the property have been established for many years and are located outside of the French Broad River floodway. Additionally, the plan highly suggests that commercial and industrial development be separated from low-density residential uses for which the property is in compliance with this standard. The proposed map amendment is compatible with existing surrounding commercially zoned properties located within the City of Asheville. Therefore the proposed map amendment is appropriate. Therefore the proposed map amendment is appropriate.

The subject property consists of an existing landscaping company and the outdoor seating/recreation area for the adjacent Bywater bar. Property to the North, East and South is commercially zoned and located within the City of Asheville. The subject property is bordered by the French Broad River to the West. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00071
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT R-1

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following property located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: tax lot PIN 9659-76-9880 (located North of 7 Hillview Circle and 22 Hillview 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 property described above is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville zoned RS-2 to the North and RS-4 to the East and South.

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 **not** located within reasonable proximity to a major transportation corridor. Hillview Road is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure; public water and sewer is located at the Southeast corner of the property along Hillview Road.
- A 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 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 contains a vacant 1.98 acre tract which is surrounded by single family residential development of varying densities.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and that lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure (public utilities), and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and

consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville and zoned RS-2 to the North and RS-4 to the East and South. 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:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Hillview Road is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure; public water and sewer is located at the Southeast corner of the property along Hillview Road.
- A 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 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 contains a vacant 1.98 acre tract which is surrounded by single family residential development of varying densities.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and that lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure (public utilities), and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville and zoned RS-2 to the North and RS-4 to the East and South. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

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:

- 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. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00073
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT R-1

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: Tax lot PINs 9645-63-7476 (located East of 34 Deerhaven Lane) and a portion of tax lot PIN 9645-62-2963 (located behind 331 Red Fox Circle).

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 property described above is a 3.01 acre lot that is used as a park by the surrounding neighborhood and owned by the Braeside Property Owners Association, and a very small portion of a vacant tract owned by the Biltmore Park Association. The subject property is surrounded by single family residences on moderately and larger sized lots. Established residential developments to the South, East, and North of the property within the City of Asheville are comprised of moderately-sized single family lots and are zoned RS-2 by the City. Residential lots to the West along Deerhaven Lane are developed at a lower density with lots of two acres or greater in size; these lots are zoned Single Family Residential District R-1 by Buncombe County, and were previously part of the City of Asheville's ETJ.

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 **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure; sewer lines run through the property owned by Biltmore Park as well as along Crocus Lane to Deerhaven Lane and up Braeside Circle, and water lines run along Deerhaven Lane and terminate in front of the property owned by the Braeside Property Owner's Association.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- The subject property does **not** contain areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of a vacant lot utilized as a park by the neighborhood, as well as a small portion of an adjacent vacant lot; these tracts are adjacent to low and medium-density residential development.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and that single family/duplex development and lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex

development be located within reasonable proximity to infrastructure (public utilities) and outside of steep slope areas and high elevation areas, and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a 3.01 acre lot that is used as a park by the surrounding neighborhood and owned by the Braeside Property Owners Association, and a very small portion of a vacant tract owned by the Biltmore Park Association. The subject property is surrounded by single family residences on moderately and larger sized lots. Established residential developments to the South, East, and North of the property within the City of Asheville are comprised of moderately-sized single family lots and are zoned RS-2 by the City. Residential lots to the West along Deerhaven Lane are developed at a lower density with lots of two acres or greater in size; these lots are zoned Single Family Residential District R-1 by Buncombe County, and were previously part of the City of Asheville's ETJ. 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:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure; sewer lines run through the property owned by Biltmore Park as well as along Crocus Lane to Deerhaven Lane and up Braeside Circle, and water lines run along Deerhaven Lane and terminate in front of the property owned by the Braeside Property Owner's Association.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- The subject property does **not** contain areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of a vacant lot utilized as a park by the neighborhood, as well as a small portion of an adjacent vacant lot; these tracts are adjacent to low and medium-density residential development.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and that single family/duplex development and lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure (public utilities) and outside of steep slope areas and high elevation areas, and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a 3.01 acre lot that is used as a park by the surrounding neighborhood and owned by the Braeside Property Owners Association, and a very small portion of a vacant tract owned by the Biltmore Park Association. The subject property is surrounded by single family residences on moderately and larger sized lots. Established residential developments to the South, East, and North of the property within the City of Asheville are comprised of moderately-sized single family lots and are zoned RS-2 by the City. Residential lots to the West along Deerhaven Lane are developed at a lower density with lots of two acres or greater in size; these lots are zoned Single Family Residential District R-1 by Buncombe County, and were previously part of the City of Asheville's ETJ. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

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:

- 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.

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. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

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:

- 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.

The subject properties 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. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00076
PROPOSED ZONING: EMPLOYMENT DISTRICT (EMP)

PROPERTY DESCRIPTION:

The Zoning Administrator has proposed that the following properties and related road rights-of-way located within the unincorporated areas of Buncombe County be zoned Employment District EMP: Tax lot PINs 9643-82-6152 (99 Underwood Road), 9643-81-5686 (95 Underwood Road), 9643-81-7692 (93 Underwood Road), 9643-81-6275 (Northwest of the intersection of Fanning Bridge Road and Underwood Road), 9643-81-9765 (North of the intersection of Piney Drive and Underwood Road), 9643-81-9653 (North of the intersection of Piney Drive and Underwood Road), 9643-81-9433 (North of 92 Underwood Road), 9643-81-9219 (92 Underwood Road), 9643-81-9103 (29 Norman Road), and 9643-80-7599 (1291 Fanning Bridge 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 properties consist of existing rental/sales and service, warehousing, self-storage, nightclub, small scale commercial uses, vacant land and a church. The majority of property to the east and south consists of single-family residences located within Henderson County. Property to the north is developed as a strip shopping center and located within Henderson County. Property to the west is zoned PS (fairgrounds) with the majority of property industrially developed and located within the City of Asheville and separated by the I-26 corridor.

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 located within reasonable proximity to major transportation corridors.
- 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 is located along Underwood Road and public sewer appears to be available along portions of Fanning Bridge Road (availability not verified).
- 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 majority (larger tracts) of subject property is separated from adjacent low-density residential uses by existing road infrastructure.

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. While the larger tracts of land are separated from the surrounding residential neighborhood by existing road infrastructure, four (4) lots lack a clear separation from an adjacent residential neighborhood. Given the small size of these lots, however, development options will likely be limited to those that are residential in nature or small scale commercial development. The proposed map amendment offers a zoning district that is compatible with existing commercial and industrial uses while providing a transitional district to the existing surrounding residential neighborhood. 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:

- The subject property is located within reasonable proximity to major transportation corridors.
- 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 is located along Underwood Road and public sewer appears to be available along portions of Fanning Bridge Road (availability not verified).
- 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 majority (larger tracts) of subject property is separated from adjacent low-density residential uses by existing road infrastructure.

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. While the larger tracts of land are separated from the surrounding residential neighborhood by existing road infrastructure, four (4) lots lack a clear separation from an adjacent residential neighborhood. Given the small size of these lots, however, development options will likely be limited to those that are residential in nature or small scale commercial development. The proposed map amendment offers a zoning district that is compatible with existing commercial and industrial uses while providing a transitional district to the existing surrounding residential neighborhood.

The subject properties consist of existing rental/sales and service, warehousing, self-storage, nightclub, small scale commercial uses, vacant land and a church. The majority of property to the east and south consists of single-family residences located within Henderson County. Property to the north is developed as a strip shopping center and located within Henderson County. Property to the west is zoned PS (fairgrounds) with the majority of property industrially developed and located within the City of Asheville and separated by the I-26 corridor. Therefore, the proposed map amendment would be **reasonable and in the public interest**.