

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

CASE NUMBER : ZPH2011-00073
 PROPOSED ZONING CHANGE : R-1 TO R-3
 LOCATION : 101 FARIDA DRIVE
 PIN NUMBER : 9732-01-1650
 ACREAGE : 8.58 ACRES

APPLICANT/OWNER: DANIELLE ROBINSON
 PO BOX 1574
 WEAVERVILLE, NC 28787

DEPARTMENT RECOMMENDATION: **DENIAL**

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

REZONING SUMMARY: The applicant requests the rezoning of 8.58 acres from R-1 (Single Family Residential District) to R-3 (Residential District). The subject property is located on Farida Drive, which connects with Aiken Road, near its intersection with Goldview Road. The property\ currently contains a doublewide mobile home. The surrounding area is characterized by large tracts of undeveloped land and residential development zoned R-1. While R-3 zoning is present in the area, it is not adjacent to the property. The requested zoning would not be consistent with the Buncombe County Comprehensive Land Use Plan as the Buncombe County Comprehensive Land Use Plan Update indicated that R-3 is suitable for higher density uses and mobile homes (Buncombe County Comprehensive Land Use Plan, VII-3). The proposed R-3 zoning would allow for uses currently not allowed in the surrounding area which include such uses/items as mobile homes, telecommunications towers, mobile home parks, multi-family uses, and travel trailer parks. The requested zoning would be detrimental to the adjacent neighbors and surrounding community as it may lead to the encroachment of property zoned R-3 into the area as well as mobile homes, mobile home parks, and multi-family development. Therefore the Buncombe County Department of Planning and Development recommends **DENIAL** of the request.

LAND USE PLAN COMPLIANCE STATEMENTS

CONSISTENT: The requested map amendment would be consistent with the Buncombe County Land Use Plan because R-3 allows uses such as duplexes, multifamily residential dwelling units, libraries, rooming houses, and vacation rentals and “Lack of Residential Housing Choices” is stated as an issue of the 2006 Comprehensive Land Use Plan Update and “achieving a mix of housing types that is attractive and affordable to a diversity of ages, incomes, and household types and sizes is critical for future growth and development within the County” is a stated goal of the same (IV-3). The requested zoning would be reasonable and in the interest of the adjacent neighbors and surrounding community and the public it as it would allow for a variety of housing types in the area.

NOT CONSISTENT: The requested map amendment would not be consistent with the Buncombe County Comprehensive Land Use Plan as the Buncombe County Comprehensive Land Use Plan Update indicated that R-3 is suitable for higher density uses and mobile homes (Buncombe County Comprehensive Land Use Plan, VII-3). The requested zoning would not be reasonable and would be detrimental to the adjacent neighbors and surrounding community and the public interest as it might lead to the encroachment of development such as telecommunication towers, mobile homes, mobile home parks, and multi-family development in the area.