

RESOLUTION OF PLANNING BOARD RECOMMENDATION TO THE BUNCOMBE COUNTY BOARD  
OF COMMISSIONERS ON APPLICATION FOR PROPOSED ZONING MAP AMENDMENT

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WHEREAS, the Zoning Administrator for Buncombe County has received an application from Anthony Case requesting an amendment to The Official Zoning Map of Buncombe County on the parcel identified as follows and as shown herein as "Figure A":

PIN 9639-24-8662 located at 60 Adams Hill Road, which is currently zoned Residential District R-3. The Applicant is requesting that the zoning designation for the property be changed from Residential District R-3 to Commercial Service District CS;

WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which this application was considered have been properly mailed to members of the Planning Board, the applicant(s), owner(s), and all adjoining property owners at least ten (10) days prior to the meeting; public notice of the meeting has been properly published in a newspaper having general circulation in the County; and notice of the public hearing concerning this zoning map amendment has been prominently posted as required;

WHEREAS, pursuant to N.C. Gen. Stat. §153A-344 and §78-719 of the Buncombe County Code of Ordinances, the Planning Board is charged with making a recommendation to the Board of Commissioners and to comment on whether the requested zoning change is consistent or inconsistent with the Comprehensive Land Use Plan and on whether the requested zoning change is reasonable and in the public interest; and

WHEREAS, the Planning Board has reviewed the application, has heard public comment, and consulted with planning staff, and, after careful review, has determined that it is in order to approve this application and make recommendation to the Board of Commissioners for Buncombe County that the application be approved.

Based on the facts as set forth above the Buncombe County Planning Board hereby finds and concludes as follows pertaining to the proposed amendment to the Zoning Map as set forth in the said application of Anthony Case:

1. said zoning change is consistent with the Buncombe County Comprehensive Land Use Plan and Updates as the 2013 Buncombe County Comprehensive Land Use Plan Update Maps show that the property is within reasonable proximity to infrastructure and is outside of steep slope, high elevation, flood areas, and moderate and high slope stability hazards;
2. therefore said zoning change is reasonable and is in the public interest.

NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners approve this application for a zoning change for PIN 9639-24-8662, as shown in Attachment A, from Residential District R-3 to Commercial Service District CS.

Adopted by a vote of 7 to 0.

This the 21<sup>st</sup> day of October, 2013.

BUNCOMBE COUNTY PLANNING BOARD

By: 

Tom Alexander, Chairman

Consented to:

Planning Board Members:

Jim Young  
Bernie Kessel  
Joe Sechler  
Josh Holmes  
Bud Sales (absent)  
Tom Alexander  
Michelle Wood  
Greg Phillips (absent)  
Catherine Martin

  
Josh O'Conner, Zoning Administrator

Approved as to form:

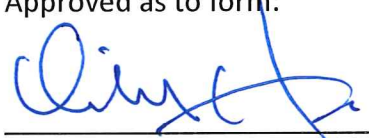
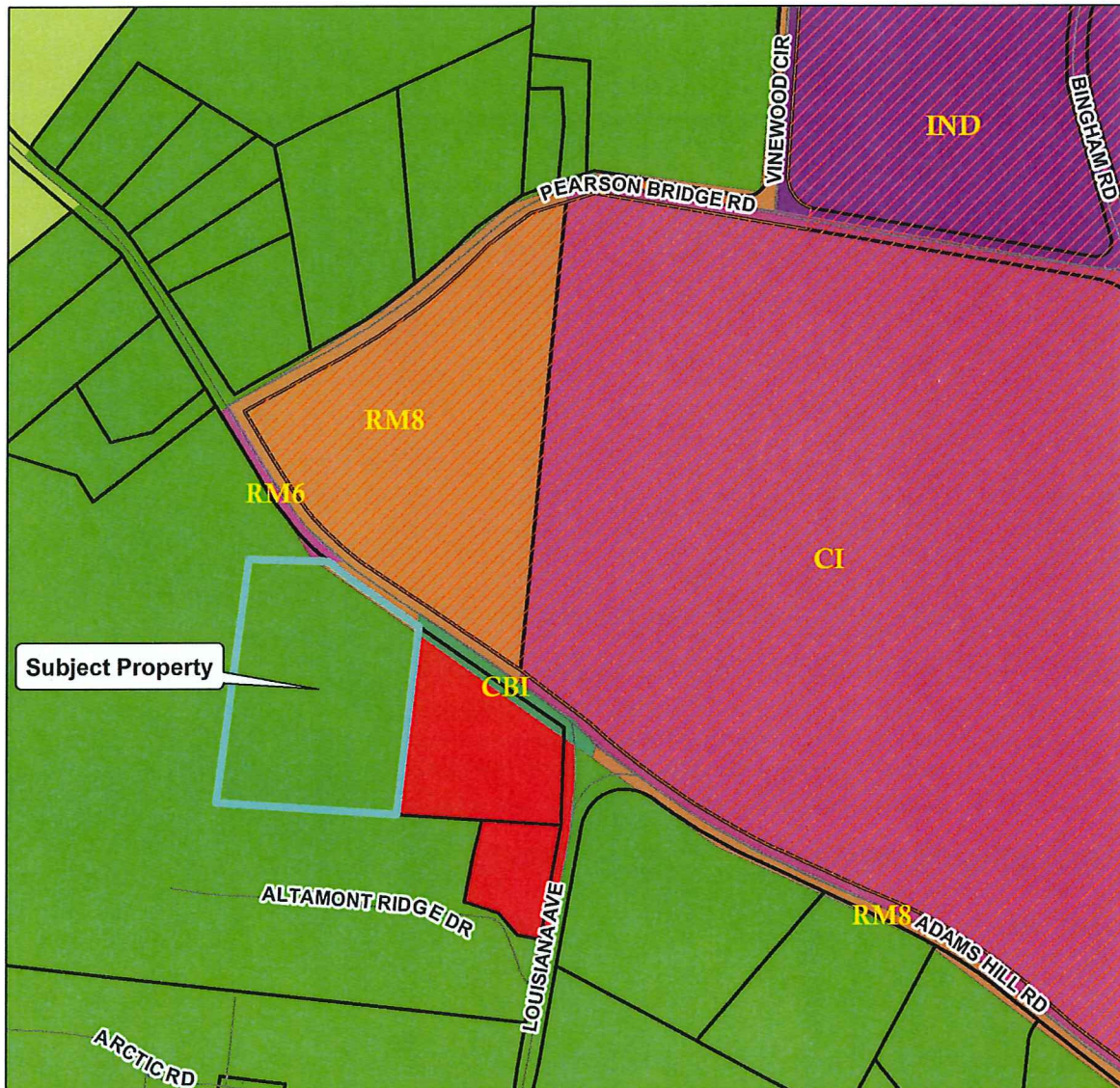
  
Michael C. Frue, County Attorney

Figure A



# **Anthony Case Map Amendment**

0 200 400  
Feet

	CITY OF ASHEVILLE		OU	<b>Zoning Overlays</b>	
	BDM		PS		Blue Ridge Parkway Overlay
	CS		R-1		Protected Ridge Overlay
	EMP		R-2		Protected Ridge & Parkway
	NS		R-3		Steep Slope/High Elev.
			R-LD		Steep Slope/High Elev. & Pkwy

Case Number: ZPH2013-00026  
Approximate Property Size: 1.96 acres  
Application Date: September 20, 2013  
Planning Board Hearing Date: October 21, 2013



Created By: Buncombe County Planning  
Date: September 26, 2013