

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 Gary Corn and Frances Briggs 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 9634-88-8113 located at 499 Long Shoals Road, which is currently zoned Residential District R-2. The Applicant is requesting that the zoning designation for the property be changed from Residential District R-2 to Employment District EMP;

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 Gary Corn and Frances Briggs:

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 a major transportation corridor and is outside of high elevation, flood hazard areas, and moderate and high slope stability hazards;
2. the subject property has frontage on a major road, and is adjacent to the Employment District (EMP); and

3. 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 9634-88-8113, as shown in Attachment A, from Residential District R-2 to Employment District EMP.

Adopted by a vote of 8 to 0.

This the 4<sup>th</sup> day of November, 2013.

BUNCOMBE COUNTY PLANNING BOARD

By:   
Tom Alexander, Chairman

Consented to:

Planning Board Members:

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

  
Josh O'Conner, Zoning Administrator

Approved as to form:

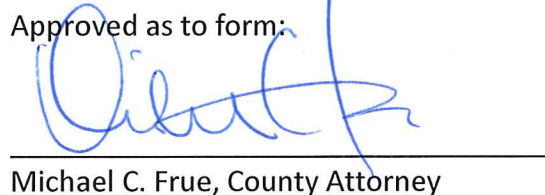
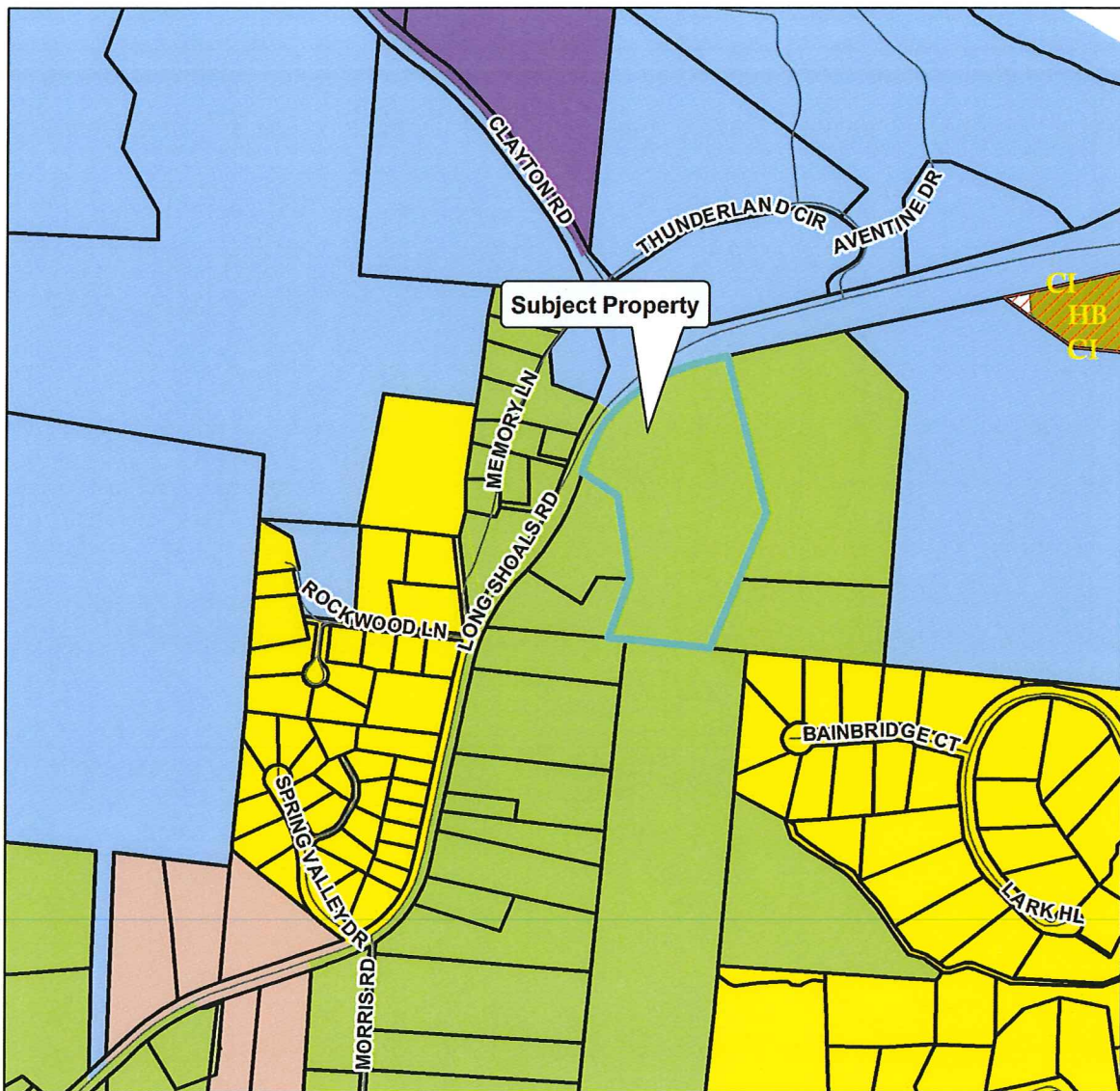
  
Michael C. Frue, County Attorney

















Figure A



# **Frances Briggs & Gary Corn Map Amendment**

0 0.1 0.2  
Miles

Case Number: ZPH2013-00027  
Approximate Property Size: 10.8 acres  
Application Date: September 27, 2013  
Planning Board Hearing Date: November 4, 2013

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



Created By: Buncombe County Planning  
Date: November 5, 2013