

# Buncombe County Agenda Item Information Sheet

**AGENDA ITEM:**

Amendments to the text of the Zoning Ordinance regarding accessory use setback standards

**MEETING DATE:**

February 18, 2014

**REQUESTED BY:**

County Planning Department

**Background information**

The proposed amendments were generated in response to recommendations made within the 2013 Comprehensive Land Use Plan Update. For specific language in the Land Use Plan update, please refer to Section 6 of the 2013 Update, or the statement of consistency located on pages one and two of the Planning Board's January 27<sup>th</sup> resolution. The Planning Board recommended approval of the language at their January 27, 2014 meeting in a vote of 8 to 0.

**Pros**

- These changes will align lot size and setback requirements to the surrounding land use context and the availability of infrastructure
- These changes promote a connection between the density of development and the availability of public utilities, which may serve to increase access to housing in areas of high opportunity and decrease development pressures in more rural areas
- *See Planning Board Resolution recommending approval*

**Cons**

None

**Funds required**

No funds are required

**Alternatives**

If the Board of Commissioners resolves to revise the language provided, it must be sent back to the Planning Board for review and hearing prior to a vote by the Board.

**Action recommended:**

Staff has recommended the approval of the language.

The Planning Board recommended approval of the request at their January 27, 2014 meeting in a vote of 8 to 0.