

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

WHEREAS, the Zoning Administrator for Buncombe County has received an application from Timothy Deweese 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 9722-81-7329 located at 32 Wiley Drive, 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 deny this application and make recommendation to the Board of Commissioners for Buncombe County that the application be denied.

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 Timothy Deweese:

1. said zoning change is inconsistent with the Buncombe County Comprehensive Land Use Plan and Updates because the 2013 Buncombe County Comprehensive Land Use Plan Update Map Matrix suggests that EMP zoned property be located in close proximity to public utilities or a transportation corridor, and highly suggests that EMP zoned property not contain areas greater than 25% slope;
2. Additionally, the Matrix suggests that EMP zoned property not be adjacent to property zoned for residential uses; and

3. therefore said zoning change is neither reasonable nor in the public interest.

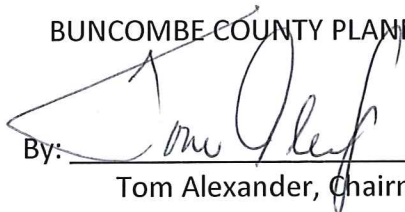
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners deny this application for a zoning change for PIN 9722-81-7329, as shown in Attachment A, from Residential District R-2 to Employment District (EMP).

Adopted by a vote of 8 to 0.

This the 16th day of December, 2013.

BUNCOMBE COUNTY PLANNING BOARD

By: 
Tom Alexander, Chairman

Consented to:

Planning Board Members:

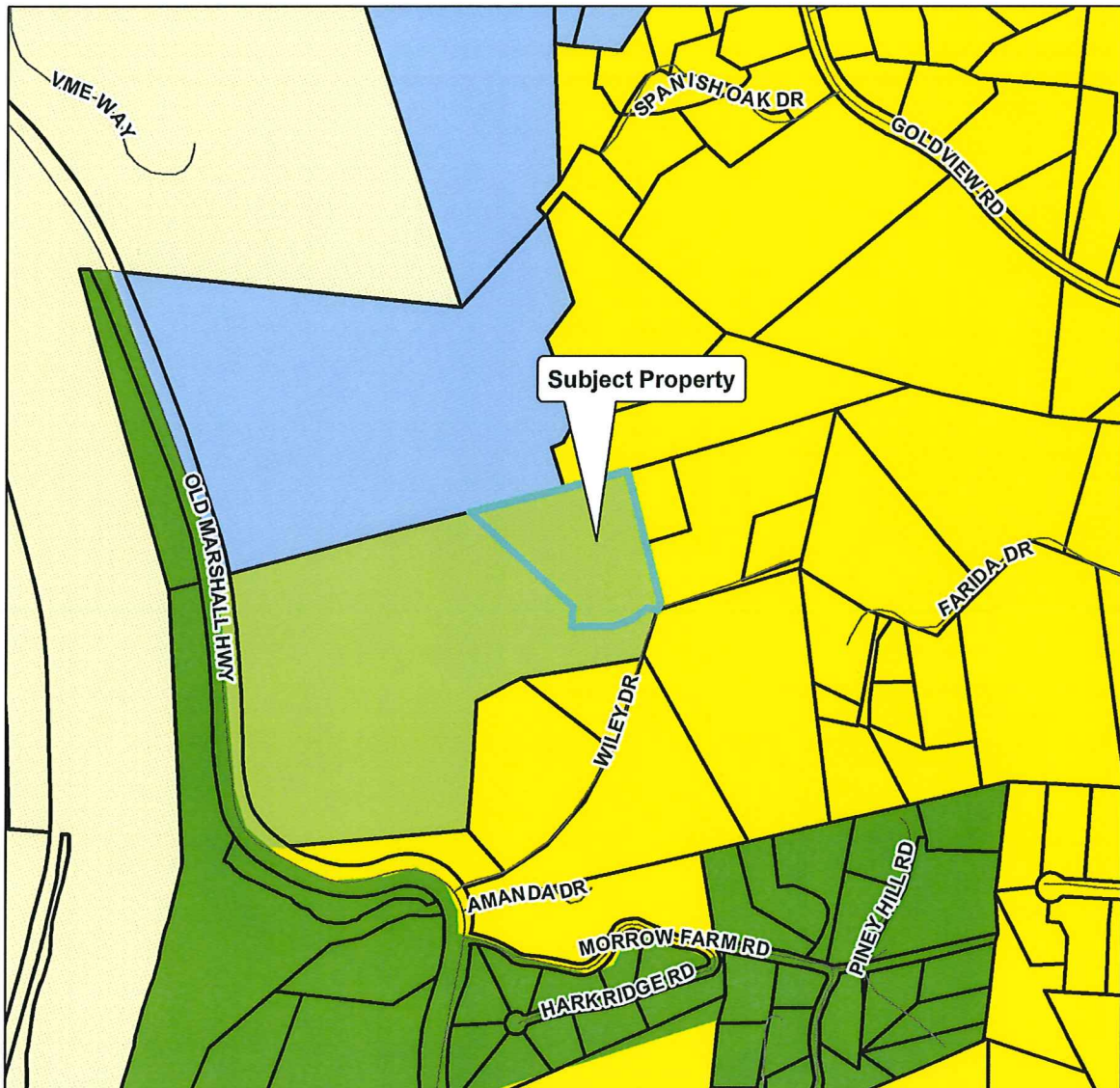
Jim Young
Bernie Kessel
Joe Sechler
Josh Holmes
Bud Sales
Tom Alexander
Michelle Wood
Greg Phillips (ABSENT)
Catherine Martin


Josh O'Conner, Zoning Administrator

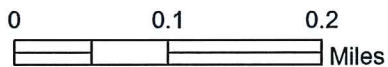
Approved as to form:


Michael C. Frue, Senior Staff Attorney

Figure A



**Timothy Deweese
Map Amendment**



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

Case Number: ZPH2013-00045
 Approximate Property Size: 5.0 acres
 Application Date: November 8, 2013
 Planning Board Hearing Date: December 16, 2013



Created By: Buncombe County Planning
 Date: November 24, 2013