

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 John Herron requesting an amendment to The Official Zoning Map of Buncombe County on the parcel identified as follows and as shown herein as "Figure A":

A portion of PIN 9626-80-3208 located at 1431 Brevard Road, which is currently zoned Single Family Residential District R-1. The Applicant is requesting that the zoning designation for the property be changed from Single Family Residential District R-1 to Neighborhood Service District NS;

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 John Herron:

1. said zoning change is consistent with the Buncombe County Comprehensive Land Use Plan and Updates because the 2013 Buncombe County Comprehensive Land Use Plan Update Map Matrix suggests that neighborhood-scale commercial uses be located within reasonable proximity to a major transportation corridor and public utilities, and outside of high elevations and flood hazard areas;
2. the subject property is adjacent to the Neighborhood Service District (NS); and
3. therefore said zoning change is reasonable and is in the public interest.

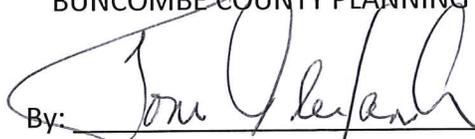
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners approve this application for a zoning change for PIN 9626-80-3208, as shown in Attachment A, from Single Family Residential District R-1 to Neighborhood Service District NS.

Adopted by a vote of 8 to 0.

This the 16<sup>th</sup> day of December, 2013.

BUNCOMBE COUNTY PLANNING BOARD

By:   
Tom Alexander, Chairman

Consented to:

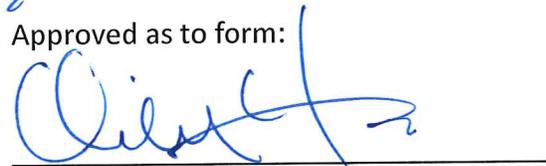
Planning Board Members:

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



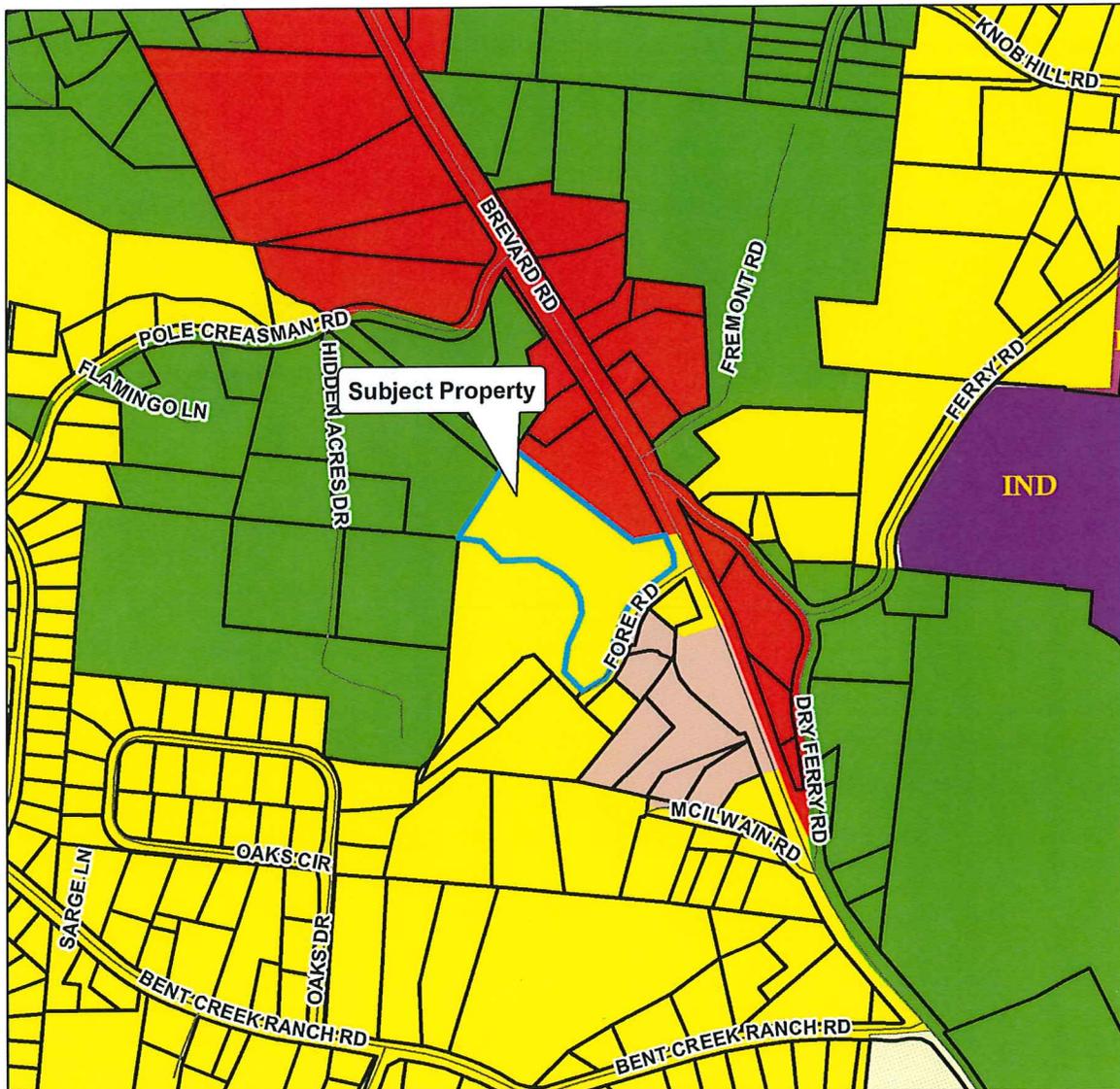
Josh O'Conner, Zoning Administrator

Approved as to form:

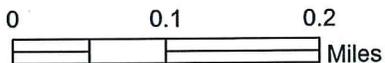


Michael C. Frue, Senior Staff Attorney

Figure A



**John Herron  
Map Amendment**



Subject Property	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

Case Number: ZPH2013-00047  
 Approximate Property Size: 5.47 acres  
 Application Date: November 12, 2013  
 Planning Board Hearing Date: December 16, 2013



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