

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 Lee Thomason of Biltmore Farms 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 9635-08-1175 located on Brevard Road across from the intersection with Bent Creek Ranch 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 Buncombe County Comprehensive Land Use Plan and Updates 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 Lee Thomason of Biltmore Farms:

1. said zoning change is consistent with the Buncombe County Comprehensive Land Use Plan and Updates because the Buncombe County Comprehensive Land Use Plan 2013 Update (Figure 20. Appropriate Development Types) highly suggests that moderate- and intense-scale commercial uses be located within reasonable proximity to a major transportation corridor and public utilities, outside of high elevations, and separate from low-density residential uses;

2. the subject property is partially zoned Commercial Service (CS) and is near an established commercial corridor on Brevard Road; 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 a portion of PIN 9635-08-1175, as shown in Attachment A, from Residential District R-3 to Commercial Service District CS.

Adopted by a vote of 6 to 0.

This the 6th day of January, 2014.

BUNCOMBE COUNTY PLANNING BOARD

By: 
Bernie Kessel, Vice Chairman

Consented to:

Planning Board Members:

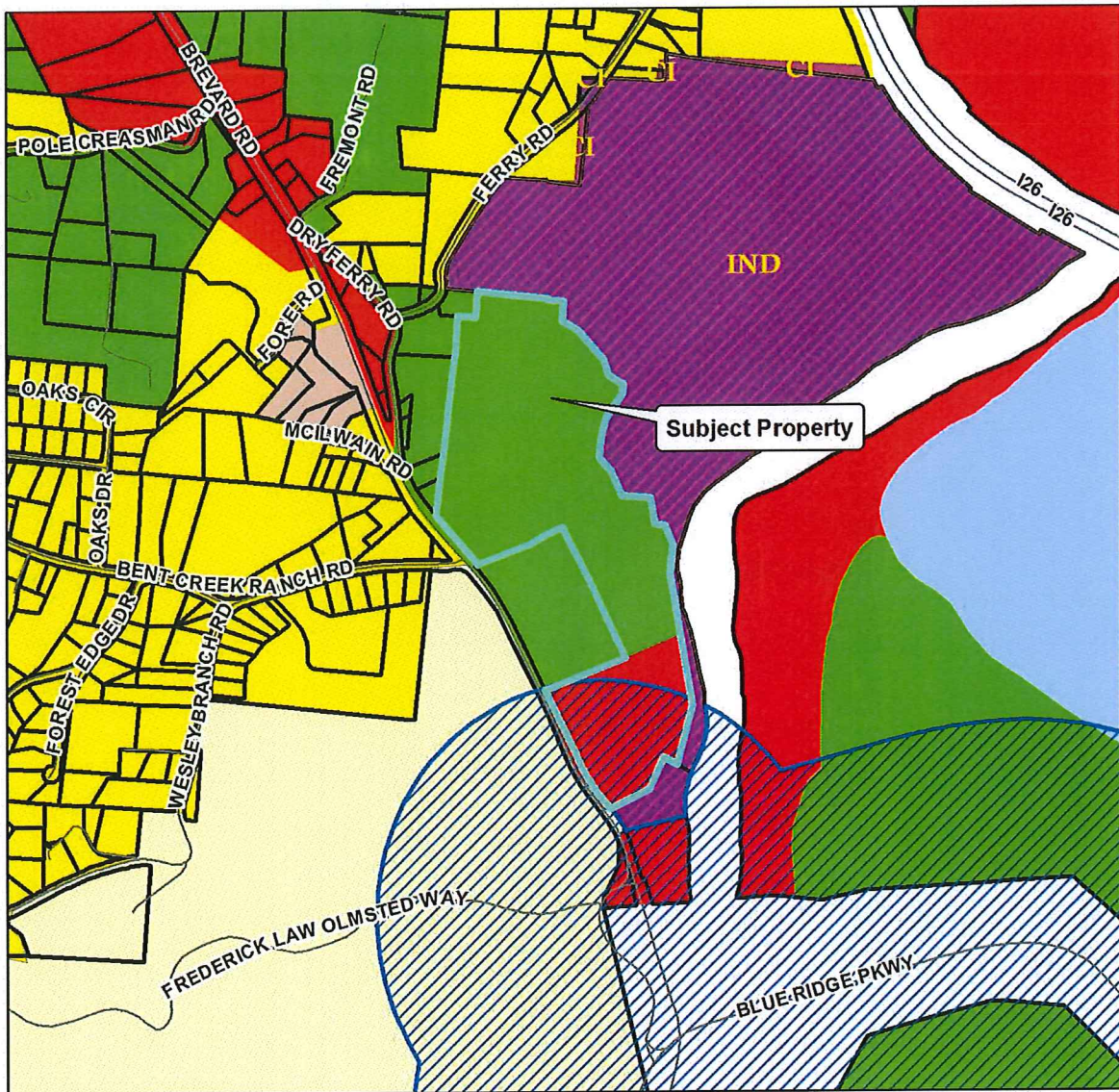
Jim Young (absent)
Bernie Kessel
Joe Sechler
Josh Holmes
Bud Sales
Tom Alexander (absent)
Michelle Wood (absent)
Greg Phillips
Catherine Martin


Josh O'Conner, Zoning Administrator

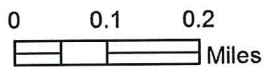
Approved as to form:


Michael C. Frue, Senior Staff Attorney

Figure A



Biltmore Farms Map Amendment



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

Case Number: ZPH2013-00054
 Approximate Property Size: 42.6 acres
 Application Date: November 21, 2013
 Planning Board Hearing Date: January 6, 2014



Created By: Buncombe County Planning
 Date: December 11, 2013