

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 Nelson B. Allison requesting an amendment to The Official Zoning Map of Buncombe County on the parcel identified as follows and as shown in "Figure A":

PIN 9635-62-9935 located at 55 Parkway Lane, 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 Residential District R-3;

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 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 Nelson B. Allison:

1. said zoning change is inconsistent 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 multi-family residential uses not be located in areas with steep slopes, moderate and high slope stability hazard areas, flood hazard areas, or areas not within a reasonable proximity to major transportation corridors;

2. Additionally, the Buncombe County Comprehensive Land Use Plan 2013 Update (Figure 20. Appropriate Development Types) highly suggests that resorts and suggests that outdoor recreation be located outside of flood hazard areas;
3. the property is also not adjacent to property zoned R-3, nor would the R-3 zoning be consistent with the surrounding lower-density residentially-zoned property; and
4. 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 9635-62-9935, as shown in Attachment A, from Single Family Residential District R-1 to Residential District R-3.

Adopted by a vote of 5 to 1.

This the 6th day of January, 2014.

BUNCOMBE COUNTY PLANNING BOARD

By: Bernie Kessel
Bernie Kessel, Vice Chairman

Consented to:

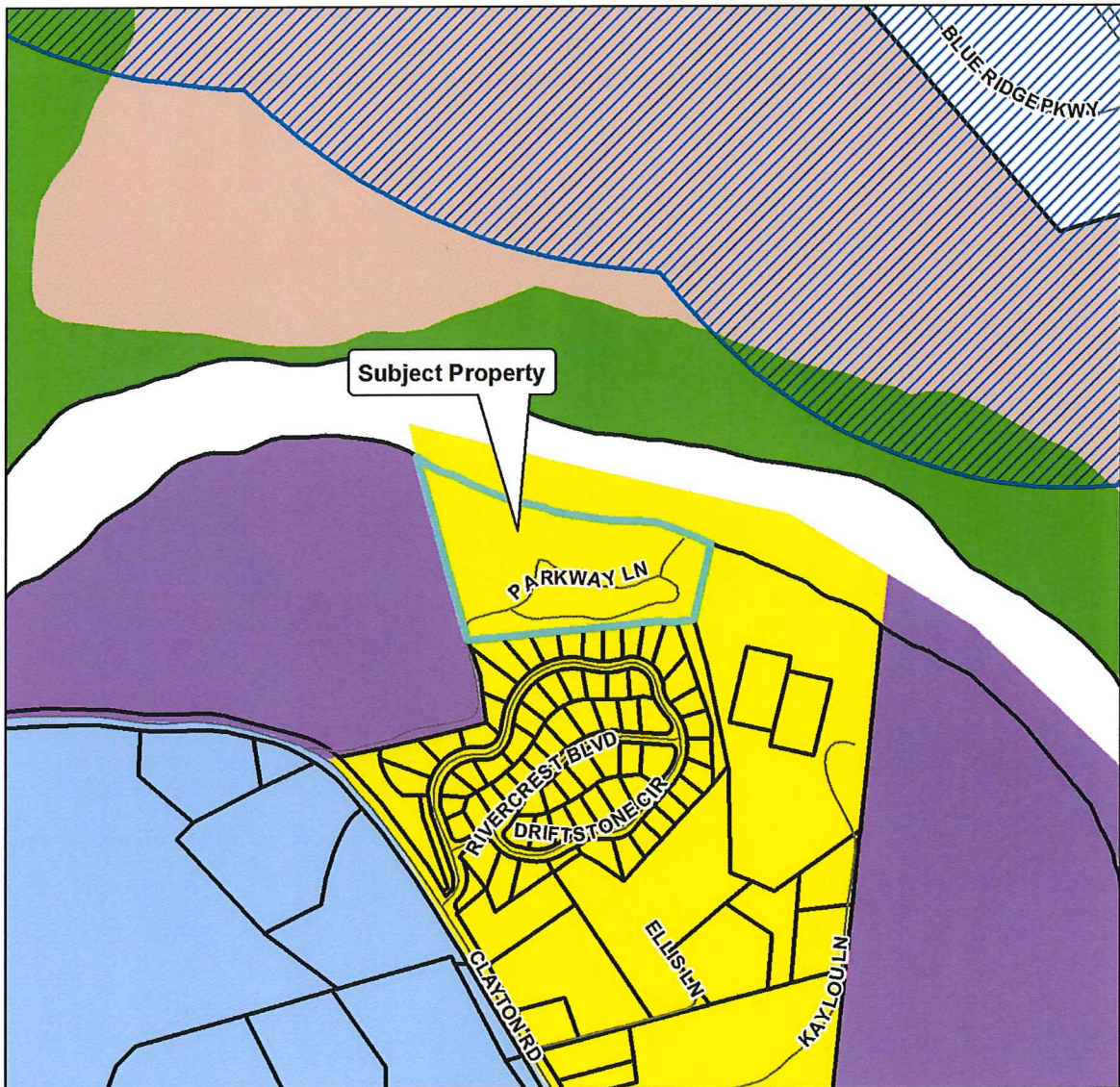
Planning Board Members:

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

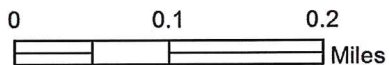
Josh O'Conner
Josh O'Conner, Zoning Administrator

Approved as to form:
Michael C. Frue
Michael C. Frue, Senior Staff Attorney

Figure A



**Nelson B. Allison
Map Amendment**



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

Case Number: ZPH2013-00053
 Approximate Property Size: 8.64 acres
 Application Date: November 21, 2013
 Planning Board Hearing Date: January 6, 2014



Created By: Buncombe County Planning
 Date: December 10, 2013