

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 Jesse Gardner of Civil Design Concepts 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 9643-75-9542 located at 441 Airport Road, which is currently zoned Employment District (EMP). The Applicant is requesting that the zoning designation for the property be changed from Employment District (EMP) 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 Jesse Gardner of Civil Design Concepts:

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, separate from low-density residential uses, outside steep slopes or areas of high or moderate slope stability hazards;

2. the Buncombe County Comprehensive Land Use Plan 2013 Update (Figure 20. Appropriate Development Types) further suggests that moderate- and intense-scale commercial uses be located outside of flood hazard areas;
3. the subject property is adjacent to property zoned for commercial development within the City of Asheville's jurisdiction and is located along an established commercial corridor; and
4. therefore said zoning change is reasonable and is in the public interest.

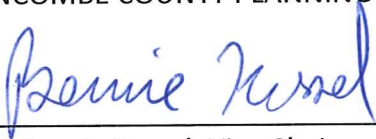
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners approve this application for a zoning change for PIN 9643-75-9542, as shown in Attachment A, from Employment District (EMP) 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

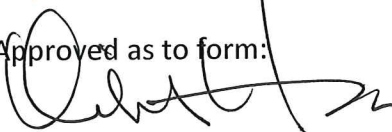
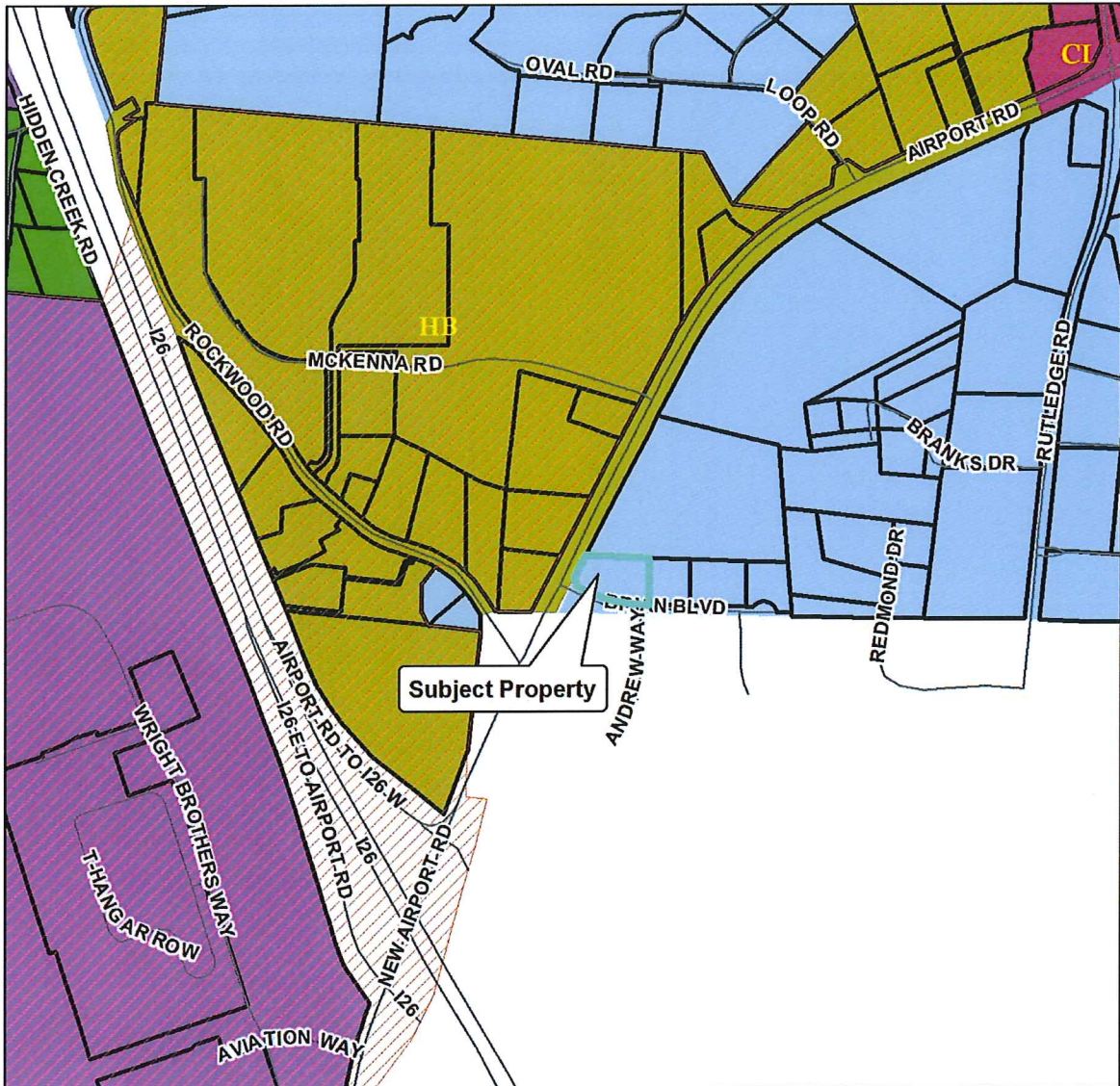
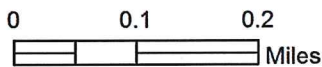
Approved as to form:

Michael C. Frue, Senior Staff Attorney

Figure A



**Jesse Gardner
Map Amendment**



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

Case Number: ZPH2013-00065
 Approximate Property Size: 1.34 acres
 Application Date: December 6, 2013
 Planning Board Hearing Date: January 6, 2014



Created By: Buncombe County Planning
 Date: December 12, 2013