

Consistency with the Comprehensive Land Use Plan

Recommendation of Approval

- The proposed amendments regarding the creation of an Airport Industry District and associated uses and standards, as well as the addition of a “Medical Clinics” use to the permitted use tables, **are consistent with the Buncombe County Comprehensive Land Use Plan and updates, as the 2013 update (Section 6) recommended that:**

“Buncombe County has recently assumed jurisdiction for land use regulations over the Asheville Regional Airport and a number of the surrounding properties. The current zoning designation of the airport (Public Service District) is inappropriate for the operation of an airport and related facilities. In addition, businesses in the area surrounding the airport are offered little flexibility to apply for necessary land use policy changes which would support operations incidental to aeronautical facilities and related industries. These limitations potentially hamper airport facility expansion and economic development opportunities;” and

“Buncombe County should provide an Airport Industrial District which accounts for the land use needs of the Asheville Regional Airport, while allowing industrial and commercial uses which are related to the operation of an airport. This District should support Federal Aviation Association limitations on residential housing, which would provide a clear separation between airport operations and new residential development.”

- The proposed amendments to the text are **reasonable and in the public interest** as they provide zoning regulations for uses present within the County and critical to economic development which are not adequately addressed by the current Zoning Ordinance.