

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 Douglas P. Van Wirt requesting an amendment to The Official Zoning Map of Buncombe County on behalf of The Cove on the parcels identified as follows and as shown herein as "Figure A":

the following tax lot PINs, which are currently zoned Public Service District (PS):

9677-29-8371 (1 Porters Cove Rd); 9678-50-4655 (East of 1 Porters Cove Rd); 9678-33-7372 (South of 34 Saunooke Rd); and 9678-13-9408 (East of 1 Porters Cove Rd); and

Tax lot PIN 9667-88-7644 (243 Porters Cove Rd), which is currently zoned Low-Density Residential District (R-LD).

The Applicant is requesting that the zoning designation for the property be changed from the existing zoning designations to Conference Center/Resort District (CR);

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 Douglas P. Van Wirt on behalf of The Cove:

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 (Section 6: Issues and Recommendations) indicates that large conference centers and recreation facilities be zoned more appropriately through a Conference Center/Resort District. The plan indicates that the facilities considered for this zoning should be 100 acres or more and managed through a common entity;
2. therefore said zoning change is also 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:

The following tax lot PINs, which are currently zoned Public Service District (PS):

9677-29-8371 (1 Porters Cove Rd); 9678-50-4655 (East of 1 Porters Cove Rd); 9678-33-7372 (South of 34 Saunooke Rd); and 9678-13-9408 (East of 1 Porters Cove Rd); and

Tax lot PIN 9667-88-7644 (243 Porters Cove Rd), which is currently zoned Low-Density Residential District (R-LD),

as shown in Attachment A, to Conference Center/Resort District (CR).

Adopted by a vote of 6 to 0.

This the 5th day of May, 2014.

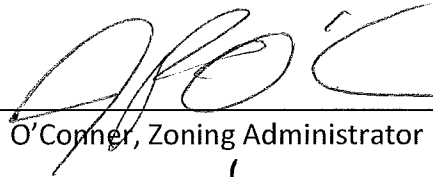
BUNCOMBE COUNTY PLANNING BOARD
By: 
Tom Alexander, Chairman

Consented to:

Planning Board Members:

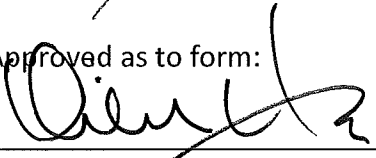
Jim Young

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



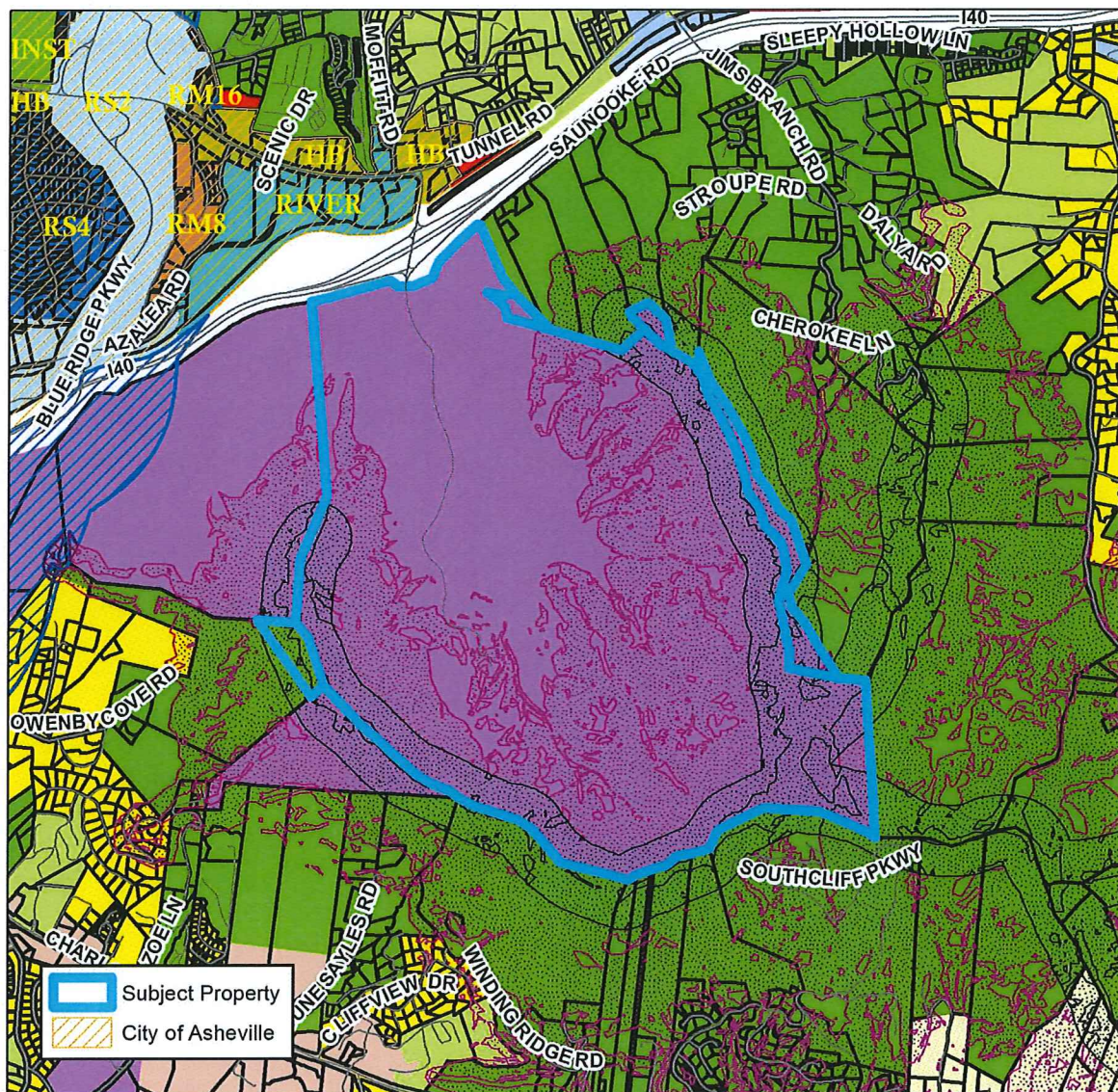
Josh O'Conner, Zoning Administrator

Approved as to form:

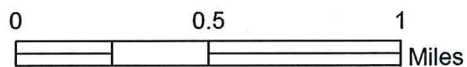


Michael C. Frue, Senior Staff Attorney

Figure A



The Cove Map Amendment



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

Case Number: ZPH2014-00022
 Approximate Property Size: 1,137.78 acres
 Application Date: March 28, 2014
 Planning Board Hearing Date: May 5, 2014



Created By: Buncombe County Planning
 Date: May 13, 2014