

RESOLUTION OF PLANNING BOARD RECOMMENDATION TO THE BUNCOMBE COUNTY BOARD  
OF COMMISSIONERS ON APPLICATION FOR PROPOSED ZONING MAP AMENDMENT

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WHEREAS, Josh O’Conner, Buncombe County Zoning Administrator, has proposed an amendment to The Official Zoning Map of Buncombe County on the parcel identified as follows and as shown herein as “Figure A”:

tax lot PIN 9617-72-4466 (125 Jacob Holm Way), which is currently zoned Employment District (EMP).

The Buncombe County Zoning Administrator has proposed that the zoning designation for the property be changed from the existing zoning designation to Public Service District (PS);

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 proposal of Josh O’Conner, Buncombe County Zoning Administrator:

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 public service uses be located within reasonable proximity to public utilities and to transportation corridors;

2. the subject property is within an established industrial park with existing infrastructure; and
3. 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 tax lot PIN 9617-72-4466 (125 Jacob Holm Way), which is currently zoned Employment District (EMP), as shown in Attachment A, to Public Service District (PS).

Adopted by a vote of 8 to 0.

This the 19<sup>th</sup> day of May, 2014.

BUNCOMBE COUNTY PLANNING BOARD

By: 

Tom Alexander, Chairman

Consented to:

Planning Board Members:

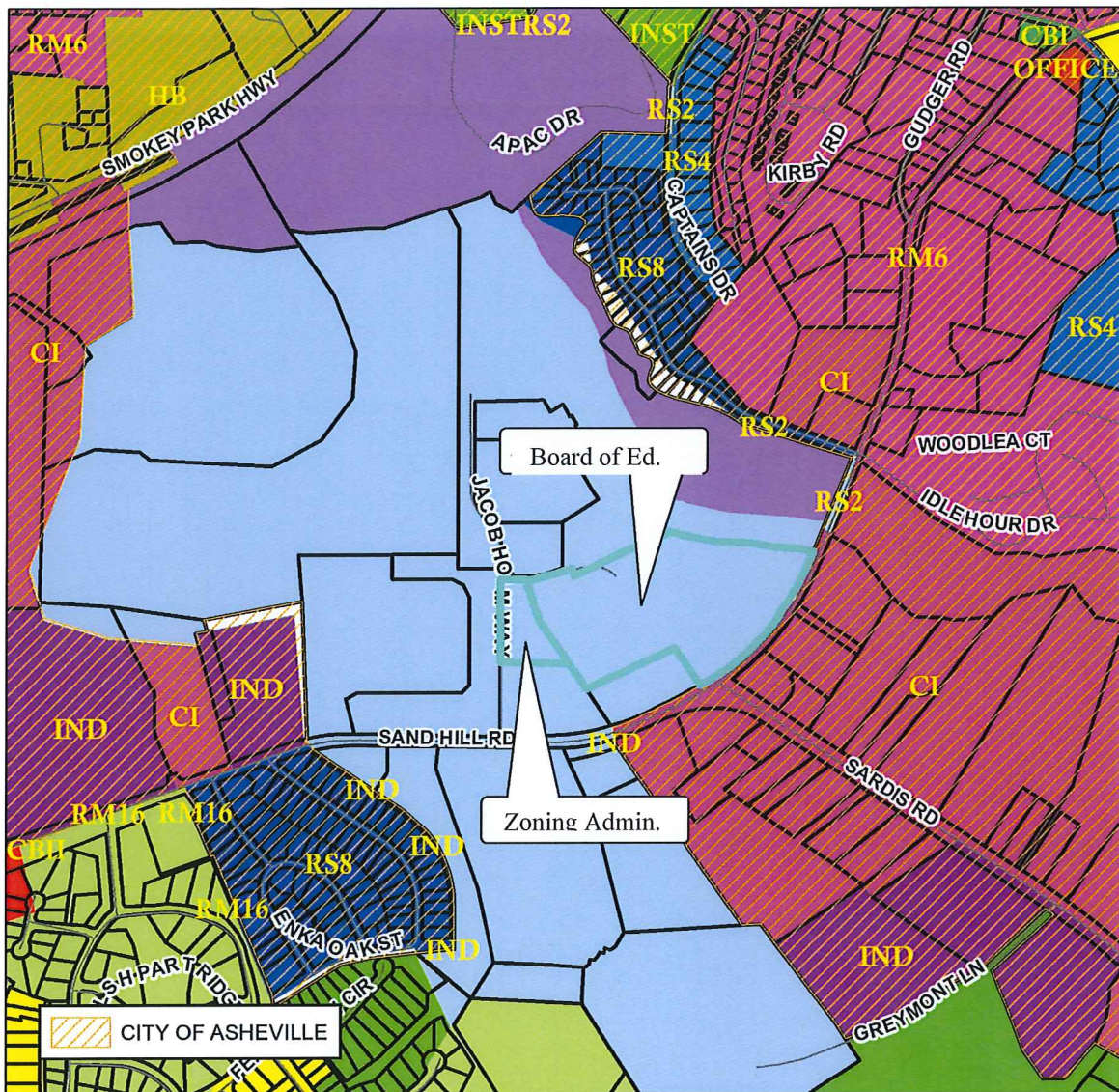
Jim Young  
Bernie Kessel  
Joe Sechler  
Josh Holmes  
Bud Sales (absent)  
Tom Alexander  
Michelle Wood  
Greg Phillips  
Catherine Martin

  
Josh O'Conner, Zoning Administrator

Approved as to form:

  
Michael C. Frue, Senior Staff Attorney

Figure A



# **The Buncombe County Board of Education & Zoning Administrator Map Amendments**

0 0.2 0.4  
Miles

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: ZPH2014-00028 & -00029  
Approximate Property Size: 24.43 acres  
Application Date: April 17, 2014  
Planning Board Hearing Date: May 19, 2014



Created By: Buncombe County Planning  
Date: May 4, 2014