

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 Michael P. Murphy requesting an amendment to The Official Zoning Map of Buncombe County on behalf of Christmount on the parcels identified as follows and as shown herein as "Figure A":

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

0618-97-2530 (100 Magnolia Rd); 0618-78-7302 (904 Holly Rd); 0629-00-3205 (located North of the end of Reservoir Rd); 0618-78-7384 (East of 904 Holly Rd); 0618-79-9042 (located West of 241 Fern Way); 0618-78-8713 (West of 224 Fern Way); 0618-78-8568 (West of 2 Coneflower Ct); 0618-99-0193 (located on the Southern side of Reservoir Rd); 0618-99-0160 (located on the Southern side of Reservoir Rd); 0618-99-0017 (located on the Southern side of Reservoir Rd); 0618-89-9073 (located on the Southern side of Reservoir Rd); 0618-89-9020 (located on the Southern side of Reservoir Rd); 0618-88-8945 (located Southeast of the intersection of Reservoir Rd and Fern Way); and 0618-78-4638 (222 Fern Way); and

the following tax lot PINs, which are currently zoned Single Family Residential District R-1:

0618-58-8226 (West of 16 Rhododendron Rd); 0618-77-4927 (located across from 302 Sourwood Rd); 0618-77-5912 (306 Sourwood Rd); and 0618-88-6749 (West of 943 Holly Rd).

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 Michael P. Murphy on behalf of Christmount:

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 indicated 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 PINs 0618-97-2530 (100 Magnolia Rd); 0618-78-7302 (904 Holly Rd); 0629-00-3205 (located North of the end of Reservoir Rd); 0618-78-7384 (East of 904 Holly Rd); 0618-79-9042 (located West of 241 Fern Way); 0618-78-8713 (West of 224 Fern Way); 0618-78-8568 (West of 2 Coneflower Ct); 0618-99-0193 (located on the Southern side of Reservoir Rd); 0618-99-0160 (located on the Southern side of Reservoir Rd); 0618-99-0017 (located on the Southern side of Reservoir Rd); 0618-89-9073 (located on the Southern side of Reservoir Rd); 0618-89-9020 (located on the Southern side of Reservoir Rd); 0618-88-8945 (located Southeast of the intersection of Reservoir Rd and Fern Way); and 0618-78-4638 (222 Fern Way), as shown in Attachment A, from Public Service District (PS) to Conference Center/Resort District (CR).
2. That the Board of Commissioners approve this application for a zoning change for PINs 0618-58-8226 (West of 16 Rhododendron Rd); 0618-77-4927 (located across from 302 Sourwood Rd); 0618-77-5912 (306 Sourwood Rd); and 0618-88-6749 (West of 943 Holly Rd), as shown in Attachment A, from Single Family Residential District R-1 to Conference Center/Resort District (CR).

Adopted by a vote of 8 to 0.

This the 19th day of May, 2014.

BUNCOMBE COUNTY PLANNING BOARD

By: _____

Tom Alexander, Chairman

Consented to:

Planning Board Members:

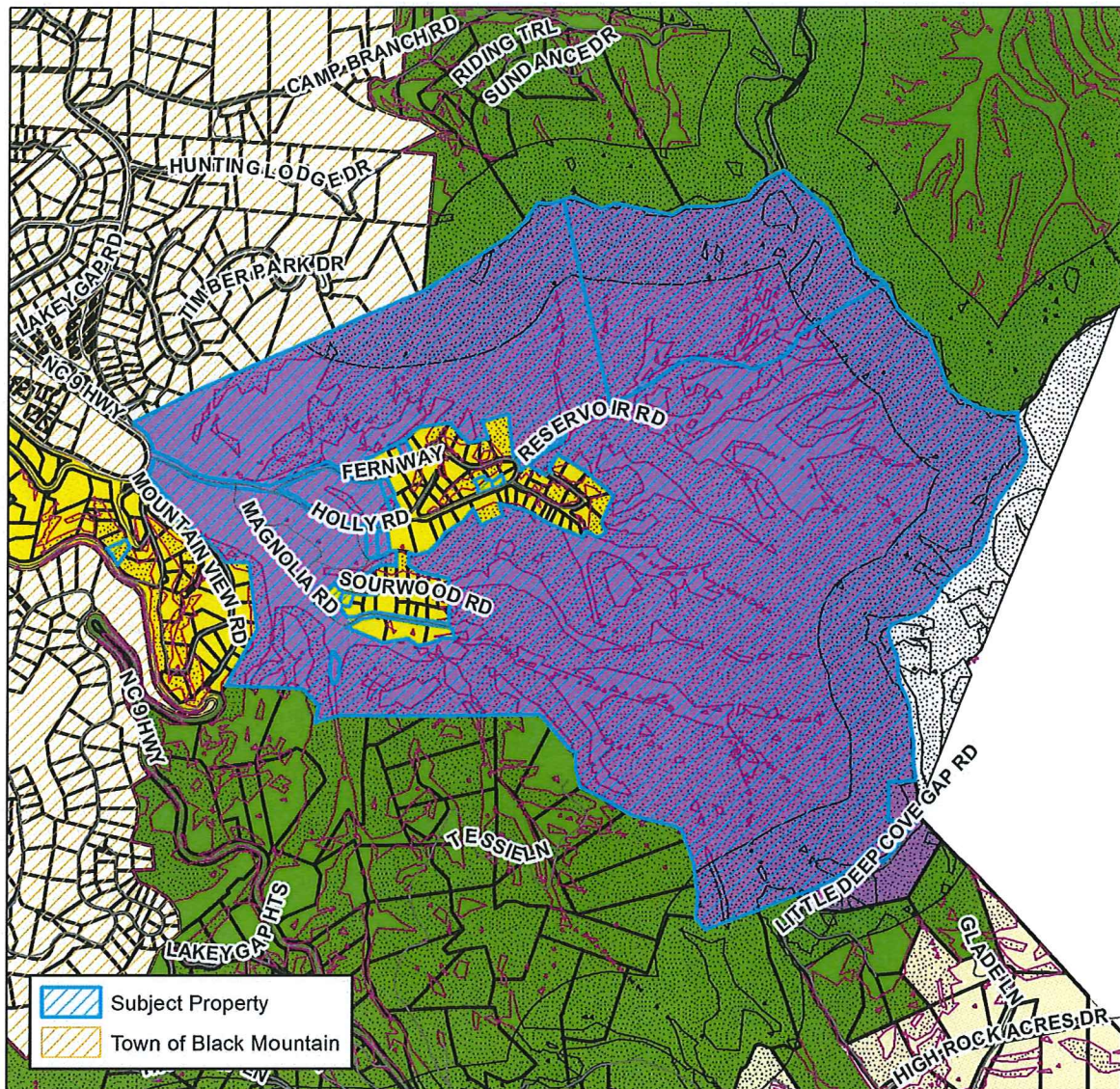
Jim Young
Bernie Kessel
Joe Sechler
Josh Holmes
Bud Sales (absent)
Tom Alexander
Michelle Wood
Greg Phillips
Catherine Martin

Josh O'Conner, Zoning Administrator

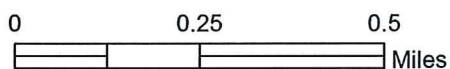
Approved as to form:

Michael C. Frue, Senior Staff Attorney

Figure A



Christmount 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: ZPH2014-00025
 Approximate Property Size: 559.86 acres
 Application Date: April 7, 2014
 Planning Board Hearing Date: May 19, 2014



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