

ORDINANCE NO. \_\_\_\_\_

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF BUNCOMBE COUNTY, CHAPTER 78, ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES, THE ZONING ORDINANCE OF BUNCOMBE COUNTY

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WHEREAS, pursuant to N.C. Gen. Stat. § 153A-340, the County may adopt a zoning ordinance to regulate development within its territorial jurisdiction;

WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;

WHEREAS, pursuant to N.C. Gen. Stat. § 153A-323, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;

WHEREAS, Josh O’Conner, the Buncombe County Zoning Administrator, has proposed an amendment to the Official Zoning Map of Buncombe County, North Carolina (“Official Zoning Map”) to rezone the parcels identified as follows and shown herein as “Figure A”:

a portion of tax lot PIN 9643-52-1970 (61 Terminal Dr) and tax lot PINs 9643-27-0951 (74 Pinner Rd); 9643-27-6465 (South of 70 Pinner Rd); 9643-28-5196 (East of 74 Pinner Rd); 9643-35-1731 (36 Bran Rick Ln); 9643-36-0063 (North of 36 Bran Rick Ln); 9643-36-1531 (East of 63 Mountain View Dr); 9643-36-2031 (North of 36 Bran Rick Ln); 9643-36-2590 (East of 63 Mountain View Dr); 9643-36-2924 (East of 78 Pinner Rd); 9643-37-0462 (Southeast of 70 Pinner Rd); 9643-37-3995 (located in between 9 & 70 Pinner Rd); 9643-38-0006 (East of 70 Pinner Rd); 9643-38-8413 (South of 9 Pinner Rd); 9643-48-6540 (Southwest of the intersection of Glenn Bridge Rd and Hidden Creek Rd); 9643-54-7075 (40 Lindbergh Ln); 9643-55-9071 (231 Wright Brothers Way); and 9643-62-1636 (162 Wright Brothers Way), which are currently zoned Public Service District (PS).

The Buncombe County Zoning Administrator has proposed that the zoning designation for the property be changed from the existing zoning designation to Airport Industry District (AI);

WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider this proposed amendment and has recommended in a vote of 7-0 on June 16, 2014 that the proposed amendment is consistent with the Buncombe County Comprehensive Land Use Plan and updates thereto, and further recommended that the Board of Commissioners adopt the proposed amendment;

WHEREAS, this Board has reviewed these written recommendations of the Buncombe County Planning Board dated June 16, 2014; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances , the Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY the Board of Commissioners for the County of Buncombe as follows:

Section 1. This Board finds that, pursuant to N.C. Gen. Stat. §153A-341, the proposed amendment to the Official Zoning Map is consistent with the Buncombe County Comprehensive Land Use Plan and Updates and is reasonable and in the public interest based upon the reasons set forth by the

Planning Board in their resolution dated June 16, 2014 which this Board adopts and incorporates herein by reference;

Section 2. That this Board does hereby approve the request to rezone the parcels identified as follows, and as shown on the attached Exhibit "A",

a portion of tax lot PIN 9643-52-1970 (61 Terminal Dr) and tax lot PINs 9643-27-0951 (74 Pinner Rd); 9643-27-6465 (South of 70 Pinner Rd); 9643-28-5196 (East of 74 Pinner Rd); 9643-35-1731 (36 Bran Rick Ln); 9643-36-0063 (North of 36 Bran Rick Ln); 9643-36-1531 (East of 63 Mountain View Dr); 9643-36-2031 (North of 36 Bran Rick Ln); 9643-36-2590 (East of 63 Mountain View Dr); 9643-36-2924 (East of 78 Pinner Rd); 9643-37-0462 (Southeast of 70 Pinner Rd); 9643-37-3995 (located in between 9 & 70 Pinner Rd); 9643-38-0006 (East of 70 Pinner Rd); 9643-38-8413 (South of 9 Pinner Rd); 9643-48-6540 (Southwest of the intersection of Glenn Bridge Rd and Hidden Creek Rd); 9643-54-7075 (40 Lindbergh Ln); 9643-55-9071 (231 Wright Brothers Way); and 9643-62-1636 (162 Wright Brothers Way) , which are currently zoned Public Service District (PS)

to be zoned Airport Industry District (AI), through amendment to the Official Zoning Map. A copy of the Official Zoning Map showing said property is attached hereto as Exhibit "A" and made a part hereof;

Section 3. That the Zoning Administrator is hereby authorized to amend the Official Zoning Map to reflect said change as set forth in Section 2 of this Ordinance;

Section 4. That if any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance;

Section 5. That all ordinances and clauses of ordinances in conflict herewith be and are hereby repealed to the extent of such conflict; and

Section 6. This ordinance is effective upon adoption.

Read, approved and adopted this 5<sup>th</sup> day of August, 2014.

ATTEST

BOARD OF COMMISSIONERS FOR THE  
COUNTY OF BUNCOMBE

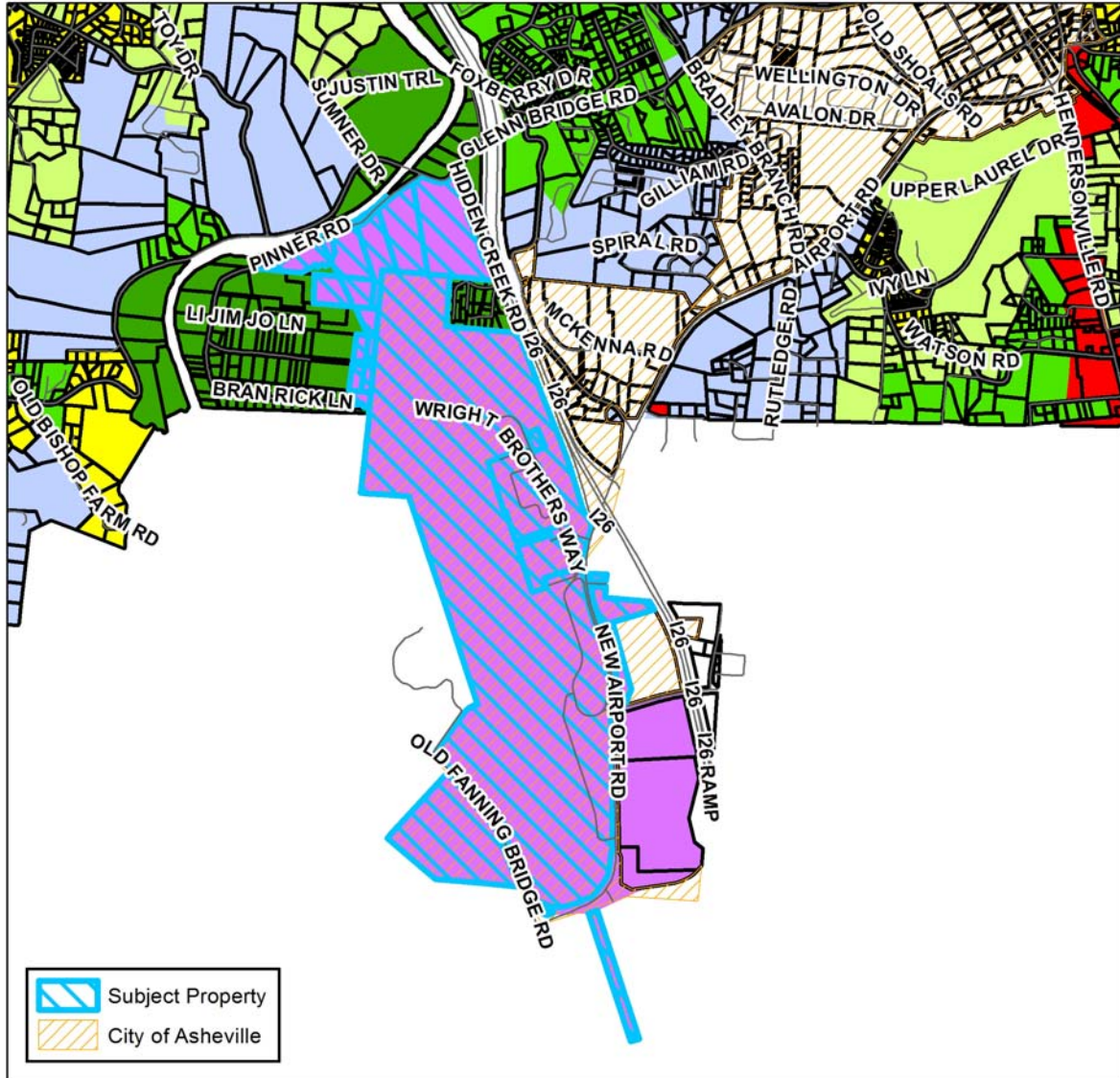
\_\_\_\_\_  
Kathy Hughes, Clerk

BY \_\_\_\_\_  
David Gantt, Chairman

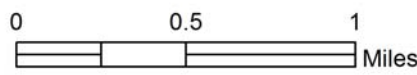
APPROVED AS TO FORM

\_\_\_\_\_  
County Attorney

Exhibit A



**Zoning Administrator  
Map Amendment**



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

Case Number: ZPH2014-00033  
 Approximate Property Size: 748.71 acres  
 Application Date: May 15, 2014  
 Planning Board Hearing Date: June 16, 2014



Created By: Buncombe County Planning  
 Date: May 30, 2014