

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 James W. Morrow requesting 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 9721-89-7005 (855 Old Marshall Highway), which is currently zoned Single Family Residential District R-1.

The Applicant is requesting that the zoning designation for the property be changed from the existing zoning designation to Residential District R-3;

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 James W. Morrow

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 multi-family residential uses be located within reasonable

proximity to a major transportation corridor and public utilities and that said uses be located outside of flood hazard areas;

2. the subject property is adjacent to property zoned Residential District R-3; and
3. therefore said zoning change is 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 9721-89-7005 (855 Old Marshall Highway), which is currently zoned Single Family Residential District R-1, as shown in Attachment A, to Residential District R-3.

Adopted by a vote of 8 to 0.

This the 7th day of July, 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

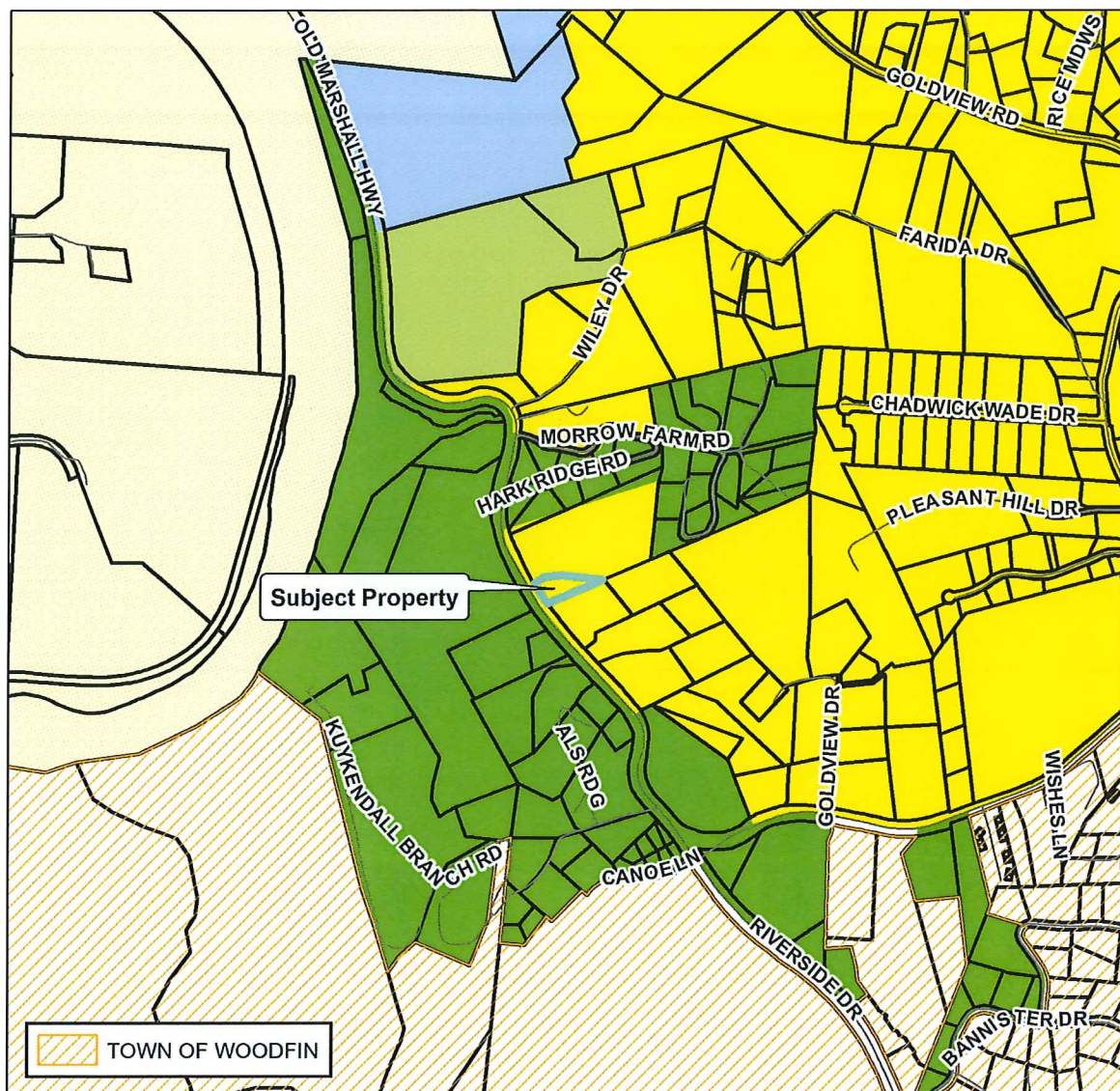
Catherine Martin

Josh O'Conner, Zoning Administrator

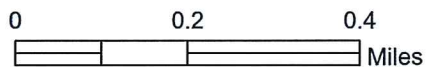
Approved as to form:

Michael C. Frue, Senior Staff Attorney

Figure A



James Morrow Map Amendment



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

Case Number: ZPH2014-00035
 Approximate Property Size: 1.0 acres
 Application Date: June 3, 2014
 Planning Board Hearing Date: July 7, 2014



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 Date: June 9, 2014