

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

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WHEREAS, the Zoning Administrator for Buncombe County has received an application from D. Keith Roberts, Trustee on behalf of the Don L. Roberts Estate requesting an amendment to The Official Zoning Map of Buncombe County on the parcels identified as follows and as shown herein as "Figure A":

tax lot PIN 9733-61-5435 (145 Monticello Rd), which is currently zoned Residential District R-3; and

tax lot PIN 9733-71-1175 (located in front of 145 Monticello Rd), which is currently zoned Residential District R-3; and

The Applicant is requesting that the zoning designation for these parcels be changed from the existing zoning designation to Employment District EMP;

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 D. Keith Roberts, Trustee:

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 intense commercial uses be located within reasonable proximity to

a major transportation corridor and suggests that said uses be located outside of flood hazard areas;

2. the subject parcels are adjacent to property zoned Employment District EMP; 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 PINs 9733-61-5435 (145 Monticello Rd) and 9733-71-1175 (located in front of 145 Monticello Rd), which are currently zoned Residential District R-3, as shown in Attachment A, to Employment District EMP.

Adopted by a vote of 6 to 0.

This the 20<sup>th</sup> day of October, 2014.

BUNCOMBE COUNTY PLANNING BOARD

By: 

Chair

Consented to:

Planning Board Members:

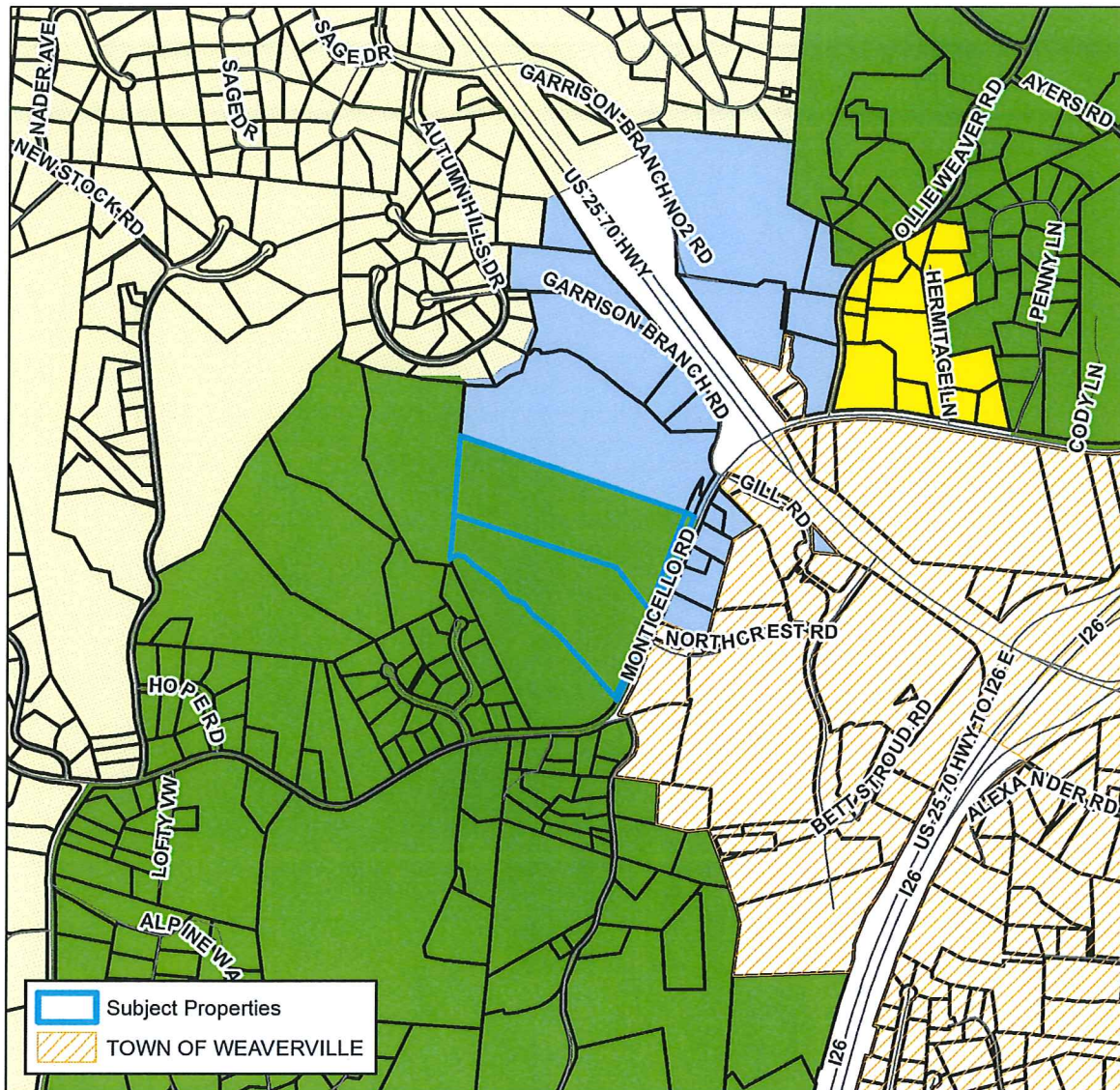
Jim Young  
Bernie Kessel  
Joe Sechler - *absent*  
Josh Holmes  
Bud Sales - *absent*  
Tom Alexander  
Michelle Wood  
Greg Phillips  
Catherine Martin - *absent*

  
Josh O'Conner, Zoning Administrator

Approved as to form:

  
Michael C. Frue, Senior Staff Attorney

Figure A



## D. Keith Roberts, Trustee Map Amendment

0 0.2 0.4  
Miles

### Zoning Districts

BDM  
CS  
EMP  
NS  
OU

### Zoning Districts

PS  
CR  
R-1  
R-2  
R-3  
R-LD

### Zoning Overlays

Blue Ridge Parkway Overlay  
Protected Ridge Overlay  
Protected Ridge & Parkway  
Steep Slope/High Elev.  
Steep Slope/High Elev. & Pkwy

Case Number: ZPH2014-00056 & -00058  
Approximate Property Size: 31.17 acres  
Application Date: September 17 & 19, 2014  
Planning Board Hearing Date: October 20, 2014



Created By: Buncombe County Planning  
Date: September 22, 2014