

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 D. Keith Roberts, Trustee on behalf of the Don L. Roberts Estate and Orva L. Roberts 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 9733-60-4909 (located in between 145 and 171 Monticello Rd), which is currently zoned Residential District R-3; and

tax lot PIN 9733-60-9546 (located in between 145 and 171 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) suggests that said uses be located outside of flood hazard areas, and highly suggests that

intense commercial uses be located within reasonable proximity to a major transportation corridor, and the subject property is adjacent to property located within reasonable proximity to the above;

2. the subject properties are adjacent to property also under request to be zoned Employment District EMP, and are located within proximity 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 9733-60-4909 (located in between 145 and 171 Monticello Rd) and 9733-60-9546 (located in between 145 and 171 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 20th 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:

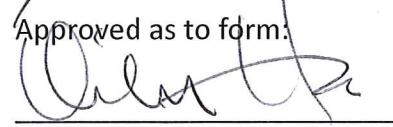
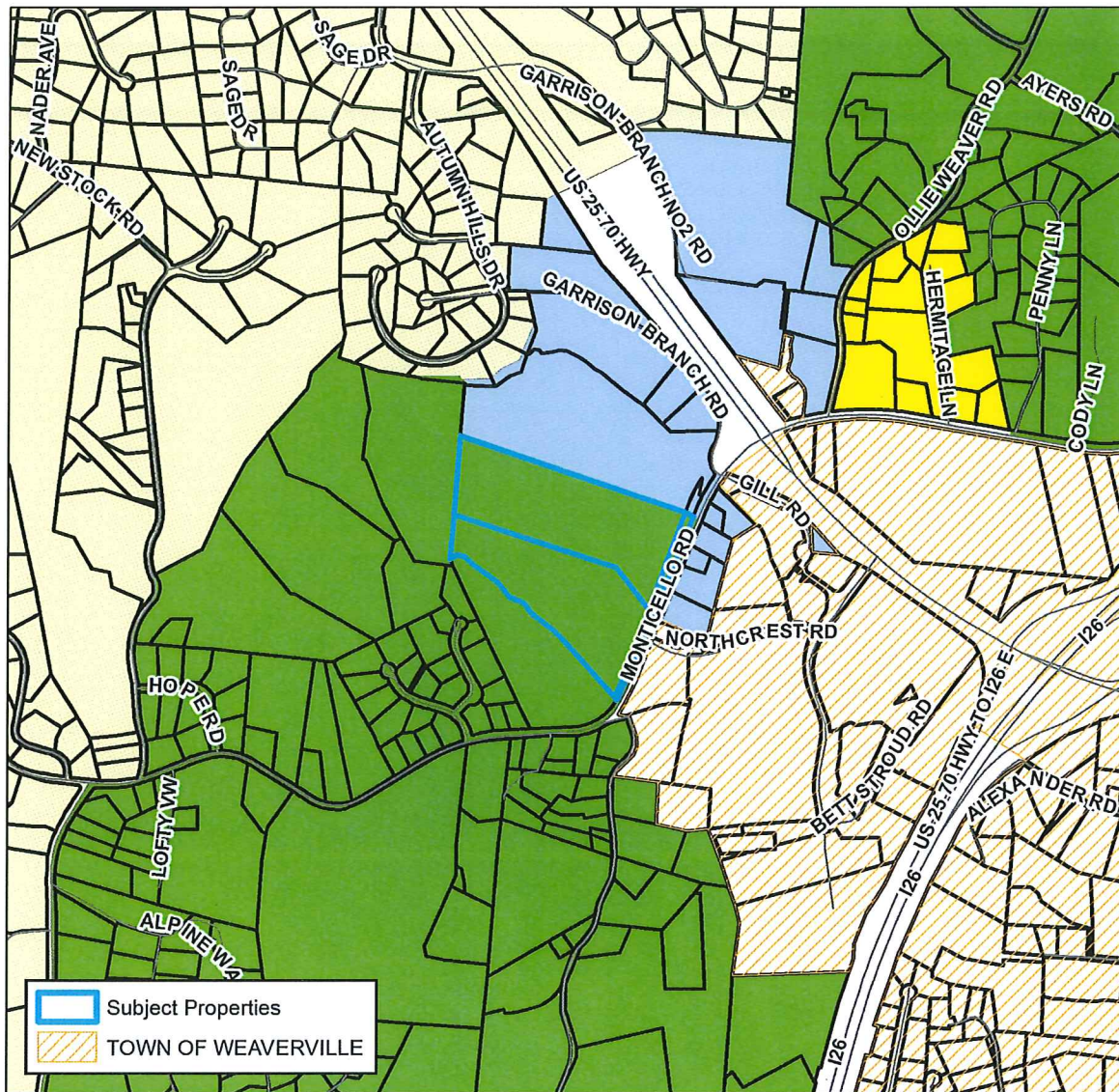

Michael C. Frue, Senior Staff Attorney

Figure A



D. Keith Roberts, Trustee Map Amendment

0 0.2 0.4
Miles

Zoning Districts		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: ZPH2014-00056 & -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