

Buncombe County Agenda Item Information Sheet

AGENDA ITEM:

Application for Rezoning by Maria Bips & Ken Yount for 46 properties previously in the Weaverville ETJ

MEETING DATE:

November 18, 2014

REQUESTED BY:

County Planning Department

Background information

Maria Bips and Ken Yount applied for a rezoning of the properties on September 19, 2014. Staff has recommended the approval of the request with the caveat that detailed information is not available on each parcel and several property owners did not provide consent to the application submitted, this recommendation should be weighed carefully against the acknowledgement and consent of individual land owners to account for the fact that on-the-ground assessments of individual parcels could contradict the findings within this recommendation. The property was previously part of the Weaverville ETJ, and is owned by a number of different owners. Three property owners have addressed the Planning Board with concerns about their property being rezoned. The Planning Board recommended approval of a majority of the properties (41 parcels) on October 20th in a vote of 5 to 1, and recommended the denial of those properties where the property owners indicated they did not wish to have their property rezoned (5 parcels). The separate recommendations are mapped out in the enclosed Planning Board resolutions.

Pros

See staff recommendation and Planning Board Resolution recommending approval.

Cons

None.

Funds required

No funds are required

Alternatives

If the Board of Commissioners denies the request, the Zoning Ordinance does not allow the Planning Board or Board of Commissioners to reconsider the same request within 12 months of the denial. However, a request for a different zoning district or a revised area of the property may be considered as a new application during that time.

Action recommended:

Staff has recommended the approval of the request.

The Planning Board recommended approval of a portion of the request (41 parcels) at their October 20, 2014 meeting in a vote of 5 to 1. The Planning Board recommended denial of a portion of the request (5 properties) at their October 20, 2014 meeting in a vote of 5 to 1.