

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 John Kilby requesting an amendment to The Official Zoning Map of Buncombe County on the parcel identified as follows and as shown in Figure A attached:

Tax lot PIN 9732-78-9228 (Northridge Commons Parkway).

The Applicant is requesting that the zoning designation for this parcel be changed from Residential District R-3 to Commercial Service District CS;

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 John Kilby:

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 commercial development be located outside of steep slope areas (only a portion of the property lies within an area of greater than 25% slope), high elevations, and moderate and high slope stability hazards (only a portion of the property contains moderate and high slope stability hazards);

2. though not included in the 2013 Land Use Plan Update maps, the subject property is located approximately 1,000 feet from the buffer of the major transportation corridor, is approximately 900 feet from a Town of Weaverville waterline, and has public sewer available the property;
3. the proposed zoning is consistent with the surrounding property, given that the property is accessed through an existing commercial shopping center and is bordered on one side by Future I-26 and on another side by commercial property within the Town of Weaverville; and
4. 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 9732-78-9228 (Northridge Commons Parkway),

as shown in Figure A, to Commercial Service District CS.

Adopted by a vote of 6 to 0.

This the 15<sup>th</sup> day of December, 2014.

BUNCOMBE COUNTY PLANNING BOARD

By: \_\_\_\_\_

Bernie Kessel, Vice-Chair

Consented to:

Planning Board Members:

Jim Young

Bernie Kessel

Josh Holmes

Tom Alexander (absent)

Michelle Wood

Greg Phillips

Catherine Martin

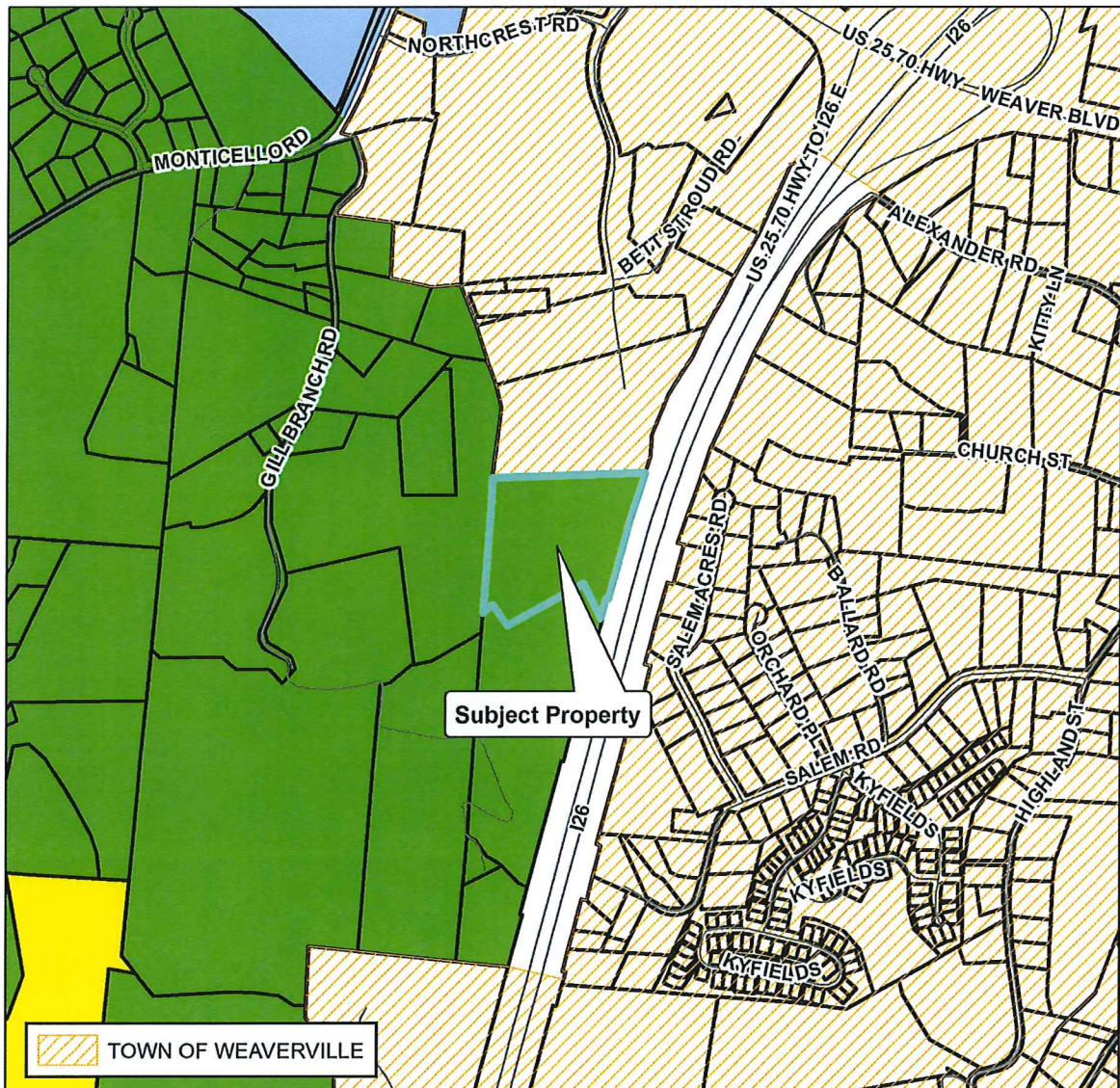
  
Josh O'Conner, Zoning Administrator

Approved as to form:

  
Michael C. Frue, Senior Staff Attorney

CURTIS W. EULER

Figure A



## John Kilby Map Amendment

0 0.2 0.4  
Miles

Case Number: ZPH2014-00068  
Approximate Property Size: 9.39 acres  
Application Date: November 7, 2014  
Planning Board Hearing Date: December 15, 2014

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

Created By: Buncombe County Planning  
Date: November 17, 2014