

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 Bruce L. & Sheila L. Gasperson 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 9698-87-5226 (393 Lytle Cove Road).

The Applicant is requesting that the zoning designation for this parcel be changed from Residential District R-2 to Low-Density Residential District R-LD;

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 Bruce L. & Sheila L. Gasperson:

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 development be located within reasonable proximity to a transportation corridor and to public utilities (combined water and sewer) and outside of areas of moderate and high slope stability hazards, whereas these factors are not required for low-density residential development, and as this property is not located within reasonable proximity to a transportation corridor

or infrastructure and does contain areas of moderate slope stability hazard, it is better suited for low-density residential than multi-family development; furthermore the property contains areas with greater than 25% slope and is not separated from existing low-density residential uses, which is suggested for multi-family development, but not single family development, also making this property better suited for low-density residential than multi-family development;

2. the subject property is adjacent to property zoned Low-Density Residential District (R-LD) and is utilized as a single family residence; 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 9698-87-5226 (393 Lytle Cove Road),

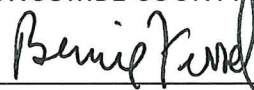
as shown in Figure A, to Low-Density Residential District R-LD.

Adopted by a vote of 5 to 0.

This the 1st day of December, 2014.

BUNCOMBE COUNTY PLANNING BOARD

By: _____



~~Tom Alexander~~, Chair

BERNIE KESSEL

Consented to:

Planning Board Members:

Jim Young

Bernie Kessel

Josh Holmes

Tom Alexander ABSENT

Michelle Wood

Greg Phillips

Catherine Martin ABSENT


Josh O'Conner, Zoning Administrator

Approved as to form:

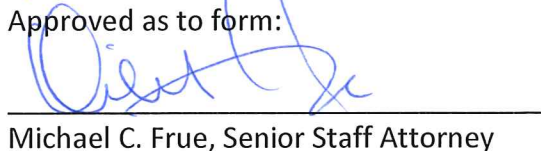
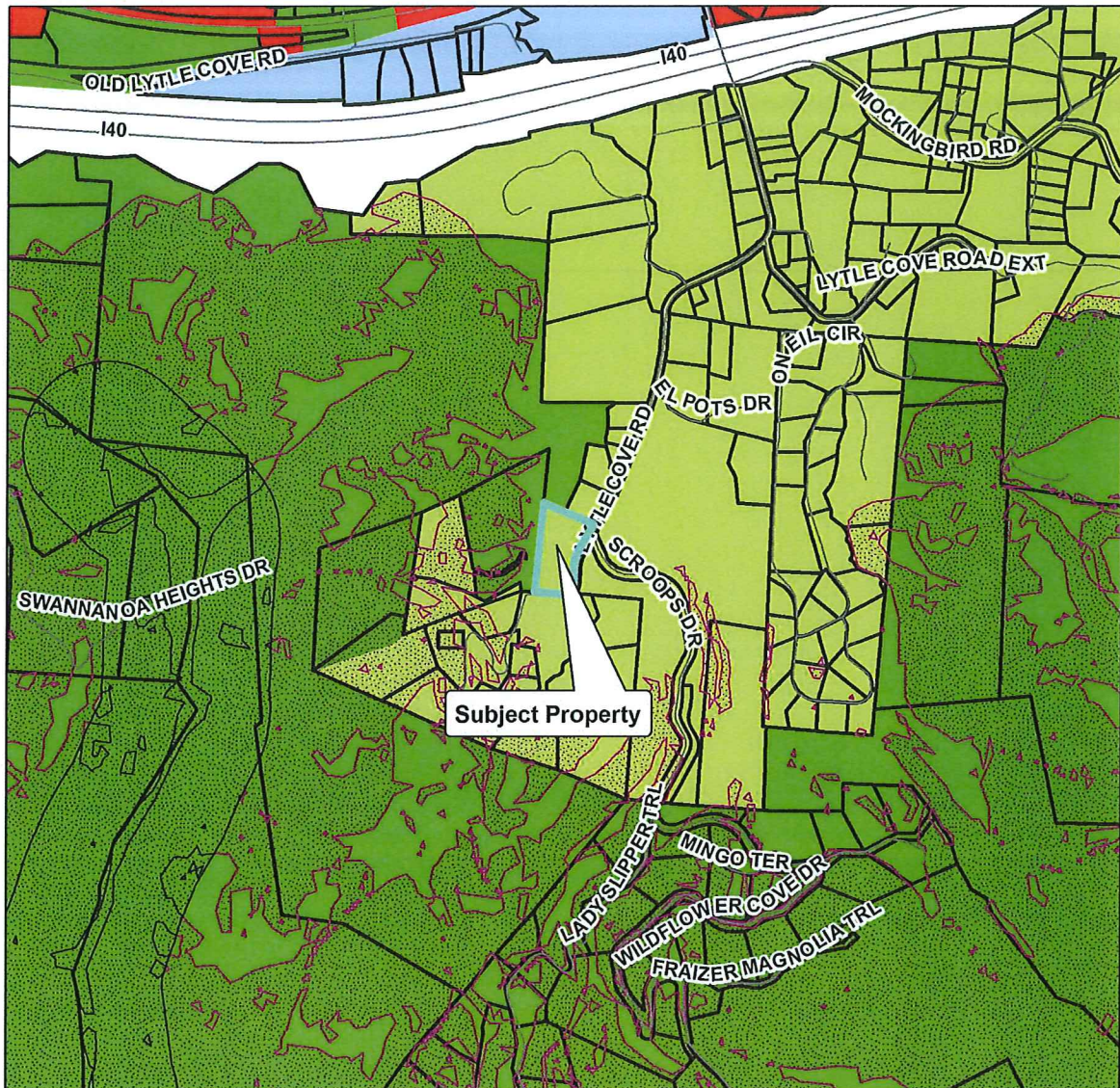

Michael C. Frue, Senior Staff Attorney

Figure A



Bruce L. & Sheila L. Gasperson Map Amendment

0 0.2 0.4
Miles



Case Number: ZPH2014-00059
Approximate Property Size: 2.62 acres
Application Date: October 27, 2014
Planning Board Hearing Date: December 1, 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 3, 2014