

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 Bruce C. Jones on behalf of the Ada E. Gibbs Estate requesting an amendment to The Official Zoning Map of Buncombe County on a portion of the parcel identified as follows and as shown in Figure A attached:

tax lot PIN 9743-13-7520 (31 Monticello Rd).

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 Bruce C. Jones on behalf of the Ada E. Gibbs Estate:

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 in reasonable proximity to major transportation corridors and outside of flood hazard areas and areas with higher elevations;
2. the property is adjacent to property zoned Commercial Service District CS;

3. the property is near a commercial area and is adjacent to I-26; 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 a portion of tax lot PIN 9743-13-7520 (31 Monticello Rd),

Which is currently zoned Residential District R-3, as shown in Figure A, to Commercial Service District CS.

Adopted by a vote of 5 to 0.

This the 16<sup>th</sup> day of March, 2015.

BUNCOMBE COUNTY PLANNING BOARD

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

Chair

Consented to: \_\_\_\_\_

Planning Board Members:

Jim Young

Bernie Kessel

Josh Holmes

Tom Alexander (absent)

Michelle Wood

Greg Phillips

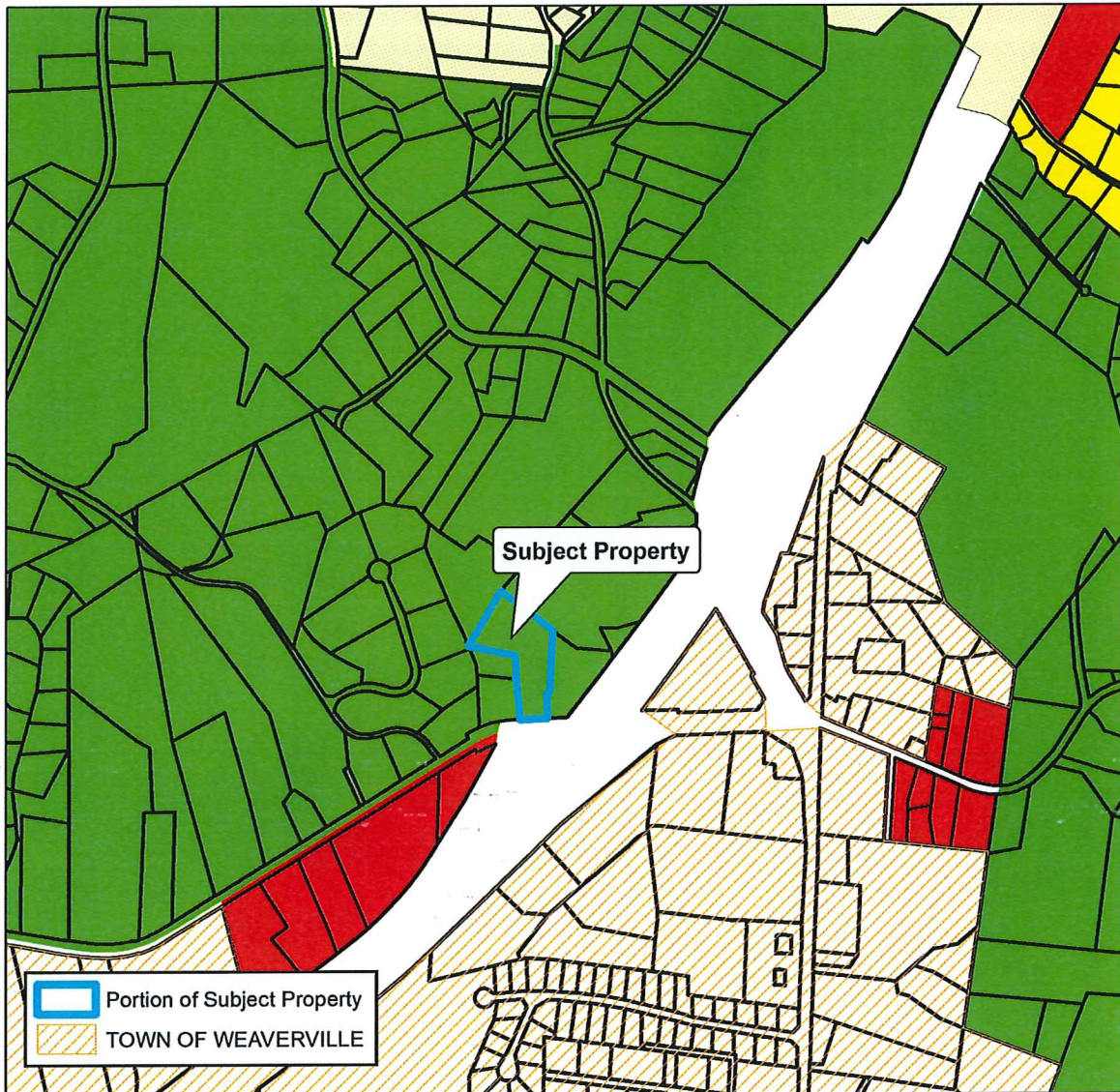
Catherine Martin (absent)

\_\_\_\_\_  
Josh O'Conner, Zoning Administrator

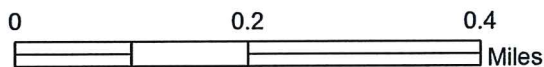
Approved as to form: \_\_\_\_\_

\_\_\_\_\_  
Michael C. Frue, Senior Staff Attorney

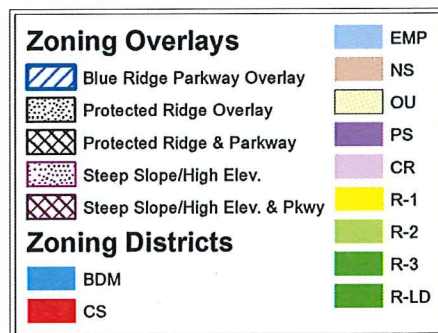
Figure A



## Bruce C. Jones Map Amendment



Case Number: ZPH2014-00082  
Approximate Property Size: 2.67 acres  
Application Date: February 5, 2015  
Planning Board Hearing Date: March 16, 2015



Created By: Buncombe County Planning  
Date: February 25, 2015