

Inconsistency with the Comprehensive Land Use Plan

Planning Department Recommendation of Denial:

- The proposed amendments to permit travel trailers and travel trailer parks in the Commercial Service (CS) District **are inconsistent with the Buncombe County Comprehensive Land Use Plan and updates, as:**
 - **the 2006 update (Section VII. Implementation Strategies) recommended that:**
“The CS commercial service district is primarily intended to provide suitable locations for clustered commercial development and to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, to discourage strip commercial development, and to allow for suitable noncommercial land uses.” By expanding the allowed uses in the CS District to include the provision of travel trailers and travel trailer parks, recreational and seasonal residential uses may be allowed to take up areas of the County which are designated as higher-traffic sites prime for commercial and mixed-use development.
- The proposed amendments to the text are **neither reasonable nor in the public interest** as in no case should travel trailers be used as a permanent dwellings, as these homes do not meet NC Building Code. Through the addition of districts where travel trailers and travel trailer parks are allowed, the use of travel trailers as longer-term housing solutions is promoted, in spite of the hazards to health and public safety that their construction may pose.