

RESOLUTION OF PLANNING BOARD RECOMMENDATION TO THE BUNCOMBE COUNTY BOARD
OF COMMISSIONERS ON A PROPOSED ZONING MAP AMENDMENT

WHEREAS, The General Assembly of North Carolina adopted Session Law 2014-26 amending NC Gen. Stat. Sec. 153A-342(d) to allow Buncombe County to zone unincorporated areas less than 640 acres and at least 10 separate tracts of land in separate ownership;

WHEREAS, the Zoning Administrator of Buncombe County has proposed that the following properties and related rights-of-way shown on the enclosed map and located within the unincorporated areas of Buncombe County be zoned Residential District R-3:

along Baird Cove Road between Sunny Ridge Drive and 420 Baird Cove Road, along Roger Acres Drive, along Split Oak Trail, along Baird Cove Lane, along Northside Terrace, along Mostert Drive, along Fisher Lane, along Lower Barton Road, along Barton Road, and along Old Home Road.

The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District;

WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which this amendment was considered have been properly mailed to members of the Planning Board, 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 proposed zoning change is consistent or inconsistent with the Buncombe County Comprehensive Land Use Plan and Updates and on whether the proposed zoning change is reasonable and in the public interest; and

WHEREAS, the Planning Board has reviewed the proposed map amendment, has heard public comment, and consulted with planning staff, and, after careful review, has determined that it is in order to approve this amendment and make recommendation to the Board of Commissioners for Buncombe County that the proposed amendment 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 above:

1. said zoning map amendment 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 residential development be located within reasonable proximity to major transportation corridors and infrastructure, and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure, as well as outside of steep slope areas and high elevations. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas;
2. the subject property consists of both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance; 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 zoning map amendment for the following properties and related rights-of-way shown in Figure A and located within the unincorporated areas of Buncombe County to be zoned Residential District R-3, and the portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater to be zoned Steep Slope/High Elevation Overlay District:

along Baird Cove Road between Sunny Ridge Drive and 420 Baird Cove Road, along Roger Acres Drive, along Split Oak Trail, along Baird Cove Lane, along Northside Terrace, along Mostert Drive, along Fisher Lane, along Lower Barton Road, along Barton Road, and along Old Home Road.

Adopted by a vote of 3 to 2.

This the 2nd day of November, 2015.

BUNCOMBE COUNTY PLANNING BOARD

By: Gene Bell
Gene Bell, Chair

Consented to:

Planning Board Members:

Nancy Waldrop ABSENT

David Rittenberg ABSENT

Thad B. Lewis

Dusty Pless

Joan M. Walker

Robert J. Martin ABSENT

Gene Bell

Parker Sloan

Bob Taylor ABSENT


Debbie Truempy, Zoning Administrator

Approved as to form:


Michael Frue, Senior Staff Attorney

Figure A

