

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 road rights-of-way located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1:

along the end of Dry Ridge Road and Windsor Rd, along Beaverbrook Road, along and at the end of Beaverbrook Court, and tax lot PIN 9741-41-9733 (100 Robinhood 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 single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure. 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 moderately-sized and larger sized single family residential lots. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS-2 and RS-4. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall 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 Single Family Residential District R-1, 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 the end of Dry Ridge Road and Windsor Rd, along Beaverbrook Road, along and at the end of Beaverbrook Court, and tax lot PIN 9741-41-9733 (100 Robinhood Road).

Adopted by a vote of 5 to 0.

This the 2nd day of November, 2015.

BUNCOMBE COUNTY PLANNING BOARD

By: _____

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:

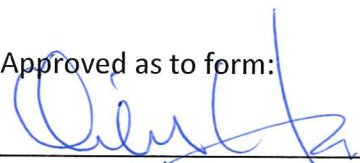

Michael Frue, Senior Staff Attorney

Figure A

