

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

tax lot PINs 9730-87-9836 (300 Beaver Drive), 9730-87-8618 (300 Pineview Road) and a portion of tax lot PINs 9730-87-6578 (110 Beaver Drive) and 9730-88-4186 (previously a portion of tax lot PIN 9730-88-4171, and located between Beaver Drive and Senator Reynolds Road);

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 and moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and be located outside of high elevation and steep slope areas;

2. The subject property consists of three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4; 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 shown in Figure A and located within the unincorporated areas of Buncombe County to be zoned Single Family Residential District R-1:

tax lot PINs 9730-87-9836 (300 Beaver Drive), 9730-87-8618 (300 Pineview Road) and a portion of tax lot PINs 9730-87-6578 (110 Beaver Drive) and 9730-88-4186 (previously a portion of tax lot PIN 9730-88-4171, and located between Beaver Drive and Senator Reynolds Road).

Adopted by a vote of 5 to 0.

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

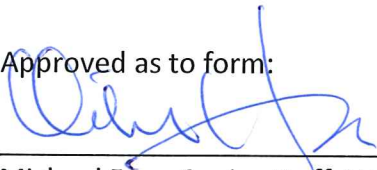
Approved as to form:

Michael Frue, Senior Staff Attorney

Figure A

