

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 that the following property located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1:
- Tax lot PIN 9659-76-9880 (located North of 7 Hillview Circle and 22 Hillview 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 that lower-density residential development be located outside of moderate and high slope stability hazard

areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure (public utilities), and that separation of single family/duplex development from low-density residential uses is not necessary;

2. the subject property is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville and zoned RS-2 to the North and RS-4 to the East and South; 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 property shown in Figure A and located within the unincorporated areas of Buncombe County to be zoned Single Family Residential District R-1:

Tax lot PIN 9659-76-9880 (located North of 7 Hillview Circle and 22 Hillview 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

