

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

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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 Residential District R-3:

North of Ben Lippen Road and West of Gorman Bridge Road, inclusive of Desperate Lane, Race Path Way, Impala Trail, View Street, Lorenz Lane, Shelby Road, Antebellum Drive, Renee Road, S. Old Rymer Drive, Old Rymer Drive, Begonia Gardens, Sienna Drive, and Smith 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 multi-family residential development be located within reasonable proximity to infrastructure (public utilities), 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 infrastructure, as well as outside of steep slope areas and high elevations;

2. The area described above consists of both larger and smaller residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to areas currently zoned Residential District R-3 by Buncombe County 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 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:

North of Ben Lippen Road and West of Gorman Bridge Road, inclusive of Desperate Lane, Race Path Way, Impala Trail, View Street, Lorenz Lane, Shelby Road, Antebellum Drive, Renee Road, S. Old Rymer Drive, Old Rymer Drive, Begonia Gardens, Sienna Drive, and Smith Road.

Adopted by a vote of 8 to 1.

This the 16<sup>th</sup> day of November, 2015.

BUNCOMBE COUNTY PLANNING BOARD

By: \_\_\_\_\_

Gene Bell, Chair

Consented to:

Planning Board Members:

Nancy Waldrop

David Rittenberg

Thad B. Lewis

Dusty Pless **ABSENT**

Joan M. Walker

Robert J. Martin

Gene Bell

Parker Sloan

Bob Taylor

  
Debbie Truempy, Zoning Administrator

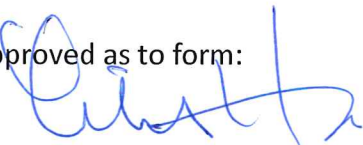
Approved as to form:  
  
Michael Frue, Senior Staff Attorney

Figure A

