

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 property shown on the enclosed map and located within the unincorporated areas of Buncombe County be zoned Public Service District PS:
tax lot PIN 9639-48-1568 (280 Richmond Hill Drive);
- 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 outdoor recreation be separated from low-density residential uses, and further suggests that outdoor recreation be located outside of flood hazard areas. The Plan indicates that proximity to major transportation corridors or infrastructure, or location outside of steep slope or

high elevation areas or areas with moderate and high slope stability hazards present is not required for outdoor recreation uses;

2. the subject property consists of one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property within the Town of Woodfin; 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 Public Service District PS:

tax lot PIN 9639-48-1568 (280 Richmond Hill Drive).

Adopted by a vote of 8 to 0.

This the 16th day of November, 2015.

BUNCOMBE COUNTY PLANNING BOARD

By: Gene Bell
Gene Bell, Chair

Consented to:

Planning Board Members:

Nancy Waldrop
David Rittenberg
Thad B. Lewis
Dusty Pless
Joan M. Walker
Robert J. Martin
Gene Bell
Parker Sloan
Bob Taylor

Debbie Truempy
Debbie Truempy, Zoning Administrator

Approved as to form:

Michael Frue
Michael Frue, Senior Staff Attorney

Figure A

