

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

WHEREAS, the Zoning Administrator for Buncombe County has received an application from First Citizens Bank and Trust requesting an amendment to The Official Zoning Map of Buncombe County on the parcel identified as follows and as shown in Figure A attached:

tax lot PIN 0629-86-0726 (15 Dixon Drive);

The Applicant is requesting that the zoning designation for this parcel be changed from Residential District R-1 to Residential District R-2;

WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which this application was considered have been properly mailed to members of the Planning Board, the applicant(s), 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 requested zoning change is consistent or inconsistent with the Buncombe County Comprehensive Land Use Plan and Updates and on whether the requested zoning change is reasonable and in the public interest; and

WHEREAS, the Planning Board has reviewed the application, has heard public comment, and consulted with planning staff, and, after careful review, has determined that it is in order to approve this application and make recommendation to the Board of Commissioners for Buncombe County that the application 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 in the said application of First Citizens Bank and Trust:

1. said zoning change 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) identifies mixed use development as "highly suggested" within reasonable proximity to major transportation corridors and within combined water/sewer service areas. While the subject property is not directly adjacent to an identified transportation corridor, it is adjacent to a paved NCDOT road (Dixon Drive) and within 1/4 mile of Old US 70 which directly accesses the Interstate 40 corridor. Further, the plan

“highly suggests” that mixed use development be located outside of slope stability and flood hazard areas and “highly suggests” that this type of development be located outside of steep slope areas;

2. the rezoning of the subject property would not be detrimental to the owners, adjacent neighbors, and surrounding community as it meets a number of goals as identified in the Buncombe County Comprehensive Land Use Plan and adaptively reuses an existing structure that was built for the specific purpose of a lodging facility; 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 application for a zoning change for tax lot PIN 0629-86-0726 (15 Dixon Drive),

as shown in Figure A, to Residential District R-2.

Adopted by a vote of 3 to 2.

This the 21st day of December, 2015.

BUNCOMBE COUNTY PLANNING BOARD

By: 
Chair

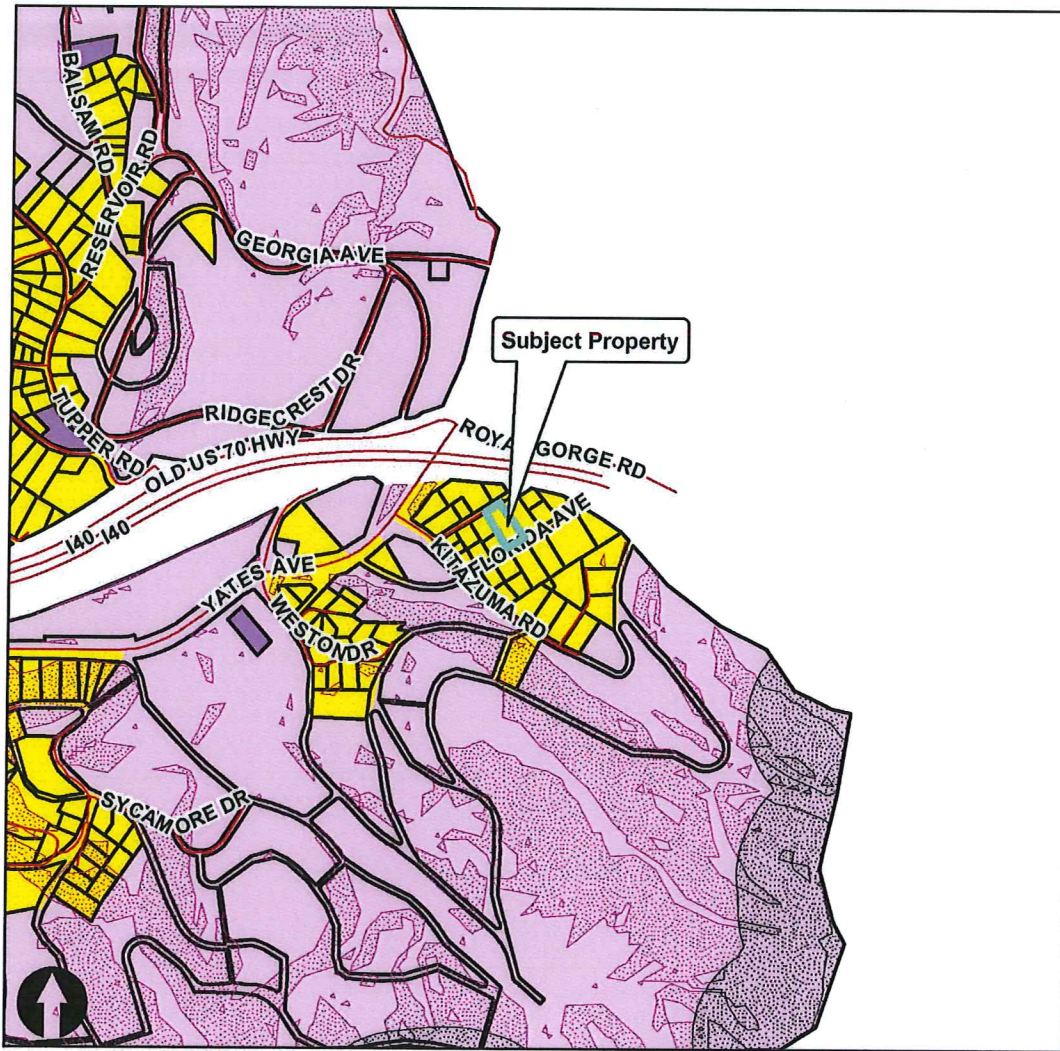
Consented to:
Planning Board Members:
Nancy Waldrop
David Rittenberg
Thad B. Lewis
Dusty Pless
Joan M. Walker (**absent**)
Robert J. Martin
Gene Bell (**absent**)
Parker Sloan (**absent**)
Bob Taylor (**absent**)


Debbie Truempy, Zoning Administrator

Approved as to form:

Michael Frue, Senior Staff Attorney

Figure A



0 0.2 0.4
Miles

**First Citizens Bank & Trust
Map Amendment**
 Case Number: ZPH2015-00079
 Approximate Property Size: 0.49 acres
 Application Date: November 20, 2015
 Planning Board Hearing Date: December 21, 2015
 Created By: Buncombe Co. Planning
 Date: December 1, 2015

AI	EMP	R-1
BDM	NS	R-2
CR	OU	R-3
CS	PS	R-LD
Blue Ridge Parkway Overlay		
Protected Ridge Overlay		
Protected Ridge & Parkway		
Steep Slope/High Elevation		
Steep Slope/High Elev. & Pkwy		