

Buncombe County Agenda Item Information Sheet

AGENDA ITEM:

Proposed amendments to the text of the Zoning Ordinance of Buncombe County which include but are not limited to: administrative changes to provide clarity, flexibility, and consistency with N.C. General Statutes; modifications to the list of definitions; standards for a “community oriented development” which provide for increases in density where steps are taken to create more sustainable and affordable development; the adoption of special requirements for certain uses to be reviewed administratively; and the adoption/revision of conditional use standards for specific uses.

MEETING DATE:

April 5, 2016

REQUESTED BY:

County Planning Department

Background information

Pursuant to discussion at the Commissioners’ retreat, staff has worked with the Planning Board to promote the creation of affordable housing and sustainable development patterns, as well as improve review processes and other regulatory concerns within the Zoning Ordinance that were addressed within the Comprehensive Land Use Plan update. The Planning Board began discussion of proposed text changes in August 2015, revising the proposed changes throughout the discussion process.

The Board held a public hearing on February 15th regarding administrative changes to be consistent with N.C. General Statutes and recommended approval in a 9 to 0 vote.

The Board held a public hearing on the other proposed changes March 7th, and recommended the approval of the proposed amendments in an 8 to 0 vote.

Staff recommends approval of the proposed amendments, as they were developed in order to address broader concerns voiced by the Board of Commissioners as well as administrative concerns noted by the Planning Department.

Pros

See the Planning Board Resolutions recommending approval.

Cons

None.

Funds required

No funds are required

Alternatives

If the Board of Commissioners denies the amendments, the Zoning Ordinance will not be amended.

Action recommended:

Staff has recommended approval of the amendments. The Planning Board unanimously recommended approval of the proposed amendments.