

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 Arlington Properties, Inc. requesting an amendment to The Official Zoning Map of Buncombe County on the parcels identified as follows and as shown in Figure A attached:

tax lot PIN #'s 9659.20.1099; 9658.29.2204 (85 Piney Mountain Drive);

The Applicant is requesting that the zoning designation for these parcels 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 Arlington Properties, Inc.:

1. said zoning change is consistent with the Buncombe County Comprehensive Land Use Plan and Updates as the Buncombe County Comprehensive Land Use Plan 2013 Update (Figure 20. Appropriate Development Types) identifies infill/higher density development as "suggested" within reasonable proximity to major transportation corridors and "highly suggested" within combined water/sewer service areas. The Plan "highly suggests" that higher density development be located outside of steep slope areas (greater than 25%) and outside of high elevations (greater than 2,500 feet). Future development plans

propose to cluster development along Piney Mountain Drive thereby limiting the development impact within the most environmentally sensitive portions of the property. Further, the plan "highly suggests" that mixed use development be located outside of slope stability and flood hazard 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 Update. The subject properties were part of the now defunct City of Asheville ETJ and are within close proximity to multi-family developed properties located in the City of Asheville; 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 #'s 9659.20.1099; 9658.29.2204 (85 Piney Mountain Drive);

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

Adopted by a vote of 8 to 0.

This the 2nd day of May, 2016.

BUNCOMBE COUNTY PLANNING BOARD

By: _____

Chair

Consented to:

Planning Board Members:

Nancy Waldrop

David Rittenberg

Thad B. Lewis

Dusty Pless

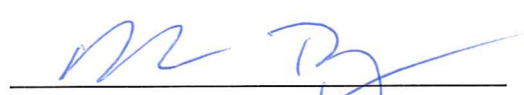
Joan M. Walker

Robert J. Martin

Gene Bell

Parker Sloan

Bob Taylor


Debbie Truempy, Zoning Administrator

Approved as to form:


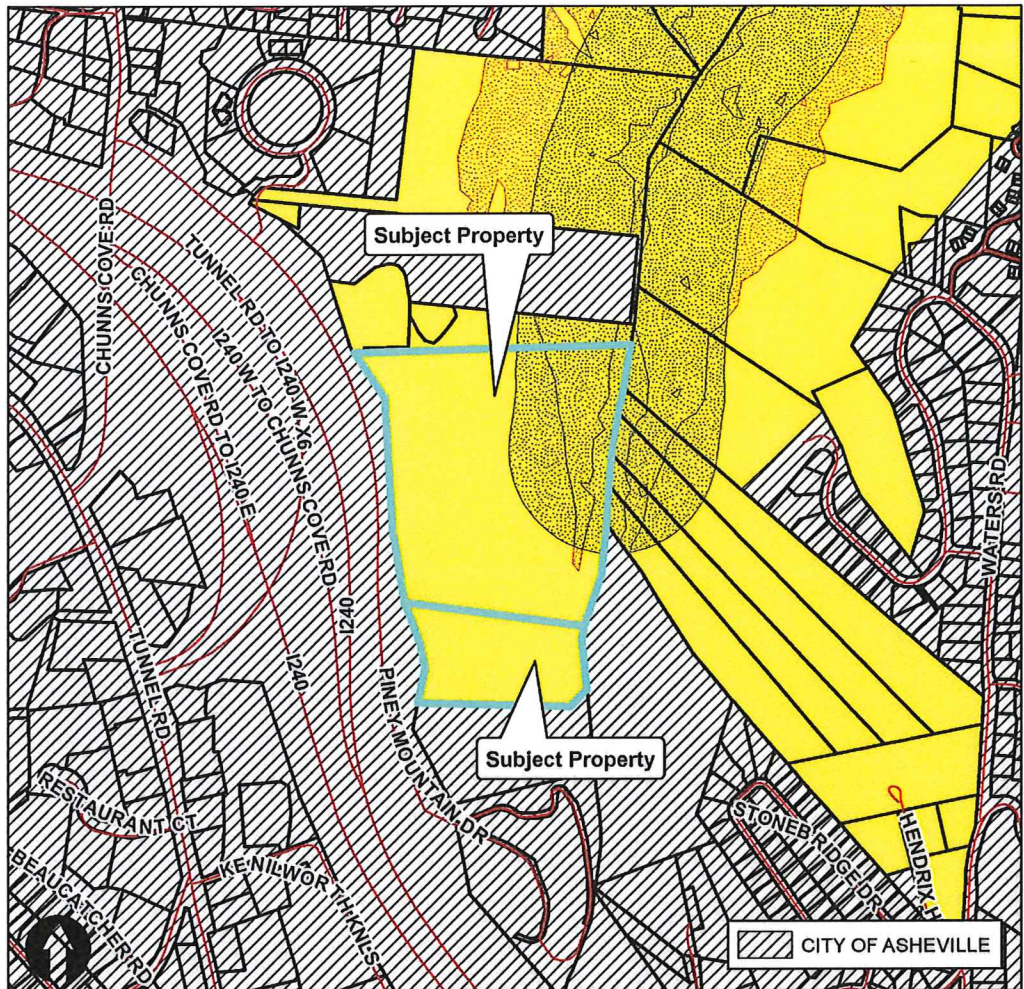

Michael Frue, Senior Staff Attorney

Figure A



Arlington Properties, Inc. Rezoning Application

Case Number: ZPH2016-00010
Approximate Property Size: 38.88 acres
Application Date: February 19, 2016
PB Hearing Date: May 2, 2016

Created By: Buncombe Co. Planning
Date: April 20, 2016

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		