

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 Randall and Sue Hintz and George Bowman 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 9743.24.5707 & 9743.24.8619 (30 Cole Road and adjacent lot);

The applicants are requesting that the zoning designation for these parcels be changed from Residential District R-3 to Commercial Service District CS;

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, 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 Randall and Sue Hintz and George Bowman:

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 moderate commercial development as "highly suggested" within reasonable proximity to major transportation corridors and "highly suggested" within combined water/sewer service areas. The Plan "highly suggests" that moderate commercial development be located outside of steep slope areas (greater than 25%), outside of high elevations (greater than 2,500 feet), and outside of moderate and high slope stability areas. Both properties contain previously graded areas of flat topography along existing road corridors that are conducive for development. Moderate commercial development is suggested outside of flood hazard areas. Further, the Plan "highly suggests" moderate commercial development be separated from low-density residential uses which can be achieved by focusing

development on previously disturbed portions of property away from naturally occurring vegetation and topographical features as described above;

2. the rezoning of the subject property would not be detrimental to the owners, adjacent neighbors, and surrounding community because 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 Town of Weaverville ETJ and are within close proximity to an interstate interchange and the Town of Weaverville. Similar scale development (Michael Hatch Glass Studio) was approved as a conditional zoning request when the property was located in the Weaverville ETJ in 2014; 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:

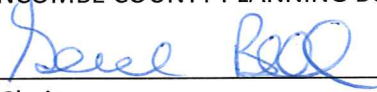
1. That the Board of Commissioners approve this application for a zoning change for tax lot PIN's 9743.24.5707 & 9743.24.8619 (30 Cole Road and adjacent lot);

as shown in Figure A, to Commercial Service District CS.

Adopted by a vote of 4 to 2.

This the 20th day of June, 2016.

BUNCOMBE COUNTY PLANNING BOARD

By: 
Chair

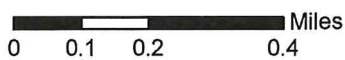
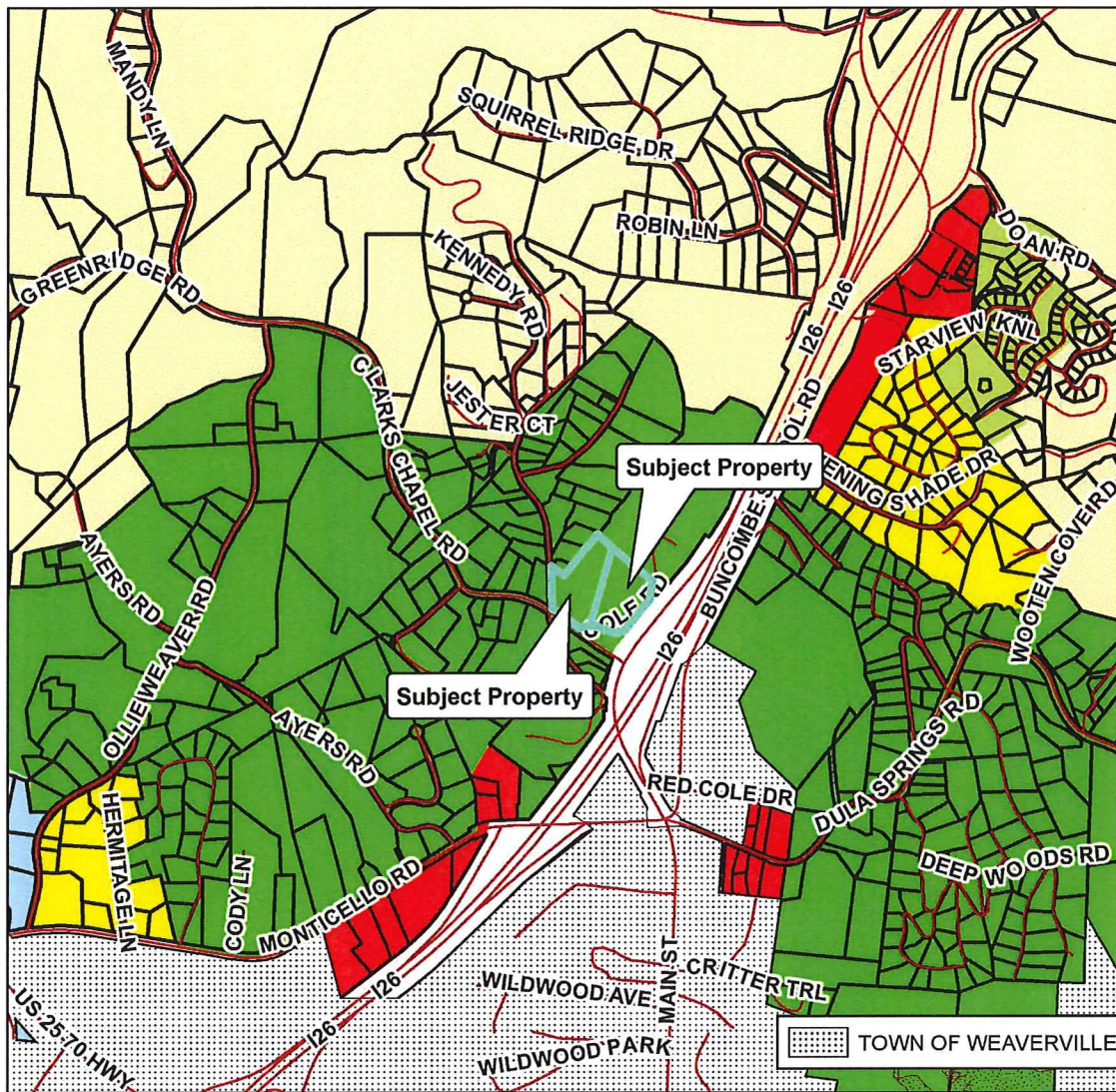
- Consented to:
Planning Board Members:
Nancy Waldrop
David Rittenberg
Thad B. Lewis ABSENT
Dusty Pless ABSENT
Joan M. Walker
Robert J. Martin ABSENT
Gene Bell
Parker Sloan
Bob Taylor


Debbie Truempy, Zoning Administrator

Approved as to form:

Michael Frue, Senior Staff Attorney

Figure A



Hintz/Bowman Rezoning Application

Case Number: ZPH2016-00031
 PIN Number: 9743.24.8619; 5707
 Approximate Property Size: 7.62 acres
 Application Date: May 17, 2016
 PB Hearing Date: June 20, 2016

Created By: Buncombe Co. Planning
 Date: June 7, 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		