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 James and Lisa Hall 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 9625-79-5257 (227 Bent Creek Ranch Road);

The applicant is requesting that the zoning designation for this parcel be changed from Residential District (R-1) to Residential District (R-3);

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 deny this application and make recommendation to the Board of Commissioners for Buncombe County that the application be denied.

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 James and Lisa Hall:

1. said zoning change is **inconsistent** with the Buncombe County Comprehensive Land Use Plan and Updates because (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;

2. the rezoning of the subject property would be detrimental to the adjacent neighbors, and surrounding community as it negatively impacts a number of stated goals as identified in the Buncombe County Comprehensive Land Use Plan Update and is inconsistent with the overall intent of the existing R-1 Zoning District as noted in the Zoning Ordinance of Buncombe County;

3.   this request represents the potential for a use that is **inconsistent** with the predominant development pattern of established single-family homes within the surrounding neighborhood, and while manufactured home parks and higher density developments are permissible within the R-3 zoning district, the R-1 district does not allow manufactured home parks and higher density developments; and

4.   therefore said zoning change is **not** reasonable and is **not** 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 **deny** this application for a zoning change for tax lot PIN 9625-79-5257 (227 Bent Creek Ranch Road);

as shown in Figure A, from Residential District (R-1) to Residential District (R-3).

Adopted by a vote of _7_ to _0_.

This the 20th day of March, 2017.

BUNCOMBE COUNTY PLANNING BOARD
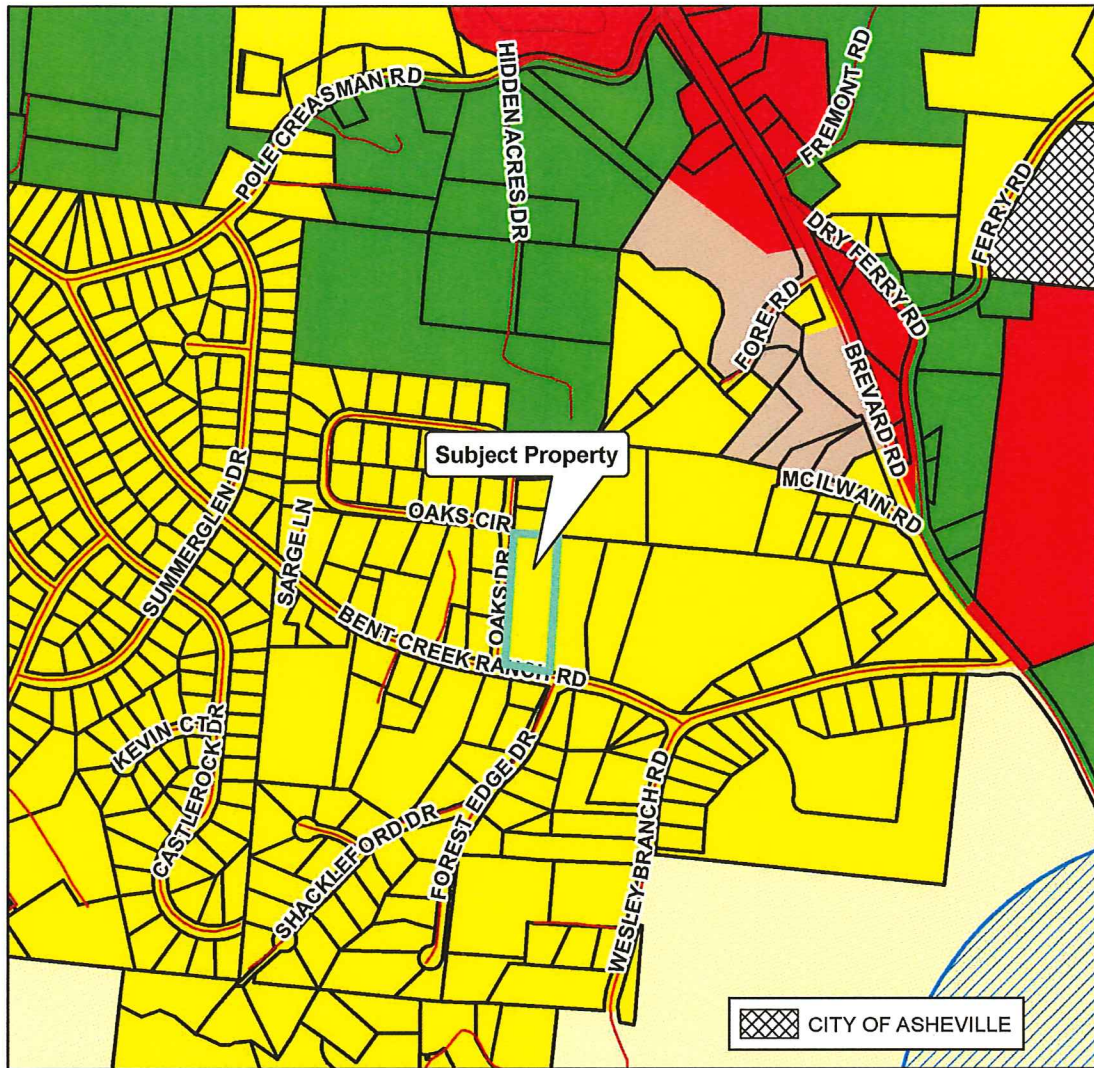
By: _Nancy Waldrop_
    Chair

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

_____
Debbie Truempy, Zoning Administrator

Approved as to form:

_____
~~Michael Frue, Senior~~ Staff Attorney
J. BRANDON FREEMAN

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**James and Lisa Hall
Rezoning Application**

Case Number: ZPH2017-00008
PIN Number: 9625.79.5257
Approximate Property Size: 2.58 ac.
Application Date: February 6, 2017
PB Hearing Date: March 20, 2017

Created By: Buncombe Co. Planning
Date: 3/8/2017

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

CITY OF ASHEVILLE