

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

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WHEREAS, the Zoning Administrator for Buncombe County has received an application from Wade Watkins 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 # 9679-90-0221 (Property to the south of 80 New Salem 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 notices of the public hearing concerning these zoning map amendments have 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 changes are consistent or inconsistent with the Buncombe County Comprehensive Land Use Plan and Updates and on whether the requested zoning changes are reasonable and in the public interest; and

That based upon the facts as set forth above and having reviewed the application, heard public comment, and consulted with planning staff, 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 Wade Watkins:

1. That said zoning change is **consistent** with the Buncombe County Comprehensive Land Use Plan and Updates because (Figure 20. Appropriate Development Types) identifies single-family/duplex development as “suggested” within reasonable proximity to major transportation corridors and within combined water/sewer service areas. The Plan “suggests” that single-family/duplex be located outside of steep slope areas (greater than 25%), outside of high elevations (greater than 2,500 feet) and “highly suggests” development outside of moderate and high hazard slope stability areas and FEMA flood hazard areas;
2. That the rezoning request is compatible with surrounding residential development, and the subject property is readily accessed by New Salem Road which is maintained by the NCDOT, and the property can be served by public water.
3. Therefore said zoning change is reasonable and are 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 to tax lot PIN # 9679-90-0221 (Property to the south of 80 New Salem 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 5<sup>th</sup> day of June, 2017.

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

Parker Sloan

  
\_\_\_\_\_  
Debbie Truempy, Zoning Administrator

Approved as to form:

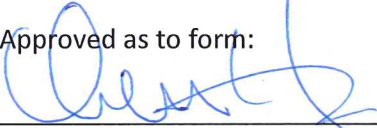
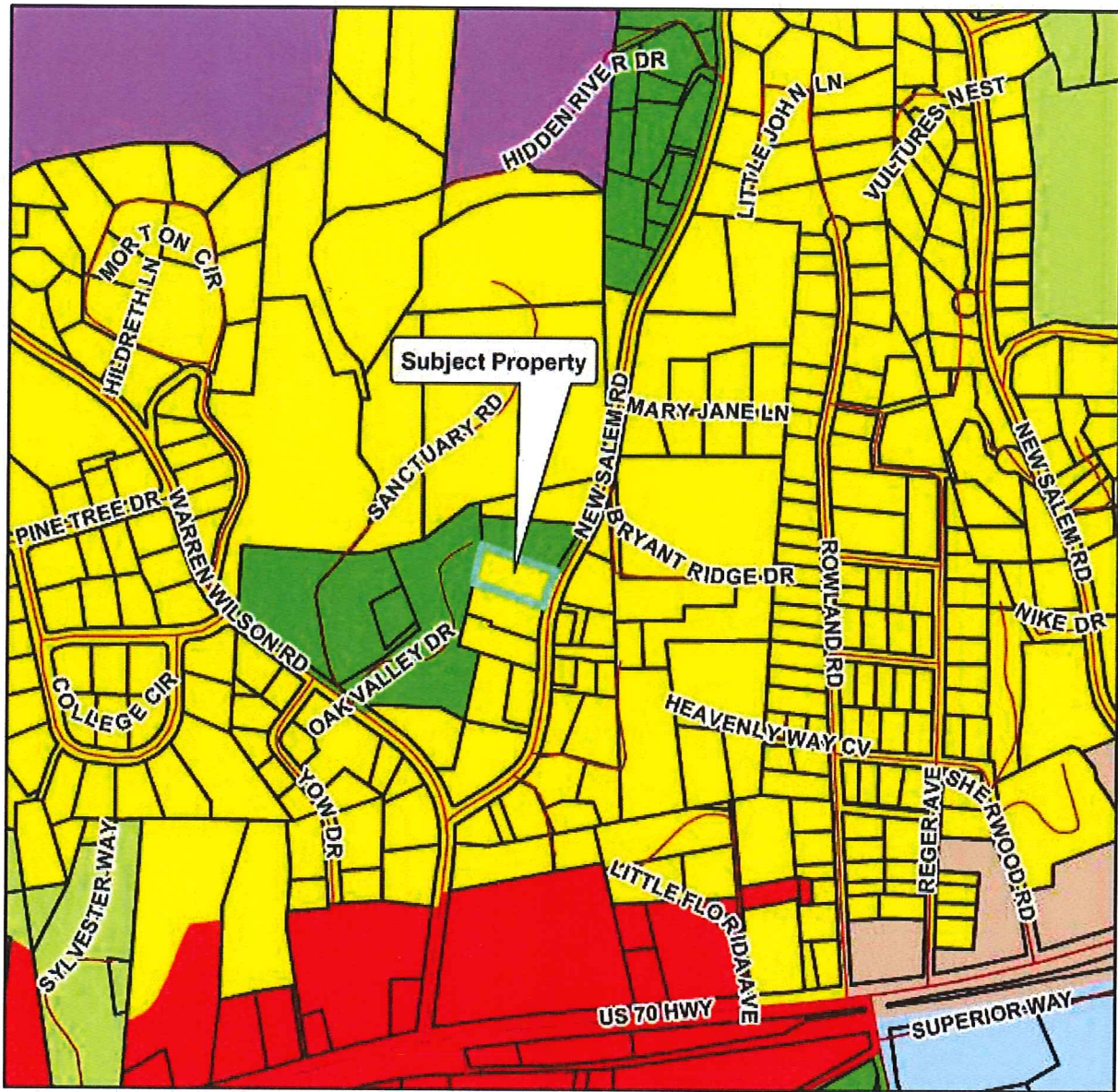
  
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Michael Frue, Senior Staff Attorney

Figure A



0 0.075 0.15 0.3 Miles

**Wade Watkins  
Rezoning Application**

Case Number: ZPH2017-00025  
 PIN Number: 9679-90-0221  
 Approximate Property Size: .98 acres  
 Application Date: May 1, 2017  
 PB Hearing Date: June 5, 2017

Created By: Buncombe Co. Planning  
 Date: 5/23/2017



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	