

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 Brad Howell 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 # 9667-46-2555 (Portion of property to the north and east of 50 Hemphill Knoll Road);

The applicant is requesting that the zoning designation for a portion of 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 this zoning map amendment 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 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

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 Brad Howell:

1. That said zoning change is **inconsistent** with the Buncombe County Comprehensive Land Use Plan and Updates because the 2013 Update (Figure 20. Appropriate Development Types) “suggests” that multi-family development be located outside of steep slope areas (greater than 25%); the Plan “highly suggests” multi-family development be located outside of moderate and high slope stability areas and, finally; the Plan “suggests” that multi-family development be separated from low-density residential uses;
2. That the rezoning request is incompatible with the surrounding neighborhood as the application seeks to cluster multi-family development within a portion of the subject property that is in relative proximity to surrounding single-family residential development.
3. Therefore said zoning change is not reasonable and 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 to tax lot PIN # 9667-46-2555 (Portion of property to the north and east of 50 Hemphill Knoll 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 7th day of August, 2017.

BUNCOMBE COUNTY PLANNING BOARD

By: _____

Chair

Consented to:

Planning Board Members:

Nancy Waldrop

David Rittenberg

Thad B. Lewis

Billy Taylor

Dusty Pless (absent)

Joan M. Walker (absent)

Robert J. Martin

Gene Bell

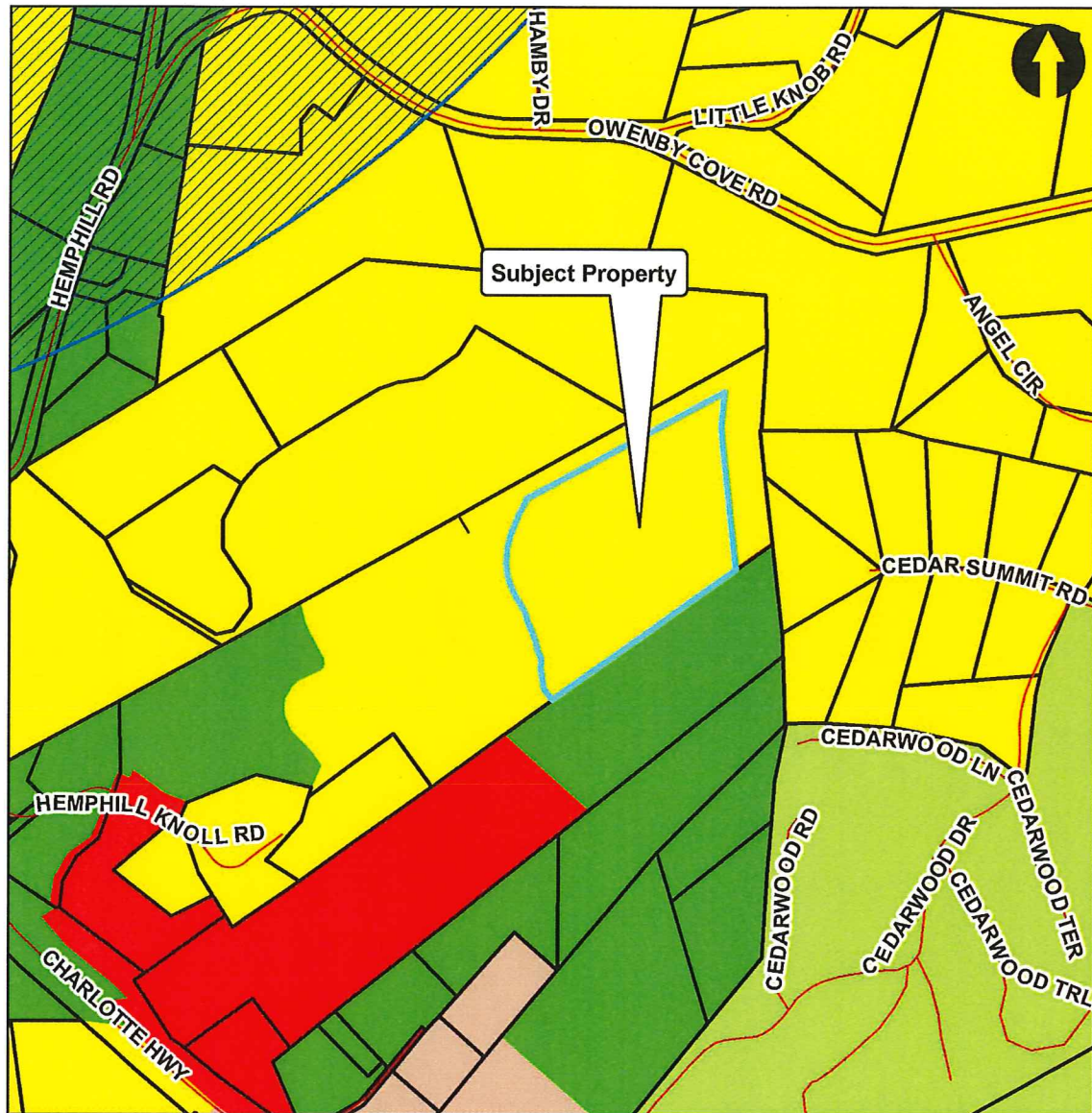
Parker Sloan

Debbie Truempy, Zoning Administrator

Approved as to form:

Michael Frue, Senior Staff Attorney

Figure A



0 0.05 0.1 0.2 Miles

Howell
Map Amendment Application

Case Number: ZPH2017-00044
 PIN Number: 9667-46-2555
 Approximate Property Size: 4.12 acres
 Application Date: June 27, 2017
 PB Hearing Date: August 7, 2017

Created By: Buncombe Co. Planning
 Date: 7/25/2017

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|-------------------------------|-----|------|
| 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 | | |