

RESOLUTION OF PLANNING BOARD RECOMMENDING THAT THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS AMEND THE TEXT OF CHAPTER 78 OF THE BUNCOMBE COUNTY CODE OF ORDINANCES, ARTICLE VI, THE ZONING ORDINANCE OF BUNCOMBE COUNTY, AND STATEMENT OF CONSISTENCY

WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;

WHEREAS, the provisions set forth in Division 8 (Amendments) of Article VI of the Buncombe County Code of Ordinances were met prior to the public hearing at which this recommendation was considered;

WHEREAS, pursuant 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 proposed amendments are consistent or inconsistent with the Comprehensive Land Use plan;

WHEREAS, the Buncombe County Planning Board reviewed the proposed amendments to the text of The Zoning Ordinance of Buncombe County, North Carolina, in order to revise §78-641(a), Permitted use table (Table 1), to add Travel trailers (no more than 180 days per calendar year) as a permitted use and to add Travel trailer parks as a permitted with special requirements use within the PS Zoning District at a public hearing held during the August 7, 2017 regular meeting of the Planning Board;

WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which these amendments were considered have been properly mailed to members of the Planning Board at least ten (10) days prior to the meeting and public notice of the meeting has been properly published in a newspaper having general circulation in the County as required; and

WHEREAS, the Planning Board has reviewed the proposed amendments, has heard public comment, and consulted with planning staff, and, after careful review, has determined that it is in order to approve the proposed amendments and make recommendations to the Board of Commissioners for Buncombe County that the proposed amendments be approved.

NOW THEREFORE, BE IT RESOLVED, Based on the facts as set forth above the Buncombe County Planning Board hereby finds and concludes as follows pertaining to the proposed amendments to the Zoning Ordinance of Buncombe County:

1. The proposed text amendments to revise §78-641(a), Permitted use table (Table 1), to add Travel trailers (no more than 180 days per calendar year) as a permitted use and to add Travel trailer parks as a permitted with special requirements use within

the PS Zoning District are consistent with the Buncombe County Comprehensive Land Use Plan and updates, as:

- The 2013 Update (Section 6. Issues and Recommendations) indicates that temporary dwellings should be allowed in rural jurisdictions and in areas that allow for public recreational uses of property.
 - The 2013 Update (Section 2. Plan Framework) indicates the following objectives: the establishment of land use regulations which allow for a flexible range of development options while still accounting for the needs of Buncombe County; the expansion of existing land use policies and regulations to adjust for changes in land use patterns and demands; and implementation of new policies that address land use in an integrated and comprehensive manner, and
2. The proposed amendments to the text are reasonable and in the public interest as they would meet a number of objectives as identified in the Buncombe County Comprehensive Land Use Plan Update.
 3. This Planning Board hereby recommends that the Board of Commissioners amend Chapter 78 of the Buncombe County Code of Ordinances as follows:

Sec. 78-641. Permitted uses.

(a) *Permitted use table.* Uses are permitted in the various zoning districts pursuant to Table 1.

Table 1 – Permitted Use Table												
Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Travel trailers (no more than 180 days per calendar year)				P				<u>P</u>	P			P
Travel trailer parks				C				<u>SR</u>	SR			SR

4. This resolution is approved by a vote of 7 to 0 and shall be effective upon its adoption.

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

Dusty Pless ABSENT

Joan M. Walker ABSENT

Robert J. Martin

Gene Bell

Parker Sloan

Billy Taylor

Debbie Truempy, Zoning Administrator

Approved as to form:

Michael Frue, Senior Staff Attorney