

Zoning Ordinance Text Amendment Analysis

Planning Department Recommendation of Approval:

- 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 Sec. 78-640. Statement of district intent of the Zoning Ordinance of Buncombe County:**
 - The PS Public Service District is intended to be a district that includes, but is not limited to, governmentally owned properties; schools and large college properties; recreation parks and facilities; emergency services; and community clubs.

- **Consistent with the Buncombe County Comprehensive Land Use Plan and Updates:**
 - 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.

- The proposed text amendments 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.