

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 Christian John Albers 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 # 9629-07-0982 (620 New Leicester Highway);

The applicant is requesting that the zoning designation for this parcel be changed from Residential District (R-2) to Commercial Service (CS);

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 changes are 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 Christian John Albers:

1. That said zoning change is **consistent** with the Buncombe County Comprehensive Land Use Plan and Updates because Figure 20. Appropriate Development Types identifies moderate and intense scale commercial development as “highly suggested” within reasonable proximity to major transportation corridors and within combined water/sewer service areas. The Plan “highly suggests” that moderate and intense scale commercial development be located outside of steep slope areas (greater than 25%), outside of high elevations (greater than 2,500 feet), outside of moderate and high hazard slope stability areas, and suggested outside FEMA flood hazard areas;
2. That the rezoning request is compatible with surrounding commercial development, is adjacent to contiguous properties currently zoned CS, is served by public water and sewer, and is readily accessed by an NCDOT maintained road.
3. Therefore said zoning change is reasonable and is 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 # 9629-07-0982 (620 New Leicester Highway);

as shown in Figure A, from Residential District (R-2) to Commercial Service District (CS).

Adopted by a vote of 5 to 0.

This the 18th day of September, 2017.

BUNCOMBE COUNTY PLANNING BOARD

By: Nancy Waldrop
Chair Nancy Waldrop for Gene Bell

Consented to:

Planning Board Members:

Nancy Waldrop

David Rittenberg (ABSENT)

Thad B. Lewis

Dusty Pless

Joan M. Walker (ABSENT)

Robert J. Martin (ABSENT)

Gene Bell (ABSENT)

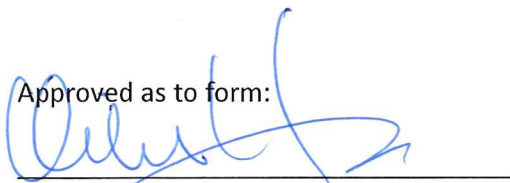
Parker Sloan

Billy Taylor



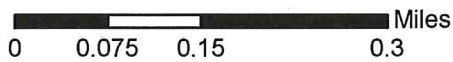
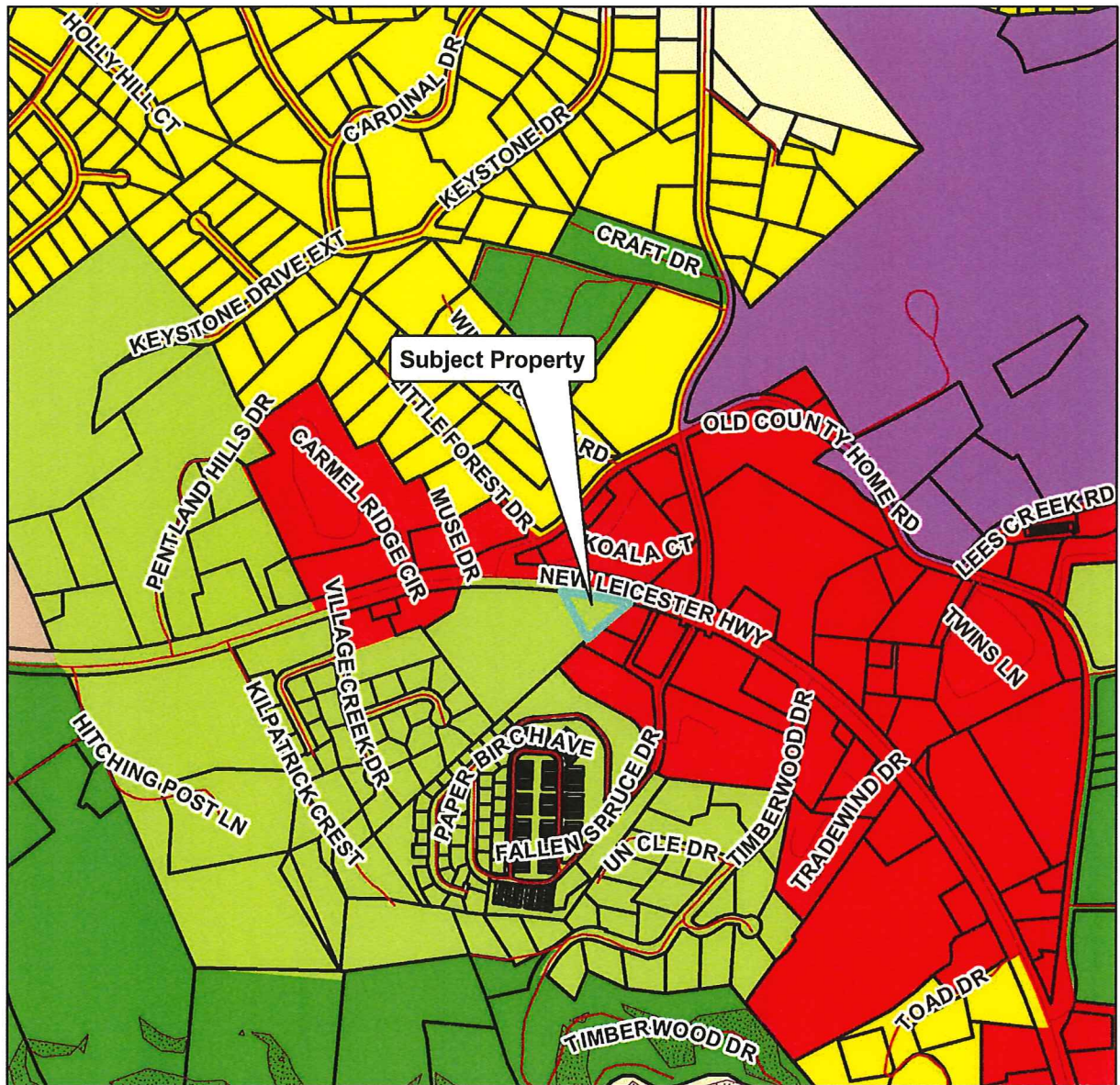
Nathan L. Pennington for
Debbie Truempy, Zoning Administrator

Approved as to form:



Michael Frue, Senior Staff Attorney

Figure A



Christian John Albers Rezoning Application

Case Number: ZPH2017-00063
 PIN Number: 9629-07-0982
 Approximate Property Size: .95 acres
 Application Date: August 18, 2017
 PB Hearing Date: September 18, 2017
 Created By: Buncombe Co. Planning

Created By: Buncombe Co. Planning
 Date: 9/5/2017



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	