

### **Zoning Ordinance Text Amendment Analysis**

#### ***Planning Department Recommendation of Approval:***

- The proposed text amendments to:
  - Modify §78-719, Purposes in View to add clarifying language that ties adoption or rejection of zoning amendments to the comprehensive plan based on recent changes to state law adopted by the NCGA;
  - Modify §78-645(e)(3) and (4), Protected Ridge Overlay District to add clarifying language that removes references to the orientation of structures in relationship to the crest of the ridge to assist in the application of the Protected Ridge Overlay District's goals of regulating height and width of structures; and
  - Modify §78-650(c)(1)(a), Community Oriented Development to clarify and add language to the methodology for which density is calculated for Community Oriented Developments are:
  
- **Consistent with the Buncombe County Comprehensive Land Use Plan and Updates:**
  - The 2013 Update (Section 2. Plan Framework) indicates the following objectives:
    - Adjust land use policies to account for changes within the regulatory environment; and
    - Clarify existing ambiguities in land use policies and regulations.
  
- The proposed text amendments are **reasonable and in the public interest** as they would meet objectives identified in the Buncombe County Comprehensive Land Use Plan Update.