

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 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 9618-61-3808 (258 Starnes Cove Rd);

The applicant is requesting that the zoning designation of this parcel be changed from Residential (R-2) to Residential (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 said application:

1. That said zoning change is **consistent** with the Buncombe County Comprehensive Land Use Plan and Updates because the 2013 Update (Figure 20. Appropriate Development Types) identifies single-family development as “suggested” outside of steep slope areas (greater than 25%) and outside of high elevations (greater than 2,500 feet). Further, the Plan Update “highly suggests” single-family development be located outside moderate and high slope stability hazards and outside flood hazard areas;
2. That the rezoning request is compatible with surrounding properties developed with manufactured homes, is adjacent to other R-3 zoned properties, is located outside of steep slopes, high elevations, moderate or high slope stability hazard areas, and FEMA Flood Hazard Areas;
3. Therefore said zoning change is reasonable and 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 9618-61-3808 (258 Starnes Cove Rd);

as shown in Figure A, from Residential (R-2) to Residential (R-3).

Adopted by a vote of 9 to 0.

This the 16th day of April, 2018.

BUNCOMBE COUNTY PLANNING BOARD

By: Nancy Waldrop
Chair

Consented to:

Planning Board Members:

Nancy Waldrop

David Rittenberg

Thad B. Lewis

Billy Taylor

Dusty Pless

Joan M. Walker

Robert J. Martin

Gene Bell

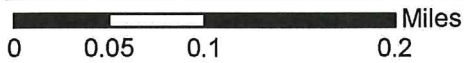
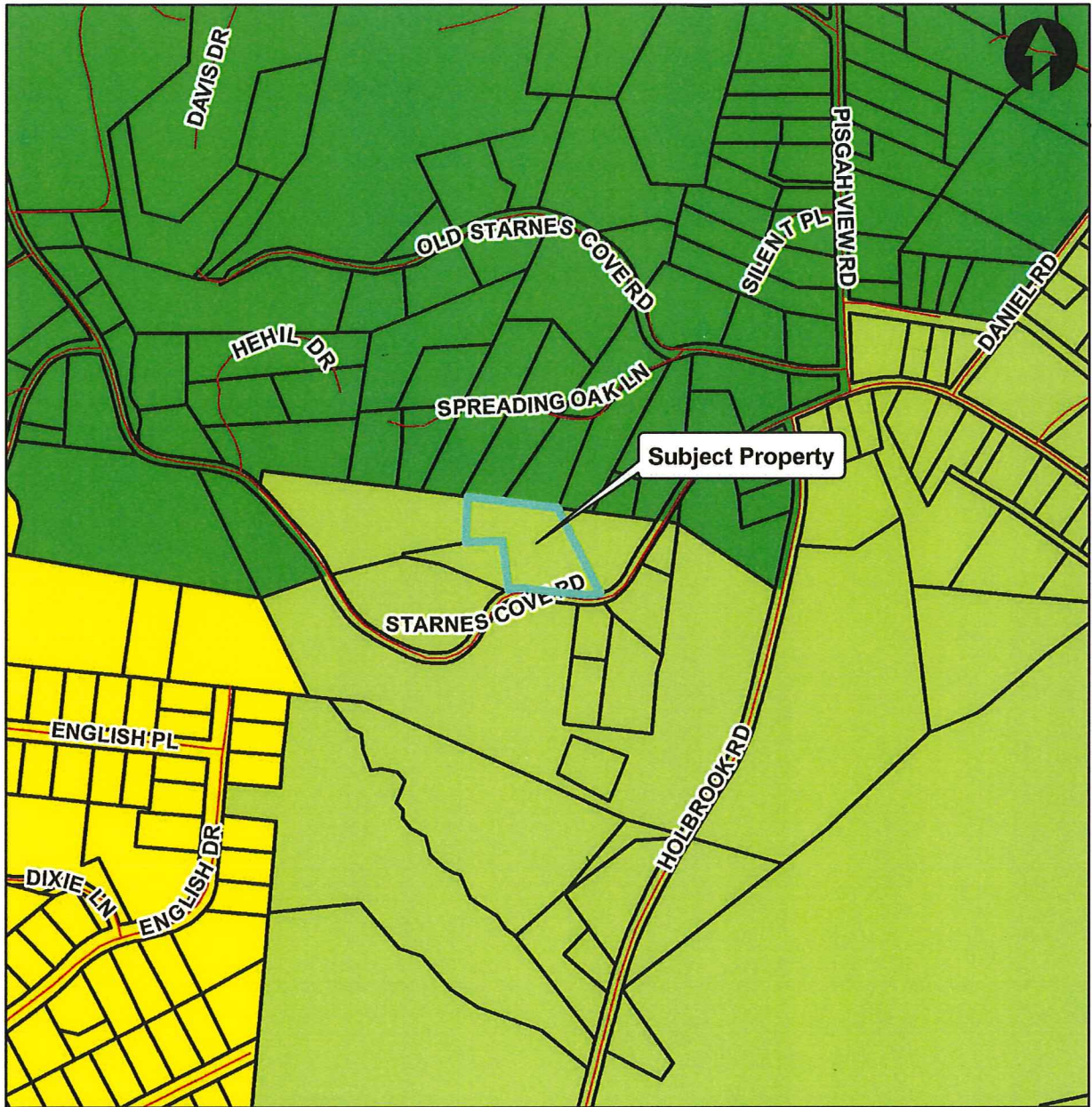
Parker Sloan

Debbie Truempy
Debbie Truempy, Zoning Administrator

Approved as to form:

Brandon Freeman
Brandon Freeman, Staff Attorney

Figure A



Hawkins Map Amendment

Case Number: ZPH2018-00014
 PIN Number: 9618-61-3808
 Approximate Property Size: 1.78 acres
 Application Date: March 12, 2018
 PB Hearing Date: April 16, 2018
 Created By: Buncombe Co. Planning
 Date: 4/9/2018

