

RESOLUTION OF PLANNING BOARD RECOMMENDATION TO THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS ON APPLICATION FOR PROPOSED ZONING MAP AMENDMENT

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WHEREAS, the Zoning Administrator for Buncombe County has received an application requesting an amendment to The Official Zoning Map of Buncombe County on the parcels identified as follows and as shown in Figure A attached:

tax lot PIN 9633-61-6102 (southeast of 9 Entrekin Ln) which is currently unzoned, and tax lot PIN 9633-61-2496 (9 Entrekin Ln) which is currently zoned Employment (EMP);

The applicant is requesting that the zoning designation of these parcels be changed 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 amendments 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 higher density planned communities as “suggested” within reasonable proximity to major transportation corridors and “highly suggested” outside of high elevations (greater than 2,500 feet) and outside flood hazard areas;
2. That the rezoning request will bring the existing non-conforming manufactured home park into compliance within the Zoning Ordinance, is compatible with surrounding properties developed with manufactured homes, is located on an identified major transportation corridor, is outside high elevations greater than 2500 feet, and is outside 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:

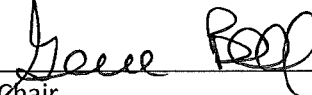
1. That the Board of Commissioners **approve** this application for a zoning change to tax lot PIN 9633-61-6102 (southeast of 9 Entrekin Ln) which is currently unzoned, and tax lot PIN 9633-61-2496 (9 Entrekin Ln) which is currently zoned Employment (EMP);

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

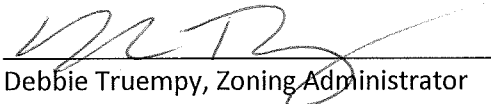
Adopted by a vote of 7 to 0.

This the 18<sup>th</sup> day of June, 2018.

BUNCOMBE COUNTY PLANNING BOARD

By:   
Chair

Consented to:  
Planning Board Members:  
Nancy Waldrop  
David Rittenberg  
Thad B. Lewis  
Billy Taylor *ABSENT*  
Dusty Pless  
Joan M. Walker *ABSENT*  
Robert J. Martin  
Gene Bell  
Parker Sloan

  
Debbie Truempy, Zoning Administrator

Approved as to form:


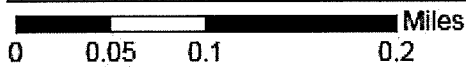
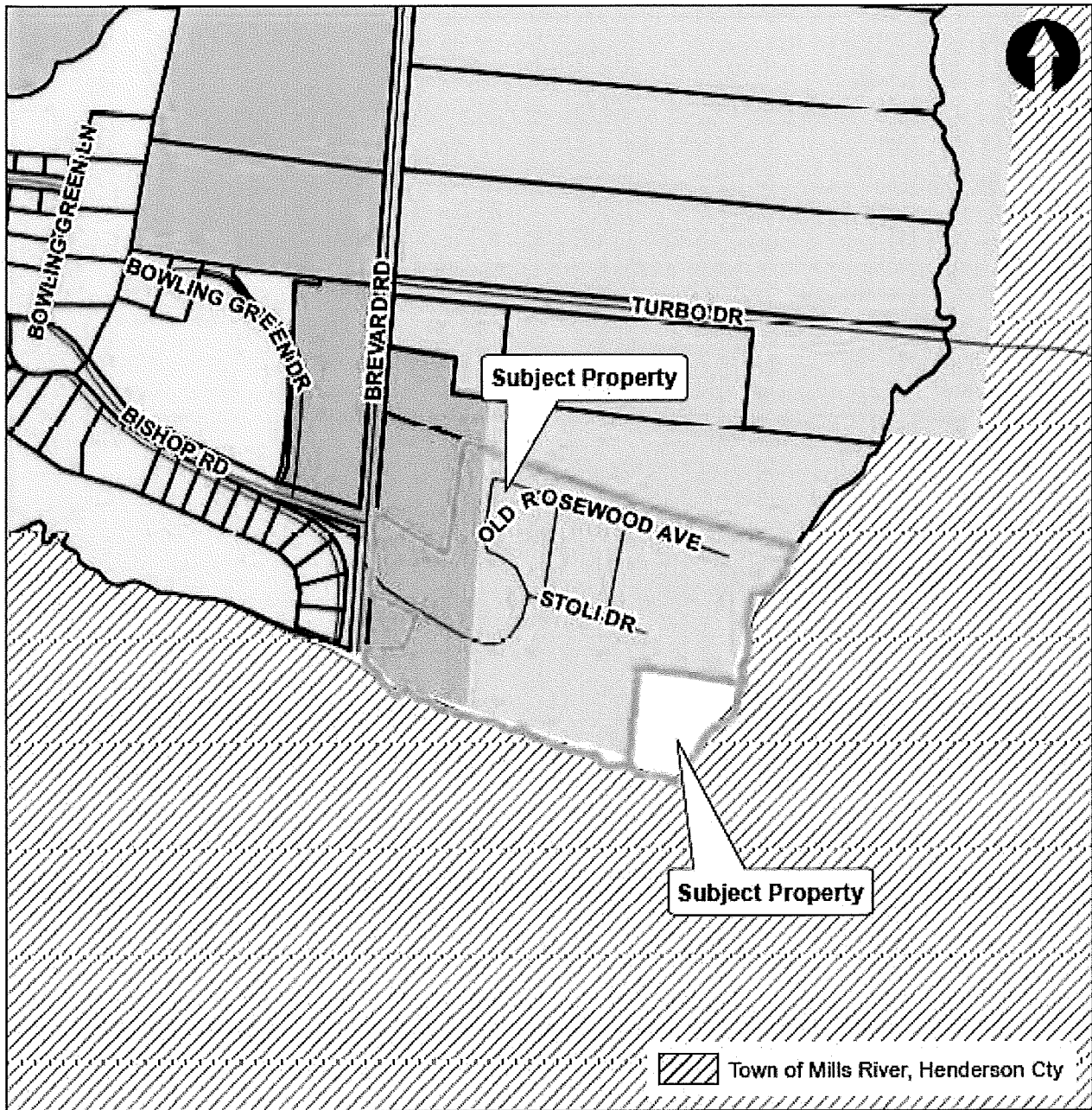
  
Brandon Freeman, Staff Attorney

Figure A



## She-Can, LLC Map Amendment

Case Number: ZPH2018-00025  
 PIN Number: 9633-61-6102 and 9633-61-2496  
 Approximate Property Size: 22.03 acres  
 Application Date: May 18, 2018  
 PB Hearing Date: June 18, 2018  
 Created By: Buncombe Co. Planning  
 Date: 6/4/2018

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|-----|-----|------|
| 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