

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 Wade A. Watkins requesting an amendment to The Official Zoning Map of Buncombe County on the parcel identified as follows and as shown herein as "Figure A":

PIN 9679-90-0385 located at 80 New Salem Road, which is currently zoned Single Family Residential District R-1. The Applicant is requesting that the zoning designation for the property be changed from Single Family Residential District R-1 to Residential District 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 notice of the public hearing concerning this zoning map amendment has 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 Comprehensive Land Use Plan and on whether the requested zoning change is reasonable and in the public interest; and

WHEREAS, the Planning Board has reviewed the application, has heard public comment, and consulted with planning staff, and, after careful review, has determined that it is in order to approve this application and make recommendation to the Board of Commissioners for Buncombe County that the application be approved.

Based on the facts as set forth above 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 Wade A. Watkins:

1. said zoning change is consistent with the Buncombe County Comprehensive Land Use Plan and Updates as the 2006 Buncombe County Comprehensive Land Use Plan Update indicates that R-3 "is suitable for higher density uses and manufactured homes" (VII-3);
2. that the map amendment would be consistent with the surrounding area, which contains a mix of housing types, including manufactured homes, and the subject property is adjacent to Residential District R-3; and

3. therefore said zoning change is reasonable and is in the public interest.

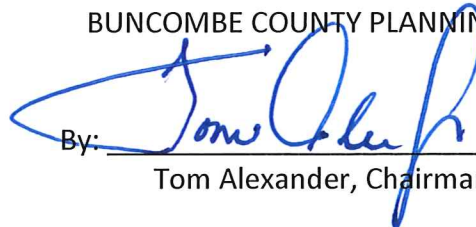
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners approve this application for a zoning change for PIN 9679-90-0385, as shown in Attachment A, from Single Family Residential District R-1 to Residential District R-3.

Adopted by a vote of 5 to 0.

This the 9th day of September, 2013.

BUNCOMBE COUNTY PLANNING BOARD

By: 
Tom Alexander, Chairman

Consented to:

Planning Board Members:

Jim Young (absent)
Bernie Kessel
Joe Sechler
Josh Holmes
Bud Sales (absent)
Tom Alexander (recused)
Michelle Wood
Greg Phillips (absent)
Catherine Martin


Josh O'Conner, Zoning Administrator

Approved as to form:

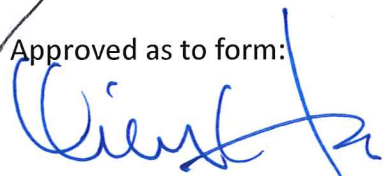
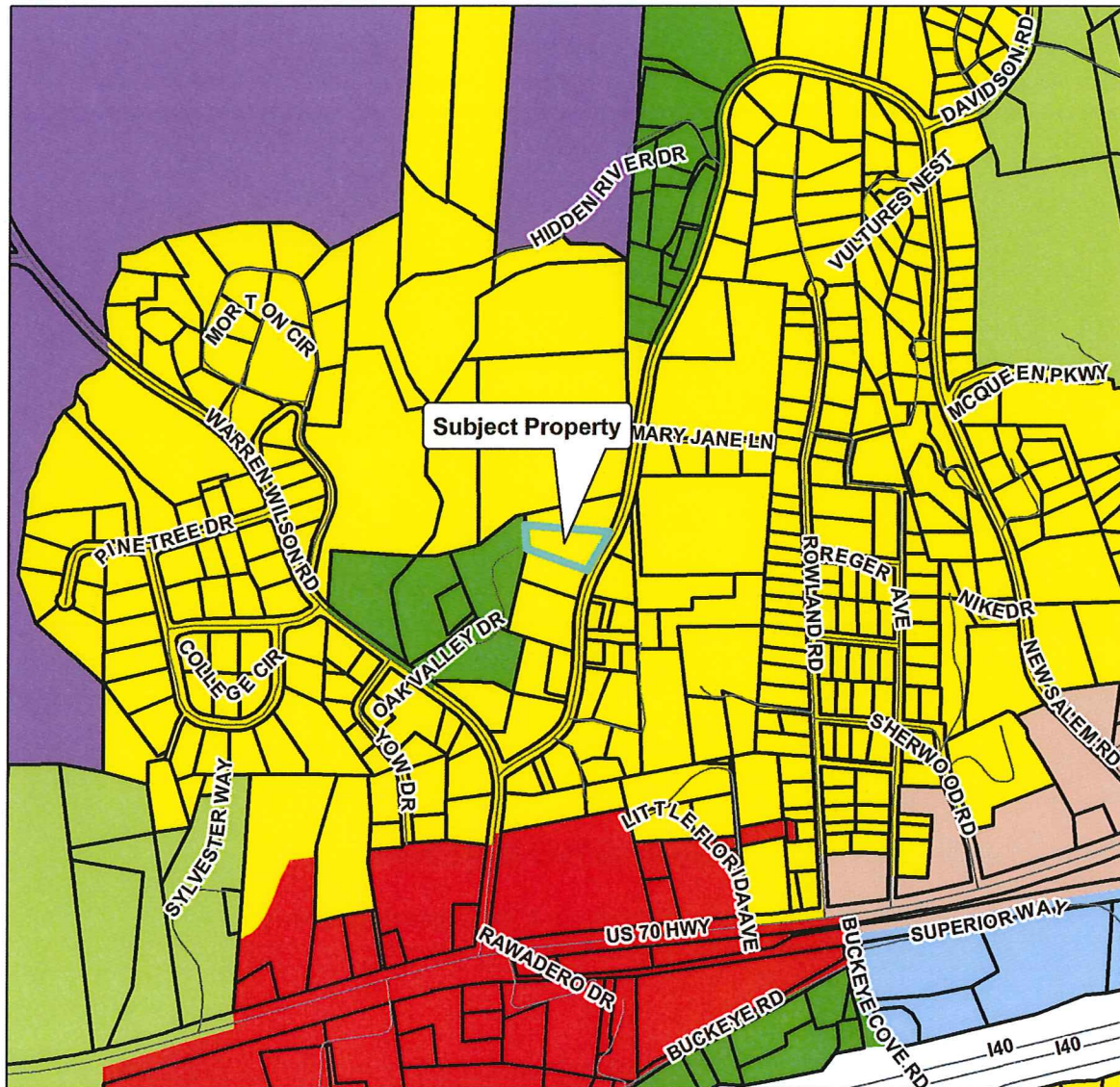

Michael C. Frue, County Attorney

Figure A



Wade A. Watkins Map Amendment

0 0.15 0.3
Miles

Zoning Districts

BDM
CS
EMP
NS
OU

PS

R-1
R-2
R-3
R-LD

Zoning Overlays

Blue Ridge Parkway Overlay
Protected Ridge Overlay
Protected Ridge & Parkway
Steep Slope/High Elev.
Steep Slope/High Elev. & Pkwy

Case Number: ZPH2013-00021
Approximate Property Size: 1.3 acres
Application Date: August 8, 2013
Planning Board Hearing Date: September 9, 2013



Created By: Buncombe County Planning
Date: August 27, 2013