RESOLUTION OF PLANNING BOARD RECOMMENDATIONS 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 Angela Allen requesting an amendment to The Zoning Maps on the parcels identified as follows:

PIN: 9688-03-8776, located at 7 Della Ree Lane, which is currently zoned Single Family Residential District R-1. The Applicant is requesting that the zoning designation be changed from R-1 to Residential District R-3;

PIN: 9688-03-8625, located at 7 Della Ree Lane, which is currently zoned Single Family Residential District R-1. The Applicant is requesting that the zoning designation be changed from 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), 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 N.C. Gen. Stat. § 153A-344 and Section 78-719 of the Buncombe County Code of Ordinance , 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

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 Maps as set forth in the said application of Angela Allen:

1. said zoning change is consistent with the Buncombe County Comprehensive Land Use Plan and Updates as the Buncombe County Comprehensive Land Use Plan Update indicated that R-3 is suitable for higher density uses and mobile homes (Buncombe County Comprehensive Land Use Plan Update, VII-3);

2. the subject property is adjacent to R-3 and surrounded by uses allowed in the R-3 zoning district but now allowed in the R-1 zoning district such as mobile homes and mobile home parks; and

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 for PINs # 9688-03-8776 and 9688-03-8625 from Single Family Residential District R-1 to Residential District R-3.

Adopted by a vote of 9 to 0.

This the 7th day of February, 2011.

BUNCOMBE COUNTY PLANNING BOARD

By: _____
Tom Alexander, Chairman

Consented to:

Planning Board Members:

Rod Hudgins
Bernie Kessel
Joe Sechler
Josh Holmes
Scott Hughes
Tom Alexander
Michelle Wood
Les Mitchell
Greg Phillips

_____
Jon E. Creighton, Zoning Administrator

Approved as to form:

_____
Michael C. Frue, County Attorney