

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 Anne Winner on behalf of EAL Holdings, LLC requesting an amendment to The Zoning Maps on the parcel identified as follows:

the portion of PIN: 9653-07-9862, located at 495 Watson Road, which is currently zoned Residential District R-2. The Applicant is requesting that the zoning designation be changed from Residential District R-2 to Employment District EMP;

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 Anne Winner on behalf of EAL Holdings, LLC:

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 the EMP District is “primarily intended to provide appropriately located sites for employment concentrations primarily for office type uses, industrial uses, storage and warehousing, and wholesale trade” (Buncombe county Comprehensive Land Use Plan 2006 Update, VII-4);

2. the subject property is adjacent to EMP and is within the vicinity of a mix of office, industrial, and commercial uses along Airport Road and is consistent with surrounding uses;
3. that the requested zoning would bring an existing non-conforming structure into compliance with the Zoning Ordinance of Buncombe County; and
4. 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 the portion of PIN # 9653-07-9862 zoned Residential District R-2 to Employment District EMP.

Adopted by a vote of 7 to 0.

This the 16th day of May, 2011.


BUNCOMBE COUNTY PLANNING BOARD

By: 
Bernie Kessel, Vice-Chairman, presiding

Consented to:

Planning Board Members:

Rod Hudgins
Bernie Kessel
Joe Sechler
Josh Holmes
Scott Hughes
Tom Alexander (absent)
Michelle Wood
Greg Phillips


Josh O'Conner, Zoning Administrator

Approved as to form:


Michael C. Frue, County Attorney