

# Buncombe County Government

**Planning and Development**  
46 Valley Street  
Asheville, NC 28801

**Jon E. Creighton**  
Assistant County Manager/Planning Director  
Telephone (828) 250-4830  
Fax (828) 250-6086

## CERTIFICATION

I, Josh O'Conner on behalf of the Buncombe County Planning Department, do hereby certify that I, as Zoning Administrator for Buncombe County, did cause the attached notice regarding hearings for **zoning text amendments** to be held by the Buncombe County Board of Commissioners on **October 4, 2011** to be forwarded to the Asheville Citizen-Times for publication on **September 15, 2011** and **September 22, 2011** as evidenced by the attached Affidavit of Publication.

Buncombe County Planning Department

Josh O'Conner  
Zoning Administrator

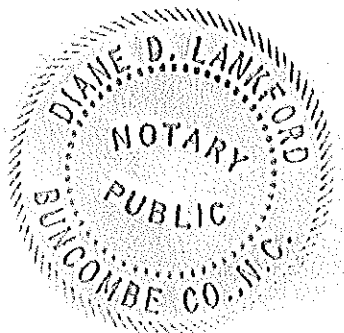
STATE OF NORTH CAROLINA

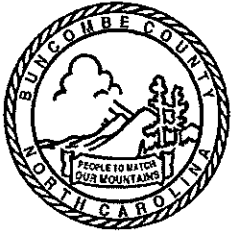
COUNTY OF BUNCOMBE

Sworn to and subscribed before me this 26 day of Sept, 2011.

Diane D. Lanford  
Notary Public

10-27-14  
Commission Expires





# Buncombe County Government

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## Planning and Development

46 Valley Street  
Asheville, NC 28801

**Jon E. Creighton**

**Assistant County Manager/Planning Director**

Telephone (828) 250-4830

Fax (828) 250-6086

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Buncombe County Board of Commissioners will hold a public hearing on Tuesday, October 4, 2011 at 4:30 pm in the Commissioners' Chambers located at 30 Valley Street, Asheville, NC 28801 to consider the following amendments to Chapter 78 of the Buncombe County Code of Ordinances, The Zoning Ordinance of Buncombe County:

#### Rooming Houses and Vacation Rentals

Delete from §78-581. *Definitions*. the definitions for *Rooming house* and *Vacation rental* and replace in their entirety;

Add to §78-581. *Definitions*. a definition for *Vacation rental complex*;

Add a new section to §78-678(13). *Conditional use standards*. To be called *Vacation Rental Complex or Rooming House*. which shall set standards for the development of vacation rental complexes or rooming houses to include: frontage requirements; minimum distance between buildings; access of each dwelling unit to streets, walkways, or other common uses, and to ensure acceptable levels of emergency vehicle access; water and waste systems; parking; signage; bathrooms; and lighting;

Revise §78-641(a). *Permitted use table*. to delete *Rooming houses and Vacation rentals* and to add as separate categories *Vacation rentals*, *Vacation rental complex*, and *Rooming House*. *Vacation rentals* shall be permitted in all districts; a *Vacation Rental Complex* shall be conditional in R-3, NS, CS, EMP, PS, BDM, and OU; and a *Rooming House* shall be conditional in R-2 and EMP and permitted in R-3, NS, CS, PS, and OU;

Revise §78-645. *Steep Slope/High Elevation Overlay Permitted Use Table* to make *Vacation rentals* a permitted use in all districts; and to add as a separate category *Vacation rental complex; less than 11 units* which shall be conditional in R-3, NS, CS, EMP, PS, BDM, and OU; and

Revise §78-646. *Protected Ridge Overlay Permitted Use Table* to add *Vacation rentals* as a separate category which shall be permitted in all districts.

For more information, please see the proposed text amendments available on Buncombe County's website: [www.buncombecounty.org/](http://www.buncombecounty.org/) or call Buncombe County

Planning and Development, (828) 250-4830. Questions may also be emailed to [zoningquestions@buncombecounty.org](mailto:zoningquestions@buncombecounty.org).

Joshua O'Conner, Zoning Administrator

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Please run this under Legal Notices **Thursday, September 15 and Thursday, September 22, 2011**, and send the affidavit of publication to the above address.

## AFFIDAVIT OF PUBLICATION


### BUNCOMBE COUNTY

SS.

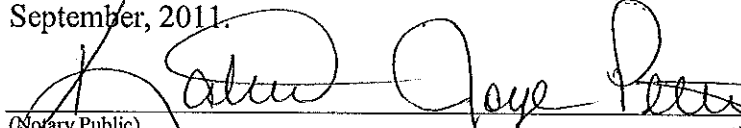
### NORTH CAROLINA

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified and authorized by law to administer oaths, personally appeared **Elyse Giannetti**, who, being first duly sworn, deposes and says: that she is the **Legal Billing Clerk of The Asheville Citizen-Times**, engaged in publication of a newspaper known as **The Asheville Citizen-Times**, published, issued, and entered as first class mail in the City of Asheville, in said County and State; that she is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in **The Asheville Citizen-Times** on the following dates: September 15<sup>th</sup>, 22<sup>nd</sup>, 2011. And that the said newspaper in which said notice, paper, document or legal advertisement was published was, at the time of each and every publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

Signed this 22nd day of September, 2011

  
(Signature of person making affidavit)

Sworn to and subscribed before me the 22nd day of September, 2011.

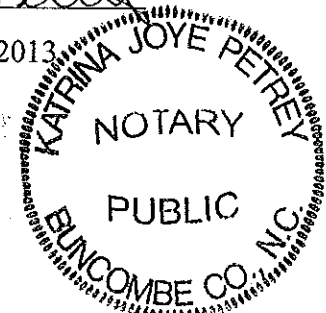
  
(Notary Public)

My Commission expires the 5<sup>th</sup> day of October, 2013

(828) 232-5830 | (828) 253-5092 FAX

14 O. HENRY AVE. | P.O. BOX 2090 | ASHEVILLE, NC 28802 | (800) 800-4204

 GANNETT



**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the Buncombe County Board of Commissioners will hold a public hearing on Tuesday, October 4, 2011 at 4:30 pm in the Commissioners' Chambers located at 30 Valley Street, Asheville, NC 28801 to consider the following amendments to Chapter 78 of the Buncombe County Code of Ordinances, The Zoning Ordinance of Buncombe County:  
**Rooming Houses and Vacation Rentals**  
Delete from 78-581: Definitions, the definitions for rooming house and vacation rental and replace in their entirety;  
Add to 78-581: Definitions, a definition for Vacation rental complex;  
Add a new section to 78-678(13), Conditional use standards, to be called Vacation Rental Complex or Rooming House, which shall set standards for the development of vacation rental complexes or rooming houses to include: frontage requirements; minimum distance between buildings; access of each dwelling unit to streets, walkways, or other common uses; and to ensure acceptable levels of emergency vehicle access; water and waste systems; parking; signage; bathrooms; and lighting;  
Revise 78-641(a), Permitted use table, to delete rooming houses and vacation rentals and to add as separate categories Vacation rentals, Vacation rental complex, and Rooming House. Vacation rentals shall be permitted in all districts; a Vacation Rental Complex shall be conditional in R-3, NS, CS, EMP, PS, BDM, and OU; and a Rooming House shall be conditional in R-2 and EMP and permitted in R-3, NS, CS, PS, and OU;  
Revise 78-645, Steep Slope/High Elevation Overlay Permitted Use Table to make Vacation rentals a permitted use in all districts; and to add as a separate category Vacation rental complex; less than 11 units which shall be conditional in R-3, NS, CS, EMP, PS, BDM, and OU; and  
Revise 78-646, Protected Ridge Overlay Permitted Use Table to add Vacation rentals as a separate category which shall be permitted in all districts.  
For more information, please see the proposed text amendments available on Buncombe County's website: [www.buncombepublic.com](http://www.buncombepublic.com) or call Buncombe County Planning and Development, (828) 250-4830. Questions may also be emailed to [zoningquestions@buncombepublic.com](mailto:zoningquestions@buncombepublic.com).  
Joshua O'Conner, Zoning Administrator  
September 15, 22, 2011 (8717)