

RESOLUTION OF PLANNING BOARD RECOMMENDATIONS TO THE BUNCOMBE COUNTY BOARD
OF COMMISSIONERS FOR PROPOSED ZONING MAP AMENDMENT

- WHEREAS, the Planning Board has reviewed General Assembly of North Carolina Session Law 2012-121 at their regular September 10, 2012 meeting and has determined that action is necessary in order to bring certain properties under the zoning jurisdiction of Buncombe County both as directed by the General Assembly and as opportunities have arisen; and
- WHEREAS, at their regular September 10, 2012 meeting the Planning Board resolved to sponsor and initiate an amendment to the Official Zoning Map of Buncombe County, North Carolina ("Official Zoning Map") to incorporate the parcels identified as follows, which are currently not zoned, to be zoned Employment (EMP):
- PINs 9643-81-9765 (Underwood Road North of the intersection with Piney Drive); 9643-81-9653 (Underwood Road North of the intersection with Piney Drive); 9643-81-7692 (93 Underwood Road); 9643-81-6275 (Underwood Road North of the intersection with Fanning Bridge Road); 9643-80-7599 (1291 Fanning Bridge Road); 9643-81-9103 (29 Norman Road); 9643-81-9433 (Underwood Road South of the intersection with Piney Drive); 9643-82-6152 (99 Underwood Road); 9643-81-5686 (95 Underwood Road); 9643-81-9219 (92 Underwood Road); and
- WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which this map amendment was considered have been properly mailed to members of the Planning Board, the 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; and
- 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 zoning change is consistent or inconsistent with the Comprehensive Land Use Plan; and
- WHEREAS, the Planning Board has reviewed the proposed map amendment, has heard public comment, and consulted with planning staff, and, after careful review, has determined that it is in order to approve this map amendment and make recommendation to the Board of Commissioners for Buncombe County that the proposed map amendment 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:

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 describes the EMP district as "intended to provide appropriately located sites for employment concentrations primarily for office type uses, industrial uses, storage and warehousing, and wholesale trade. This EMP district includes existing industrial and office areas and sites suited for future development" (VII-4);
2. that the property is not currently zoned and is located in the jurisdiction of Buncombe County;
3. that the property is located in a mixed-use area within close proximity to I-26 and the Asheville Regional Airport; and
4. 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 Official Zoning Map amendment for the following properties to be incorporated into the Official Zoning Map and to be zoned as Employment (EMP):
 - i. PINs 9643-81-9765 (Underwood Road North of the intersection with Piney Drive); 9643-81-9653 (Underwood Road North of the intersection with Piney Drive); 9643-81-7692 (93 Underwood Road); 9643-81-6275 (Underwood Road North of the intersection with Fanning Bridge Road); 9643-80-7599 (1291 Fanning Bridge Road); 9643-81-9103 (29 Norman Road); 9643-81-9433 (Underwood Road South of the intersection with Piney Drive); 9643-82-6152 (99 Underwood Road); 9643-81-5686 (95 Underwood Road); 9643-81-9219 (92 Underwood Road).

Adopted by a vote of 8 to 0.

This the 1st day of October, 2012.

BUNCOMBE COUNTY PLANNING BOARD

By:  _____
Tom Alexander, Chairman

Consented to:

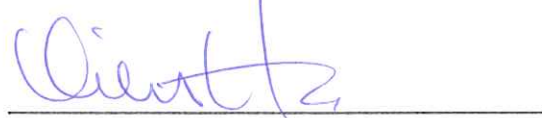
Planning Board Members:

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



Josh O'Conner, Zoning Administrator

Approved as to form:



Michael C. Frue, County Attorney