

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 Branch Banking & Trust requesting an amendment to The Zoning Maps on the parcel identified as follows:

PIN: 9678-48-7248-00000, located at 5 Teems Lane, which is currently zoned Residential District (R-2); requesting Residential District (R-3); and

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 required zoning map amendment has been prominently posted as required;

WHEREAS, The Planning Board has reviewed the application, has heard public comment, and consulted with planning staff, and determined that the proposed amendment to The Zoning Maps is not consistent with the provisions of the Buncombe County Land Use Plan and The Zoning Maps, and, after careful review, has determined that it is in order to deny this application and make recommendation to the Board of Commissioners for Buncombe County that the application be denied.

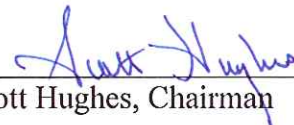
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby finds and concludes as follows:

1. The proposed amendment to The Zoning Maps as set forth in the said application of Branch Banking & Trust is not consistent with the Buncombe County Land Use Plan, nor is it reasonable or in the public interest, as the property is not located in an area suitable for R-3 development. Furthermore, it is not consistent the surrounding area which is characterized by single family stick built residential uses, and the rezoning of this property may lead to the encroachment of uses not currently allowed in the area such as mobile homes, mobile home parks, and travel trailer parks.
2. This Planning Board hereby recommends that this application be denied by the Board of Commissioners.

3. This resolution is approved by a vote of 7-0 (Aye: Les Mitchell, Scott Hughes, Joe Sechler, Greg Phillips, Josh Holmes, Michelle Pace Wood, and Tom Alexander) and shall be effective upon its adoption.

This the 1st day of March, 2010.

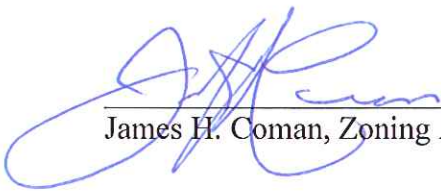
BUNCOMBE COUNTY PLANNING BOARD

By: 
Scott Hughes, Chairman

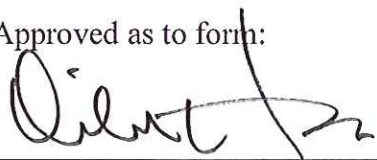
Consented to:

Planning Board Members:

Les Mitchell
Scott Hughes
Joe Sechler
Greg Phillips
Josh Holmes
Michelle Pace Wood
Tom Alexander


James H. Coman, Zoning Administrator

Approved as to form:


Michael C. Frue, County Attorney