

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 Craig Justus on behalf of WNC Mountain Land Corporation, LLC requesting an amendment to The Zoning Maps on the parcel identified as follows:

PIN: 9677-21-2227-00000, located on Charlotte Highway South of the intersection with Cedar Mountain Road, which is currently zoned Low-Density Residential District (R-LD); requesting Neighborhood Service District (NS); 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 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 approve this application and make recommendation to the Board of Commissioners for Buncombe County that the application be approved.

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

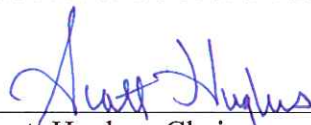
1. The proposed amendment to The Zoning Maps as set forth in the said application of Craig Justus on behalf of WNC Mountain Land Corporation, LLC is consistent with the Buncombe County Land Use Plan, reasonable, and in the public interest, as the property is located in an area suitable for NS development. Furthermore, the property has access to public utilities and fronts along a major highway, and is in close proximity to residential uses to which a potential neighborhood business could provide service. As there are a number of existing commercial uses located within a reasonable distance, the Board finds an amendment to NS to be appropriate.

2. This Planning Board hereby recommends that this application be approved by the Board of Commissioners.

3. This resolution is approved by a vote of 5-2 (Aye: Scott Hughes, Greg Phillips, Josh Holmes, Michelle Pace Wood, and Tom Alexander; Nay: Les Mitchell and Joe Sechler) and shall be effective upon its adoption.

This the 1st day of March, 2010.

BUNCOMBE COUNTY PLANNING BOARD

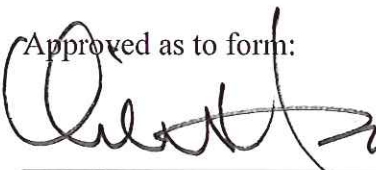
By: 
Scott Hughes, Chairman

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