

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

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WHEREAS, the Zoning Administrator for Buncombe County has received an application from Don Hunley requesting an amendment to The Zoning Maps on the parcel identified as follows:

PIN: 9679-86-5531-00000, located on Warren Wilson Road East of the intersection with Halcyon Hill Road, which is currently zoned Single Family Residential District (R-1); 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 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.

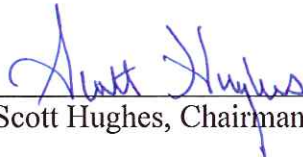
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby finds and concludes as follows:

1. The proposed amendment to The Zoning Maps as set forth in the said application of Don Hunley 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 NS development. Furthermore, such a rezoning could lead to the encroachment of a commercially zoned property into an area that is characterized by low-density residential uses. Approving the requested rezoning would result in less strict zoning requirements for the subject property and thus cause a land use that is not in harmony with the surrounding area. The proposed zoning could lead to the encroachment of commercial uses into an area characterized by residential uses and Warren Wilson College.

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 1<sup>st</sup> day of March, 2010.

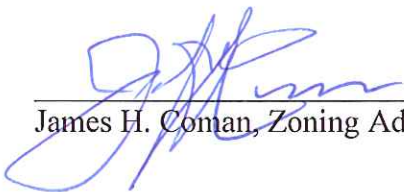
BUNCOMBE COUNTY PLANNING BOARD

By:   
Scott Hughes, Chairman

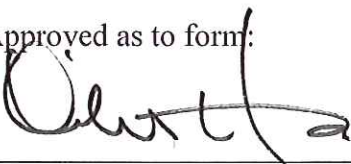
Consented to:

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