

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 Danielle DeMarino requesting an amendment to The Zoning Maps on the parcels identified as follows:

PIN: 0629-76-1375-00000, located at 140 Holly Street, which is currently zoned Single Family Residential District (R-1) requesting Public Service District (PS); and

PIN: 0629-76-2329-00000, located adjacent to the Northeastern property line of 140 Holly Street, which is currently zoned Single Family Residential District (R-1) requesting Public Service District (PS); 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 Danielle DeMarino is not consistent with the Buncombe County Land Use Plan, nor is it reasonable or in the public interest, as the property is not owned or operated by an institution. Furthermore, it is not consistent the surrounding area which is characterized by single family site built residential uses as well as vacant, wooded land owned by the Lifeway Ridgecrest

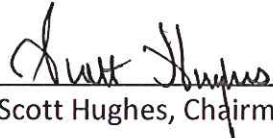
Conference Center, and the variety of uses allowed within the PS zoning district would encroach on a single family residential neighborhood.

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 5-2 (Aye: Les Mitchell, Scott Hughes, Tom Alexander, Rod Hudgins, and Michelle Pace Wood; Nay: Josh Homes and Bernie Kessel) and shall be effective upon its adoption.

This the 15th day of March, 2010.


BUNCOMBE COUNTY PLANNING BOARD

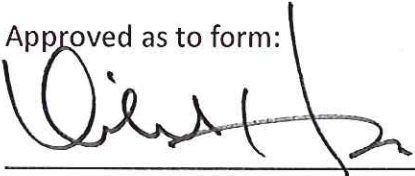
By: 
Scott Hughes, Chairman

Consented to:

Planning Board Members:

Les Mitchell
Scott Hughes
Rod Hudgins
Josh Holmes
Michelle Pace Wood
Tom Alexander
Bernie Kessel


James H. Coman, Zoning Administrator

Approved as to form:

Michael C. Frue, County Attorney