

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 Frank Rosa requesting an amendment to The Zoning Maps on the parcels identified as follows:

PIN: 9626-80-9493-00000, located at 1464 Brevard Road, which is currently zoned Neighborhood Service District (NS) requesting Commercial Service District (CS); and

PIN: 9625-99-1905-00000, located at 1498 Brevard Road, which is currently zoned Neighborhood Service District (NS) requesting Commercial Service District (CS); and

PIN: 9626-90-0127-00000, located between 1464 and 1498 Brevard Road, which is currently zoned Neighborhood Service District (NS) requesting Commercial Service District (CS); 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 Frank Rosa is consistent with the Buncombe County Land Use Plan, is reasonable and is in the public interest, as the property is located in an area suitable for CS development. Furthermore, the requested zoning

designation is consistent with surrounding zoning, as properties adjacent to the Northern portion of the property are zoned Commercial Business District II (CBII) by the City of Asheville. Additionally the property is located along a major traffic arterial, and is separated from the residential property to the East and South by the right of way of Dry Ferry Road and Brevard Road.

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 7-0 (Aye: Les Mitchell, Scott Hughes, Rod Hudgins, Josh Holmes, Michelle Pace Wood, Tom Alexander, and Bernie Kessel) and shall be effective upon its adoption.

This the 15<sup>th</sup> day of March, 2010.


BUNCOMBE COUNTY PLANNING BOARD

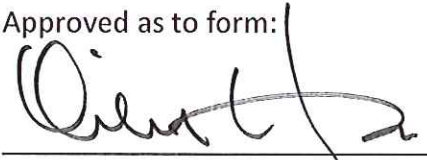
By:   
Scott Hughes, Chairman

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