

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 Stan Robinson in the name of The Views at Walnut Cove requesting an amendment to The Zoning Maps on the parcel identified as follows:

PIN: 9623-99-3986-00000, located at 863 Pennsylvania Road, 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 Stan Robinson in the name of The Views at Walnut Cove 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 homes on large lots, agricultural development, residential subdivisions, and vacant land. Additionally, 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, Rod Hudgins, Josh Holmes, Michelle Pace Wood, Tom Alexander, 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

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James H. Coman, Zoning Administrator

Approved as to form:

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Michael C. Frue, County Attorney