



property is to the south of a large commercial corridor within the City of Asheville's Extra Territorial Jurisdiction (ETJ) zoned CBII (Commercial Business District II) which allows a wide variety of commercial uses and located along a major traffic arterial.

AFFECT ON SURROUNDING PROPERTIES AND USES: The requested zoning would be consistent with surrounding uses. The commercial area to the north of the subject property contains uses including but not limited to light industrial uses, a service station, a restaurant, and mini-storage. The requested rezoning to CS would be consistent with the surrounding area and the commercial development within the City of Asheville's ETJ zoned CBII. Additionally the properties are separated from the residential property to the east and south by the right of way of Dry Ferry Road and Brevard Road.

BENEFITS AND/OR DETRIMENTS THE REZONING WILL HAVE ON OWNERS, ADJACENT NEIGHBORS, AND THE SURROUNDING COMMUNITY: The requested zoning would be a benefit to the owner, adjacent neighbors, and surrounding community as it is consistent with the commercial zoning to the north of the subject properties. Additionally the property is separated from the residential property to the east and south by the right of way of Dry Ferry Road and Brevard Road.

SUMMARY: In conclusion, the requested rezoning is consistent with the Buncombe County Comprehensive Land Use Plan, is consistent with the surrounding area, and would be consistent with the CBII property to the north within the City of Asheville's ETJ. Therefore the Buncombe County Department of Planning and Development recommends APPROVAL of the request.