

Buncombe County Agenda Item Information Sheet

AGENDA ITEM:

Amendment to the text of the Zoning Ordinance relating to public and private utilities and energy generation facilities

MEETING DATE:

January 7, 2014

REQUESTED BY:

County Planning Department

Background information

The proposed amendment language was generated in response to recommendations developed in the most recent Comprehensive Land Use Plan Update regarding utilities and energy generation facilities. For specific language in the Land Use Plan update, please refer to Section 6 of the 2013 Update, or the statement of consistency located on pages one and two of the Planning Board's December 2nd resolution. The Planning Board recommended approval of the language at their December 2, 2013 meeting in a vote of 6 to 0.

Pros

- Public and private energy generation facilities would be regulated based on the scope of impact they propose.
- Conditional Use standards help to provide buffers and protection for residential districts and environmentally sensitive areas.
- The language promotes a balance between public safety interests, community interests, and the need for the development of utility infrastructure and energy generation facilities.
- *See Planning Board Resolution recommending approval*

Cons

None

Funds required

No funds are required

Alternatives

If the Board of Commissioners resolves to revise the language provided, it must be sent back to the Planning Board for review and hearing prior to a vote by the Board.

Action recommended:

Staff has recommended the approval of the language.

The Planning Board recommended approval of the request at their December 2, 2013 meeting in a vote of 6 to 0.