

Buncombe County Agenda Item Information Sheet

AGENDA ITEM:

Amendments to the text of the Zoning Ordinance relating to administrative changes generated in response to SL2013-126

MEETING DATE:

February 4, 2014

REQUESTED BY:

County Planning Department

Background information

The proposed amendment language was generated in response to SL2013-126, which set forth revised standards for public hearing procedures. In addition, other administrative changes relating to public hearing proceedings were included to provide further clarification and promote greater efficiency. For specific language in the Land Use Plan update, please refer to Section 7 of the 2013 Update, or the statement of consistency located on pages one and two of the Planning Board's January 6th resolution. The Planning Board recommended approval of the language at their January 6, 2014 meeting in a vote of 6 to 0.

Pros

- These changes are procedural and bring the County's Zoning Ordinance in line with recent changes to the North Carolina General Statutes.
- By allowing the Zoning Administrator to also bring forward amendments to the Zoning Ordinance the review process required for zoning amendments can be expedited where necessary.
- Clarification of the language regarding the variance process will help guide applicants and concerned citizens to provide more relevant evidence to the Board of Adjustment regarding specific variance cases.
- *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 January 6, 2014 meeting in a vote of 6 to 0.