

RESOLUTION OF PLANNING BOARD RECOMMENDATION 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 Zach Penland requesting an amendment to The Official Zoning Map of Buncombe County (ZPH2015-00009), and the Zoning Administrator has requested that a parcel directly adjacent to said proposed amendment be included along with the application, and the parcel is identified as follows and as shown herein as "Figure A":

PIN 9699-60-8454 (2690 US 70 Hwy), which is currently zoned Residential District R-3;

The Zoning Administrator is requesting that the zoning designation for the above parcel be considered concurrently with the application from Zach Penland, who is requesting a change from the existing zoning designation of Residential District R-3 to Commercial Service District CS;

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), owner(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 zoning map amendment has been prominently posted as required;

WHEREAS, pursuant to N.C. Gen. Stat. §153A-344 and §78-719 of the Buncombe County Code of Ordinances, the Planning Board is charged with making a recommendation to the Board of Commissioners and to comment on whether the requested zoning change is consistent or inconsistent with the Buncombe County Comprehensive Land Use Plan and Updates and on whether the requested zoning change is reasonable and in the public interest; and

WHEREAS, the Planning Board has reviewed the application, has heard public comment, and consulted with planning staff, 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.

Based on the facts as set forth above the Buncombe County Planning Board hereby finds and concludes as follows pertaining to the proposed amendment to the Zoning Map as set forth in the request by the Buncombe County Zoning Administrator:

1. said zoning change is consistent with the Buncombe County Comprehensive Land Use Plan and Updates because the Buncombe County Comprehensive Land

Use Plan 2013 Update (Figure 20. Appropriate Development Types) highly suggests that commercial development be located within reasonable proximity to major transportation corridors and to infrastructure (combined water/sewer service area);

2. the subject property is adjacent to property zoned Commercial Service CS and contains a commercial use; and
3. therefore said zoning change is reasonable and in the public interest.

NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners approve this application for a zoning change for tax lot PIN 9699-60-8454 (2690 US 70 Hwy), which is currently zoned Residential District R-3, as shown in Attachment A, to Commercial Service District CS.

Adopted by a vote of 7 to 0.

This the 20th day of April, 2015.

BUNCOMBE COUNTY PLANNING BOARD

By: 

Chair

Consented to:

Planning Board Members:

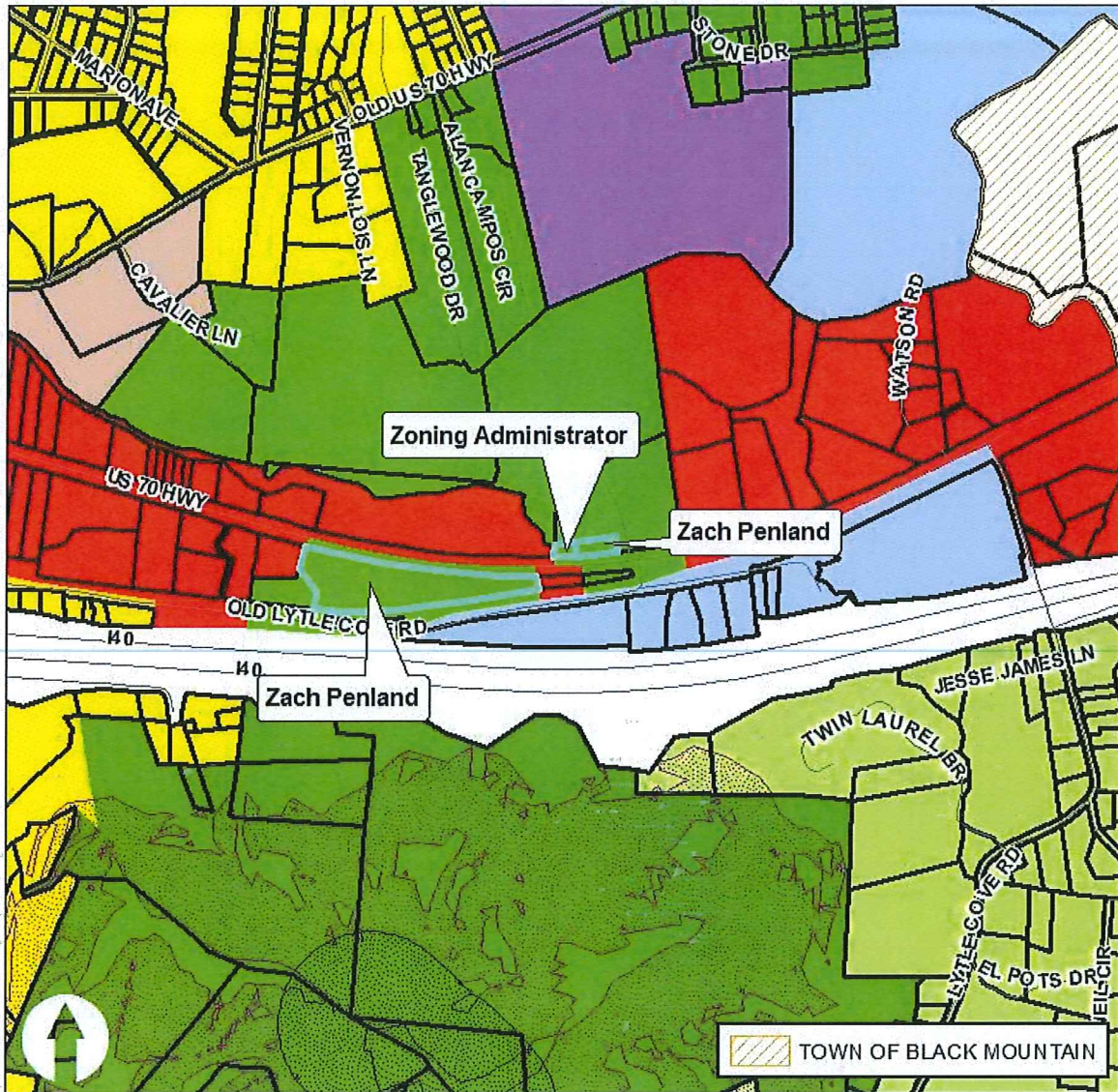
Nancy Waldrop
David Rittenberg
Thad B. Lewis
Dusty Pless
Joan M. Walker
Robert J. Martin
Gene Bell
Parker Sloan
Bob Taylor


Debbie Truempy, Zoning Administrator

Approved as to form:


Michael C. Frue, Senior Staff Attorney

Figure A



0 0.2 0.4
Miles

Zach Penland & Zoning Administrator Map Amendments

Case Number: ZPH2015-00009 & -00012
 Approximate Property Size: 6.45 acres
 Application Date: March 5 & 6, 2015
 Planning Board Hearing Date: April 20, 2015

Created By: Buncombe County Planning
 Date: April 6, 2015

AI	EMP	R-1
BDM	NS	R-2
CR	OU	R-3
CS	PS	R-LD
Blue Ridge Parkway Overlay		
Protected Ridge Overlay		
Protected Ridge & Parkway		
Steep Slope/High Elevation		
Steep Slope/High Elev. & Pkwy		