

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 Ron Moore requesting an amendment to The Official Zoning Map of Buncombe County on the parcel identified as follows and as shown in Figure A attached:

tax lot PIN 9626-65-6320 (233 Oak Terrace Road);

The applicant is requesting that the zoning designation for this parcel be changed from Residential District (R-2) 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, 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 a 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 said application of Ron Moore:

1. said zoning change is **consistent** with the Buncombe County Comprehensive Land Use Plan and Updates because (Figure 20. Appropriate Development Types) “highly suggests” that moderate/intense commercial development be located outside of high elevations (greater than 2,500 feet) and outside of moderate and high slope stability areas. Moderate/intense commercial development is suggested outside of flood hazard area;
2. that moderate/intense commercial development is consistent with the nearby development pattern along the Brevard Road commercial corridor.
3. therefore said zoning change is reasonable and is 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 9626-65-6320 (233 Oak Terrace Road);

as shown in Figure A, from Residential District (R-2) to Commercial Service District (CS).

Adopted by a vote of 5 to 3.

This the 23rd day of January, 2017.

BUNCOMBE COUNTY PLANNING BOARD

By: _____

Chair

Consented to:

Planning Board Members:

Nancy Waldrop

David Rittenberg

Thad B. Lewis

Dusty Pless

Joan M. Walker (absent)

Robert J. Martin

Gene Bell

Parker Sloan

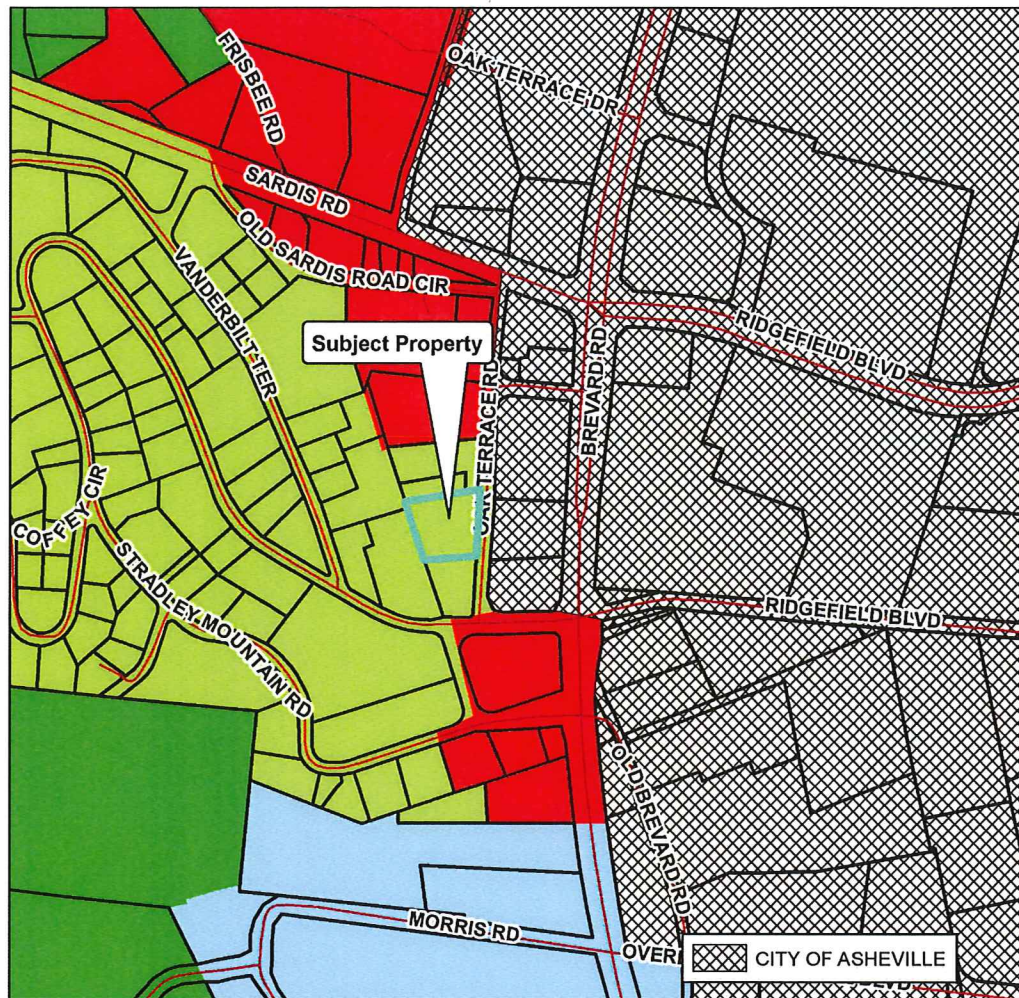
Bob Taylor

Debbie Truempy, Zoning Administrator

Approved as to form:

Michael Frue, Senior Staff Attorney

Figure A



0 0.05 0.1 0.2 Miles

Moore/4 x 4 Country and Cub Cadet Rezoning Application

Case Number: ZPH2016-00064

PIN Number: 9626.65.6320

Approximate Property Size: .80 acres

Application Date: December 12, 2016

PB Hearing Date: January 9, 2017

Created By: Buncombe Co. Planning

Date: 12/15/2016



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		