

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 David Hill (Hill Ventures, LLC) requesting an amendment to The Official Zoning Map of Buncombe County on the parcel identified as follows and as shown in Exhibit A attached:

tax lot PIN 9699-45-0630 (property northwest of 220 Pine Hill Drive);

The applicant is requesting that the zoning designation for this parcel be changed from R-LD (Low Density Residential District) to R-1 (Residential District);

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 deny this application and make a recommendation to the Board of Commissioners for Buncombe County that the application be denied.

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 David Hill (Hill Ventures, LLC):

1. said zoning change is **inconsistent** with the Buncombe County Comprehensive Land Use Plan and Updates because (Figure 20. Appropriate Development Types) suggests that single-family/duplex development be located outside of high elevations (greater than 2,500 feet), and the Plan “highly suggests” single-family/duplex development be located outside of moderate and high slope stability areas. The proposed map amendment would be inconsistent as the subject property contains an area that exceeds 2500 feet in elevation and may be prone to slope stability hazards;
2. therefore said zoning change is not reasonable and not in the public interest.

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

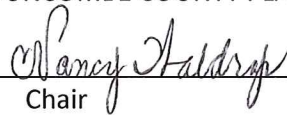
1. That the Board of Commissioners **deny** this application for a zoning change for tax lot PIN 9699-45-0630 (property northwest of 220 Pine Hill Drive);

as shown in Exhibit A, from R-LD (Low Density Residential District) to R-1 (Residential District);

Adopted by a vote of **4 to 3**.

This the 6th day of March, 2017.

BUNCOMBE COUNTY PLANNING BOARD

By: 
Chair

Consented to:

Planning Board Members:

Nancy Waldrop

David Rittenberg (absent)

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:


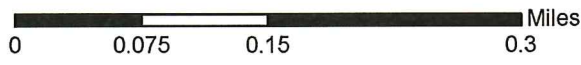
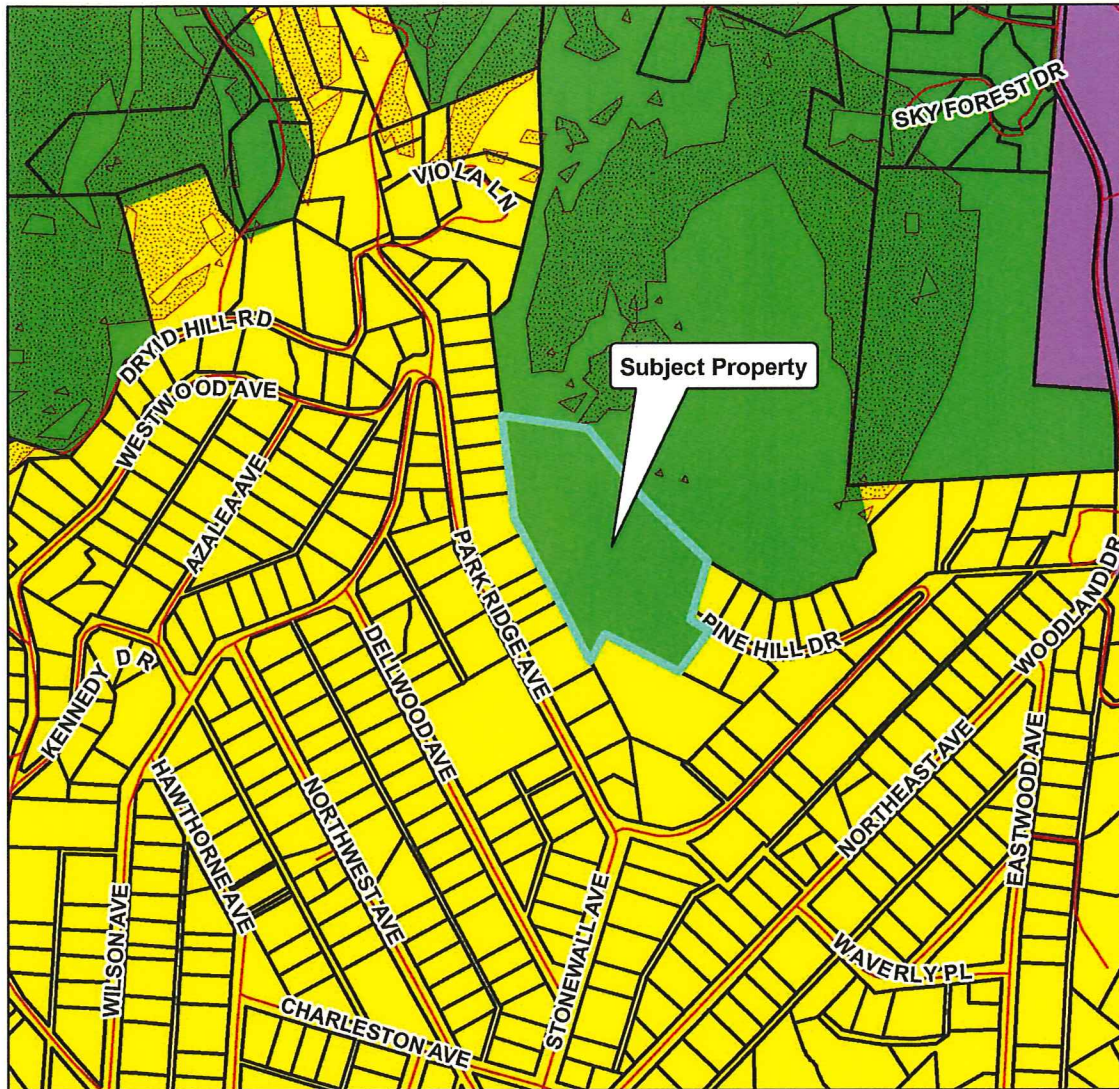

Michael Frue, Senior Staff Attorney
J. BRANDON FREEMAN

Exhibit A:



**Hill Ventures, LLC
Rezoning Application**

Case Number: ZPH2017-00006
 PIN Number: 9699.45.0630
 Approximate Property Size: 6.85 ac.
 Application Date: February 3, 2017
 PB Hearing Date: March 6, 2017



Created By: Buncombe Co. Planning
 Date: 2/17/2017

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		