

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 Duke Energy requesting amendments to The Official Zoning Map of Buncombe County on the parcels identified as follows and as shown in Figure A attached:

tax lot PIN #'s 9644-63-3144, 9644-62-3696, 9644-63-0052, 9644-42-8177, 9644-51-3806, 9644-51-4870, 9644-51-1258, 9644-51-2424, 9644-51-3500, & 9644-51-4518 (Properties located at and in the vicinity of 89 Aberdeen Dr; 96, 150, 167 & 168 New Rockwood Rd);

The applicant is requesting that the zoning designation for these parcels be changed from Residential District (R-3) to Employment (EMP);

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 notices of the public hearing concerning these zoning map amendments have 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 changes are consistent or inconsistent with the Buncombe County Comprehensive Land Use Plan and Updates and on whether the requested zoning changes are reasonable and in the public interest; and

That based upon the facts as set forth above and having reviewed the application, heard public comment, and consulted with planning staff, the Buncombe County Planning Board hereby finds and concludes as follows pertaining to the proposed amendments to the Zoning Map as set forth in the said application of Duke Energy:

1. That said zoning changes are **consistent** with the Buncombe County Comprehensive Land Use Plan and Updates because (Figure 20. Appropriate Development Types) identifies commercial/industrial development as “highly suggested” within reasonable proximity to major transportation corridors and “highly suggested” within combined water/sewer service areas. The Plan “highly suggests” that commercial/industrial development be located outside of steep slope areas (greater than 25%), outside of high elevations (greater than 2,500 feet) and outside of moderate and high hazard slope stability areas;
2. That the rezoning request is compatible with surrounding commercial/industrial development, adjacent EMP zoning and the subject properties are readily accessed by an identified transportation corridor that is maintained by the NCDOT, and can be served by public water and sewer.

3. Therefore said zoning changes are reasonable and are 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 zoning changes to tax lot PIN #'s 9644-63-3144, 9644-62-3696, 9644-63-0052, 9644-42-8177, 9644-51-3806, 9644-51-4870, 9644-51-1258, 9644-51-2424, 9644-51-3500, & 9644-51-4518 (Properties located at and in the vicinity of 89 Aberdeen Dr; 96, 150, 167 & 168 New Rockwood Rd).

as shown in Figure A, from Residential District (R-3) to Employment District (EMP).

Adopted by a vote of 7 to 0.

This the 3rd day of April, 2017.

BUNCOMBE COUNTY PLANNING BOARD

By: 
Chair

Consented to:

Planning Board Members:

Nancy Waldrop

David Rittenberg

Thad B. Lewis (absent)

Dusty Pless

Joan M. Walker

Robert J. Martin

Gene Bell

Parker Sloan

Bob Taylor (absent)


Debbie Truempy, Zoning Administrator

Approved as to form:


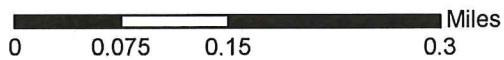

Michael Frue, Senior Staff Attorney

Figure A



Duke Energy Rezoning Application

Case Number: ZPH2017-00012
 PIN Number: 3144; 3696; 0052; 8177; 3806; 4870;
 1258; 2424; 3500; 4518
 Approximate Property Size: 23.59 acres
 Application Date: March 3, 2017
 PB Hearing Date: April 3, 2017

Created By: Buncombe Co. Planning
 Date: 3/21/2017



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	