

Buncombe County Agenda Item Information Sheet

AGENDA ITEM:

Application to amend Chapter 78, the Zoning Ordinance of Buncombe County

MEETING DATE:

November 20, 2018

REQUESTED BY:

Robert W. Oast, Jr.

Background information

Robert Oast applied to revise the following sections of the Zoning Ordinance to establish standards and procedures for a "Conservation Planned Unit Development": Sec. 78-581, Definitions, to add definitions for Planned Unit Development - Conservation and Scenic Resource Area; Sec. 78-641(a), Permitted Use Table, to add Planned Unit Development - Conservation as a conditional use in the NS, CS, CR, and OU Zoning Districts; Sec. 78-644, Steep Slope/High Elevation Overlay Permitted Use Table, to add Planned Unit Development - Conservation as a conditional use in the NS, CS, CR, and OU Zoning Districts; Sec. 78-645, Protected Ridge Overlay Permitted Use Table, to add Planned Unit Development - Conservation as a conditional use in the NS, CS, CR, and OU Zoning Districts; and Sec. 78-678(b), Conditional Use Standards, to add a new section containing the standards required for a Conservation Planned Unit Development.

Staff has recommended denial of the application. The Planning Board recommended denial on August 20, 2018 by a vote of 9 to 0.

Pros**Cons**

See staff recommendation (denial) and Planning Board Resolution recommending denial.

Funds required

No funds are required

Alternatives

If the Board of Commissioners denies the application, the Zoning Ordinance does not allow the Planning Board or Board of Commissioners to reconsider the same request within 12 months of the denial action. However, a substantially modified request may be considered as a new application during that time.

Action recommended:

Staff has recommended denial of the request as noted above and in the staff analysis report.

The Planning Board recommended denial of the request on August 20, 2018 by a vote of 9 to 0.