

Plan Consistency Statement

Pursuant to N.C. Gen. Stat. §153A-340(b)(1) the Buncombe County Board of Commissioners hereby approves and adopts the following Plan Consistency Statement for the rezoning of tax lot PIN 9678-47-3952 located on U.S. 70 Highway, Buncombe County, North Carolina to the Employment (EMP) District. The board finds the following:

The proposed map amendment is consistent with the Buncombe County Land Use Plan and the associated Land Use Constraint Maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update. The following information is relevant to the subject property:

The subject property is located on a major transportation corridor. The subject property is located within the combined water/sewer service area. The subject property is not located in steep slope areas. The subject property is not located in high elevations. The subject property is not located in moderate or high slope stability hazard areas. The subject property is not located in FEMA flood hazard areas.

Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as “suggested” and “highly suggested” on an identified major transportation corridor, and within the combined water/sewer service area. Further, the Plan Update identifies commercial and industrial development as “suggested” and “highly suggested” when located outside of areas identified as steep slope (greater than 25%), outside areas of high elevation greater than 2500 feet, outside high or moderate slope stability hazard areas, and outside FEMA Flood Hazard Areas.

The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it meets a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update. Therefore, the requested zoning would be reasonable and in the public interest.

Approved and adopted this the 4th day of December, 2018.

Brownie Newman, Chairman

ATTEST

Lamar Joyner, Clerk to the Board