



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 4/2/2019

Public Hearings

Department: Planning and Development **Presenter(s):** Joshua Freeman, CFM, AICP
Zoning Administrator

Contact(s): Laura Smith, Mountain Movers LLC, Applicant

Subject: ZPH2019-00004 Hernandez Rezoning Request

Brief Summary: The Applicant, on behalf of Luis & Guillermo Hernandez, has applied to rezone two (2) parcels of land (PIN # 9639-21-7137 / 7 Arbor Street & 9 Arbor Street; & PIN # 9639-21-7245 / Unaddressed Parcel), from CS Commercial Service to R-3 Residential. The subject properties are approximately 0.44 acres in size.

The R-3 Residential District is primarily intended to provide locations for a variety of residential development depending upon the availability of public water and sewer services. The R-3 district also provides for various recreational, community service and educational uses that will complement the residential development.

A rezoning request does not evaluate specific development plans. If rezoned, the development of the subject property would be limited to the permitted uses within the R-3 zoning district.

A detailed report of the request is included in the attached Staff analysis.

Recommended Motion & Requested Action: Staff recommends the Board of Commissioners approve the rezoning request based on the finding that the request is generally consistent with the Buncombe County Land Use Plan. The Buncombe County Planning Board unanimously recommended approval at their March 4, 2019 meeting.

County Manager's comments and Recommendation: Manager recommends approval as presented by Staff.