



## 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):** Matthew Siegel, Ampersand Ellipsis LLC, Applicant

**Subject:** ZPH2019-00003 Lees Creek Rezoning Request

**Brief Summary:** The Applicant, on behalf of Liberty Corner Enterprises, Inc. and WNC Housing Inc., has applied to rezone two (2) parcels of land (PIN #'s 9720-30-4445 and 9720-30-6440; 65 and 67 Lees Creek Rd), from Residential (R-1) to Public Service (PS). The subject properties are approximately 3.2 acres in size.

The PS Public Service District is intended to be a district that includes, but is not limited to, governmentally owned properties; schools and large college properties; recreation parks and facilities; emergency services; and community clubs. Such uses should currently have public water and sewer services available or have a provision for internal supply of appropriate utilities.

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 PS 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.