



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 6/18/2019

Public Hearings

Department: Planning and Development

Presenter(s): Joshua Freeman, AICP, CFM
Zoning Administrator

Contact(s): Brenda Henning / Henning Rental Properties Buncombe LLC, Applicant

Subject: ZPH2019-00024 Henning Rezoning Request

Brief Summary: The Applicant, Brenda Henning of Henning Rental Properties Buncombe LLC has applied to rezone two (2) parcels of land identified as tax lot PINs 9688-29-9384 and 9688-29-8360 (2121 US 70 Hwy and 1 Old Buckeye Cove Rd), which are currently zoned R-3 Residential, to NS- Neighborhood Service.

The NS Neighborhood Service District is primarily intended to provide suitable locations for limited, neighborhood-oriented, commercial, business, and service activities in close proximity to major residential neighborhoods.

A rezoning request does not evaluate specific development plans. If rezoned, development potential upon the subject property would be expanded to, and limited to, the permitted uses within the NS 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 May 20, 2019 meeting.

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