



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): Carolyn Johannessen / Advanced Properties NC LLC, Applicant

Subject: ZPH2019-00023 Johannessen Rezoning Request

Brief Summary: The Applicant, Carolyn Johannessen of Advanced Properties NC LLC, has applied to rezone one (1) parcel of land identified as tax lot PIN 9607-94-6260 (67 Rutherford Rd) which is currently zoned R-3 to CS-Commercial Service. The subject property is approximately 1.53 acres in size, and is currently vacant.

The CS Commercial Service District is primarily intended to provide suitable locations for clustered commercial development to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, to discourage strip commercial development, and to allow for suitable noncommercial land uses.

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 CS 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.