



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 8/6/2019

Public Hearings

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

Contact(s): Rebecca Regal, Applicant; Glen Higgins, Owner

Subject: ZPH2019-00031 Higgins / Regal Rezoning Request

Brief Summary: Applicant requests rezoning of two parcels from R-2 to EMP. Total acreage is 1.16.

One commercial (restaurant) structure is currently located upon the properties.

The EMP Employment District is primarily intended to provide sites for employment concentrations primarily for office uses, industrial uses, storage and warehousing, and wholesale trade; and sites suitable for supportive activities such as community service, commercial service, and residential 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 EMP 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.

On July 15, 2019, the Buncombe County Planning Board, by a vote of 5/0, recommended 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.

County Manager's Comments and Recommendation: The County Manager concurs with this recommendation.