



## 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):** Robert & Laura Uherka / RuLu LLC, Applicants

**Subject:** ZPH2019-00022 Uherka Rezoning Request

**Brief Summary:** The Applicants, Robert and Laura Uherka of RuLu LLC have applied to rezone a portion of one (1) parcel of land identified as tax lot PIN 9699-56-2219, which is currently zoned R-LD Residential Low Density, to R-1 Residential. The subject property is located at 119 Woodland Drive, Swannanoa and is approximately 1.7 acres in size.

The R-1 Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future.

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 R-1 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 deny the rezoning request based on the finding that the request is generally inconsistent with the Buncombe County Land Use Plan.

**County Manager's Comments and Recommendation:** **Manager recommends** \_\_\_\_\_  
**as presented by Staff.**