

## Plan Consistency Statement

### Consistent

Pursuant to N.C. Gen. Stat. §153A-340(b)(1) the Buncombe County Board of Commissioners hereby approves and adopts the following Plan Consistency Statement for the rezoning of a portion of tax lot PIN 965357252000000 (2586 & 2592 Hendersonville Road, Buncombe County, North Carolina) from the R-2 Residential District to the CS Commercial Service District. The board finds the following:

The proposed zoning map amendment (ZPH2019-00039) is consistent with Figure 20. Appropriate Development Types, of the Buncombe County Comprehensive Land Use Plan and Updates because the proposed rezoning is:

1. Within “[reasonable] proximity to major transportation corridors.”
2. Within “[reasonable] proximity to infrastructure (combined water / sewer service area).”
3. “Outside of steep slope areas (25%+).”
4. “Outside of high elevations (2500’+).”
5. “Outside of moderate and high slope stability hazards.”
6. “Outside of flood hazard areas.”
7. “[Separated] from low-density residential uses.”

The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it does meet the aforementioned goals as identified in the Buncombe County Comprehensive Land Use Plan Update. Therefore, the requested zoning would be reasonable and in the public interest.

Approved and adopted this the 5<sup>th</sup> day of November, 2019.

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Brownie Newman, Chairman

ATTEST

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Lamar Joyner, Clerk to the Board