

PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY BOARD
OF COMMISSIONERS TO APPROVE APPLICATION ZPH2019-00039 REQUESTING AN
AMENDMENT TO THE ZONING MAP

WHEREAS, the Zoning Administrator for Buncombe County has received an application (ZPH2019-00039) requesting an amendment to The Official Zoning Map of Buncombe County on the parcel depicted in the map attached hereto as "Exhibit A" and identified as follows:

PIN(s): 965357252000000
Addresses: 2586 & 2592 Hendersonville Road
Owner(s): Mary Ann & John E. Satta

WHEREAS, the applicant is requesting that the zoning designation for the property be changed from the R-2 Residential to the CS Commercial Service District; and

WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which this application was considered have been properly mailed to members of the Planning board, the applicant(s), owner(s), and all adjoining property owners at least ten (10) days prior to the meeting; public notice of the meeting has been properly published in a newspaper having general circulation in the County; and notices of the public hearing concerning this zoning map amendment have been prominently posted as required; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances, the Planning Board duly advertised and held a public hearing to consider the proposed amendment; and

WHEREAS, pursuant to Buncombe County Code of Ordinances Sec. 78-717, the Planning Board has advised and commented on "whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable" and has provided "a written recommendation to the board of county commissioners" concerning the same (said written recommendation is attached hereto as "Exhibit B"); and

WHEREAS, pursuant to N.C. Gen. Stat. § 153A-344(a), the Planning Board "shall make a written recommendation regarding adoption of the ordinance to the board of commissioners." and

WHEREAS, the Planning Board recommends that the Buncombe County Board of Commissioners approve the proposed map amendment by a vote of **8 to 0**.

NOW, THEREFORE, THE BUNCOMBE COUNTY PLANNING BOARD HEREBY RECOMENDS AS FOLLOWS:

1. The Planning Board recommends that the Buncombe County Board of Commissioners approve the proposed Zoning Map amendment as presented in Exhibit A.

Read, approved and adopted this the 7th day of October, 2019.

ATTEST



Savannah Gibson, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY 

Gene Bell, Chairperson

APPROVED AS TO FORM


County Attorney

Consented to:

Planning Board Members:

Gene Bell, Chairperson

Nancy Waldrop, Vice-Chairperson

Robert Martin

Parker Sloan

Dusty Pless

Joan Walker

Thad Lewis

Billy Taylor

Exhibit A

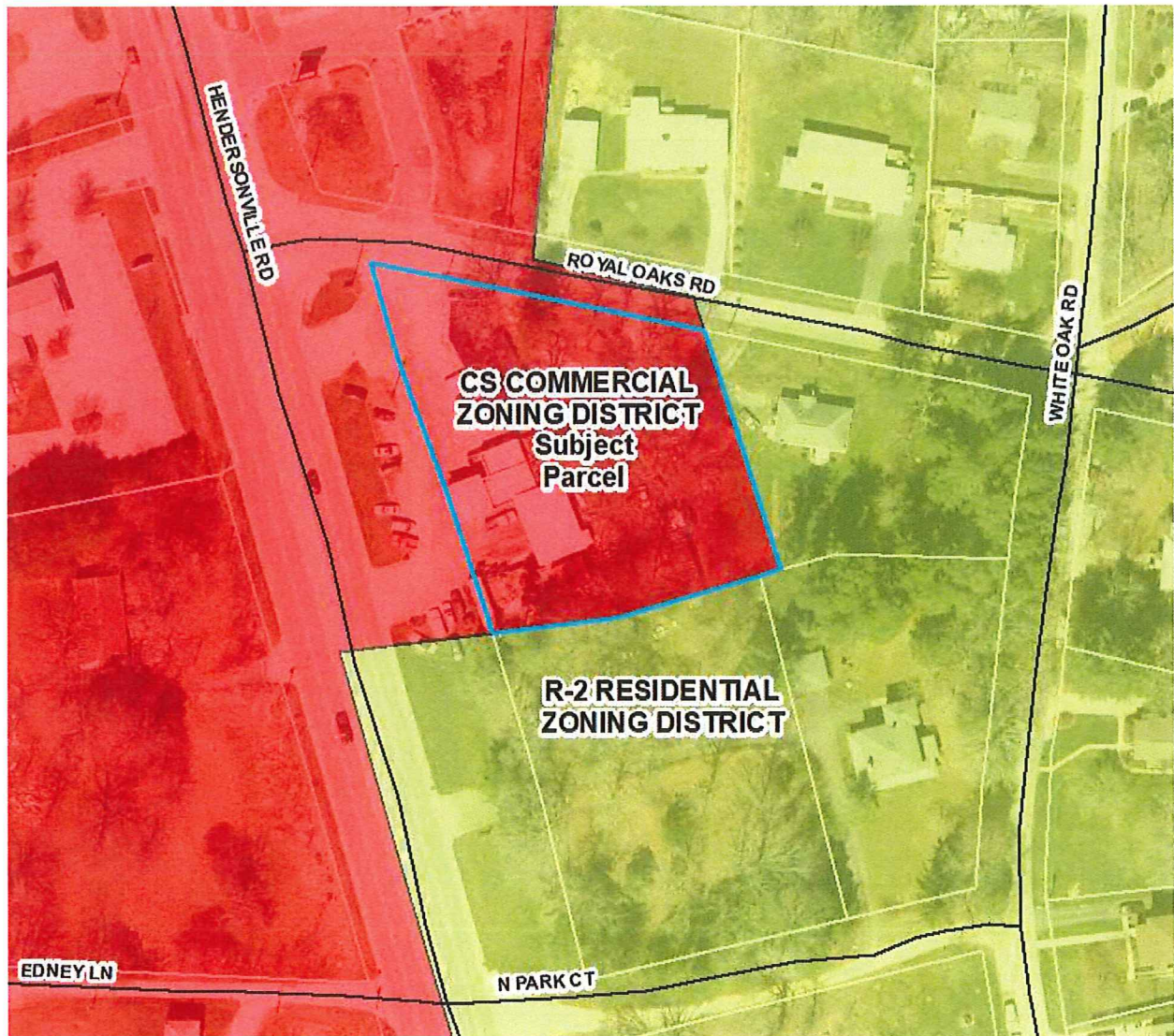


Exhibit B

PLAN CONSISTENCY STATEMENT

ZONING MAP AMENDMENT
CONSISTENT WITH PLAN

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

1. The subject property and proposed rezoning is:
 - A. Within "[reasonable] proximity to major transportation corridors."
 - B. Within "[reasonable] proximity to infrastructure (combined water / sewer service area)."
 - C. "Outside of steep slope areas (25%+)."
 - D. "Outside of high elevations (2500'+)."
 - E. "Outside of moderate and high slope stability hazards."
 - F. "Outside of flood hazard areas."
 - G. "[Separated] from low-density residential uses."
2. The proposed map amendment would be not be detrimental to the owners, adjacent neighbors, and surrounding community as it **does** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update.

Therefore, the requested zoning would be **reasonable and in the public interest**.

Upon a motion that the application is consistent with the Comprehensive Land Use Plan, the motion was seconded and passed on a vote of **8** to **0**.

PIN(s): 965357252000000
Addresses: 2586 & 2592 Hendersonville Road
Owner(s): Mary Ann & John E. Satta

Approved and adopted this the 7TH day of October, 2019.

ATTEST

C. Savannah Gibson

Savannah Gibson, Clerk to the Board

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY

Gene Bell

Gene Bell, Chairperson