



## Buncombe County Board of Commissioners

### Request for Board Action

Meeting Date: 1/7/2020

#### Public Hearings

**Department:** Planning and Development      **Presenter(s):** Joshua Freeman, AICP, CFM  
Development Services Manager

**Contact(s):** David Day of LCV Venture, LLC.

**Subject:** ZPH2019-00045 FERNWOOD REZONING

**Brief Summary:** Applicant requests rezoning of six parcels from R-3 to CS. Total acreage is 6.36.

An approximate 20-unit manufactured home park (MHP) is currently located upon the properties.

The CS Commercial Service District is primarily intended to provide locations for the concentration of commercial activity in areas with access to major traffic arteries, water and sewer services.

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:** Planning Department Staff recommends the Board of Commissioners approve the rezoning request. Staff offers the following rationale: 1) rezoning will facilitate future development that, being compliant with current floodplain development regulations, is safer and more resilient; and 2) consistency with elements of the Land Use Plan.

On October 21, 2019, the Buncombe County Planning Board, by a vote of 6-1, recommended the Board of Commissioners deny the rezoning request. The Planning Board offered the following rationale: 1) inconsistency with elements of the Land Use Plan.

**County Manager's comments and Recommendation:** In this case, the Board is presented with conflicting recommendations from the County's Planning Department and the County's Planning Board. Neither recommendation is binding upon this Board. As such, it is the recommendation of the County Manager that this Board carefully analyze both recommendations and consider the same, along with any other relevant information, including any information presented at the public hearing, when making its decision.