

PLAN CONSISTENCY STATEMENT  
ZONING MAP AMENDMENT  
INCONSISTENT 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 PINs 9618-06-6464, 9608-97-8911, 9608-87-8649, and 9608-78-5943 (323 High Top Mountain Road, Holcombe Cove Road, Propst Road, Buncombe County, North Carolina) from the R-LD Residential Low Density District, the R-3 Residential District, and the OU Open Use District, to the CR Conference Center / Resort District. The Board finds the following:

- 1) Said zoning change is **inconsistent** with Figure 20. Appropriate Development Types, of the Buncombe County Comprehensive Land Use Plan and Updates because:
  - a) The proposed CR district is not within reasonable proximity to major transportation corridors; and,
  - b) The proposed CR district is not within reasonable proximity to sewer infrastructure; and,
  - c) The proposed CR district contains areas of steep slope (25%+); and,
  - d) The proposed CR district contains areas of High and Moderate Hazard Slopes; and,
  - e) The proposed CR district contains areas of high elevations (2,500' + above sea level); and,
  - f) The proposed CR district contains areas of moderate and high slope stability hazards.
- 2) Said rezoning **would be detrimental** to the owners, adjacent neighbors, and surrounding community as it **does not** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update.

Therefore, the requested zoning would be **unreasonable** and **not in the public interest**.

Upon a motion that the application is **inconsistent** with the Comprehensive Land Use Plan, the motion was seconded and passed on a vote of \_\_\_\_ to \_\_\_\_.

Read, approved and adopted this the 4<sup>th</sup> day of February, 2020.

ATTEST

BOARD OF COMMISSIONERS FOR THE  
COUNTY OF BUNCOMBE

\_\_\_\_\_  
Lamar Joyner, Clerk

BY \_\_\_\_\_  
Brownie Newman, Chairman

APPROVED AS TO FORM

\_\_\_\_\_  
County Attorney