



## Buncombe County Board of Commissioners

### Request for Board Action

Meeting Date: 2/4/2020

#### Public Hearings

**Department:** Planning and Development

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

**Contact(s):** Ray & Carolyn Suttle

**Subject:** ZPH2019-00046 SUTTLE REZONING

**Brief Summary:** Applicant requests rezoning one parcel of land from R-1 to CS. Total acreage is 1.7.

A single-family residential structure is currently located upon the property

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) consistency with elements of the Land Use Plan.

The Buncombe County Planning Board considered the proposed rezoning on January 6, 2020 and unanimously recommended approval as presented by a vote of 7-0.

**County Manager's comments and Recommendation:** See Staff recommendation in Staff analysis.