

CASE NUMBER: ZPH2019-00046

A. PROPERTY INFORMATION

PIN(s): 9688-08-0738
Addresses: 1990 US HWY 70, Swannanoa, NC
Owner(s): Ray & Carolyn Suttle

B. REZONING REQUEST

Applicant / Agent: Ray & Carolyn Suttle
Existing Zoning: R-1 Residential
Proposed Zoning: CS Commercial Service

C. PUBLIC NOTICE

PB Notice in AVL Citizen Times legal ad: 12/20/19
 PB Notice mailed to owners within 1,000 ft: 12/20/19
 PB Physical posting: 12/20/19
 PB Notice on BC Website: 12/20/19
 PB Hearing: 1/6/20
 BOC Notice in AVL Citizen Times legal ad: 1/24/2020
 & 1/31/2020
 BOC Notice mailed to owners within 1,000 ft: 1/22/2020
 BOC Physical posting: 1/23/2020
 BOC Notice on BC Website: 1/22/2020
 BOC Hearing: 2/4/20

LOCATION MAP



D. RECOMMENDATION

APPROVAL (see Section K, below)

E. SUMMARY OF REQUEST

Ray & Carolyn Suttle request to rezone one (1) parcel of land totaling 1.7 acres, from R-1 Residential to CS Commercial Service.

F. COMPARISON OF ZONING ORDINANCE DISTRICT STATEMENT OF INTENT

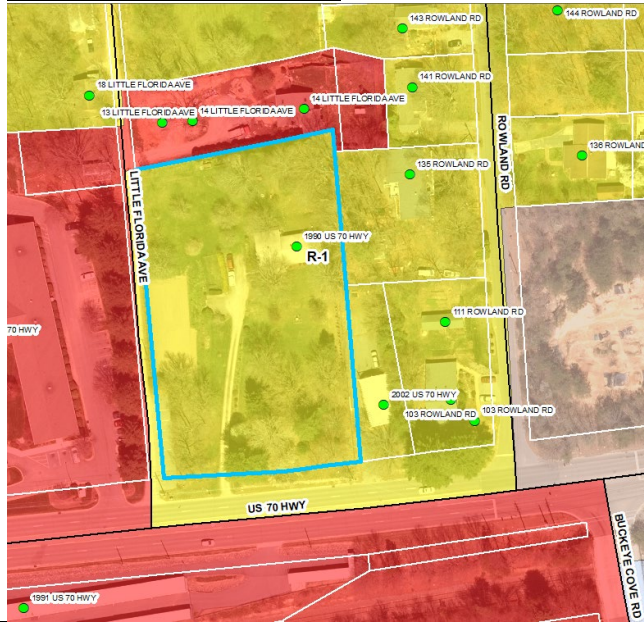
EXISTING ZONING DISTRICT:
Residential District (R-1)
 The R-1 Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future. This district is further intended to protect existing subdivisions from encroachment of incompatible land uses, and this district does not allow manufactured home parks.

PROPOSED ZONING DISTRICT:
Commercial Service District (CS)
 The CS Commercial Service District is primarily intended to provide suitable locations for clustered commercial development to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, to discourage strip commercial development, and to allow for suitable noncommercial land uses. Such locations should currently have water and sewer services or be expected to have such services available in the future. This CS Commercial Service District may be applied to suitable areas adjacent to existing commercial concentration to allow for their expansion.

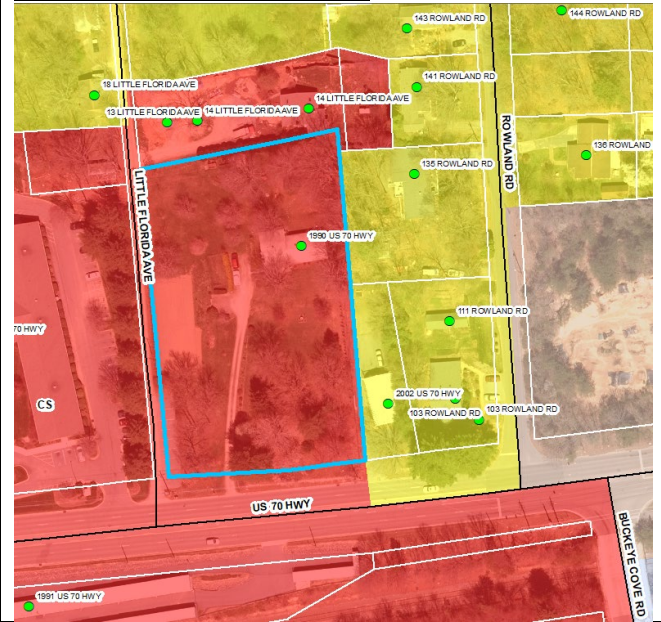
G. SPOT ZONING ANALYSIS

Staff has no concerns with spot zoning, given that the property is contiguous to existing CS zoning along the northern and western boundaries.

EXISTING ZONING DISTRICT



PROPOSED ZONING DISTRICT



H. COMPREHENSIVE LAND USE PLAN CONSISTENCY (See Figure 20 on page 4)

1. **LAND USE PLAN RECOMMENDATIONS:** The following is an analysis of the rezoning proposal in context of Figure 20. *Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013:*

BUNCOMBE COUNTY COMPREHENSIVE LAND USE PLAN 2013		SECTION 6: ISSUES AND RECOMMENDATIONS					
	Reasonable proximity to major transportation corridors	Reasonable proximity to infrastructure (combined water/ sewer service area)	Outside of steep slope areas (25% +)	Outside of high elevations (2500' +)	Outside of moderate and high slope stability hazards	Outside of flood hazard areas	Separation from low-density residential uses
— Not Required							
👉 Suggested							
★ Highly Suggested							
RESIDENTIAL							
Low-Density Residential	—	—	—	—	—	★	N/A
Single-Family/Duplex	👉	👉	👉	👉	★	★	N/A
Multi-Family	★	★	👉	👉	★	★	👉
PLANNED COMMUNITY OR DEVELOPMENT							
Mixed Use Development	★	★	★	★	★	👉	👉
Infill/ Higher Density	👉	★	★	★	★	★	—
Large Lot/Lower Density	👉	👉	👉	👉	★	★	N/A
Commercial/Industrial	★	★	★	★	★	★	★
RECREATIONAL							
Resort	👉	👉	👉	👉	👉	★	—
Conference Centers	👉	👉	👉	👉	👉	★	—
Outdoor Recreation	—	—	—	—	—	👉	★
OTHER							
Institutional	★	★	★	★	★	👉	👉
Public Service	★	★	★	★	★	👉	👉
COMMERCIAL							
Neighborhood-Scale Commercial	👉	👉	★	★	★	👉	👉
Moderate Commercial	★	★	★	★	★	👉	★
Intense Commercial	★	★	★	★	★	👉	★
INDUSTRIAL							
Manufacturing	★	★	★	★	★	👉	👉
Mining/Extracting/Refining	★	★	★	★	★	👉	★
Other Intense Uses	👉	👉	★	★	★	👉	★

Figure 20. Appropriate Development Types

<p>2. CONSISTENT: The change is <u>consistent</u> with the following recommendations of the Comprehensive Land Use Plan 2013 Update as outlined below:</p>	<p>“Reasonable proximity to major transportation corridors” (suggested / highly suggested)</p> <p>“Reasonable proximity to infrastructure (combined water / sewer service area)” (suggested / highly suggested)</p> <p>“Outside of steep slope areas (25%+)” (highly suggested)</p> <p>“Outside of high elevations (2500'+)” (highly suggested)</p> <p>“Outside of moderate and high slope stability hazards” (highly suggested)</p> <p>“Outside of flood hazard areas” (suggested)</p> <p>“Separation from low-density residential uses” (suggested / highly suggested)</p>
<p>3. INCONSISTENT: The change is <u>inconsistent</u> with the following recommendations of the Comprehensive Land Use Plan 2013 Update as outlined below:</p>	<p>Not Applicable.</p>

I. NEIGHBORHOOD CONSISTENCY

1. **CURRENT DEVELOPMENT TYPES:**
 The subject parcel is currently developed with residential uses.

2. **ALLOWED DEVELOPMENT TYPES AFTER CHANGE:**
 The proposed rezoning would permit a broad range of commercial / nonresidential uses (see Attachment A). CS would continue to permit a maximum of 12 residential dwelling units per acre. See allowable use table, below.

3. **ALLOWABLE DENSITY / DIMENSIONAL STANDARDS AFTER CHANGE:**

	Existing District:	Proposed District:
	R-1 Residential	CS Residential
Minimum Lot Size	30,000 SF (Septic System) 12,000 SF (Public Sewer) 8,000 SF (Public Sewer & Water)	30,000 SF (Septic System) 10,000 SF (Public Sewer)
Max dwelling units per acre	12	12
Setbacks (Front/Side/Rear)	10/7/15 (Public Sewer) 20/10/20 (Septic System)	10/10/10 (Water/sewer) 10/10/10 (Septic)
Max height	35 feet	50 feet

4. **NEIGHBORHOOD CONSISTENCY:**
 The subject parcel is currently developed with residential uses. It abuts residential uses along its eastern boundary; commercial uses along its northern, western, and southern boundaries; and US Highway 70 on its southern boundary. The property to the west is currently utilized as an assisted living facility (Asheville Health Care Center) and the property to the south and across US 70 is utilized as a self-storage facility – Freeman’s Self Storage Facility.

J. STAFF RECOMMENDATION COMMENTS:

Staff recommends approval of the proposed rezoning as presented.

K. PLANNING BOARD RECOMMENDATION

1. PLANNING BOARD RECOMMENDATION:

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.

2. CONSISTENCY STATEMENT: See draft consistency statement, attached.

3. RESOLUTION: See draft approval Ordinance & denial Resolution, attached.

L. ATTACHMENTS

Zoning Ordinance Allowable Use Table

Project Maps

Application Materials

Draft Land Use Plan Consistency Statement (Consistent)

Draft Ordinance to Approve

Draft Land Use Consistency Statement (Inconsistent)

Draft Resolution to Deny

Chapter 78, Code of Ordinances, Buncombe County

The Zoning Ordinance of Buncombe County, North Carolina



- EXCERPT -

Initially Adopted December 1, 2009

As Amended April 2, 2018

Sec. 78-641. Permitted uses.

(a) *Permitted use table.* Uses are permitted in the various zoning districts pursuant to Table 1.

Table 1 – Permitted Use Table												
Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Single-family residential dwelling, including modular	P	P	P	P	P	P	P	P	P		P	P
Two residential dwelling units (attached or detached)	P	P	P	P	P	P	P	P	P			P
Community oriented developments		P	P	P	P	P	P	P	P			
Multifamily residential dwelling units (no more than eight units in no more than four buildings)			P	P	P	P	P	P	P			P
HUD-labeled manufactured homes-Residential	P	SR	SR	P			P				SR	P

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Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Manufactured home parks (8 units or fewer)				P								P
Manufactured home parks (more than 8 units)				C								P
Planned unit developments, level I		C	C	C	C	C	C	C	C			C
Planned unit developments, level II						C	C	C	C	C		C
Subdivisions	P	P	P	P	P	P	P	P	P	P	P	P
Subdivisions, alternative path hillside development	P	P	P	P	P	P	P	P	P			P
Subdivisions, conservation development	P	P	P	P	P	P	P	P	P			P
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P	P
Adult Entertainment Establishments						C	C					C
Airports										C		
Amusement Parks						C	C	C	C			C
Animal hospitals and veterinarian clinics					P	P	P			P		P
Asphalt Plants							C					C
Aviation-related services and facilities										P		
Banks and other financial institutions					P	P	P	P	P	P		P
Bed and breakfast inns (10 occupants or	SR		SR	P	P	P	P	P	P			P

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	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
less)												
Bed and breakfast inns (more than 10 occupants)	C		C	P	P	P	P	P	P			P
Cargo/freight terminals, operations and activities						P	P			P		P
Cemetery	P		P	P		P		P	P			P
Chip Mills												C
Places of worship Church	P	P	P	P	P	P	P	P	P		P	P
Clubs or lodges				P	P	P	P	P	P	P		P
Concrete Plants							C					C
Day nursery and private kindergarten (up to 8 students)	SR	SR	SR	SR	P	P	P	P	P	P		P
Day nursery and private kindergarten (more than 8 students)			C	C	P	P	P	P	P	P		P
Family care home	P	P	P	P				P	P		P	P
Funeral homes						P	P	P	P			P
Government protective services			P	P	P	P	P	P	P	P		P
Greenhouses, commercial (nursery, lawn and garden products)					P	P	P	P	P	P		P
Group homes			C	P	P	P	P	P	P			P
Hazardous Waste Facilities												C

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	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Health care facilities			C	C		P	P	P	P			P
Home occupations	P	P	P	P	P	P	P	P	P		P	P
Hotels and motels						P	P	P	P	P		P
Incinerators												C
Junkyards							C					C
Kennels				C	P	P	P			P		P
Laundry and dry cleaning services					P	P	P	P	P	P		P
Libraries			P	P	P	P	P	P	P			P
Manufacturing and processing operations						P	P			P		P
Medical Clinics				C	P	P	P	P	P	P		P
Mining and Extraction Operations							C					C
Motor Sport Facilities												C
Motor vehicles maintenance and repair					C	P	P	P	P	P		P
Motor vehicles impoundment lot or tow yard						SR	SR	SR				SR
Motor vehicles sales and rental						P	P			P		P
Motor vehicles service stations (fueling stations)					P	P	P	P	P	P		P
National Guard and Reserve Armories						P	P	P		P		P
Nightclubs, bars and					P	P	P		P	P		P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
pubs												
Personal Landing Strips				C		C	C	C	C	C		C
Physical fitness centers				C	P	P	P	P	P	P		P
Postal and parcel delivery services					P	P	P	P	P	P		P
Printing and lithography						P	P			P		P
Professional and business offices and services					P	P	P	P	P	P		P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)	P	P	P	P	P	P	P	P	P	P	P	P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)	C	C	C	C	C	C	C	C	C	C	C	C
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)	C	C	C	C	P	P	P	P	P	P	C	P
Public utility stations and substations, pumping stations, water and sewer	C	C	C	C	C	C	C	C	C	C	C	C

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
plants, water storage tanks (2 acres or greater in total footprint)												
Radio, TV and telecommunications towers	C			C		C	C	C	C	P		P
Recreation use, governmental	P	P	P	P	P	P	P	P	P	P	P	P
Recreation use, non-governmental	C	C	C	C	C	P	P	P	P	P	C	P
Repair services (electrical and appliances)					P	P	P			P		P
Restaurants, eating establishments and cafés					P	P	P	P	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment (inside building with no outside sales storage)					P	P	P	C	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment						P	P		P	P		P
Rooming house			C	P	P	P	P	P	P			P
Schools, public and private			C	C	C	P		P	P			P
Schools--Vocational, business and special schools						P	P	P	P	P		P

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Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Shooting Ranges – Outdoor Commercial									C			C
Slaughtering Plants												C
Solid Waste Facilities – Landfills, Transfer Stations, Materials Recovery							C	C		C		C
Storage and warehousing						P	P	P	P	P		P
Theaters						P		P	P			P
Travel trailers (no more than 180 days per calendar year)				P				P	P			P
Travel trailer parks				C				SR	SR			SR
Vacation rentals	P	P	P	P	P	P	P	P	P		P	P
Vacation rental complex				C	C	C	C	C	C		C	C
Wholesale sales						P	P		C	P		P

(b) *Uses governed by other ordinances.* The following uses may be allowed but also will be governed by the specified ordinances adopted by the board of commissioners:

- (1) Adult entertainment establishments: Subject to compliance with section 14-121 et seq. of this Code, as may be amended;
- (2) Communication towers: Subject to compliance with chapter 72 of this Code, as may be amended;
- (3) Junkyards: Subject to compliance with chapter 26, article III of this Code, as may be amended;
- (4) Manufactured home parks: Subject to compliance with chapter 46, article III, of this Code, as may be amended;

- (5) Off-premise signs: Subject to compliance with chapter 78, article V, of this Code, as may be amended.
- (6) Subdivisions: Subject to compliance with chapter 70 of this Code, as may be amended.

Sec. 78-642. Dimensional requirements.

The dimensional requirements for structures and land in the various zoning districts shall be in accordance with Table 2.

Table 2. Dimensional Requirements

Districts	Minimum Lot Size 1,2,4,5 (Square Feet)	Density ^{2,4}		Minimum Yard Setback Requirements in Feet ^{3,4}						Maximum Height (Feet)
		Minimum Land Area Per Dwelling Unit (multiple units on a single lot) (square feet)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard	
R-LD Residential	43,560	No more than 2 units per lot	2 (no more than 2 units per lot)	10	10	20	10	10	20	35
R-1 Residential	30,000 (no public sewer) 12,000 (public sewer no public water) 8,000 (public water and sewer)	No more than 2 units per lot	10 (no more than 2 units per lot)	10	7	15	20	10	20	35
R-2 Residential	30,000 (no public sewer) 10,000 (public sewer no public water) 6,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,600 for each additional unit	12	10	7	15	20	10	20	35
R-3 Residential	Same as R-2	Same as R-2	12	10	7	15	20	10	20	35
NS Neighborhood Service	30,000 (no public sewer) 10,000 (public sewer no public water)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,600 for	12	10	7	15	20	10	20	35

Table 2. Dimensional Requirements

Districts	Minimum Lot Size 1,2,4,5 (Square Feet)	Density ^{2,4}		Minimum Yard Setback Requirements in Feet ^{3,4}						Maximum Height (Feet)
		Minimum Land Area Per Dwelling Unit (multiple units on a single lot) (square feet)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard	
	5,000 (public water and sewer)	each additional unit								
CS Commercial Service	Same as NS	Same as NS	12	10	10	10	10	10	10	50
EMP Employment	Same as NS	Same as NS	12	20	10	20	20	10	20	90
CR Conference Center/Resort	30,000 (no public sewer) 12,000 (public sewer no public water) 8,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,500 for each additional unit	12	20	10	20	20	10	20	50 (plus 1ft additional for each additional 5 feet of setback from all property lines up to 100ft total).
PS Public Service	Same as NS	Same as NS	12	20	10	20	20	10	20	50
AI Airport Industry	Same as NS	NA	NA	20	10	20	20	10	20	50
BDM Beaverdam	See Footnote 6 and 8	See Footnote 6 and 8 No more than 1 unit per lot	See Footnote 6 and 8 No more than 1 unit per lot	See Footnote 7 and 8	15	25	See Footnote 7 and 8	15	25	35
OU Open Use	No dimensional requirements except as applied to conditional uses.									

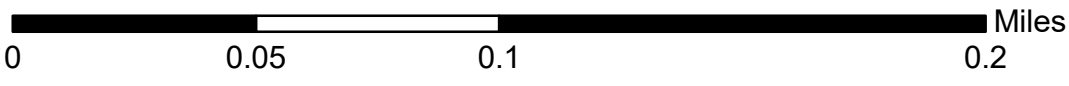
Footnote 1--The minimum land area for lots not served by public water and/or sewer shall be subject to approval by the county health department to ensure the proper operation of septic tanks and wells. In no case shall minimum lot areas be less than those specified in this table.



Footnote 2--The minimum land area shall be calculated based on that portion of the lot which is under control of and deeded to the property owner, exclusive of road rights-of-way.

Footnote 3—All above ground portions of the structure, including but not limited to decks, stairs, overhangs which extend 24 inches or greater outside of the footprint of the structure, and other attached heated or unheated spaces must meet the dimensional requirements as set forth in this Chapter. Any structure abutting two or more highways, roads, or streets shall maintain minimum “front yard” setbacks on any side of the structure which abuts a street, road, or highway in accordance with the provisions of the district in which the property is situated. The location of the primary entrance of the structure, as determined by the Zoning Administrator, shall be considered the front, and shall also maintain minimum “front yard” setbacks.



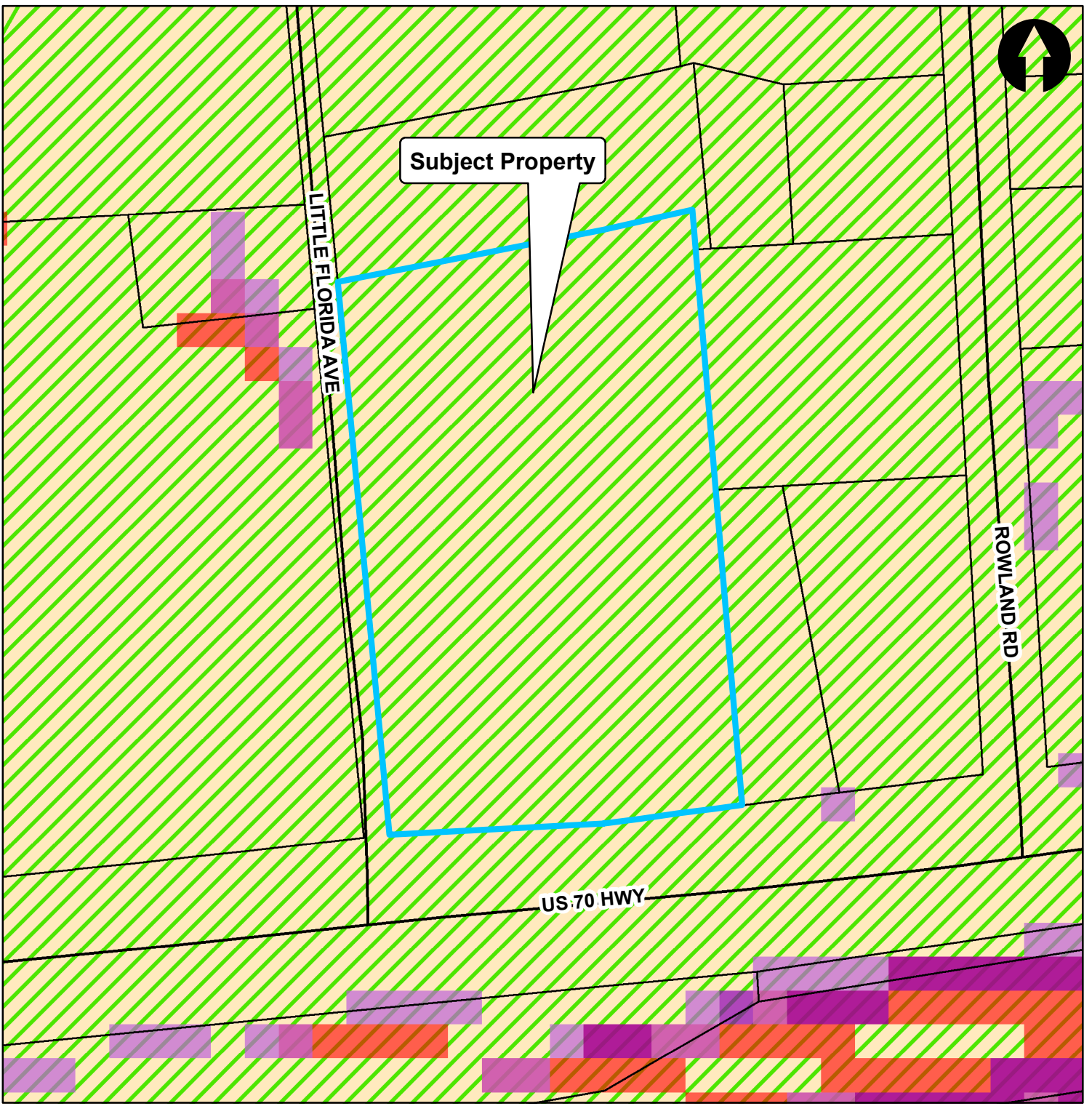
Subject Property



-  Roads
-  Property Boundaries

Suttle Map Amendment

Case Number: ZPH2019-00046
 PIN Number: 9688-08-0738
 Approximate Property Size: 1.7 acres
 Application Date: October 29, 2019
 Hearing Date: February 4, 2020
 Created By: Buncombe Co. Planning
 Date: 10/30/2019

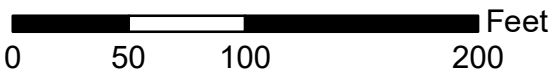


Subject Property

LITTLE FLORIDA AVE

ROWLAND RD

US-70 HWY

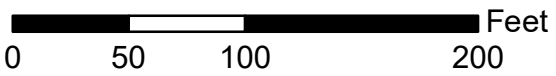
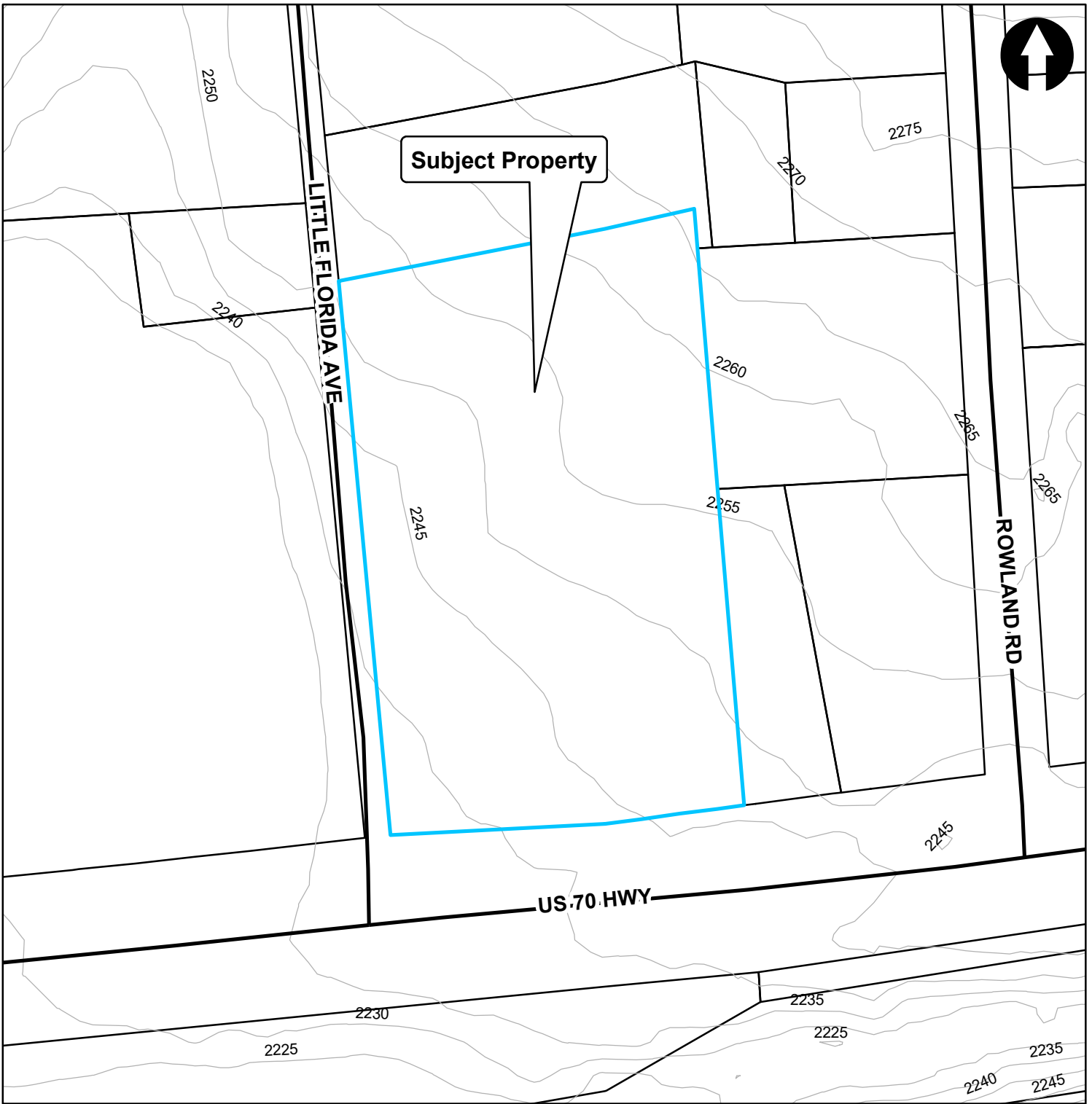





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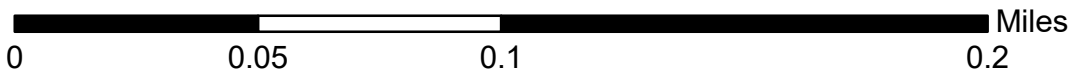
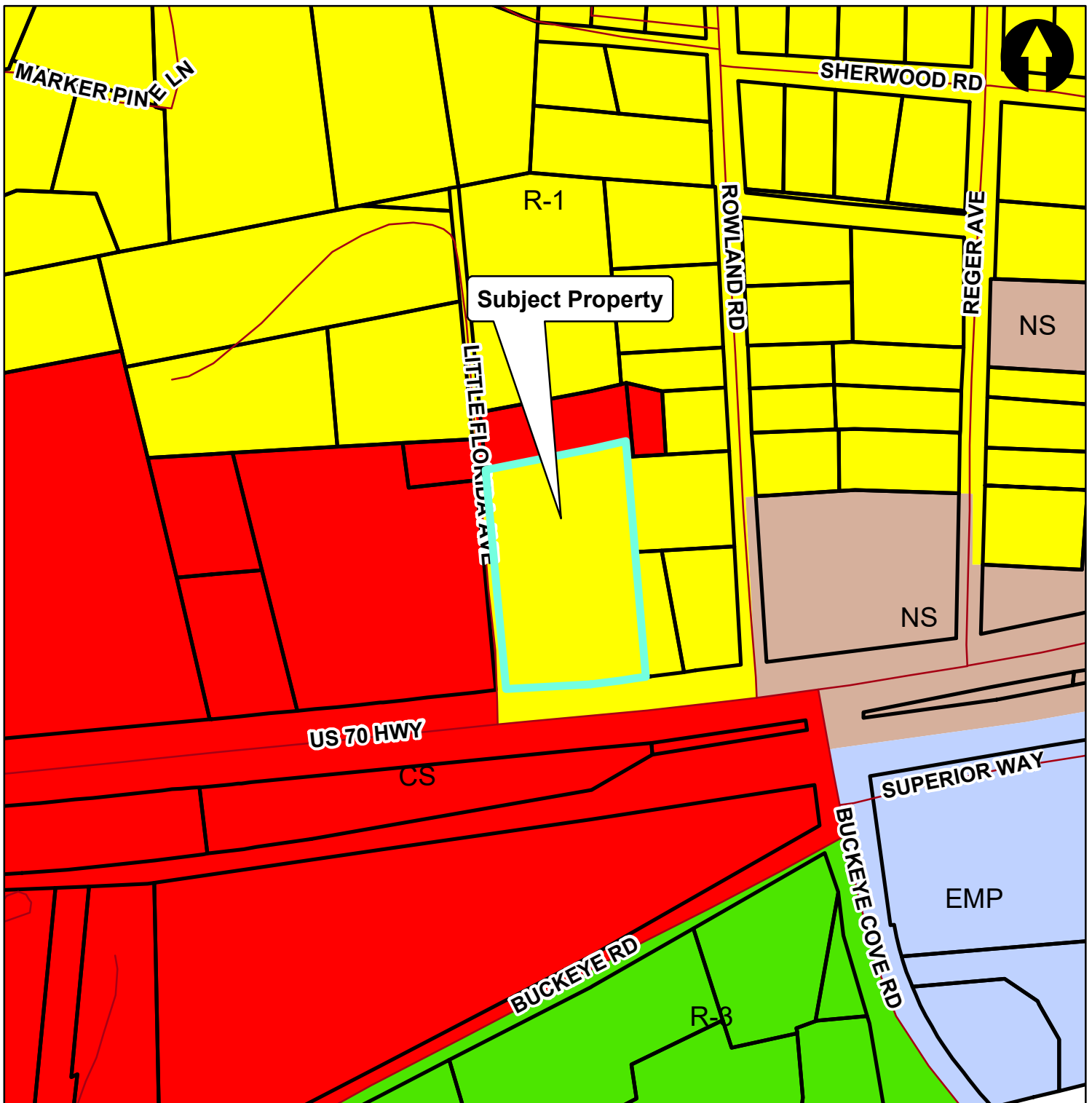
- | | |
|-------------------------------|--------------------------|
| High Hazard | 0 - 25 % Slope |
| Moderate Hazard | Greater than 25% Slope |
| Low Hazard | Greater than 2500' |
| Proximity to Public Utilities | Transportation Corridors |



-  Roads
-  5 Foot Contours
-  Property Boundaries

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 AI	 EMP	 R-1
 BDM	 NS	 R-2
 CR	 OU	 R-3
 CS	 PS	 R-LD

PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY
BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2019-00046
REQUESTING AN AMENDMENT TO THE ZONING MAP

WHEREAS, the Zoning Administrator for Buncombe County has received an application (ZPH2019-00046) 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): 9688-08-0738-00000

Addresses: 1990 US HWY 70, Swannanoa, Buncombe County, NC

Owner(s): Ray & Carolyn Suttle

WHEREAS, the applicant is requesting that the zoning designation for the property be changed from the R-1 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, a motion properly made and seconded that the Planning Board recommend that the Buncombe County Board of Commissioners approve the proposed map amendment passed 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 6th day of January, 2020.

ATTEST

PLANNING BOARD FOR THE COUNTY OF BUNCOMBE

C. Savannah Gibson

Savannah Gibson, Clerk

BY *Gene Bell*

Gene Bell, Chair

APPROVED AS TO FORM

Consented to:
Planning Board Members:
Gene Bell, Chairperson
Nancy Waldrop, Vice-Chairperson
Robert Martin
Parker Sloan
Dusty Pless
Joan Walker
Thad Lewis
Billy Taylor

J. Brandon Freeman

County Attorney (STAFF ATTORNEY)

J. BRANDON FREEMAN

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 9688-08-0738-00000 (1990 US HWY 70, Swannanoa, Buncombe County, North Carolina) from the R-1 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 is **reasonable and in the public interest**.

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

PIN(s): 9688-08-0738-00000
Addresses: 1990 US HWY 70, Swannanoa, Buncombe County, NC
Owner(s): Ray & Carolyn Suttle

Read, approved, and adopted this the 6th day of January, 2020.

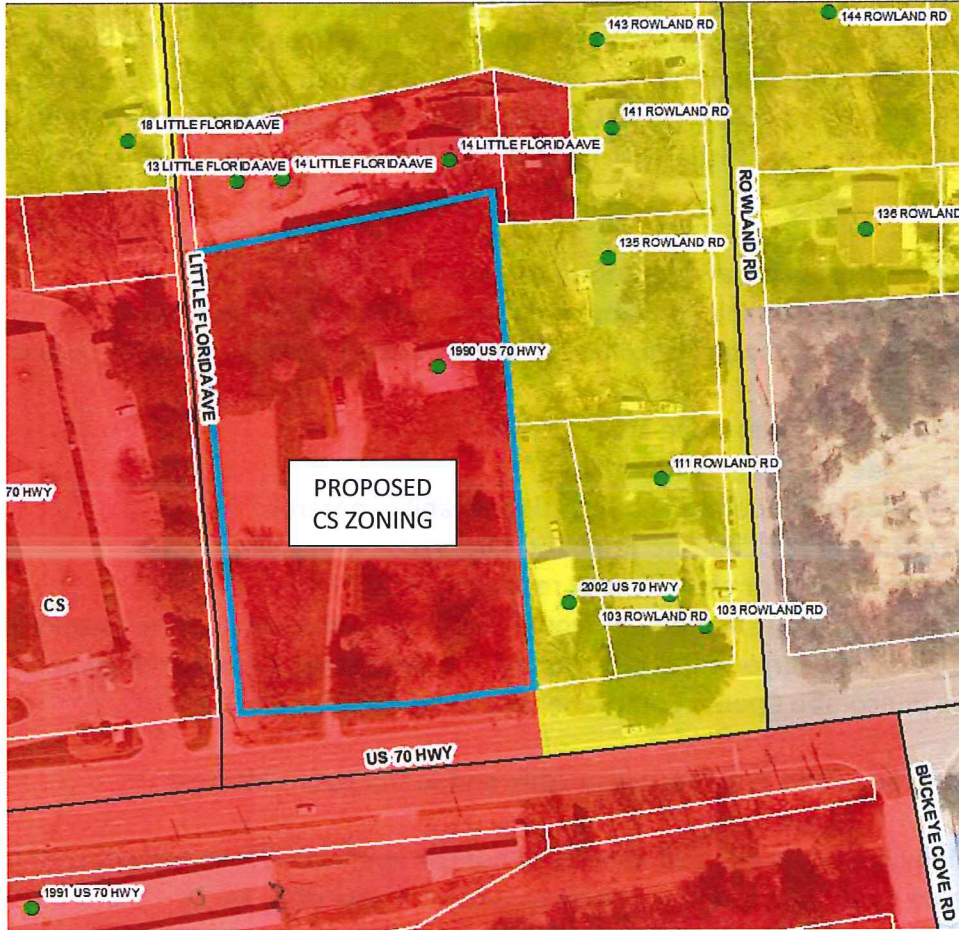
ATTEST

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE


Savannah Gibson, Clerk

BY 
Gene Bell, Chair

OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT



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