



## Buncombe County Board of Commissioners

### Request for Board Action

Meeting Date: 8/18/2020

#### Public Hearings

**Department:** Planning and Development      **Presenter(s):** Nathan Pennington, CFM  
Planning Director

**Contact(s):** Rick Wrenn, WI / Indian Branch, LLC

**Subject:** ZPH2020-00011 INDIAN BRANCH REZONING

**Brief Summary:** Applicant requests rezoning one parcel of land totaling 5.94 acres, from CS to R-3.

The property is vacant.

The R-3 Residential District is primarily intended to provide locations for a variety of residential development depending upon the availability of public 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 R-3 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, 2) Protection of the character of the surrounding community.

The Buncombe County Planning Board considered the proposed rezoning on July 20, 2020 and unanimously recommended approval as presented by a vote of 6-0.

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