



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): Mary June Pate Watkins

Subject: ZPH2020-00006 WATKINS REZONING

Brief Summary: Applicant requests rezoning four parcels of land totaling 0.58 acres, from R-3 to CS.

Three, single-family residential structures are 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 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.