

PLAN CONSISTENCY STATEMENT
ZONING MAP AMENDMENT
CONSISTENT WITH PLAN
ZPH2020-00006

Pursuant to N.C. Gen. Stat. §153A-340(b)(1) the Buncombe County Board of Commissioners hereby approves and adopts the following Plan Consistency Statement for the rezoning of tax lot PIN(s) 968960444200000, 968960448400000, 968960541600000, and 968960545800000 (2254 & 2256 US HWY 70, & two unaddressed properties off US HWY 70 & Riverwood Road, Buncombe County, NC) from the R-3 Residential District to the CS Commercial District. The Board finds the following:

- 1) Said zoning change is **consistent** with Figure 20. Appropriate Development Types, of the Buncombe County Comprehensive Land Use Plan and Updates because the 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 would be **reasonable** and **in the public interest**.

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

Read, approved and adopted this the 18th day of August, 2020.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

Lamar Joyner, Clerk

BY _____
Brownie Newman, Chairman

APPROVED AS TO FORM

County Attorney