

PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY BOARD  
OF COMMISSIONERS TO APPROVE APPLICATION ZPH2020-00006 WATKINS  
REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING MAP

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WHEREAS, the Zoning Administrator for Buncombe County has received an application (ZPH2020-00006 WATKINS) 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): 968960444200000, 968960448400000, 968960448400000,  
968960545800000  
Addresses: 2254 & 2256 US HWY 70, & two unaddressed properties off US HWY 70  
& Riverwood Road, Buncombe County, NC  
Owner(s): Mary June Pate Watkins

WHEREAS, the applicant is requesting that the zoning designation for the property be changed from the R-3 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, the Planning Board recommends that the Buncombe County Board of Commissioners approve the proposed map amendment by a vote of 6 to 0.

NOW, THEREFORE, THE BUNCOMBE COUNTY PLANNING BOARD HEREBY RECOMMENDS 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 20th day of July, 2020.

ATTEST

C. Savannah Gibson  
Savannah Gibson, Clerk

APPROVED AS TO FORM

[Signature]  
County Attorney

PLANNING BOARD FOR THE  
COUNTY OF BUNCOMBE

BY Nancy Waldrop  
Nancy Waldrop, Chairperson

Consented to:

Planning Board Members:

~~Gene Bell, Chairperson~~ C.S.G.

Nancy Waldrop, Vice-Chairperson

Robert Martin

~~Parker Sloan~~ C.S.G.

Dusty Pless

Joan Walker

Thad Lewis

~~Billy Taylor~~ C.S.G.

David Rittenberg

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 68960444200000, 968960448400000, 968960448400000, 968960545800000 (2254 & 2256 US HWY 70, & two unaddressed properties off US HWY 70 & Riverwood Road, Buncombe County, North Carolina) from the R-3 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 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 6 to 0.

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Owner(s): Mary June Pate Watkins

Approved and adopted this the 20th day of July, 2020.

ATTEST

C. Savannah Gibson

Savannah Gibson, Clerk to the Board

PLANNING BOARD FOR THE  
COUNTY OF BUNCOMBE

BY

Nancy Waldrop

Nancy Waldrop, Chairperson



Exhibit A

**OFFICIAL ZONING MAP  
-EXCERPT-  
PROPOSED AMENDMENT  
ZPH2020-00006 WATKINS**

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Addresses: 2254 & 2256 US HWY 70, & two unaddressed properties off US HWY 70 &  
Riverwood Road, Buncombe County, NC  
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