COMBINED PLAN CONSISTENCY STATEMENT
ZONING MAP AMENDMENT
CONSISTENT OR INCONSISTENT WITH PLAN

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) 9634.65.9882, 9634.65.6752, 9634.76.0293, 569, 571 & 585 Long Shoals Road, Buncombe County, NC from the NS Neighborhood Service District and R-2 Residential District to CS Commercial Service District. The Board finds the following:

1) Said zoning change is consistent or inconsistent with Figure 20. Appropriate Development Types, of the Buncombe County Comprehensive Land Use Plan and Updates because the proposed rezoning (is) or (is not):
   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 (is not) or (would be) detrimental to the owners, adjacent neighbors, and surrounding community as it does/does not meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update.

Therefore, the requested zoning would be reasonable/unreasonable and (in) or (not in) the public interest.

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

Read, approved and adopted this the 7th day of December, 2020.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

___________________________   BY______________________________
Lamar Joyner, Clerk             Brownie Newman, Chairman

APPROVED AS TO FORM

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County Attorney