

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DENYING A REQUEST TO AMEND  
THE OFFICIAL ZONING MAP OF BUNCOMBE COUNTY,  
CHAPTER 78, ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES,  
THE ZONING ORDINANCE OF BUNCOMBE COUNTY  
ZPH2022-00040

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WHEREAS, pursuant to N.C. Gen. Stat. §160D-7-1, the County may adopt a zoning ordinance to regulate development within its territorial jurisdiction;

WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;

WHEREAS, pursuant to N.C. Gen. Stat. §160D-6-2, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;

WHEREAS, the Planning Board has received an application for an amendment to the Official Zoning Map of Buncombe County, North Carolina (“Official Zoning Map”) to rezone the below listed parcels, and shown herein as Exhibit A:

Case: ZPH2022-00040  
PIN(s): 9619-99-8720  
Addresses: 31 Mount Carmel Pl  
Owner(s): Locust Grove MHP LLC  
Applicant(s): Clyde Motley of Locust Grove MHP LLC

WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from the R-1 Residential District to the R-3 Residential District as shown and depicted in Exhibit A, which is attached hereto and incorporated herein by reference; and,

WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider the proposed amendment on January 23, 2023, at which meeting a motion to **approve** the proposed map amendment passed by a vote of **5 to 0**; and,

WHEREAS, this Board has reviewed these written recommendations of the Buncombe County Planning Board; 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 Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS THAT:

Section 1. This Board has considered whether this proposed amendment is consistent with the Buncombe County Land Use Plan and the associated Land Use Constraint Maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update, and hereby finds the following:

1.1. Said zoning change is **inconsistent** with Figure 20. Appropriate Development Types, of the Buncombe County Comprehensive Land Use Plan and Updates because the proposed rezoning is:

*Insert Finding*

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1.2. Said rezoning **would be detrimental** to the owners, adjacent neighbors, and surrounding community as it **does not** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update.

1.3. Therefore, the requested zoning would be **unreasonable** and **not in the public interest**.

Section 2. This Board does hereby **deny** the request to rezone PIN(s) 9619-99-8720; 31 Mount Carmel Pl, Buncombe County, NC, from R-1 Residential District to R-3 Residential District, as shown and depicted upon Exhibit A, which is attached hereto and incorporated herein by reference;

Section 3. This resolution is effective upon adoption.

Read, approved and adopted this the 7<sup>th</sup> day of March, 2023.

ATTEST

BOARD OF COMMISSIONERS FOR THE  
COUNTY OF BUNCOMBE

\_\_\_\_\_  
Lamar Joyner, Clerk

BY \_\_\_\_\_  
Brownie Newman, Chairman

APPROVED AS TO FORM

\_\_\_\_\_  
County Attorney

Exhibit A

**OFFICIAL ZONING MAP  
-EXCERPT-  
PROPOSED AMENDMENT**

Case: ZPH2022-00040  
PIN(s): 9619-99-8720  
Addresses: 31 Mount Carmel Pl  
Owner(s): Locust Grove MHP LLC

**PROPOSED ZONING DISTRICT –R-3**

