

PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY  
BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2023-00010  
REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING MAP

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WHEREAS, the Zoning Administrator for Buncombe County has received an application (ZPH2021-00010, Unaddressed parcel on Lake Eden Road, LAKE EDEN MAP AMENDMENT) requesting an amendment to The Official Zoning Map of Buncombe County on the parcel(s) depicted in the map attached hereto as "Exhibit A" and identified as follows:

PIN(s): 9699892403  
Addresses: Unaddressed on Lake Eden Rd  
Owner(s): CON-ONAULA FARMS LLLP  
Applicant(s): Lake Eden Preserve, LLC

WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from the R-2 Residential District to the CR - Conference Resort 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 and N.C. Gen. Stat. § 160D-604(d), 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, which is incorporated herein by reference, is attached hereto as "Exhibit B"); and

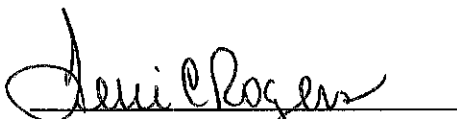
WHEREAS, the Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed map amendment by a vote of **6 to 0**.

NOW, THEREFORE, THE BUNCOMBE COUNTY PLANNING BOARD HEREBY RECOMMENDS AS FOLLOWS:

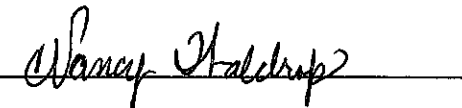
1. The Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed Zoning Map amendment as presented in Exhibit A.

Read, approved and adopted this the 17<sup>th</sup> day of April 2023.

ATTEST

  
Terri Rogers, Clerk

PLANNING BOARD FOR THE  
COUNTY OF BUNCOMBE

BY   
Nancy Waldrop, Chair

APPROVED AS TO FORM

*For*   
County Attorney

Consented to (YES/NO):

Planning Board Members:

Nancy Waldrop, Chair - Yes  
John Noor – Absent  
Cindy Weeks - Yes  
Tim Collins - Yes  
Ken Kahn - Yes  
Mike Fisher - Absent  
Eric Robinson - Yes  
Alan Coxie – Yes  
Billy Taylor - Absent

Exhibit A

OFFICIAL ZONING MAP  
-EXCERPT-  
PROPOSED AMENDMENT

PIN(s): 9699892403  
Addresses: Unaddressed on Lake Eden Rd  
Owner(s): CON-ONLAULA FARMS LLLP  
Applicant(s): Lake Eden Preserve, LLC

PROPOSED ZONING DISTRICT – CR

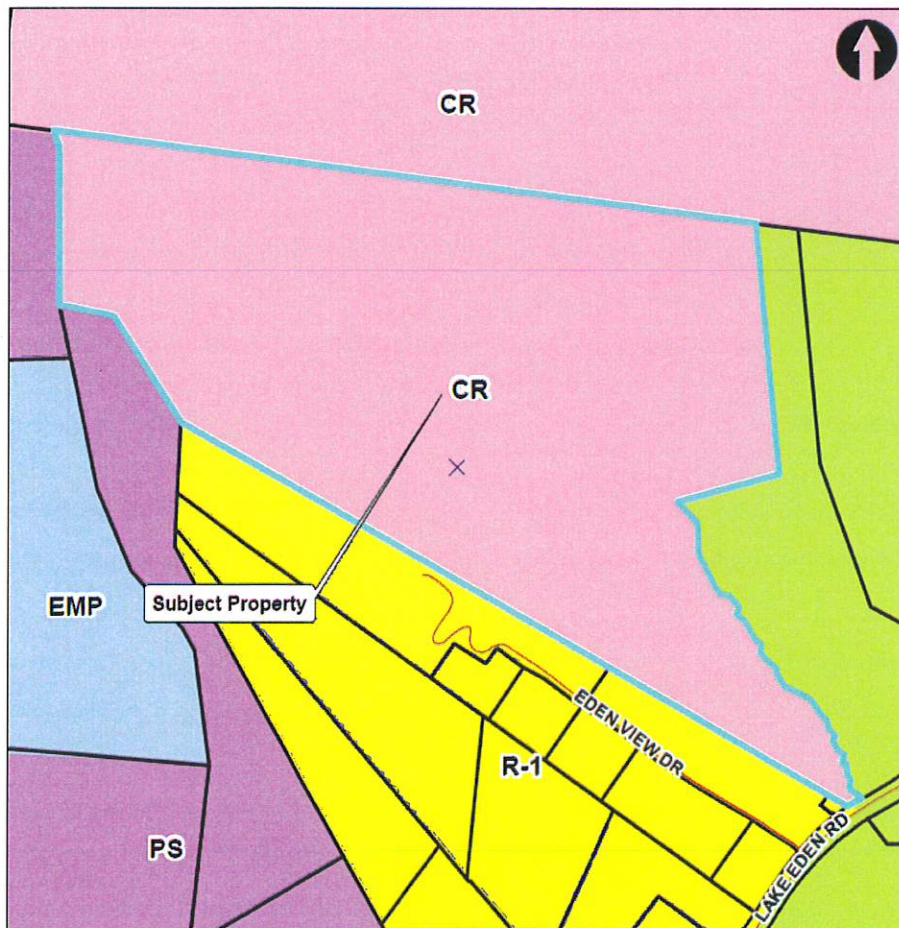


Exhibit B

PLAN CONSISTENCY STATEMENT

ZONING MAP AMENDMENT  
CONSISTENT WITH PLAN

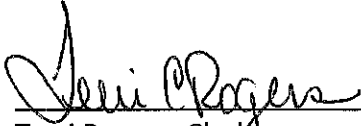
Pursuant to N.C. Gen. Stat. §160D-604(d) the Buncombe County Planning Board hereby approves and adopts the following Plan Consistency Statement for the rezoning of tax lot PIN(s) 9699892403, from the R-2 Residential District to the Cr Conference Resort District. The Board finds the following:

1. The proposed rezoning of the subject property is consistent with the Buncombe County Comprehensive Land Use Plan in that the property 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 area (25%+)."
  - D. "Outside of moderate and high slope stability hazards."
  - E. "Outside of flood hazard areas."
  
2. The proposed map amendment would 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.

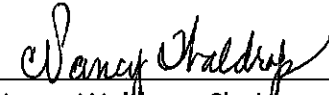
Therefore, the requested zoning would be **reasonable and in the public interest**.

Approved and adopted this the 17th day of April 2023.

ATTEST

  
\_\_\_\_\_  
Terri Rogers, Clerk

PLANNING BOARD FOR THE  
COUNTY OF BUNCOMBE

BY   
\_\_\_\_\_  
Nancy Waldrop, Chair