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

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

§ 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 17th day of April 2023.

ATTEST

Terri Rogers, Clerk

APPROVED AS TO FORM

County Attorney

PLANNING BOARD FOR THE COUNTY OF BUNCOMBE

BY

Nancy Waldrop, Chair

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-ONAULA 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

[Signature]

Terri Rogers, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY

[Signature]

Nancy Wadrop, Chair