

PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY
BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2023-00031
REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Zoning Administrator for Buncombe County has received an application (ZPH2023-00027 – Biltmore Farms Frederick Law Olmsted Way) 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): 9635-37-0439 and 9635-54-4215

Addresses: 179 E. Frederick Law Olmsted Way; unaddressed parcel on Brevard Rd.

Owner(s): Biltmore Farms LLC

Applicant(s): Biltmore Farms LLC

WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from R-3, NS, and CS to EMP with the portion of the property currently zoned R-LD to remain R-LD.

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 4 to 1.

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 November 2023.

ATTEST



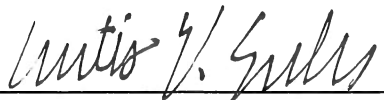
Terri Rogers, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY 

Nancy Waldrop, Chair

APPROVED AS TO FORM



County Attorney

Consented to (YES/NO):

Planning Board Members:

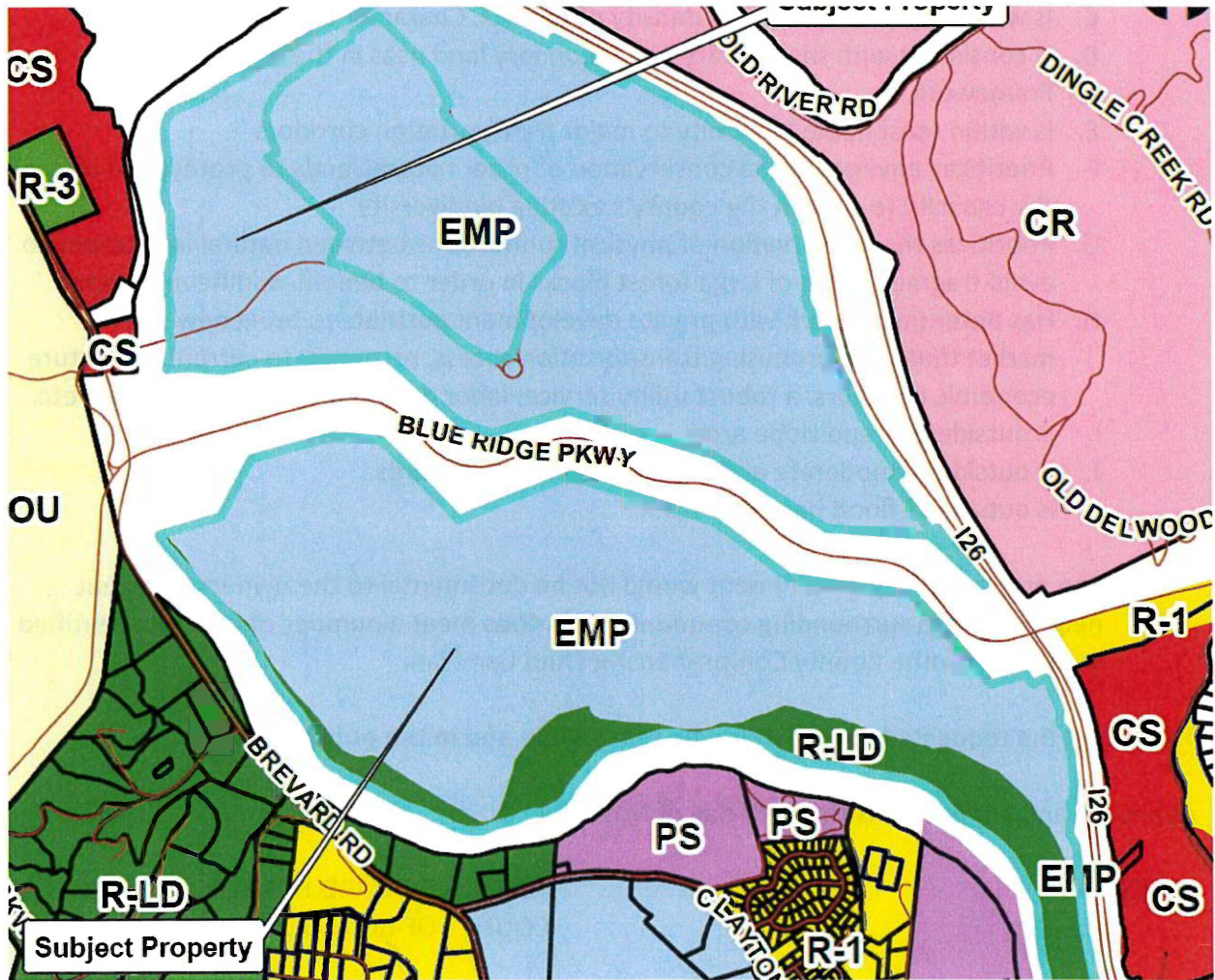
Nancy Waldrop, Chair - ~~present~~ Yes
John Noor - ~~recused~~
~~Cindy Weeks~~
~~Tim Collins~~ - NOT
Ken Kahn - Yes
Mike Fisher - Yes
Eric Robinson - NO
Alan Coxie - Yes
~~Billy Taylor~~

Exhibit A

OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT

PIN(s): 9635-37-0439 and 9635-54-4215
Addresses: 179 E. Frederick Law Olmsted Way; unaddressed parcel on Brevard Rd.
Owner(s): Biltmore Farms LLC
Applicant(s): Biltmore Farms LLC

PROPOSED ZONING DISTRICT – EMP AND RLD



map 2/9/11

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) 9635-37-0439 and 9635-54-4215 from the from R-3, NS, and CS to EMP and RLD The Board finds the following:

1. The proposed rezoning of the subject property is consistent with the Buncombe County 2043 Comprehensive Plan in that the property:
 - A. Is consistent with the GEC Character Framework description
 - B. Is within reasonable proximity to water and sewer infrastructure
 - C. Is within the recommended density of the GEC Character area
 - D. Is consistent with the primary and secondary land uses in the GEC Character Framework
 - E. Is within reasonable proximity to major transportation corridors
 - F. Prioritizes environmental conservation of other natural lands to protect and increase the capacity to sustain the county's existing biodiversity
 - G. Prioritizes the conservation of physical connections between natural landscapes to avoid fragmentation of large forest blocks in order to benefit wildlife migration
 - H. Has potential to work with private development partners to bring new sites to market that have promising transportation access, proximity to current and future economic corridors, a robust utility service, labor draw, community synergies, etc.
 - I. Is outside of steep slope area
 - J. Is outside of moderate and high slope stability hazards
 - K. Is 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 20th day of November 2023.

ATTEST



Terri Rogers, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY 

Nancy Waldrop, Chair For