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
ZPH2023-00040

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: ZPH2023-00040
PIN(s): 967847081500000
Addresses: 1700 & 1702 Tunnel Rd
Owner(s): East Valley LLC
Applicant(s): Marc Wright of East Valley LLC

WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from the R-2 Residential District to the EMP Employment 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 22, 2024, at which meeting a motion to approve the proposed map amendment passed by a vote of 8 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 2043 Comprehensive Plan, and hereby finds the following:

1.1. Said zoning change is **inconsistent** with the Buncombe 2043 Comprehensive Plan because the proposed rezoning is:

   Insert Finding

   __________________________________________________________
   __________________________________________________________

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 2043 Comprehensive Plan.

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) 9678470815 (1700 & 1702 Tunnel Rd.) Buncombe County, NC, from R-2 Residential District to EMP Employment 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 20th day of February, 2024.

ATTEST

___________________________
Lamar Joyner, Clerk

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

________________________________________
BY______________________________
Brownie Newman, Chairman

APPROVED AS TO FORM

___________________________
County Attorney
Exhibit A

OFFICIAL ZONING MAP
-EXCEPRT-
PROPOSED AMENDMENT

PIN(s): 9678470815
Addresses: 1700 & 1702 Tunnel Rd.
Owner(s): East Valley LLC
Applicant(s): Marc Wright of East Valley LLC

PROPOSED ZONING DISTRICT –EMP