

RESOLUTION OF PLANNING BOARD RECOMMENDATIONS TO THE BUNCOMBE COUNTY BOARD  
OF COMMISSIONERS ON APPLICATION FOR PROPOSED ZONING MAP AMENDMENT

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WHEREAS, the Planning Department has been made aware that the Town of Black Mountain's limits were mapped incorrectly, and as such portions of parcels within the County's jurisdictional area had not been included in the extension of County-wide zoning in December 2009;

WHEREAS this Planning Board agreed at the April 4, 2011 meeting to sponsor the amendment of the Official Zoning Maps of Buncombe County in order to incorporate the parcel identified as follows into the Official Zoning Maps of Buncombe County:

The portion of tax lot PIN 0609-24-8868 which falls within the jurisdiction of Buncombe County, located Northwest of the intersection of North Fork Road and Old US 70 Highway, which is not currently zoned. The Planning Board is recommending that the property be designated PS Public Service District;

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), 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 notice of the public hearing concerning this zoning map amendment has been prominently posted as required;

WHEREAS, pursuant N.C. Gen. Stat. § 153A-344 and Section 78-719 of the Buncombe County Code of Ordinance , the Planning Board is charged with making a recommendation to the Board of Commissioners and to comment on whether a zoning change is consistent or inconsistent with the Comprehensive Land Use plan; and

WHEREAS, The Planning Board has reviewed the application, has heard public comment, and consulted with planning staff, and, after careful review, has determined that it is in order to approve this application and make recommendation to the Board of Commissioners for Buncombe County that the zoning change is consistent with the Comprehensive Land Use Plan and is reasonable and in the public interest and should be approved.

Based on the facts as set forth above the Buncombe County Planning Board hereby finds and concludes as follows pertaining to the proposed amendment to the Zoning Maps:

1. said zoning change is consistent with the Buncombe County Comprehensive Land Use Plan and Updates as the Buncombe County Comprehensive Land Use Plan Update suggested the implementation of a zoning district with flexibility for

institutional uses and the PS Public Service District is a zoning district used to facilitate the development of institutional uses on public property;

2. the subject property is owned by the State of North Carolina and is part of a tract greater than 100 acres in size which serves as the campus of a state-run healthcare facility;
3. the portion of the subject property within the Town of Black Mountain's zoning jurisdiction is zoned to allow for similar institutional uses; and
4. therefore said zoning change is reasonable and in the public interest.

NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the zoning change is consistent with Buncombe County's Comprehensive Land Use Plan;
2. That the zoning change is reasonable and in the public interest; and
3. That the Board of Commissioners approve this application for a zoning designation for PIN # 0609-24-8868 of PS Public Service District.

Adopted by a vote of 7 to 0.

This the 18<sup>th</sup> day of April, 2011.

BUNCOMBE COUNTY PLANNING BOARD

By: \_\_\_\_\_

Tom Alexander, Chairman

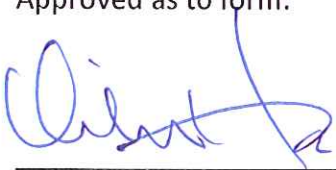
Consented to:

Planning Board Members:

Rod Hudgins  
Bernie Kessel  
Joe Sechler  
Josh Holmes  
Scott Hughes (absent)  
Tom Alexander  
Michelle Wood  
Greg Phillips

  
Josh O'Conner, Zoning Administrator

Approved as to form:

  
Michael C. Frue, County Attorney