

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

WHEREAS, the Zoning Administrator for Buncombe County has received an application from Richard Kubica requesting an amendment to The Zoning Map on the parcel identified as follows:

PIN 9699-31-7744, located at 596 Old US Highway 70, which is currently zoned Residential District R-3. The Applicant is requesting that the zoning designation be changed from Residential District R-3 to Neighborhood Service NS; and

PIN 9699-41-2317, located at 606 Old US Highway 70, which is currently zoned Residential District R-3. The Applicant is requesting that the zoning designation be changed from Residential District R-3 to Neighborhood Service NS; 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), 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 §78-719 of the Buncombe County Code of Ordinances, the Planning Board is charged with making a recommendation to the Board of Commissioners and to comment on whether the requested 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 application 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 as set forth in the said application of Richard Kubica:

1. said zoning change is consistent with the Buncombe County Comprehensive Land Use Plan and Updates as the 2006 Buncombe County Comprehensive Land Use Plan Update indicated that NS "is designed to allow for a mix of residential, commercial, business and service uses in limited areas at key intersections leading to residential neighborhoods (2006 Buncombe County Comprehensive Land Use Plan Update, VII-4);

2. that the requested zoning would allow for a commercial business in an area that allows a wide variety of commercial uses; and
3. 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 Board of Commissioners approve this application for a zoning change for PIN # 9699-31-7744 and 9699-41-2317 from Residential District R-3 to Neighborhood Service District NS.

Adopted by a vote of 7 to 0.

This the 20th day of June, 2011.

BUNCOMBE COUNTY PLANNING BOARD

By:  _____
Tom Alexander, Chairman

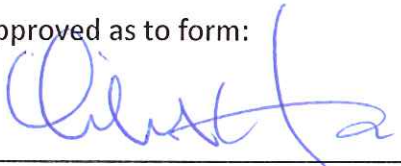
Consented to:

Planning Board Members:

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

 _____
Josh O'Conner, Zoning Administrator

Approved as to form:

 _____
Michael C. Frue, County Attorney