

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 Zoning Administrator for Buncombe County has received an application from Carol Holcombe requesting an amendment to The Zoning Map on the parcels identified as follows:

PIN 9677-41-5426, located at 381 Old Charlotte Highway, which is currently zoned Low-Density Residential District R-LD. The Applicant is requesting that the zoning designation be changed from Low-Density Residential District R-LD to Commercial Service District CS; and

PIN 9677-41-3438, located at 375 Old Charlotte Highway, which is currently zoned Low-Density Residential District R-LD. The Applicant is requesting that the zoning designation be changed from Low-Density Residential District R-LD to Commercial Service District CS; 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 Map as set forth in the said application of Carol Holcombe:

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 CS is "primarily intended to provide suitable locations for clustered commercial development to encourage concentration of commercial development, and to allow for suitable noncommercial land uses" (VII-4);

2. that the adjacent tract of land within the Southcliff subdivision is zoned CS; and
3. therefore said zoning change is reasonable and is in the public interest.

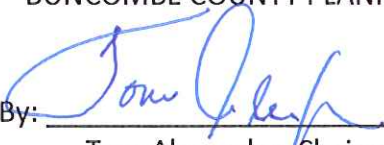
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners approve this application for a zoning change for PINs 9677-41-5426 and 9677-41-3438 from Low-Density Residential District R-LD to Commercial Service District CS.

Adopted by a vote of 9 to 0.

This the 16<sup>th</sup> day of April, 2012.

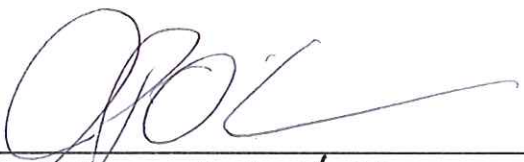
BUNCOMBE COUNTY PLANNING BOARD

By:   
Tom Alexander, Chairman

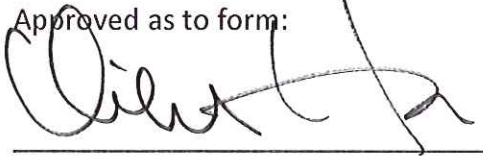
Consented to:

Planning Board Members:

Jim Young  
Bernie Kessel  
Joe Sechler  
Josh Holmes  
Bud Sales  
Tom Alexander  
Michelle Wood  
Greg Phillips  
Catherine Martin

  
Josh O'Conner, Zoning Administrator

Approved as to form:

  
Michael Frue, County Attorney