

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 Mayfair Partners LLC requesting amendments to The Zoning Map on the parcels identified as follows:

PIN 9629-22-7650 located at 20 Mill Creek Loop, which is currently zoned Single Family Residential District R-1. The Applicant is requesting that the zoning designation be changed from Single Family Residential District R-1 to Residential District R-2;

PIN 9629-22-7443 located at 14 Mill Creek Loop, which is currently zoned Single Family Residential District R-1. The Applicant is requesting that the zoning designation be changed from Single Family Residential District R-1 to Residential District R-2;

PIN 9629-22-8397 located at 24 Mill Creek Loop, which is currently zoned Single Family Residential District R-1. The Applicant is requesting that the zoning designation be changed from Single Family Residential District R-1 to Residential District R-2;

PIN 9629-32-0159 located at the Northwest corner of the intersection of Old County Home Road and Johnston School Road, which is currently zoned Single Family Residential District R-1. The Applicant is requesting that the zoning designation be changed from Single Family Residential District R-1 to Residential District R-2; 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), 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 notice of the public hearing concerning this zoning map amendment has been prominently posted as required; and

WHEREAS, pursuant to 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 Mayfair Partners LLC:

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 indicates that higher density development, which includes multifamily residential units and planned unit developments, would be appropriate in the R-2 zoning district (VII-3);
2. that the requested map amendment is adjacent to the RM-6 zoning district within the City of Asheville, which allows similar densities and development types as allowed in the R-2 zoning district;
3. that the surrounding area is characterized by commercial and residential uses along Old County Home Road, with more intense commercial development along New Leicester Highway; and
4. therefore said zoning change is reasonable and is in the public interest.

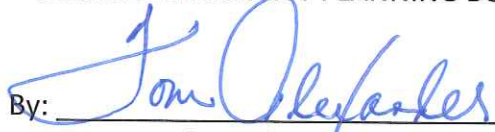
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners approve this application for a zoning change for PINs 9629-22-7650, 9629-22-7443, 9629-22-8397, and 9629-32-0159 from Single Family Residential District R-1 to Residential District R-2.

Adopted by a vote of 6 to 0.

This the 5th day of November, 2012.

BUNCOMBE COUNTY PLANNING BOARD

By: 
Tom Alexander, Chairman

Consented to:

Planning Board Members:

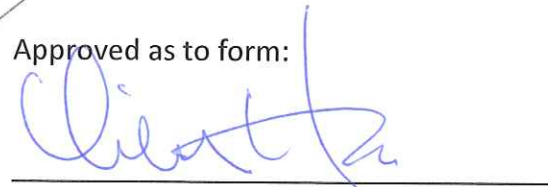
Jim Young (absent)

Bernie Kessel (absent)
Joe Sechler
Josh Holmes
Bud Sales
Tom Alexander
Michelle Wood
Greg Phillips (recused)
Catherine Martin



Josh O'Conner, Zoning Administrator

Approved as to form:



Michael C. Frue, County Attorney