

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 Carl H. Ricker, Jr. requesting an amendment to The Zoning Map on the parcel identified as follows:

PIN 9668-76-8496, located at Lower Grassy Branch Road, which is currently zoned Residential District R-3. The Applicant is requesting that the zoning designation be changed from Residential District R-3 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), 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 Carl H. Ricker, Jr.:

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 described the CS district as "primarily intended to provide suitable locations for clustered commercial development to encourage concentration of commercial activity in those specified areas with access to major traffic arterials, to discourage strip commercial development, and to allow for suitable noncommercial land uses" (VII-4);

2. that the area directly to the South is comprised of a concentration of commercial activity along a major traffic arterial, and is zoned Highway Business (HB) by the City of Asheville;
3. therefore said zoning change is reasonable and is in the public interest.

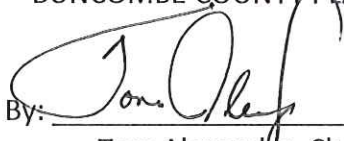
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners approve this application for a zoning change for PIN 9668-76-8496 from Residential District R-3 to Commercial Service District CS.

Adopted by a vote of 8 to 0.

This the 1st day of October, 2012.

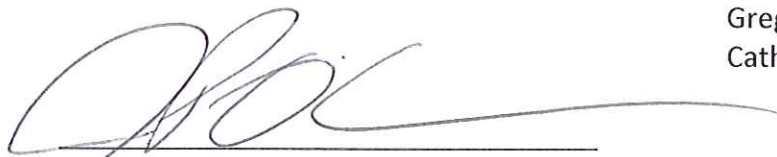
BUNCOMBE COUNTY PLANNING BOARD

By: 
Tom Alexander, Chairman

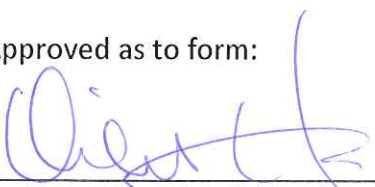
Consented to:

Planning Board Members:

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


Josh O'Conner, Zoning Administrator

Approved as to form:


Michael C. Frue, County Attorney