

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 Norris Max Clubb requesting an amendment to The Zoning Map on the parcel identified as follows:

PIN 9678-78-9474, located at 1910 US 70 Highway, 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 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 Norris Max Clubb:

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 was “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 requested zoning would be consistent as the surrounding area is a concentration of commercial activity along a major traffic arterial;

3. that the requested zoning would be reasonable and in the interest of the adjacent neighbors as the surrounding area is a concentration of commercial activity along a major traffic arterial; and
4. therefore said zoning change is reasonable and is in the public interest.

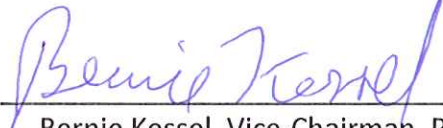
NOW, THEREFORE, BE IT RESOLVED that upon motion and second, the Buncombe County Planning Board hereby recommends as follows:

1. That the Board of Commissioners approve this application for a zoning change for PIN #9678-78-9474 from Single Family Residential District R-1 to Commercial Service District (CS)

Adopted by a vote of 5 to 0.

This the 19th day of December, 2011.

BUNCOMBE COUNTY PLANNING BOARD

By: 
Bernie Kessel, Vice-Chairman, Presiding

Consented to:

Planning Board Members:

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


Josh O'Conner, Zoning Administrator

Approved as to form:


Michael Frue, County Attorney