

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 Scott Rogers requesting amendments to The Zoning Map on the parcels identified as follows:

PIN 8697-73-6467 located on the Southern side of Smokey Park Highway between the intersections of Gossett Road and Candler Heights 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 Neighborhood Service District (NS);

PIN 8697-73-4449 located at the Southeast corner of the intersection of Smokey Park Highway and Gossett 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 Neighborhood Service District (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), 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 Scott Rogers:

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 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" (VII-4);

2. that the requested map amendment 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 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 8697-73-6467 and 8697-73-4449 from Single Family Residential District (R-1) to Neighborhood Service District (NS).

Adopted by a vote of 6 to 1.

This the 18th day of March, 2013.

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

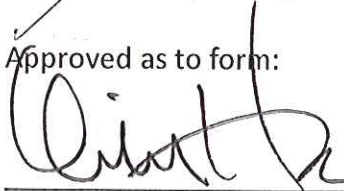
Michelle Wood

Greg Phillips *ABSENT*

Catherine Martin


Josh O'Conner, Zoning Administrator

Approved as to form:


Michael C. Frue, County Attorney