

Buncombe County Government

Planning and Development

46 Valley Street
Asheville, NC 28801

Jon E. Creighton

Assistant County Manager/Planning Director

Telephone (828) 250-4830

Fax (828) 250-6086

CERTIFICATION

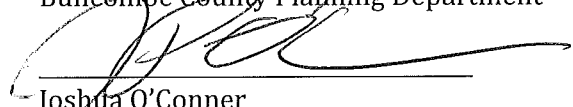
Proposed Amendments to the Official Zoning Map of Buncombe County

I, **Joshua O'Conner**, on behalf of the Buncombe County Planning Department, do hereby certify that I, as Zoning Administrator for Buncombe County, did cause the attached notice regarding a public hearing for proposed amendments to the Official Zoning Map of Buncombe County to be held by the Buncombe County Board of Commissioners on August 6, 2013, to be forwarded to the Asheville Citizen-Times for publication for two successive calendar weeks on July 17, 2013, and July 24, 2013, as evidenced by the attached Affidavit of Publication.

Further, I certify that I did cause the attached notice to be mailed to property owners of parcels affected by the proposed map amendments with mailing addresses outside Buncombe County, to property owners adjacent to properties affected by the proposed map amendments with mailing addresses outside Buncombe County, and to members of the Buncombe County Planning Board. Said mailing was completed on July 17, 2013, by Mail Management Services, LLC, and mailed by the U.S. Postal Service.

In addition, I further certify that I did also cause a notice to be prominently posted in the areas affected by the proposed map amendments or on adjacent public streets or rights-of-way. Said postings occurred on July 22, 2013 through July 25, 2013.

Buncombe County Planning Department



Joshua O'Conner
Zoning Administrator

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

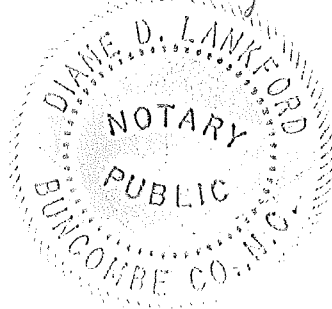
Sworn to and subscribed before me this 29 day of July, 2013.

Diane D. Lanford

Notary Public

10-27-14

Commission Expires



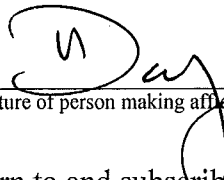
AFFIDAVIT OF PUBLICATION

BUNCOMBE COUNTY

SS.
NORTH CAROLINA

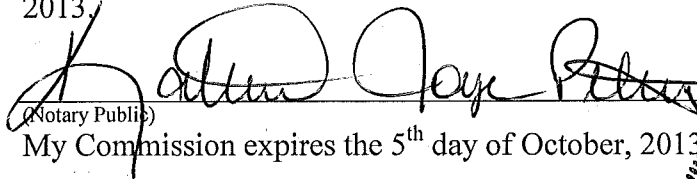
Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified and authorized by law to administer oaths, personally appeared **Velene Fagan**, who, being first duly sworn, deposes and says: that she is the **Legal Billing Clerk** of **The Asheville Citizen-Times**, engaged in publication of a newspaper known as **The Asheville Citizen-Times**, published, issued, and entered as first class mail in the City of Asheville, in said County and State; that she is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in **The Asheville Citizen-Times** on the following dates: July 17th and 24th, 2013. And that the said newspaper in which said notice, paper, document or legal advertisement was published was, at the time of each and every publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

Signed this 24th, day of July, 2013



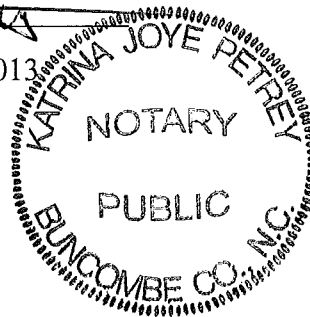
(Signature of person making affidavit)

Sworn to and subscribed before me the 24th day of July, 2013.



(Notary Public)

My Commission expires the 5th day of October, 2013.



Notice of Public Hearing

Proposed Amendments to the Official Zoning Map of Buncombe County

Notice is hereby given that the Buncombe County Board of Commissioners will hold a public hearing to consider proposed amendments to the Official Zoning Map of Buncombe County. The public hearing will be held on Tuesday, August 6, 2013, at 4:30 p.m. in the Commissioners' Chambers at 200 College Street, Suite 326, Asheville, NC.

The proposed map amendments will affect properties located in Buncombe County outside of the boundaries of incorporated municipalities, as shown on the accompanying maps entitled "Proposed Amendments to the Official Zoning Map of Buncombe County, NC." The proposed amendments will allow for expansion of Buncombe County zoning into those areas currently within the City of Asheville Extraterritorial Jurisdiction (ETJ) as a result of recent jurisdictional changes related to the adoption of N.C. General Assembly Session Law 2013-30.

Additional information about the proposed maps and zoning designations for affected properties is available on Buncombe County's website: www.buncombecounty.org/ashevilletj, or by calling Buncombe County Planning and Development, (828) 250-4858. Questions also may be emailed to zoningquestions@buncombecounty.org. Maps may be viewed online at gis.buncombecounty.org.

Joshua O'Conner
Zoning Administrator

R-1 Single-Family Residential District

- Allows single family site-built or modular homes

R-2 Residential District

- Allows single family site-built or modular homes

- Allows multi-family and planned unit developments up to 12 units per acre

R-3 Residential District

- Allows single family site-built or modular homes

- Allows multi-family and planned unit developments up to 12 units per acre

- Allows mobile homes and allows mobile home parks as conditional use

R-LD Residential-Low Density District

- Allows single family site-built, modular, and mobile homes

- Primarily in environmentally sensitive areas that are characterized by steep slopes, fragile soils, or flooding

NS Neighborhood Service District

- Allows for mix of neighborhood-oriented residential, commercial, business and service uses along major traffic arteries and key intersections leading to residential neighborhoods

CS Commercial Service District

- Business district or clustered/concentrated commercial development
- Mostly applicable along major traffic arteries

EMP Employment District

- Concentrated employment areas

- Office uses, industrial uses, storage, warehousing, and wholesale trade

General Description of Zoning Districts

OU Open Use District

- All uses are allowed except for the following, which are regulated as conditional uses:

- Adult Entertainment Estab.
- Hazardous Waste Facilities
- Motor Sports Facilities
- Amusement Parks
- Incinerators
- Multi-Family Structures
- Asphalt Plants
- Junkyards
- Shooting Ranges
- Chip Mills
- Landing Strips

PS Public Service District

- Schools and colleges
- Recreation parks and community clubs
- Emergency services and properties owned by governments
- Conference centers and seasonal retreats

BDM Beaverdam Low Density District

- Provides for low-density single family residential development in the Beaverdam Valley

OU Open Use District

- Slaughtering Plants
- Concrete Plants
- Mining Operations
- Solid Waste Facilities
- Vacation Rental Complex

Blue Ridge Parkway Overlay District

- All properties within 1,320 feet of the centerline of the Blue Ridge Parkway located within Buncombe County's zoning jurisdiction.

Steep Slope/High Elevation Overlay District

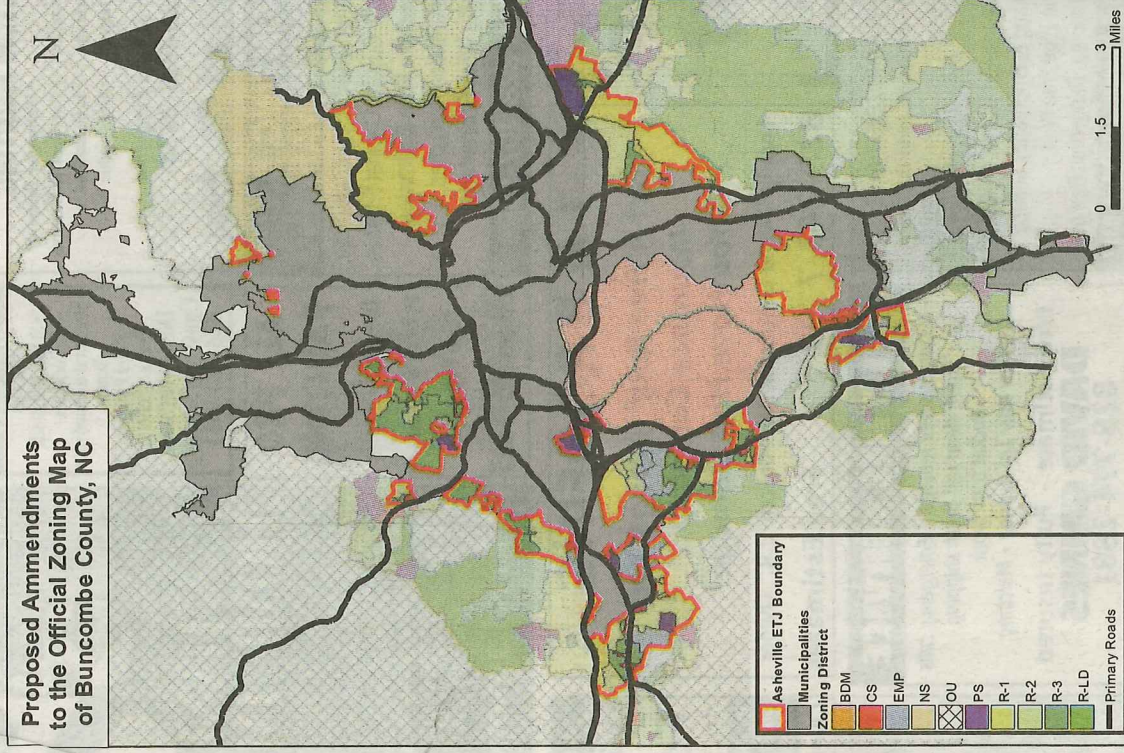
- The portion of Buncombe County at elevations of 2,500

- feet above sea level and higher and having a natural slope of 35 percent or greater as specifically identified and delineated on the zoning map.

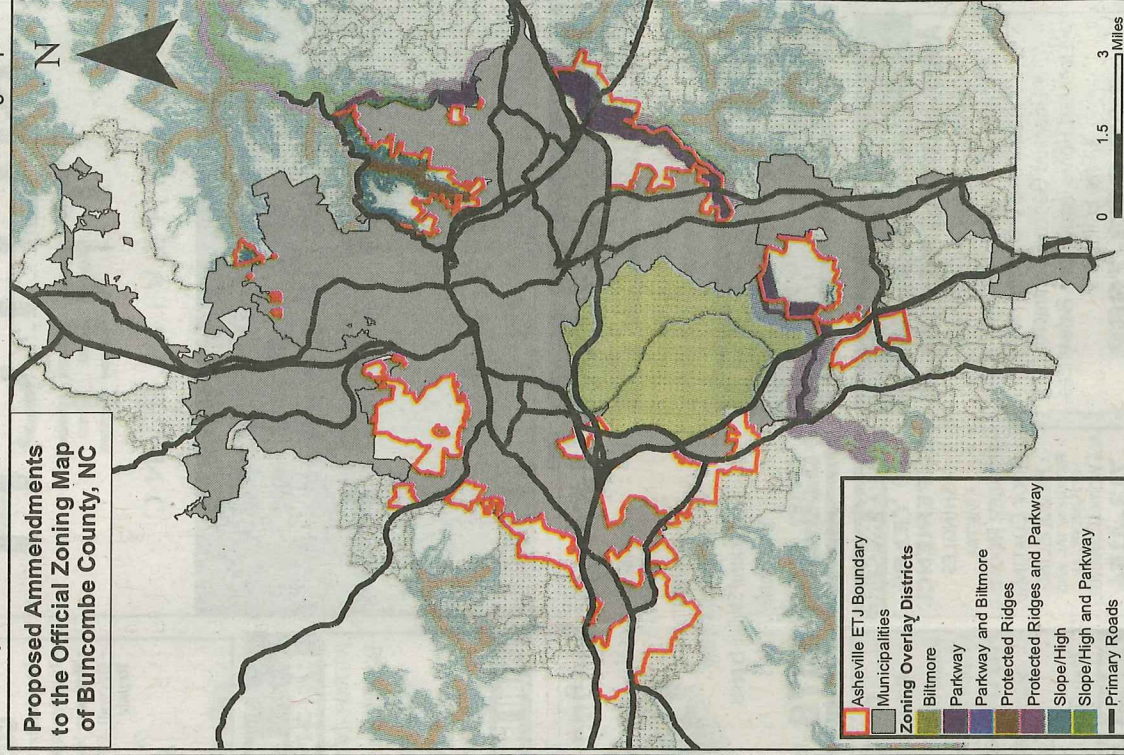
Protected Ridge Overlay District

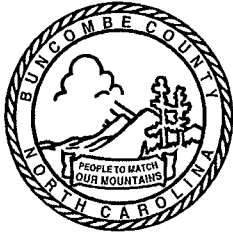
- All Buncombe County mountain "ridges" whose elevation is at least 3,000 feet and whose elevation is 500 or more feet above the elevation of an adjacent valley floor and including 500 foot buffers, measured horizontally from the center line of the ridge as specifically identified and delineated on the zoning map.

Proposed Amendments to the Official Zoning Map of Buncombe County, NC



Proposed Amendments to the Official Zoning Map of Buncombe County, NC





Buncombe County Government

Planning and Development
Jon E. Creighton
Assistant County Manager/Planning Director

46 Valley Street
Asheville, NC 28801
Telephone (828) 250-4830

July 17, 2013

(Merge PINNUM and address here)

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Joshua O'Conner
Zoning Administrator

If you have **QUESTIONS REGARDING THIS LETTER**, please call **828-250-4858** to speak with a member of staff about this public hearing. Questions also may be emailed to zoningquestions@buncombecounty.org. You can view maps online at gis.buncombecounty.org.