

Plan Consistency Statement

Pursuant to N.C. Gen. Stat. §153A-340(b)(1) the Buncombe County Board of Commissioners hereby approves and adopts the following Plan Consistency Statement for the rezoning of tax lot PIN 9626-90-3355 located at 38 Dry Ferry Road, Buncombe County, North Carolina to the Commercial Service (CS) District. The board finds the following:

The proposed map amendment is consistent with the Buncombe County Land Use Plan and the associated Land Use Constraint Maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update. The following information is relevant to the subject property:

The subject property is located within the combined water/sewer service area.

The subject property is not identified as steep slope (greater than 25%).

The subject property is not located in an area of high elevation greater than 2,500 feet.

The subject property is not located within high or moderate slope stability hazard area.

The subject property is located outside a FEMA Flood Hazard Area.

Although the subject property is not located on an identified major transportation corridor, it lies within 200 feet of NC Highway 191 (Brevard Road, a major transportation corridor), and is located off Dry Ferry Road (SR3481), which is an NCDOT-maintained Road

The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it meets a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update. Therefore, the requested zoning would be reasonable and in the public interest.

Approved and adopted this the 4th day of December, 2018.

Brownie Newman, Chairman

ATTEST

Lamar Joyner, Clerk to the Board