



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/4/2020

Public Hearings

Department: Planning and Development

Presenter(s): Joshua Freeman, AICP, CFM
Development Services Manager

Contact(s): Peter Radchishin

Subject: ZPH2019-00054 MISSION REZONING

Brief Summary: Applicant requests rezoning four (4) parcels of land from R-3 / R-LD / OU to CR. Total acreage is 222.5.

The rezoning area contains one, single-family structure and is otherwise undeveloped.

The CR Conference Center/Resort District is intended for large tourist-related facilities, summer/day camp properties, and conference centers along with associated uses such as housing, hotels, retail shops, religious or secular retreats, and similar. Such uses should currently have public water and sewer services available or have a provision for internal supply of appropriate utilities.

A rezoning request does not evaluate specific development plans. If rezoned, development potential upon the subject property would be expanded to, and limited to, the permitted uses within the CR zoning district.

A detailed report of the request is included in the attached Staff analysis.

Recommended Motion & Requested Action: The CR Zoning District was created as a result of the "Resort District" recommendations of the 2013 Land Use Plan Update. The proposed rezoning, in terms of its size and geographic situation, is consistent with the "Resort District" recommendations of the 2013 Land Use Plan Update. Staff recommends approval as presented.

The Buncombe County Planning Board considered the proposed rezoning on January 6, 2020 and unanimously recommended approval as presented by a vote of 7-0.

County Manager's comments and Recommendation: See Staff recommendation in Staff analysis.