

PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY
BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2024-00024
REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING ORDINANCE

WHEREAS, the Planning Board for Buncombe County has reviewed and discussed proposed text amendments (ZPH2024-00024) and held a public hearing for an amendment to The Buncombe County Zoning Ordinance. The Board considered amendments to Chapter 78 (The Buncombe County Zoning Ordinance) of the Buncombe County Code of Ordinances, and more specifically, Sections 78-581 Definitions, 78-641 Permitted Uses, and 78-678 Uses by Right Subject to Special Requirements and Special Use Standards. The amendments propose to further regulate crypto-currency mining operations, data centers, and government protective services.

WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which the proposed amendment was considered have been properly emailed to members of the Planning board and public notice of the meeting has been properly published in a newspaper having general circulation in the County.

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances, the Planning Board duly advertised and held a public hearing to consider the proposed amendment; and

WHEREAS, pursuant to Buncombe County Code of Ordinances Sec. 78-717 and N.C. Gen. Stat. § 160D-604(d), the Planning Board has advised and commented on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable and has provided a written recommendation to the board of county commissioners concerning the same (said written recommendation, which is incorporated herein by reference, is attached hereto as "Exhibit B"); and

WHEREAS, the Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed text amendment by a vote of 7 to 0.

NOW, THEREFORE, THE BUNCOMBE COUNTY PLANNING BOARD HEREBY RECOMMENDS AS FOLLOWS:

1. The Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed Zoning text amendment as presented in Exhibit A.

Read, approved, and adopted this the 16th day of September 2024.


ATTEST


Terri Rogers, Clerk

APPROVED AS TO FORM


County Attorney

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY 

~~Nancy Waldrop, Chair~~

Ken Kahn, Vice-Chair

Consented to YES/NO:

Planning Board Members:

~~Nancy Waldrop, Chair~~

John Noor –

Tim Collins -

Ken Kahn -

~~Mike Fisher -~~

Eric Robinson -

Alan Coxie –

Jay Marino-

Karl Koon-

Exhibit B

PLAN CONSISTENCY STATEMENT

ZONING ORDINANCE AMENDMENT
CONSISTENT WITH PLAN

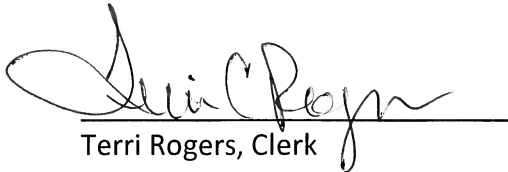
Pursuant to N.C. Gen. Stat. §160D-604(d) the Buncombe County Planning Board hereby approves and adopts the Plan Consistency Statement amendments to Chapter 78 (The Buncombe County Zoning Ordinance) of the Buncombe County Code of Ordinances, and more specifically, Sections 78-581 Definitions, 78-641 Permitted Uses, and 78-678 Uses by Right Subject to Special Requirements and Special Use Standards. The amendments propose to further regulate crypto-currency mining operations, data centers, and government protective services.

- 1) The proposed text amendment is consistent with the Buncombe County 2043 Comprehensive Plan in that the text amendment:
 - a) **GEC – Action 6:** Support the protection of agricultural and forest lands, environmentally sensitive areas, and rural communities.
 - b) **FARMS, FOREST, & ENVIRON – Policy 2:** Preserve Buncombe County’s natural heritage.
 - c) **FARMS, FOREST, & ENVIRON – Policy 3:** Promote ecosystem enhancement...
 - d) **HEALTH & REC- Policy 5:** Utilize environmental protection and land conservation to...promote health.
 - e) **INFRASTRUCTURE & ENERGY - Policy 2:** Plan for the long-term sustainability of public services.
 - f) **INFRASTRUCTURE & ENERGY – Action 2:** Implement policies around new development and re-development that advance decarbonization and sustainability goals.

Therefore, the requested text amendment would be **reasonable and in the public interest**.

Approved and adopted this the 16th day of September 2024.

ATTEST


Terri Rogers, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY


Nancy Waldrop, Chair

Ken Kahn, Vice - Chair