PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2025-00036 REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Zoning Administrator for Buncombe County has received an application (ZPH2025-00036 – Rogers Rezoning) requesting an amendment to The Official Zoning Map of Buncombe County on the parcel(s) depicted in the map attached hereto as "Exhibit A" and identified as follows:

PIN(s):	9626-91-0044, 9626-91-5565, 9626-91-5565
Addresses:	4 Dry Ferry Rd, unaddressed parcel on Ferry Rd, and 80 Ferry Rd
Owner(s):	Ricky Rogers and Rebecca Rogers
Applicant(s):	Ricky Rogers and Rebecca Rogers

WHEREAS, the applicants are requesting that the zoning designation for the subject property be changed from R-1 to R-3 as shown on the attached survey.

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 notices of the public hearing concerning this zoning map amendment have been prominently posted as required; and

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 map amendment by a vote of 8 **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 Map amendment as presented in Exhibit A.

Read, approved and adopted this the 17th day of November 2025.

ATTEST

Ileya Neville, Clerk

PLANNING BOARD FOR THE COUNTY OF BUNCOMBE

BY _____

Nancy Waldrop, Chair

APPROVED AS TO FORM

County Attorney

Consented to (**YES/NO**):

Planning Board Members:

Nancy Waldrop, Chair - ✓
John Noor – ✓
Tim Collins - ✓
Ken Kahn - ✓
Eric Robinson - ✓
Alan Coxie –
Jay Marino – ✓
Karl Koon – ✓
Liza Schillo- ✓

Exhibit A

OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT

PIN(s):	9626-91-0044, 9626-91-5565, 9626-91-5565
Addresses:	4 Dry Ferry Rd, unaddressed parcel on Ferry Rd, and 80 Ferry Rd
Owner(s):	Ricky Rogers and Rebecca Rogers
Applicant(s):	Ricky Rogers and Rebecca Rogers

PROPOSED ZONING DISTRICT – R3

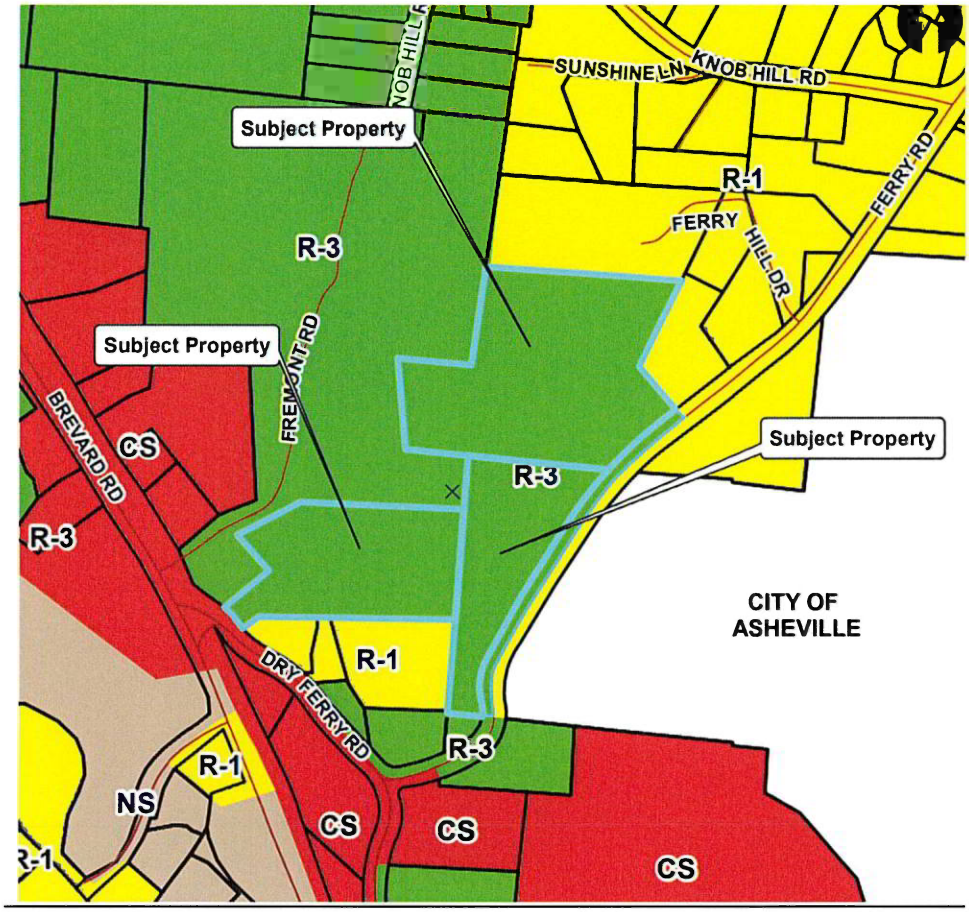


Exhibit B

PLAN CONSISTENCY STATEMENT

ZONING MAP AMENDMENT
CONSISTENT WITH PLAN

Pursuant to N.C. Gen. Stat. §160D-604(d) the Buncombe County Planning Board hereby approves and adopts the following Plan Consistency Statement for the rezoning of tax lot PIN(s) 9626-91-0044, 9626-91-5565, 9626-91-5565 from the R-1 to R-3 zoning district. The Board finds the following:

1. The proposed rezoning of the subject property is consistent with the Buncombe County 2043 Comprehensive Plan in that the property:
   A. Aligns with FLUM category
   B. Is within reasonable proximity to municipal water
   C. Is within reasonable proximity to MSD sewer.
   D. The proposed density aligns with the current density limits
   E. The proposed rezoning allows for any transition between higher density or intensity uses and lower density or intensity uses.
   F. Is within reasonable proximity to major transportation corridors
   G. Has potential to work with private development partners to bring new sites to market that have promising transportation access, proximity to current and future economic corridors, a robust utility service, labor draw, community synergies, etc.
   H. Is outside of steep slope area
   I. Is outside of the regulated flood hazard areas

2. The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it **does** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan.

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

Read, approved and adopted this the 17th day of November 2025.

ATTEST

Ileya Neville, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY _____
Nancy Waldrop, Chair