ORDINANCE NO. _____

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF BUNCOMBE COUNTY, CHAPTER 78, ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES, THE ZONING ORDINANCE OF BUNCOMBE COUNTY
ZPH2025-00036

WHEREAS, pursuant to N.C. Gen. Stat. §160D-701, the County may adopt a zoning ordinance to regulate development within its territorial jurisdiction;

WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;

WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;

WHEREAS, the Planning Board has received an application for an amendment to the Official Zoning Map of Buncombe County, North Carolina ("Official Zoning Map") to rezone the below listed parcels, and shown herein as Exhibit A:

PIN(s):	9626910044, 9626915134, 9626915565
Addresses:	4 Dry Ferry Rd, unaddressed parcel on Ferry Rd, 80 Ferry Rd
Owner(s):	Ricky and Rebecca Rogers
Applicant(s):	Ricky and Rebecca Rogers

WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from R-1 to R-3, as shown and depicted in Exhibit A, which is attached hereto and incorporated herein by reference, and

WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider the proposed amendment on January 6, 2026, at which meeting a motion to **approve** the proposed map amendment passed by a vote of **8 to 0**; and,

WHEREAS, this Board has reviewed these written recommendations of the Buncombe County Planning Board; 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 Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS THAT:

Section 1. This Board has considered whether this proposed amendment is consistent with the Buncombe County 2043 Comprehensive Plan, and hereby finds the following:

a) The proposed rezoning of the subject property is consistent with the Buncombe County 2043 Comprehensive Plan in that the property:
   i. FLUM Category and description
   ii. Is within reasonable proximity to water and sewer infrastructure
   iii. The proposed density aligns with the current density limits
   iv. Is within reasonable proximity to major transportation corridors
   v. 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.
   vi. Proposed zoning district compatible with the existing uses in the area
   vii. Is outside of steep slope area
   viii. Is outside of moderate and high slope stability hazards
   ix. Is outside of the regulated flood hazard areas

a) 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 Update.

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

Section 2. This Board does hereby **approve** the request to rezone PIN(s) 9626910044 (4 dry Ferry Rd), 9626915134 (unaddressed parcel on Ferry Rd), and 9626915565 (80 Ferry Rd) from R-1 Residential District to R-3 Residential District as shown and depicted upon Exhibit A, which is attached hereto and incorporated herein by reference;

Section 3. If any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance;

Section 4. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed to the extent of such conflict; and

Section 5. This ordinance is effective upon adoption.

Read, approved and adopted this the 6st day of January 2026.

ATTEST

BOARD OF COMMISSIONERS FOR THE COUNTY OF BUNCOMBE

_____

Sarah Gross, Clerk

BY_____

Amanda Edwards, Chairperson

APPROVED AS TO FORM

_____

County Attorney

Exhibit A

OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT

PIN(s): 9626910044, 9626915134, 9626915565
Addresses: 4 Dry Ferry Rd, unaddressed parcel on Ferry Rd, 80 Ferry Rd
Owner(s): Ricky and Rebecca Rogers
Applicant(s): Ricky and Rebecca Rogers

PROPOSED ZONING DISTRICT – R-3

