RESOLUTION NO. _____

RESOLUTION DENYING A REQUEST TO AMEND
THE OFFICIAL ZONING ORDIANCE OF BUNCOMBE COUNTY,
CHAPTER 78, ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES,
THE ZONING ORDINANCE OF BUNCOMBE COUNTY
ZPH2025-00012

WHEREAS, pursuant to N.C. Gen. Stat. §160D-7-1, 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-6-2, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;

WHEREAS, the Planning Board for Buncombe County has reviewed and discussed proposed text amendments (ZPH2025-00012) 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, 78-640 Statement of District Intent, 78-641 Permitted Uses, and 78-642 Dimensional Requirements. The amendments propose to end mandatory single-family zoning in Buncombe County, and modernize standards for the Beaverdam Zoning District to align them with the other districts in the county. The ordinance text is attached as Exhibit A.

WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider the proposed amendment on June 16, 2025, at which meeting a motion to **approve** the proposed text amendment with proposed changes passed by a vote of **7 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 RESOLVED 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:

1.1. Said text amendments are **inconsistent** with the Buncombe 2043 Comprehensive Plan because the proposed text amendments are:

Board-Insert Finding

_____

_____

1.2. Said text amendments **would be detrimental** to the community as it **does not** meet a number of goals as identified in the Buncombe 2043 Comprehensive Plan.

1.3. Therefore, the requested text amendments would be **unreasonable** and **not in the public interest**.

Section 2. This Board does hereby **deny** the request 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, 78-640 Statement of District Intent, 78-641 Permitted Uses, and 78-642 Dimensional Requirements. The amendments propose to end mandatory single-family zoning in Buncombe County, and modernize standards for the Beaverdam Zoning District to align them with the other districts in the county.

Section 3. This resolution is effective upon adoption.

Read, approved and adopted this the 15th day of July, 2025.

ATTEST

_____
Sarah Gross, Clerk

BOARD OF COMMISSIONERS FOR THE COUNTY OF BUNCOMBE

BY_____
Amanda Edwards, Chair

APPROVED AS TO FORM

_____
County Attorney