

REQUEST FOR BOARD ACTION

HENDERSON COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: 20 April 2005

SUBJECT: Town of Fletcher requests that County relinquish zoning authority over three parcels

ATTACHMENT(S):

- (1) 15 March 2005 letter from Fletcher Mayor Moore
- (2) GIS map of PIN 00964362687755
- (3) GIS map of PIN 00964362972555
- (4) GIS map of PIN 00964362963855

SUMMARY OF REQUEST:

The Town of Fletcher has requested that the Board of Commissioners relinquish County zoning authority over three parcels of land:

Property PIN 00964362687755 (0.05 acres, owned by the City of Asheville)

Property PIN 00964362972555 (0.59 acres, owned by the City of Asheville)

Property PIN 00964362963855 (0.36 acres, owned by Murphy-Wilson Investment Co.)

This request would allow the Town of Fletcher to exercise extra-territorial zoning jurisdiction in the area made up by these three parcels.

As the County has previously enacted both zoning and subdivision regulation for the area including these three parcels, and as the County enforces the State Building Code within this same area, under N.C. Gen. Stat. § 160A-360(e), the Town of Fletcher cannot exercise its extra-territorial zoning jurisdiction over these parcels without the approval of the Board of Commissioners

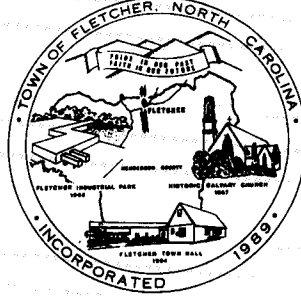
The proper method is an agreement with the Town of Fletcher setting out which services (zoning, subdivision regulation, building code enforcement) which jurisdiction will provide in the affected areas. If the Board wishes to grant Fletcher's request, it should adopt a motion directing the drafting of such an agreement.

TOWN OF FLETCHER

'PRIDE IN OUR PAST, FAITH IN OUR FUTURE'

WILLIAM B. MOORE
MAYOR

EDDIE HENDERSON
MAYOR PRO-TEM



COUNCIL MEMBERS:
JIM CLAYTON
HUGH CLARK
BOB DAVY

TOWN MANAGER:
CRAIG F. HONEYCUTT

March 15, 2005

Bill Moyer
Chairman
Henderson County Board of Commissioners
100 North King Street
Hendersonville, NC

Dear Bill:

On behalf of the Fletcher Town Council, we would like to request that the Henderson County Board of Commissioners pass a resolution relinquishing the County's zoning and subdivision powers over the following parcels:

- 00-9643-62-6877-55
- 00-9643-62-9725-55
- 00-9643-62-9638-55 (see enclosed tax map)

The reason for this request is these are the only parcels between the current Fletcher municipal limits and the Henderson/Buncombe County line that do not fall under the Town's land use powers. We have a concern that if development occurs on this property, that it is consistent with the Town's current zoning ordinance on this most important thoroughfare. With this property currently being zoning open use by the County, we feel that all property located in this area zoned consistently. Currently the area located in Fletcher is zoned C-2 and in working with our Planning Board, we think these three parcels should also be zoned C-2.

Thank you again for your consideration, and please let us know if you have any additional questions or concerns.

Sincerely,

William B. Moore
Mayor

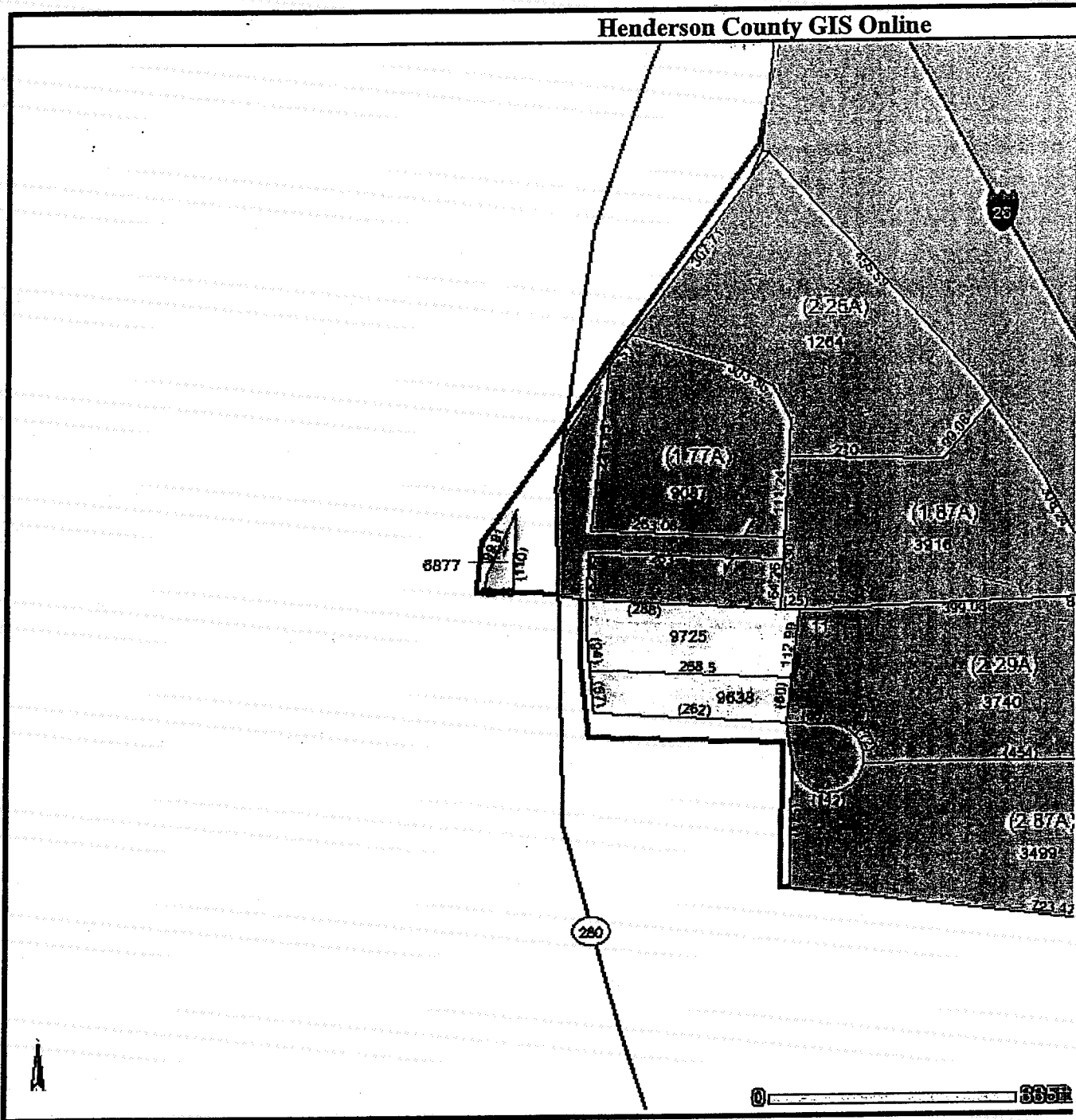
cc. Town Council
Town Manager
Planning Director

4005 Hendersonville Road, Fletcher, NC 28732
(828) 687-3985 (828) 687-7133 fax

www.fletchernc.org

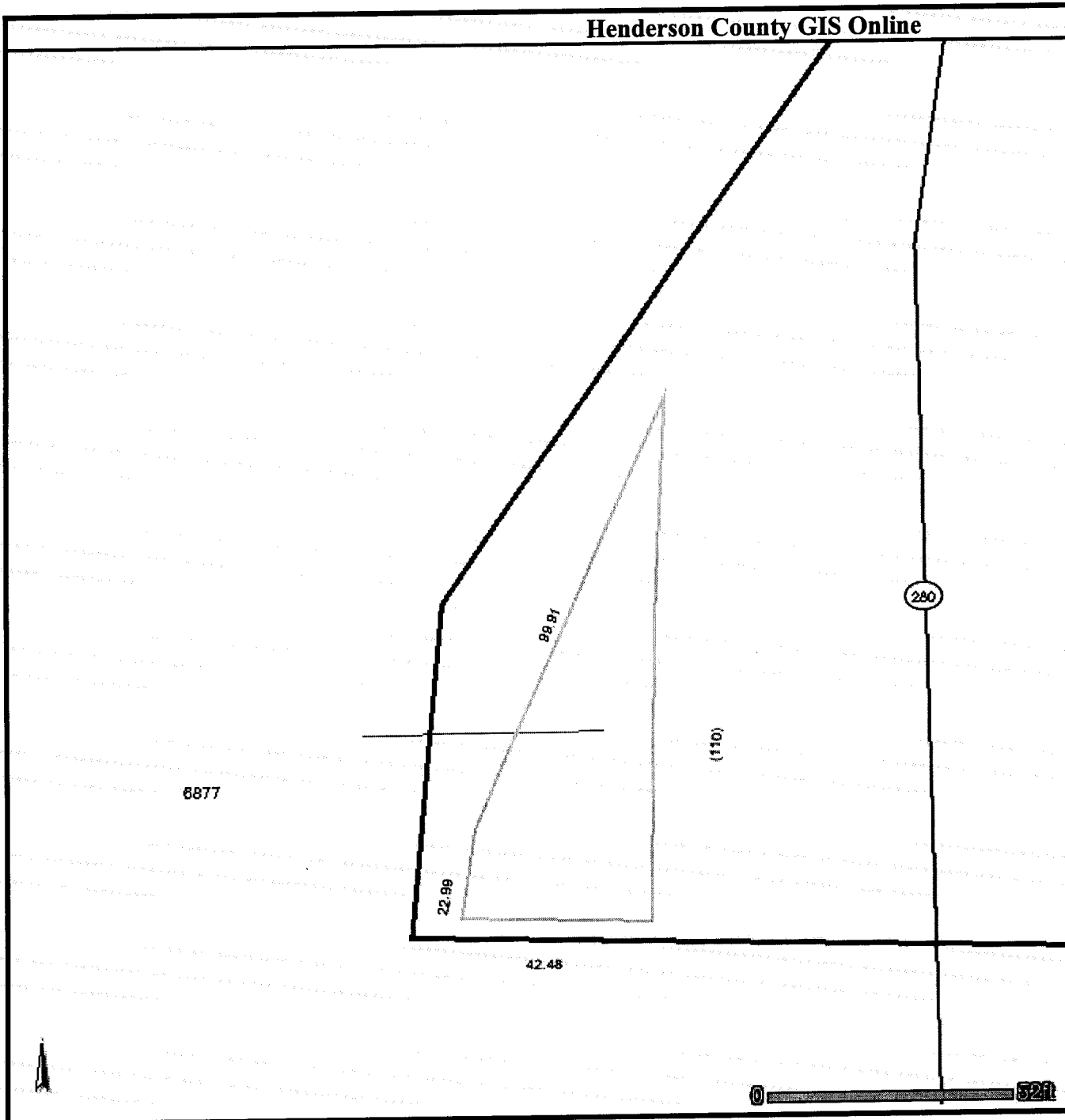
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Henderson County GIS Online

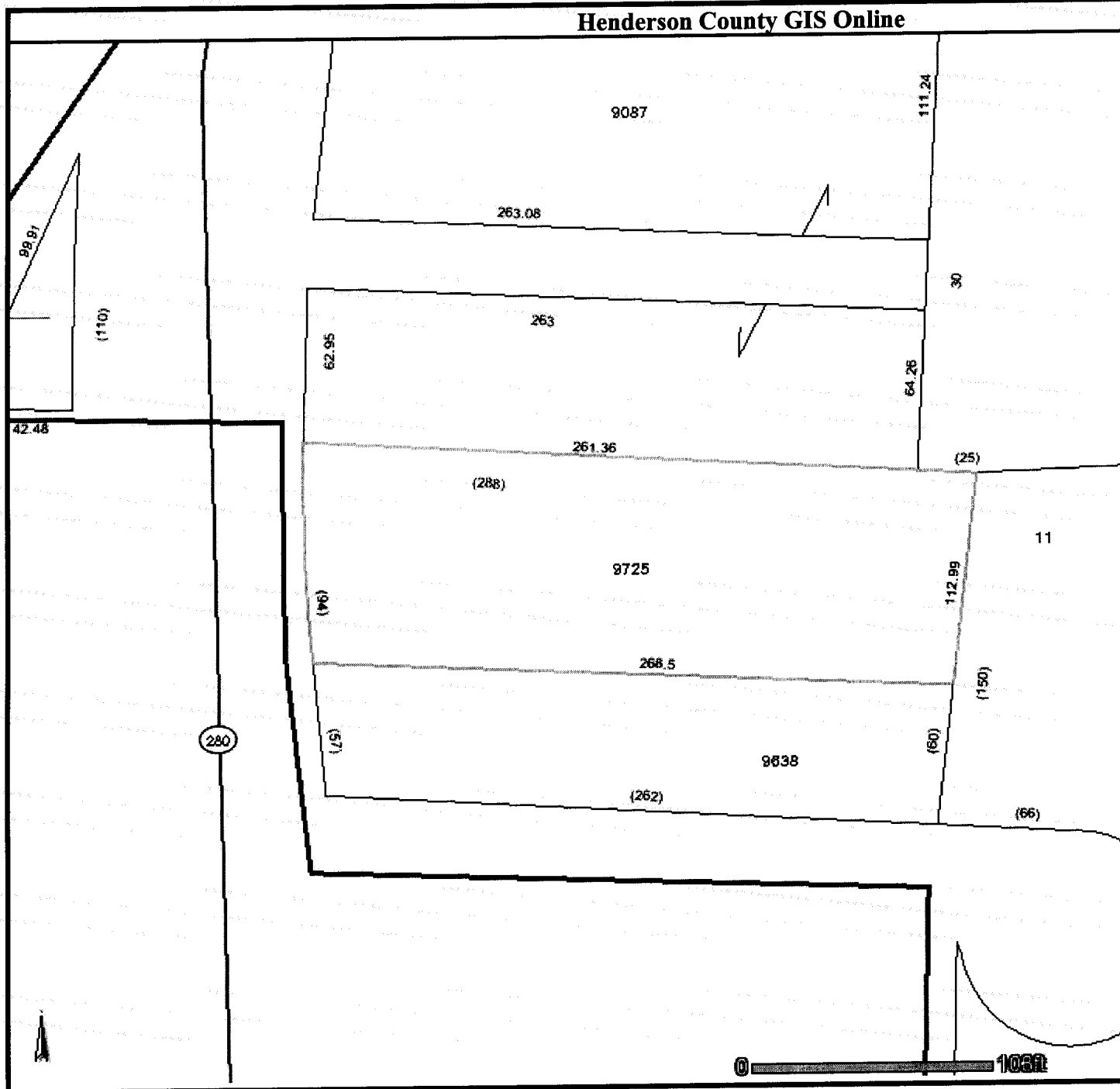


** 3 parcels highlighted in yellow*

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