



Buncombe County Government  
Application to Amend the Buncombe County Zoning Map

Planning and Development  
www.buncombecounty.org

46 Valley Street  
Asheville, NC 28801  
Telephone (828) 250-4830  
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**OFFICE USE ONLY:**

Case Number: ZPH 2019-00022 Date Received: 4/11/19  
Scheduled Planning Board Hearing Date: 5/20/19

Application is hereby made to the Board of Commissioners of Buncombe County to amend the Official Zoning Map of Buncombe County as pertains to the following properties:

**Property description:**

- Property Identification Number(s): 9699-56-2219-0000
- Address(es) of Property: 119 WOODLAND DR SWANANOVA 28778
- Total Acreage of Property: 14.07

**Zoning Classification(s):**

Current zoning district(s): RLD Requested zoning district(s)\*: R1

*\*If only a portion of the property is requested to be rezoned, or a rezoning to include more than one zoning district is proposed, please enclose a map indicating the area(s) of the property to be considered for rezoning.*

**Please answer the following questions (if necessary attach a separate sheet of paper):**

1. Describe how the size of the tract proposed for rezoning in reference to surrounding properties makes it suitable for the proposed zoning classification:

THIS PROPERTY IS ADJACENT TO A LARGE CONSISTANT R1 NEIGHBORHOOD. IT IS WELL SUITED TO ALSO BE R1

2. Describe how the proposed rezoning is consistent with Buncombe County's Comprehensive Land Use Plan (available at www.buncombecounty.org/planning):

THIS PROPERTY IS CLOSE TO HWY 70 AND HWY 40 FOR TRANSPORTATION HAS ACCESS TO CITY WATER AND SEWER, ALSO OUTSIDE OF FLOOD AREAS. ITS WITHIN AN ESTABLISHED SINGLE FAMILY USE NEIGHBORHOOD.

3. Describe how the proposed rezoning would be reasonable and in the public interest, with specific attention to the zoning and existing land uses of surrounding properties, and the potential effects of the proposed rezoning on property owners, adjacent neighbors, and the surrounding community.

THIS WOULD HAVE NO ~~BE~~ NEGATIVE IMPACT ON THE COMMUNITY AS IT WOULD BE CONSISTANT WITH THE SURROUNDING RESIDENTIAL LAND USE OF R1. THIS WOULD IMPROVE PROPERTY VALUE IN THE AREA AS IT PROVIDES NEW HOME LOTS THAT WOULD PROVIDE INCREASED COMPARABLES FOR THE NEIGHBORHOOD.

4. Is/are the applicant(s) listed below the owner(s) of the property?  Yes  No

If the applicant(s) listed below are not the owner(s) as listed within the Buncombe County Tax Records, North Carolina General Statutes require the applicant to certify that the owner(s) received notice for each public hearing. An owner's affidavit should be submitted with this application, and certification of notice must be provided by the applicant once notice has been made for each public hearing 5 days prior to the hearing date; sample documents for both items can be obtained from the Planning Department.

Contact information:

ROBERT + LAURA UHERKA  
Applicant Name(s) (please print)

18 FORESTDALE DR. ASHVILLE NC 28803  
Mailing Address (including town/city, state, and zip)

828-350-9377  
Telephone

ROBERT@SIMPLYCHANGENOW.NET  
Email Address

  
Signature of Applicant

  
Signature of Applicant

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Signature of Applicant

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Signature of Applicant

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Signature of Applicant

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Signature of Applicant

Withdrawal of an application after notice has been made will result in forfeiture of any application fees associated with said application.