



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
Fax (828) 250-6086

OFFICE USE ONLY:

Case Number: ZPH 2019-00031 Date Received: 6/14/19
Scheduled Planning Board Hearing Date: 7/15/19

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: Parcel # 963446535600000 .67 acres
963446634600000 .49 acres
Property Identification Number(s): 963446634600000
Address(es) of Property: 1854 Brevard Rd Arden, NC 28704
Total Acreage of Property: 1.16

Zoning Classification(s):

Current zoning district(s): R2 Requested zoning district(s)*: EMP

*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:

The zoning around the property is mixed with over half of the surrounding properties EMP, another 1/3 is residential and the last third is Commercial.

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

There will be no spot zoning the property meets all Land use plan requirements.

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 section of Brevard rd is mixed use. There is a school, many industrial facilities and high density housing. The property currently ~~was~~ is a bakery/cafe - Grandfathered in. The property is called Ivory rd. cafe

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:

REBECCA REGAL
243 SLEEPY GAP RD
ARDEN, NC 28204

CELL: 423-432-5277
EMAIL: becky.novel.idea@gmail

Glen Higgins Debra Higgins
Applicant Name(s) (please print)

19404 Mary Audrey Cir Cornelius NC
Mailing Address (including town/city, state, and zip) 28031

818-261-3782 HIGG12345@AOL.com
Telephone Email Address

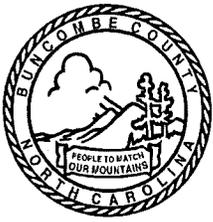

Signature of Applicant
Signature of Applicant

Signature of Applicant
Signature of Applicant

Signature of Applicant

Signature of Applicant

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



Application to Amend the Buncombe County Zoning Map: Owners' Affidavit

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OWNERS' AFFIDAVIT

The persons listed below do hereby appear before a Notary Public and affirm that they are the legal owners of the property located at:

1854 BREVARD RD.

PIN(s) # 96344653560000 + 96344663460000

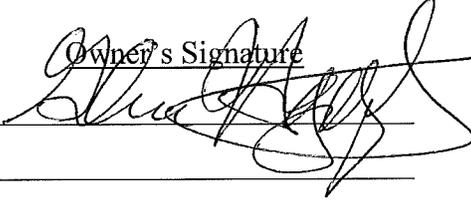
The persons listed below do hereby give authorization and permission to:

REBECCA RECAL of Novellife LLC
(Name of Representative/Agent) (Name of Organization)

to submit to Buncombe County a request to amend the zoning map for the above listed properties from:

Current zoning district: R2 Requested zoning district: Emp

This application will be submitted to be heard by the Planning Board in a public hearing on July 15, 2019 and to be subsequently heard by the Commissioners.

<u>Owner's Name (Print)</u>	<u>Owner's Signature</u>	<u>Date</u>
<u>Glen Higgins</u>		<u>6-11-19</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

STATE OF NORTH CAROLINA
COUNTY OF ~~BUNCOMBE~~ North Carolina

I, Ashley L. Sherrill, a Notary Public of the County and State aforesaid, certify that Glen Higgins, PROPERTY OWNER, personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 11 day of June, 2019.



Ashley L. Sherrill
Notary Public

My Commission Expires: 09-01-2019