



# 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 2019-00029 Date Received: 5/31/19

pre-review 5/31/19  
w/ Capozzali

Scheduled Planning Board Hearing Date: 7/1/2019

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): 9634-65-9882-00000 - 9634-76-0271
- Address(es) of Property: 571 Long Shoals rd. Arden, NC 28704
- Total Acreage of Property: 5.35 569-LONG SHOALS RD, ARDEN NC 28704  
6.39 estimated total acreage for both lots - Edited S.C. 6/10/19

**Zoning Classification(s):**

Current zoning district(s): R2 Requested zoning district(s)\*: NS

*\*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 majority of the surrounding properties are currently used commercially.  
allowing the rezoning will fit in nicely to where the community is going.

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

Our plan for the rezoned property will seek the same things that the county's plan is seeking. Please Refer to reverse side →

We will restore the existing cottage with attractive land scaping included.  
It will become a small retail gift shop where locals and visitors can buy and sell handmade gifts. The addition will work as a pottery where guests can view demonstrations and participate in workshops.

The property is not in flood, steep slope, high elevation or low density residential areas.

The property lays on long shoals rd., a major transportation corridor. It is on city water and city sewer currently is within 500ft of the property.

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.

We seek to provide ~~the~~ local community and visiting tourists ~~with~~ a beautiful shop, to enhance the tourism industry and give locals a place to sell ~~their~~ <sup>and</sup> show off their talents. currently <sup>many of the</sup> surrounding properties are being used commercially and our proposed rezoning would fit right in. We believe we would only be an asset to the local and broader community.

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:**

Lois Ingle McDonald Heirs: Gary S. McDonald  
Ila V. McDonald, Janet T. McDonald, Sharon L. McDonald

Applicant Name(s) (please print)

83 TALL TIMBERS TRAIL, HENDERSONVILLE, NC 28792  
Mailing Address (including town/city, state, and zip)

828-685-1552  
Telephone

mcdonaldsfreight@bellsouth.net  
Email Address

Gary S. McDonald  
Signature of Applicant

Sharon L. McDonald  
Signature of Applicant

Ila V. McDonald  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

Janet J. McDonald  
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.