



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 - 00027 Date Received: 5/14/19

Scheduled Planning Board Hearing Date: 6/17/19

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): 9608-97-8911; 9618-06-6464
- Address(es) of Property : Propst Road
- Total Acreage of Property: 154.16 AC

Zoning Classification(s):

Current zoning district(s): R-LD Requested zoning district(s)*: R-3

**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:

See Addendum 1

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

See Addendum 1

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.

See Addendum 1

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:

Freedom in Christ, INC Peter Radichshin

Applicant Name(s) (please print)

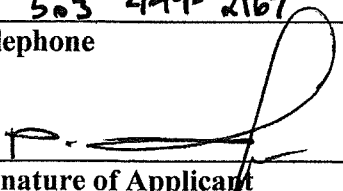
89 Pete Luther Rd. Candler, NC 28715

Mailing Address (including town/city, state, and zip)

Contact Kathleen: kpenland@aceasheville.com

503 444-2167
Telephone

peter@rpmcarolina.com
Email Address


Signature of Applicant

Signature of Applicant

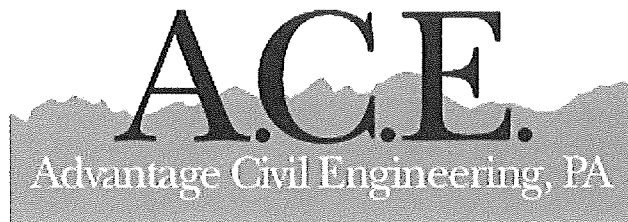
Signature of Applicant

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.



34 Big Bear Trail
Asheville NC 28805
Phone: 828-545-5393
NC Firm # C-2849

Addendum 1: Application to Amend the BC Zoning Map Answers
May 13, 2019

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 proposed rezone will be in keeping with the existing zoning of the property and surrounding properties. The property is currently split-zoned between R-3 and R-LD and we request a modification to the location of the zoning boundary. We find that shifting the zoning boundary to mirror the existing natural topography will maintain the intent and use of the zoning code and the existing surrounding properties.

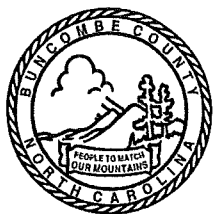
2. Describe how the proposed rezoning is consistent with Buncombe County's Comprehensive Land Use Plan:

Buncombe County Comprehensive Land Use Plan, 2013 Update Section 6: Issues and Recommendations, Figure 20. Appropriate Development Types presents factors to consider when evaluating a rezone proposal. Based on these criteria we believe our project is consistent with the goals set forth by Buncombe County, as follows:

- located within three miles of a major transportation corridor
- located within a combined water/sewer service area
- will comply with all steep slope area requirements
- greater than 75% of project is located outside of high elevations
- portions of this project lie within moderate and high slope stability hazard areas
- located outside of flood hazard areas
- based on property size and development standards project will provide separation from low-density residential uses

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 believe this request for adjustment of the existing internal zoning line within the property is reasonable and in the public interest as it better aligns with the existing topographic features and existing development standards associated with natural topography. We believe that an adjustment of the existing zoning boundary will have no effect on the surrounding properties, property owners or community at large as a shift will not alter the intent of the existing zoning.



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

Planning and Development
www.buncombecounty.org

46 Valley Street
Asheville, NC 28801
Telephone (828) 250-4830
Fax (828) 250-6086

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:

Propst Rd. Candler, NC 28715

PIN(s) # 9618-08-6464 9608-97-8911

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

Mike Anderson, PE of Advantage Civil Engineering, PA

(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: R-LD

Requested zoning district: R-3

This application will be submitted to be heard by the Planning Board in a public hearing on _____, 20__ and to be subsequently heard by the Commissioners.

Owner's Name (Print)

Peter Radenishih

Owner's Signature

[Signature]

Date

5 8 19.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, Yana Pavlyuk, a Notary Public of the County and State aforesaid, certify that
Peter Radenishih, PROPERTY OWNER, personally appeared before me this day and voluntarily
acknowledged the due execution of the foregoing instrument.

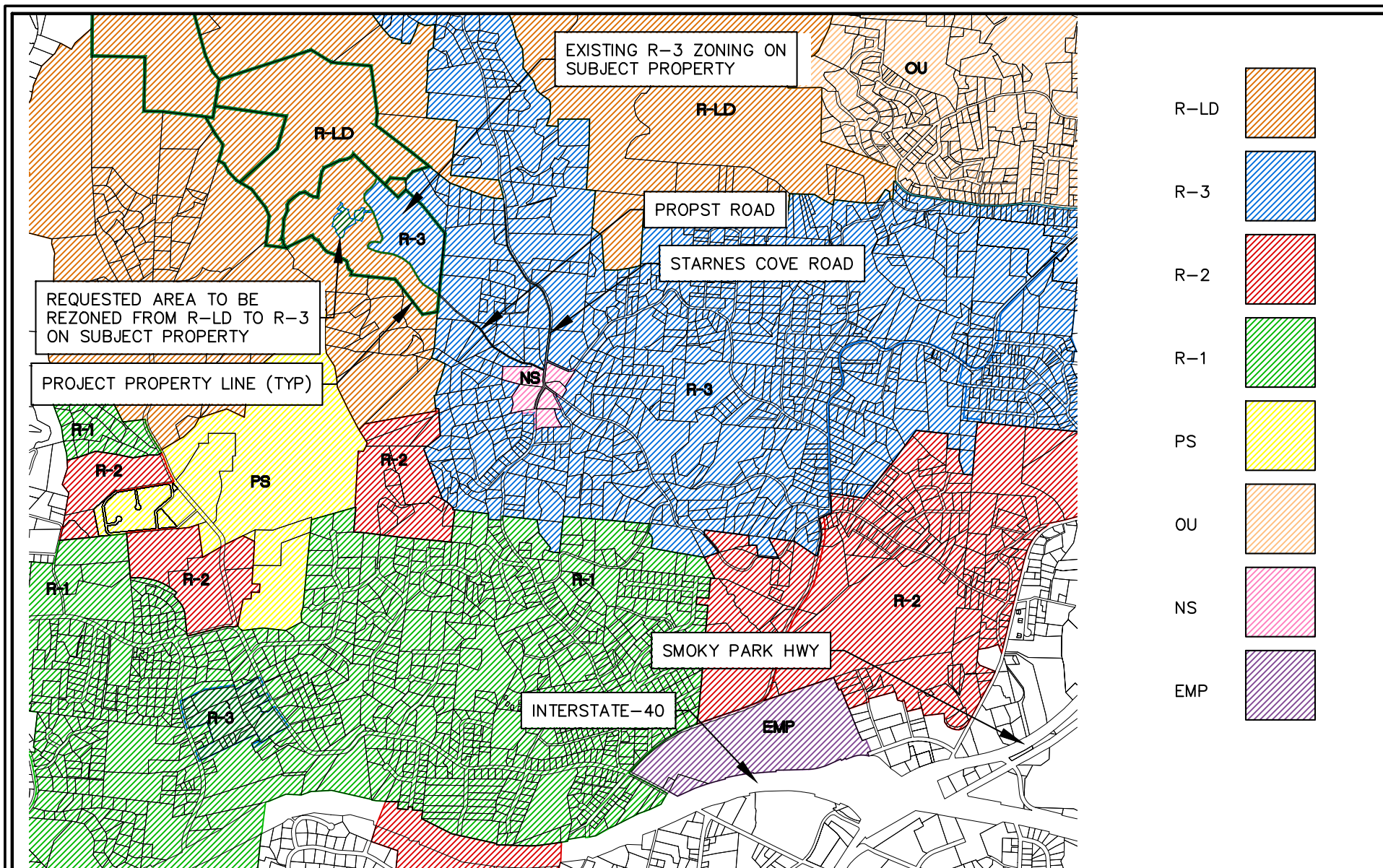
Witness my hand and official stamp or seal, this the 8 day of May, 2019

Yana Pavlyuk
Notary Public

My Commission Expires:

May 06, 2023

YANA PAVLYUK
Notary Public, North Carolina
Henderson County
My Commission Expires
May 06, 2023



AREA ZONING MAP FOR:
MISSION - PROPST RD

JULY 31, 2019

PREPARED FOR:

FREEDOM IN CHRIST, INC
89 PETE LUTHER ROAD
CANDLER, NC 28715

NORTH CAROLINA FIRM NUMBER C-2849

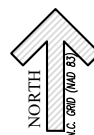
A.C.E.

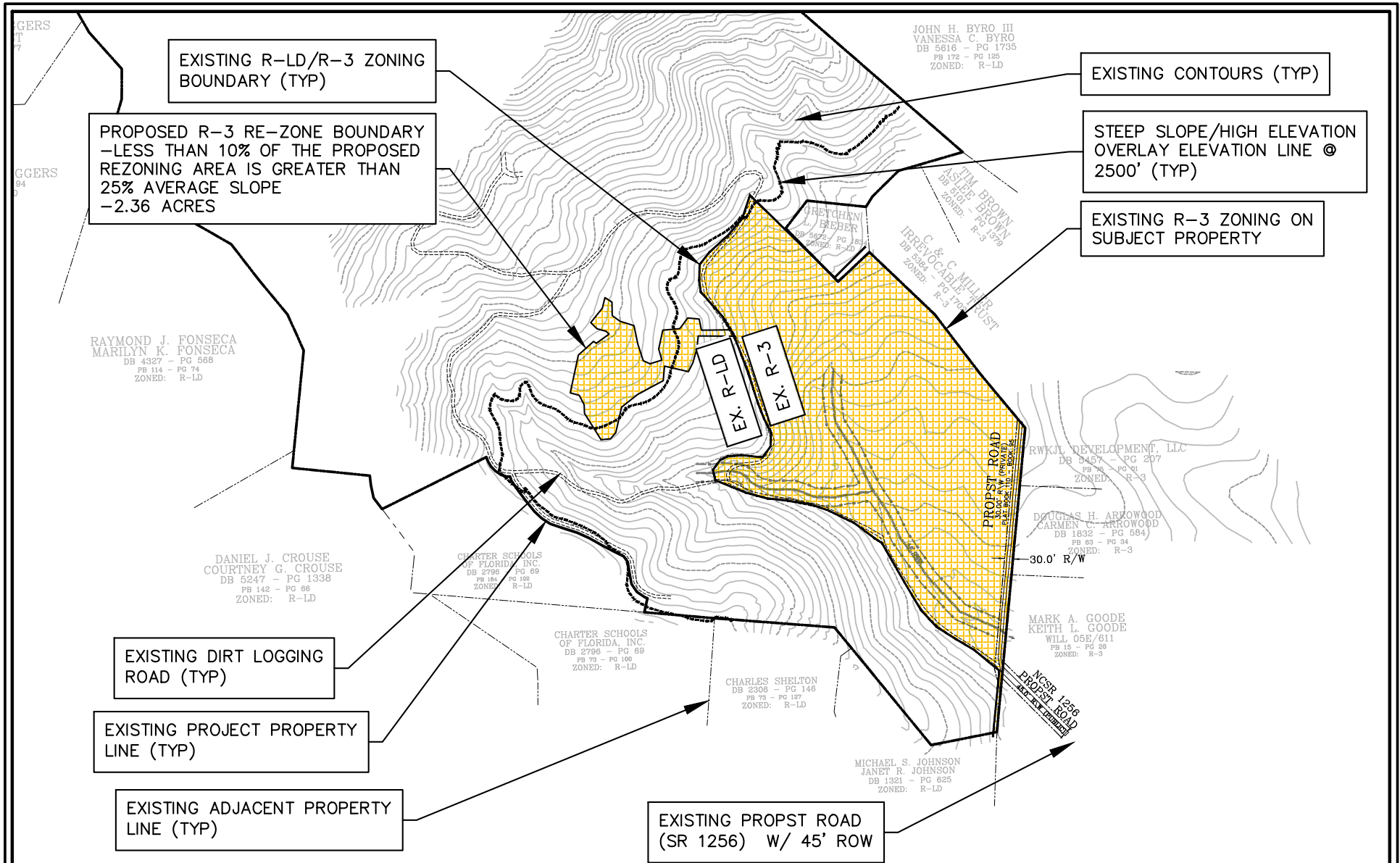
Advantage Civil Engineering, P.A.

MICHAEL LOVOY, P.E.
34 BIG BEAR TRAIL
ASHEVILLE, NC 28805

(828) 545-5393
mlovoy@aceasheville.com

SCALE: 1" = 2000'





REZONE EXHIBIT FOR:
MISSION - PROPST RD

JULY 31, 2019

PREPARED FOR:

FREEDOM IN CHRIST, INC
89 PETE LUTHER ROAD
CANDLER, NC 28715



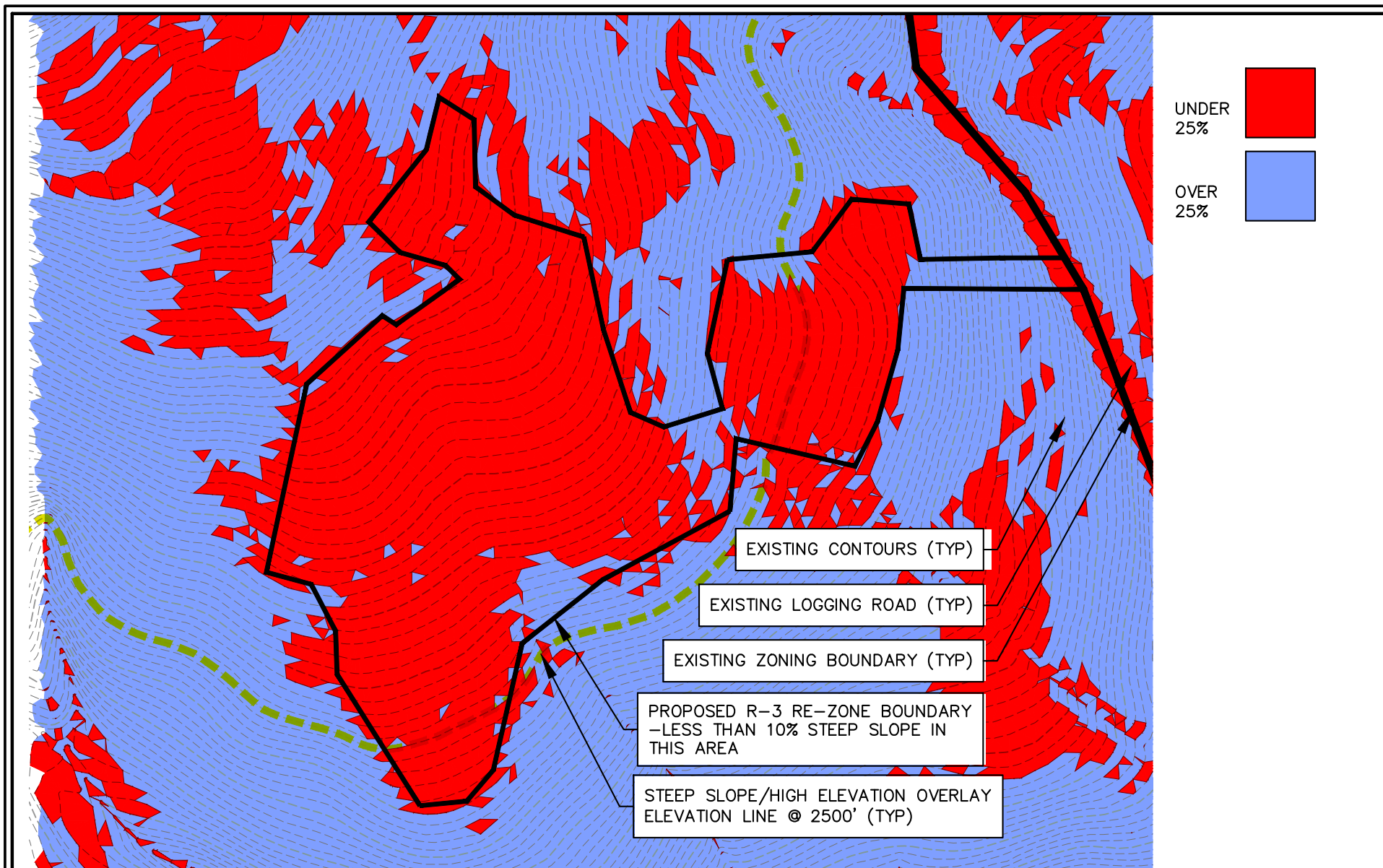
SCALE: 1" = 500'

NORTH CAROLINA FIRM NUMBER C-2849

A.C.E.
 Advantage Civil Engineering, P.A.

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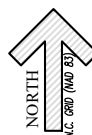


SLOPE MAP FOR:
MISSION - PROPST RD

JULY 31, 2019

PREPARED FOR:

FREEDOM IN CHRIST, INC
89 PETE LUTHER ROAD
CANDLER, NC 28715



SCALE: 1" = 100'

NORTH CAROLINA FIRM NUMBER C-2849

A.C.E.
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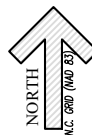


HIGH HAZARD MAP FOR:
MISSION - PROPST RD

JULY 31, 2019

PREPARED FOR:

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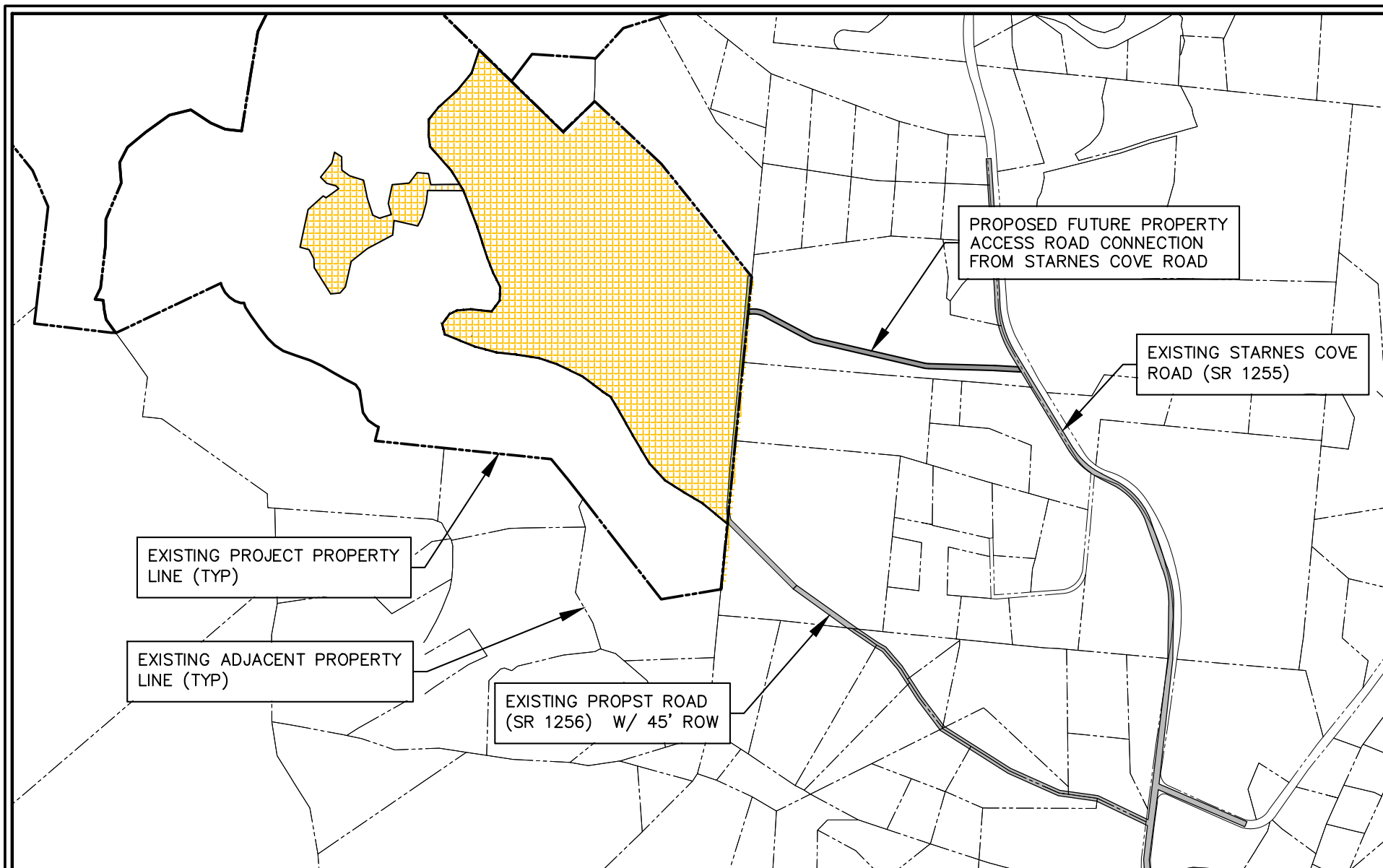
SCALE: 1" = 100'

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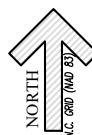


PROPERTY ACCESS EXHIBIT FOR:
MISSION - PROPST RD

JULY 31, 2019

PREPARED FOR:

FREEDOM IN CHRIST, INC
89 PETE LUTHER ROAD
CANDLER, NC 28715



SCALE: 1" = 500'

A.C.E.
Advantage Civil Engineering, P.A.



PHOTO EXHIBIT FOR:
MISSION - PROPST RD

JULY 31, 2019



PREPARED FOR:

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CANDLER, NC 28715

NORTH CAROLINA FIRM NUMBER C-2849

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