



**BUNCOMBE COUNTY**  
 NORTH CAROLINA  
**PLANNING & DEVELOPMENT**  
 (828) 250-4830 • PlanningInfo@BuncombeCounty.org  
 www.buncombecounty.org/planning

Application for a Zoning  
 MAP AMENDMENT  
 (Rezoning)

PLEASE NOTE:

A PRE-SUBMITTAL CONFERENCE WITH THE ZONING ADMINISTRATOR IS REQUIRED PRIOR TO SUBMITTING THIS APPLICATION FOR A CONDITIONAL USE PERMIT

Please complete all sections of the application.

**A. Property Information**

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:

PIN(s): 9635.38.4624  
 Address(es): Unaddressed parcel (100 acres)  
 Acreage: 100

**B. Zoning Classification**

Current zoning district(s): EMP/R-3 Requested zoning district(s)\*: EMP (entirety)

\*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.

**C. Applicant Contact Information**

**Property Owner Contact Information (If different)**

Buncombe County Planning  
 Company/Corporate Name (if applicable)  
Nathan Pennington  
 Applicant's Name  
46 Valley Street  
 Mailing Address  
Asheville, NC 28801  
 City, State, and Zip Code  
 ( 828 ) 250-4856  
 Telephone  
nathan.pennington@buncombecounty.org  
 Email

J. E. Thomas  
 Biltmore Farms, LLC  
LEE THOMASON  
 Owner's Name  
1 TOWN SQ BLVD.  
 Mailing Address  
ASHEVILLE, NC 28803  
 City, State, and Zip Code  
 ( 828 ) 709-1000  
 Telephone  
thomason@biltmorefarms.com  
 Email

**OFFICE USE ONLY:**

Case Number: ZPH 21-00005 Date Received: 1/15/21  
 Scheduled Planning Board Hearing Date: 2/15/21

#### D. MAP AMENDMENT CONSISTENCY & APPROPRIATENESS

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 subject parcel is 100 acres, of this area, approximately 12 acres is zoned R-3. Staff can identify no apparent reason why this area as well as an adjacent parcel were initially zoned R-3 given the fact that much of the surrounding areas are commercially zoned - CS, EMP & NS.

2. Describe how the proposed rezoning is consistent with Buncombe County's Comprehensive Land Use Plan (The plan is available on the Planning Department website.) Please reference recommendations outlined on page 5 of the Land Use Plan when answering this question:

A Conditional use permit to support an economic development project (Pratt & Whitney) was recently approved by the BIA for the subject parcel. The Comprehensive plan specifically identifies advanced manufacturing as a target cluster for job creation in the area. Further, support for industrial and manufacturing opportunities allows us to solve a key challenge of identifying specific areas for current & future growth in this key economic sector while furthering our national reputation of providing high paying jobs.

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.

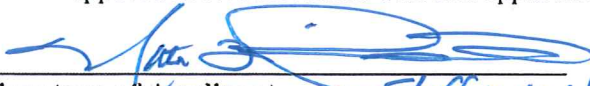
The 100 acre subject parcel is almost entirely zoned EMP. This request represents a relatively small hygiene related action to bring <sup>zoning</sup> consistency with the majority of the property. The surrounding area is being considered for future commercial and industrial development. Appropriate infrastructure including a bridge to Brevard Road & an interstate interchange along I-26 is underway. Surrounding residentially zoned properties are separated by the French Broad River and a large County owned property to the north.

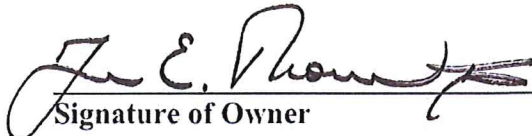
4. Is/are the applicant(s) listed below the owner(s) of the property?  Yes  No

*If the applicant(s) listed herein 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 must 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.*

**E. CERTIFICATION**

- I hereby certify that I am the owner, authorized agent of the owner, or have provided legal notification to the owner, and the above information is correct to the best of my knowledge and hereby make application for a Zoning Map Amendment. Any information given that is incorrect will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.

  
Signature of Applicant *Staff initiated*

  
Signature of Owner

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

\_\_\_\_\_  
Signature of Owner

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

\_\_\_\_\_  
Signature of Owner

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

\_\_\_\_\_  
Signature of Owner

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

\_\_\_\_\_  
Signature of Owner

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

\_\_\_\_\_  
Signature of Owner