



# 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): 968866603500000

Address(es): 9 CHALMERS WAY SWANNANOA NC

Acreage: 4.59

## B. Zoning Classification

Current zoning district(s): R1 Requested zoning district(s)\*: R-LD

*\*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)

Company/Corporate Name (if applicable)

ANGELA KENT  
Applicant's Name

44 CAME SHARPE RD  
Mailing Address

LEICESTER NC 28748  
City, State, and Zip Code

( 828 ) 450-3609  
Telephone

WNCPALD@GMAIL.COM  
Email

GREGORY BROWN

Owner's Name

14 MONK CT

Mailing Address

SWANNANOA NC 28778

City, State, and Zip Code

( 828 ) 776-4861  
Telephone

Email

### OFFICE USE ONLY:

Case Number: ZPH2021-00011 - BROWN REZONING

Date Received: 3/2/2021

Scheduled Planning Board Hearing Date: : 4/5/2021

## 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:

Adjacent properties zoned R-LD are comparable in size, elevation, and terrain.

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:

~~The Comprehensive land use plan priorities that are relevant to this property are 1) re-evaluating zoning that effectively excludes affordable housing 2) emphasize energy efficient designs 3) encourage, plan for and promote the construction of affordable housing 4) protect steep slope areas from over development 5) promote healthy/safe homes.~~

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.

Rezoning this parcel will allow the property owner to build an affordable, safe, energy efficient home that will have the quality and aesthetics equal to or much higher than the surrounding homes on adjacent parcels of land. This home will be replacing an old hud home that was infested with mold, had additions that were built using very sub-par building standards and sided with asbestos siding. The new home will be a huge improvement to this neighborhood, which consists mostly of single and double section manufactured homes, and very very old homes that have not been maintained. Rezoning this property will protect the steep slope region of this property. The landowner is trying to place the home at the very lowest elevation on the property, and avoid disturbing the higher steep slope areas of this parcel. The single section hud home is the only sized affordable home that will fit on the lowest portion of this parcel. This neighborhood is very secluded and this parcel is not visible from the road, so there will be no impact on the surrounding community. The adjacent parcels are all mostly zoned R-LD, so zoning this parcel the same will have no impact on the surrounding properties.

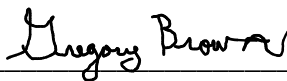
4. Is/are the applicant(s) listed below the owner(s) of the property? ☐Yes ☒No

*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

  
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Signature of Owner

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Signature of Applicant

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Signature of Owner

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Signature of Applicant

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Signature of Owner

**From:** [Savannah Gibson](#)  
**To:** [Shannon T. Capezzali](#)  
**Cc:** [Joshua Freeman](#)  
**Subject:** FW: Rezoning application  
**Date:** Thursday, March 4, 2021 3:37:28 PM  
**Attachments:** [amend-bunc-zoning-ord-maps-application.pdf](#)  
[image001.png](#)

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Good afternoon Angela,

I have forwarded this onto to Shannon and Josh for processing and also so that they can set up a pre-application meeting with you.

Best,



**Savannah Gibson**

**She/Her**

Planner II

Planning and Development

**[\(828\) 250-4828](#)**

46 Valley Street, Asheville, NC 28801

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**From:** ANGELA <wncpald@gmail.com>  
**Sent:** Wednesday, March 3, 2021 9:42 PM  
**To:** Savannah Gibson <Savannah.Gibson@buncombecounty.org>  
**Subject:** Rezoning application

Please let me know if you need any further information.

Thank you,

Angela