



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): 969989240300000
 Address(es): 99999 Lake Eden Road
 Acreage: 48.67 Acres

B. Zoning Classification

Current zoning district(s): R-2 Requested zoning district(s)*: CR

**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)

Lake Eden Preserve, LLC
Company/Corporate Name (if applicable)
Chuck Flournoy
Applicant's Name
375 Lake Eden Road
Mailing Address
Black Mountain, NC 28711
City, State, and Zip Code
(804) 366-0607
Telephone
chuck@lakeedenpreserve.com
Email

Con-Onaula Farms, LLLP
Owner's Name
1022 Fite Bend Road NE
Mailing Address
Resaca, GA 30735
City, State, and Zip Code
(770) 548-2306
Telephone
amoore@resacasun.com
Email

OFFICE USE ONLY:

Case Number: ZPH _____ Date Received: _____
 Scheduled Planning Board Hearing Date: _____

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 tract is just under 50 acres of undeveloped land adjacent to Camp Rockmont. Camp Rockmont is owned by the applicant, Lake Eden Preserve, LLC, whose adjoining tract consists of 476.48 acres currently zoned CR. The subject property is already being used by Camp Rockmont for camp related activities pursuant to a long-term lease with the owner of the subject property, Con-Onaula Farms, LLLP.

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:

Camp Rockmont has been a responsible steward of the environment since its founding in 1956. Since then, it has preserved hundreds of acres of open space for use by its campers and visitors, making it one of the longest used and preserved areas in the County. Such environmental stewardship and commitment to open space aligns with the comprehensive plan’s commitment to the same.

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.

It is reasonable and in the public interest to have the current use of the property match the zoning designation. The zoning ordinance specifically lists summer camps as an intended use for the CR zoning district. This is what the CR zoning district was designed to encompass.

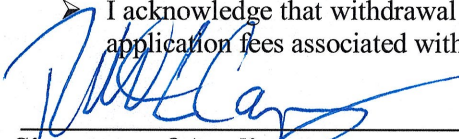
4. Is/are the applicant(s) listed below the owner(s) of the property? Yes No

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

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



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

APPLICANT'S AFFIDAVIT:
CERTIFICATION TO THE BOARD OF COMMISSIONERS OF NOTICE

I, Lake Eden Preserve, LLC, the undersigned applicant, do hereby certify that
Con-Onaula Farms, LLLP

[name(s) of owner(s)] has/have received actual notice of the proposed amendment and a copy of the
notice of public hearing for the

Planning Board/Board of Commissioners (circle one) meeting scheduled for April 17, 2023

pursuant to the North Carolina General Statutes, for consideration of rezoning for property located at:
99999 Lake Eden Road

PIN(s) # 969989240300000

Current zoning district: R-2 Requested zoning district: CR

Notice was provided in the following manner (check one; if a variety methods were utilized to reach
multiple applicants please provide a separate form for each method):

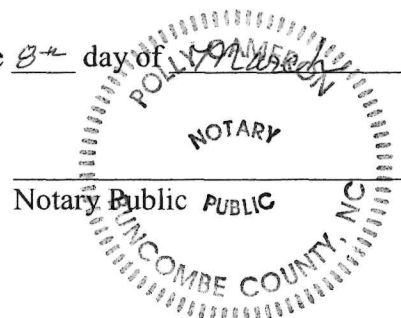
- [X] Certified mail with return receipt (return receipts will be forwarded to the Planning Department
upon receipt).
[] Personal delivery on _____, 20____, at
(location): _____
[] Service processor (service processor receipt enclosed).

Handwritten signature of Charles E. Flournoy, Jr.
CHARLES E. FLOURNOY, JR
DIRECTOR
LAKE EDEN PRESERVE, LLC

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, Polly Cameron, a Notary Public of the County and State aforesaid, certify
that Charles E. Flournoy, APPLICANT, 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 8th day of March, 2023



My Commission Expires: 11/15/26