



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

**Application for a Zoning
 MAP AMENDMENT
 (Rezoning)**

A PRE-SUBMITTAL CONFERENCE WITH THE PLANNING DEPARTMENT
 IS REQUIRED PRIOR TO SUBMITTAL.

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 it pertains to the following properties:

PIN(s): 869785031500000; 869785123300000; 869784153100000; 869784153800000

Address(es): 215 Justice Ridge Rd, 1 Clara Parker Dr, 5 Clara Parker Dr., Candler NC 28715

Acreeage: 1; 5.16; .13;.17

Available Utilities: Public water Private well
 Public MSD Sewer Private septic

B. Zoning Classification

Current zoning district(s): R-1; R-2 Requested zoning district(s)*: CS

**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)

Justice Ridge Farm, LLC
 Company/Corporate Name (if applicable)
Myron Gottfried
 Applicant's Name
215 Justice Ridge Rd
 Mailing Address
Candler, NC 28715
 City, State, and Zip Code
(828) 667-0666 ext 300
 Telephone
business@thefarmevents.com
 Email

 Owner's Name

 Mailing Address

 City, State, and Zip Code
 (_____) _____
 Telephone

 Email

OFFICE USE ONLY:

Date Received: _____

Pre-Submittal meeting with: _____

Case Number: ZPH _____ - _____

Owner's Affidavit Submitted: Yes No

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:
We own 16.37 acres of land that primary access via Justice Ridge Rd. We are requesting a change for 215 Justice Ridge Rd (PIN 869785031500000 and 869785123300000) which consists of 6.16 acres. One side of the property fronts Justice Ridge Rd. The rest of our property is zoned CS. the two parcels are currently zoned R-1 and is where our primary residence was located. Our home was lost due to fire last October. We believe that this change makes sense because our surrounding property is already CS and we no longer live on the property. We are also seeking a change in designation for 1 and 5 Clara Parker Dr, which are currently zoned R-2 (PIN 86978453100000 and 869784153800000 (please see attached)
2. Describe how the proposed rezoning is consistent with the Growth, Equity, and Conservation Framework from Buncombe County's 2043 Comprehensive Plan (*available on the BC Planning Department website, section starts on page 46 in the Plan*).
The properties included in this application are located in the Mixed Use Area 2 of the Comprehensive Plan. As previously stated, 9.61 acres of our property are already zoned CS. Our property is used for events (weddings, primarily) and short term rentals mostly occupied by event guests. Including the proposed designation changes in this application, our property is well below the 16-24 units per acre outlined in the General Residential Density Section of the Plan. We have a total of seven (7) units on 16.07 acres. Our property is already serviced by public water and sewer which (please see attached)
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 that our request is reasonable because the majority of our property is already zoned CS. Additionally, our property has been used as an event space since 2003. Existing neighbors will not be impacted because we do not contemplate any changes of the use of our property. The property that fronts Justice Ridge Rd is adjacent to CS zoning already. Finally, we believe that the request to rezone the R-1 parcel to CS is warranted since these tracts are no longer used for our personal residence. No changes for the use of the R-2 properties are contemplated. The R-2 properties are bordered by CS, common area and on R-2. We have a privacy fence that separates our property from our neighbors (see attached photos). The R-2 properties have been a part of our operations since 2017.

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:

... respectively) . These properties comprise approximately .30 acre. One (1) and 5 Clara Parker are adjacent to one another. Two sides of the property are zoned CS. We are proposing that the designation to be changed to CS for these two parcels.

2. Describe how the proposed rezoning is consistent with the Growth, Equity and Conservation Framework from Buncombe County's 2043 Comprehensive Plan (available on the BC Planning Department website, section starts on page 46 in the Plan).

...which addresses that section of the Plan. Finally, tangentially supporting the secondary land use, we have had and continue to support the local community by hosting events for the local community. Examples include YMCA leadership events, state and local business associations and year end events for local schools such as proms.

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

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 ; 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 Applicant

Signature of Applicant


Signature of Applicant

Signature of Applicant

Signature of Applicant



Signature of Owner



Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner




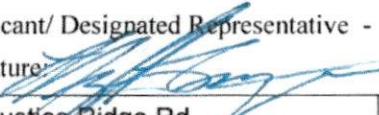

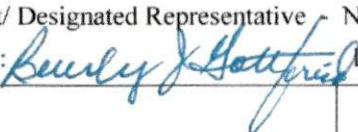
E. CERTIFICATION

E.1. Required Information: Each property owner who is participating in this rezoning application must complete this form. Each owner or group of owners (corporation, LLC, trust, or similar) should provide their information on a separate form. Owners of multiple properties within the rezoning area may use one form to list all affected properties. Use additional forms if necessary.

E.1.1. Location of Properties Proposed for Rezoning		
	Physical E-911 Address	PIN Number
	<i>Street number, name, city, state, zip code. You may verify your E911 Address at https://discover.buncombecounty.org</i>	<i>15-digit unique identifier for each parcel. PIN numbers can be found on your tax bill or online at https://gis.buncombecounty.org/buncomap. Example: 965415728000000 or 9654-15-7280</i>
1	215 Justice Ridge Rd., Candler NC 28715	869785031500000
2	215 Justice Ridge Rd., Candler NC 28715	869785123300000
3	1 Clara Parker Dr., Candler NC 28715	869784153100000
4	5 Clara Parker Dr., Candler NC 28715	869784153800000
5		
6		
7		
8		
9		
10		
11		
12		

E.1.2. Contact Information and Certification of All Owners of Above-Referenced Property or Properties.

By signing this document I hereby certify that I am the owner of the property or properties referenced herein, and that any information given that is incorrect will cause this application to become null and void. I hereby authorize Buncombe County Staff to enter upon the property referenced below for the purpose of processing this rezoning request. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I hereby authorize the Applicant referenced below, to act as my representative for the purposes of this rezoning request.

	Owner Name	Corporate Title (if applicable)	Mailing Address <i>Street number, name, city, state, zip code</i>	Telephone Number	Email Address
1	Myron Gottfried 	Member Manager	215 Justice Ridge Rd. Candler NC 28715	828-667-0666 Ext 300	business@thefarmevents.com
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature:  Date:		
2	Beverly Gottfried	Member	215 Justice Ridge Rd. Candler, NC 28715	828-667-0666 Ext. 300	business@thefarmevents.com
	Owner Signature:  Date:		Applicant/ Designated Representative - Name: <i>Beverly J. Gottfried</i> Signature:  Date:		
3					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
4					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		

