



**BILTMORE FARMS<sup>SM</sup>**  
Established 1897

September 21, 2020

**VIA HAND-DELIVERY**

Nathan L. Pennington, CFM  
Buncombe County Planning Director  
46 Valley Street  
Asheville, NC 28801  
[nathan.pennington@buncombecounty.org](mailto:nathan.pennington@buncombecounty.org)

**RE: FLOURNOY DEVELOPMENT COMPANY PUD APPLICATION**

Dear Mr. Pennington:

Biltmore Farms has entered into a contract with Flournoy Development Group, LLC ("Flournoy") to purchase approximately 132.9 acres along Sweeten Creek Road in Buncombe County ("Property"). Contemporaneous with this letter, Flournoy is submitting to Buncombe County a conditional use permit application to the Board of Adjustment for a PUD on the Property, consisting of a mixed-use project of multi-family dwelling units and single-family lots ("Flournoy Project"). Biltmore Farms as owner of the Property has consented to the application.

As part of the conditional use permit application and as reflected on the site plan, Biltmore Farms agrees to restrict the use of approximately 154 acres adjacent to the Flournoy Project that it intends to retain ownership ("Restricted Area"). This Restricted Area will be perpetually and forever protected from all agriculture, clear cutting of trees, construction and development. The approximately 154 acres shall retain its current land classification (e.g. "Forestry") as defined by the Buncombe County Tax Department as it is not included in the development site with Flournoy and will be restricted as set forth above.

The Restricted Area will be restricted upon a simultaneous closing with Flournoy as an easement right appurtenant to the Property. Obviously, approval of the conditional use permit is a condition of closing. Please consider this letter as part of the PUD application and provide a copy to Buncombe County Board of Adjustment.



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We look forward to having the application considered and approved at the next available Board of Adjustment meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Galbraith', with a large, sweeping loop at the end.

Brad Galbraith  
Vice President, Community Development

cc: Flournoy Development Group, LLC