



Buncombe County Government  
Application to Amend the Buncombe County Zoning Map

Planning and Development  
www.buncombecounty.org

46 Valley Street  
Asheville, NC 28801  
Telephone (828) 250-4830  
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**OFFICE USE ONLY:**

Case Number: ZPH 2018-00014 Date Received: 3/12/18  
Scheduled Planning Board Hearing Date: 4/16/18

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:

**Property description:**

- Property Identification Number(s): 9618-51-7975; 9618-61-3808
- Address(es) of Property: Starnes Cove Rd, 258 Starnes Cove Rd
- Total Acreage of Property: 2.88; 1.78

**Zoning Classification(s):**

Current zoning district(s): R2 Requested zoning district(s)\*: R3

*\*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.*

**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:

It has R3 all ready  
ground it, theres already mobil home single wides +  
Doublewides around sharing property lines with R3

2. Describe how the proposed rezoning is consistent with Buncombe County's Comprehensive Land Use Plan (available at [www.buncombecounty.org/planning](http://www.buncombecounty.org/planning)):

City water, state maintain Rds,

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.

Just alot of mobile home;

Just trying to get grandpa on his own land since the early 1800 to 1900 till now.

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

If the applicant(s) listed below 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 should 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.

Contact information:

RONALD HAWKINS

Applicant Name(s) (please print)

134 HODKINSON ST RD 29715

Mailing Address (including town/city, state, and zip)

828-606-2194

cr.rathbone21@gmail.com

Telephone

Email Address

Ronald Hawkins

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

Withdrawal of an application after notice has been made will result in forfeiture of any application fees associated with said application.

**Buncombe County Planning Board  
April 16, 2018**

The Buncombe County Planning Board met on April 16, 2018 in the meeting room at 30 Valley Street. Members present were Nancy Waldrop, David Rittenberg, Robert Martin, Joan Walker, Dusty Pless, and Billy Taylor. Also present were Gillian Phillips and Shannon Capezzali, Planning staff.

**Call to Order**

Nancy Waldrop called the meeting to order at 9:31 am.

**Approval of Agenda**

Billy Taylor made a motion to approve the agenda. The motion was seconded by Dusty Pless and passed unanimously.

**Approval of Minutes (April 2, 2018)**

Dusty Pless made a motion to approve the April 2, 2018 meeting minutes. The motion was seconded by David Rittenberg and passed unanimously.

**Public Hearing – Subdivision Variance:**

***SUB2018-00123:*** *George Escaravage of JJS Capital, LLC applied for a Variance from Section 70-68(d)(2) Hillside Development Standards Density Table of the Buncombe County Land Development and Subdivision Ordinance to allow for a reduction in lot size in order to accommodate the roadway at tax lot PINs 9750-32-6270 and 9750-42-2244 (55 and 83 Bartrams Walk Dr.).*

Dusty Pless made a motion to continue the item to the May 7 meeting as four-fifths of the Board was not present. The motion was seconded by Joan Walker and passed unanimously.

**Public Hearing – Zoning Map Amendment:**

***ZPH2018-00014:*** *Ronald Hawkins applied to rezone one (1) parcel identified as tax lot PIN 9618-61-3808 (258 Starnes Cove Rd) which is currently zoned Residential (R-2) to Residential (R-3).*

Gillian Phillips presented the zoning map amendment application and staff recommendation of approval. Craig Rathbone represented the application on behalf of his grandfather and provided photos of the area showing mobile homes on adjacent properties. Nancy Waldrop opened the meeting to public comment. George Suggs of English Drive expressed concern about additional condos and apartments going into the area. Nancy Waldrop closed the public hearing. Billy Taylor made a motion to recommend approval of the zoning map amendment as it is consistent with the Land Use Plan. The motion was seconded by Joan Walker and passed unanimously.

**Discussion**

***ZPH2018-00018: Amendment to Section regarding Variances:*** *Amendment to the Buncombe County Land Development and Subdivision Ordinance moving authority for granting a variance from the Buncombe County Planning Board to the Buncombe County Board of Adjustment.*

Gillian Phillips provided information about the proposed Subdivision Ordinance change which is being suggested due to a lack of four-fifths of the Board during past Planning Board meetings where variance applications were scheduled. Dusty Pless made a motion to continue the discussion to the next meeting.

The motion was seconded by Robert Martin and passed unanimously. Gillian Phillips was asked to provide information on attendance at previous variance hearings.

**Public Comment**

None

**Adjourn**

The meeting was adjourned at 9:51a.m.