



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): 963465460800000

Address(es): 589 Long Shoals Road, Arden, NC 28704

Acreage: 0.57

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

B. Zoning Classification

Current zoning district(s): R-1 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)

Company/Corporate Name (if applicable)

Bobby D. Haney
 Applicant's Name

589 Long Shoals Road
 Mailing Address

Arden, N.C. 28704
 City, State, and Zip Code

(828) 329-0475
 Telephone

Bobbyhaney2@gmail.com
 Email

Bobby D. Haney
 Owner's Name

589 Long Shoals Road
 Mailing Address

Arden, NC 28704
 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: _____



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): 963465356600000

Address(es): 611 Long Shoals Road, Arden, NC 28704

Acreage: 0.69

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

B. Zoning Classification

Current zoning district(s): R-1 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)

Company/Corporate Name (if applicable)

Suzanne Mossburg
Applicant's Name

391 McAbee Road
Mailing Address

Chesnee, SC 29323
City, State, and Zip Code

(864)431-7267
Telephone

mossburgsa@gmail.com
Email

Suzanne Mossburg
Owner's Name

391 McAbee Road
Mailing Address

Chesnee, SC 29323
City, State, and Zip Code

()
Telephone

Email

OFFICE USE ONLY:

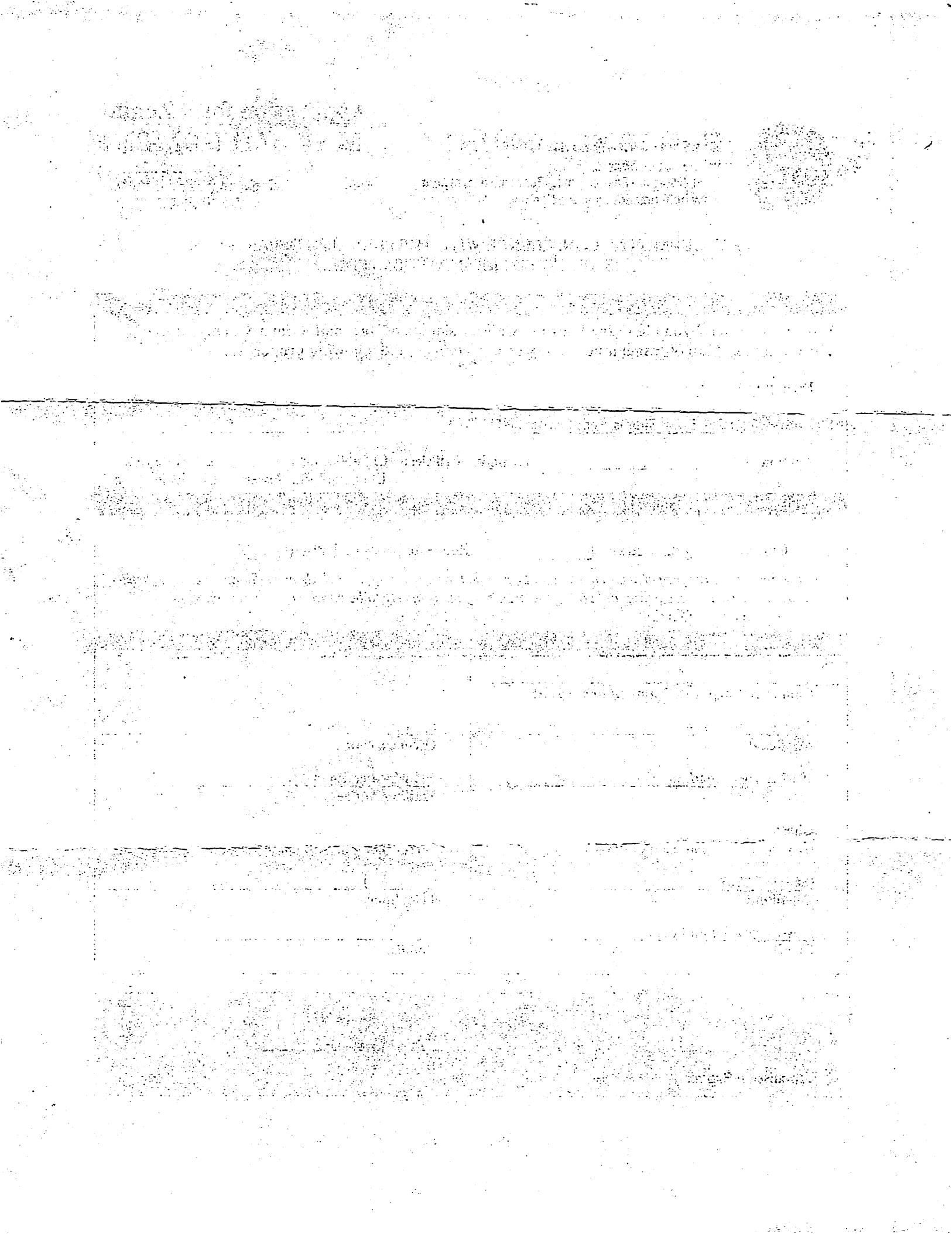
Date Received: _____

Pre-Submittal meeting with: _____

Case Number: ZPH _____ - _____

Owner's Affidavit Submitted: Yes No

Planning Board Hearing Date: _____





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): 963465145400000, 963465038600000 and 963465021200000

Address(es): 621 Long Shoals Road, 99999 Long Shoals Road, and 631 Long Shoals Road, Arden

Acreage: 0.29, 0.25, and 1.10

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

B. Zoning Classification

Current zoning district(s): R-1 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)

Outdoor Impressions, LLC
 Company/Corporate Name (if applicable)

Michael B. Schmitt
 Applicant's Name

631 Long Shoals Rd
 Mailing Address

Arden NC 28704
 City, State, and Zip Code

(828) 545-6092
 Telephone

OUTDOORIMPRESSIONS.AVL@GMAIL.COM
 Email

Outdoor Impressions, LLC and Michael Schmitt
 Owner's Name

631 Long Shoals Road
 Mailing Address

Arden, NC
28704
 City, State, and Zip Code

(828) 216-2330
 Telephone

 Email

OFFICE USE ONLY:

Date Received: _____

Pre-Submittal meeting with: _____

Case Number: ZPH _____ - _____

Owner's Affidavit Submitted: Yes No

Planning Board Hearing Date: _____



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): 963465330800000, 963465531600000, and 963465637600000

Address(es): 5 W Haven Drive, 5 Curtis Drive, and Curtis Drive

Acreage: 1.24, 1.00, and 0.56

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

B. Zoning Classification

Current zoning district(s): 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)

Company/Corporate Name (if applicable)

Kermit Tolley
 Applicant's Name

5 Westhaven dr.
 Mailing Address

Arden, NC, 28704
 City, State, and Zip Code

(828) 712-0184
 Telephone

Kermit.Tolley@Comcast.com
 Email

Sharon Tolley and Kermit Tolley
 Owner's Name

5 W Haven Drive
 Mailing Address

Arden, NC 287
 City, State, and Zip Code

()
 Telephone

Kermit.Tolley@Comcast.com
 Email

OFFICE USE ONLY:

Date Received: _____

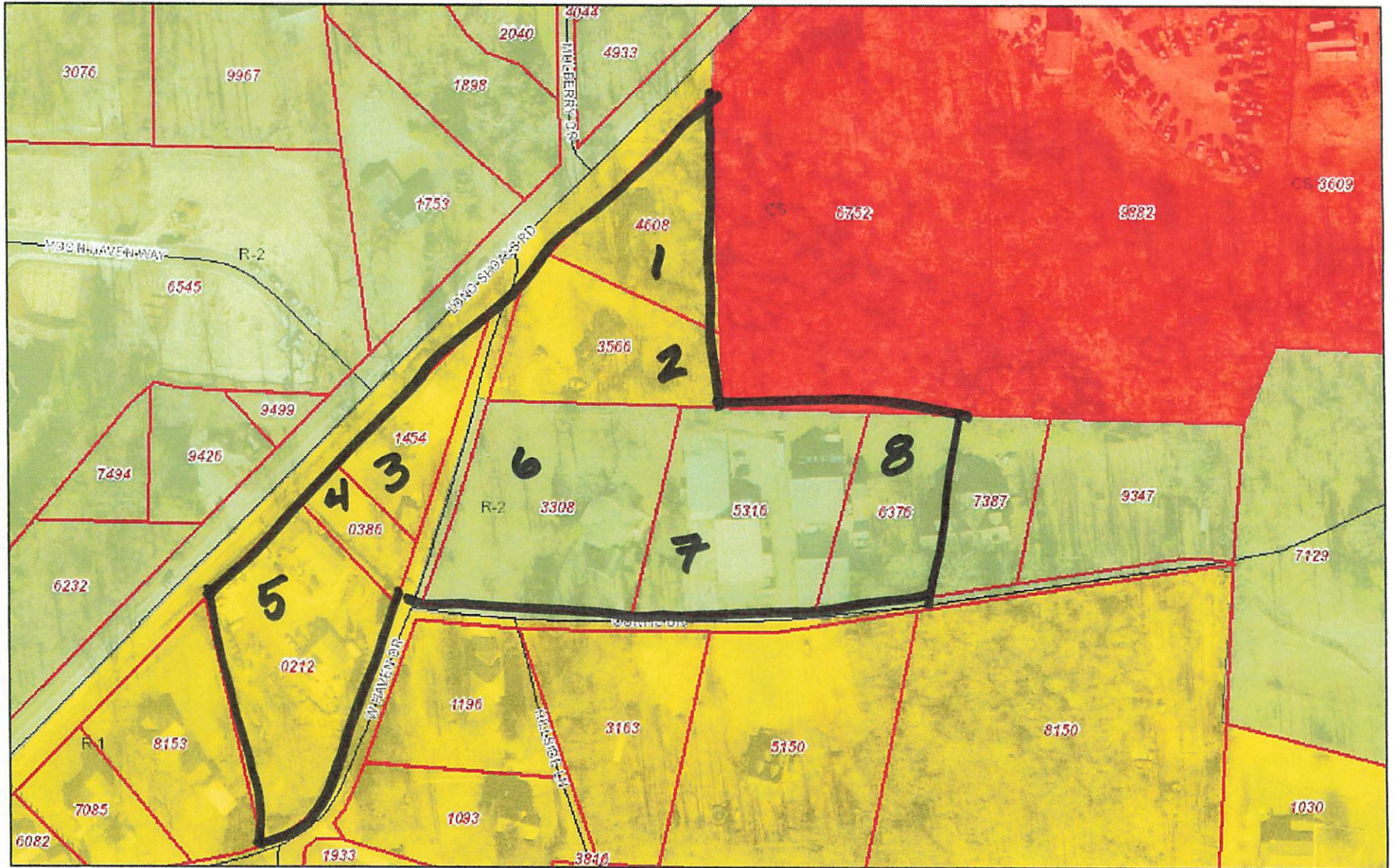
Pre-Submittal meeting with: _____

Case Number: ZPH _____ - _____

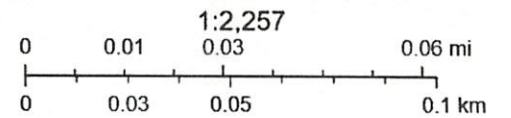
Owner's Affidavit Submitted: Yes No

Planning Board Hearing Date: _____

Buncombe County



July 5, 2024



D. MAP AMENDMENT CONSISTENCY & APPROPRIATENESS –
SUPPLEMENTAL PAGE

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 eight properties consist of approximately 5.7 acres in total. The properties in the CS District which adjoin this group of properties are similar in size and range from 1.09 acres to 5.35. Out of the 8 lots in the application, there are two owners which own 3 lots each. Those 2 sets of 3 lots are the largest portion of the acreage, at 2.8 acres and 1.64 respectively. However, the other 2 lots, at .57 and .69 acres, would still accommodate a significant number of allowable commercial development with access to major traffic arteries.

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).

Significant growth continues to occur along Long Shoals Road west of Interstate 26 and continues to migrate west to Brevard Road. C2 would allow adjacent commercial areas to expand or new commercial uses to be established. This potential creates job opportunities for those residents in that area. With the potential for multifamily residential, which is not currently allowed, it further enhances the potential to live and work in the same area thus reducing reliance on cars which lessens environmental impacts. This growth does not interfere with any conservation area and allows for mixed use as contemplated on the Growth Map.

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.


The proposed zoning district is reasonable in light of the current uses, some of which are legal non-conforming, and will assist in bringing these properties into compliance with the current zoning ordinance. The proposed properties that are part of the application are mostly separated from adjoining residential uses by public roadways thus eliminating conflict between uses. The expanded residential uses allowed in CS could help address the housing deficit which is important to public interest. CS is adjacent to the proposed properties with commercial non-conforming uses extending west on the north side of Long Shoals Road.

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

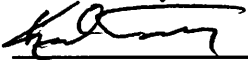
If the applicant(s) listed herein are not the owner(s) as listed within the Buncombe County Tax Records, North Carolina General Statutes require the applicant to certify that the owner(s) received notice for each public hearing. An owner's affidavit must be submitted with this application, and certification 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 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

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



NOTE TO USER: THIS VERSION OF SECTION E. CERTIFICATION IS FOR USE IN CASES WHERE NUMEROUS PROPERTIES, OWNED BY NUMEROUS PROPERTY OWNERS, ARE INVOLVED IN THE REZONING APPLICATION

**Application for a Zoning
 MAP AMENDMENT**
Multiple Lots and Owners

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	589 Long Shoals Road, Arden, NC 28704	963465460800000
2	611 Long Shoals Road, Arden, NC 28704	963465356600000
3	621 Long Shoals Road, Arden, NC 28704	963465145400000
4	99999 Long Shoals Road, Arden, NC 28704	963465038600000
5	631 Long Shoals Road, Arden, NC 28704	963465021200000
6	5 W. Haven Drive, Arden, NC 28704	963465330800000
7	5 Curtis Drive, Arden, NC 28704	963465531600000
8	Curtis Drive, Arden, NC 28704	963465637600000
9		
10		
11		
12		

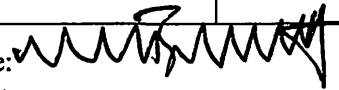



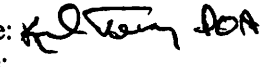
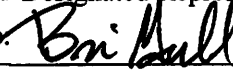
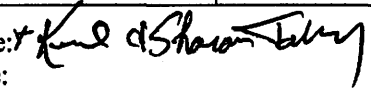
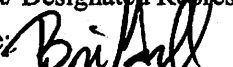
E.1.2. Contact Information and Certification of All Owners of Above-Referenced Property or Properties.

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 Street number, name, city, state, zip code	Telephone Number	Email Address
1	Bobby D. Haney		589 Long Shoals Road, Arden, NC 28704		
	Owner Signature: <i>Bobby D. Haney</i> Date: <i>8-2-24</i>		Applicant/ Designated Representative - Name: BRIAN GULDEN - ATTY Signature: <i>Brian Golden</i> Date:		
2	Jewel T. Gilbert		611 Long Shoals Road, Arden, NC 28704		
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
3	Outdoor Impressions, LLC		631 Long Shoals Road, Arden, NC 28704	<i>828/258-2991</i>	<i>bgULDEN@UNLAWFIRM.com</i>
	Owner Signature: <i>[Signature]</i> Date:		Applicant/ Designated Representative - Name: BRIAN GULDEN - ATTY Signature: <i>Brian Golden</i> Date:		
4	Outdoor Impressions, LLC		631 Long Shoals Road, Arden, NC 28704		
	Owner Signature: <i>[Signature]</i> Date:		Applicant/ Designated Representative - Name: BRIAN GULDEN - ATTY Signature: <i>Brian Golden</i> Date:		

E.1.2. Contact Information and Certification of All Owners continued.

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 Street number, name, city, state, zip code	Telephone Number	Email Address
5	Michael Schmitt		631 Long Shoals Road, Arden, NC 28704		
	Owner Signature:  Date:		Applicant/ Designated Representative - Name: BRIAN GULDEN - ATTY Signature:  Date:		
6	Sharon Tolley		5 W Haven Drive, Arden, NC 28704		
	Owner Signature:  POA Date:		Applicant/ Designated Representative - Name: BRIAN GULDEN - ATTY Signature:  Date:		
7	Sharon Tolley		5 W Haven Drive, Arden, NC 28704		
	Owner Signature:  POA Date:		Applicant/ Designated Representative - Name: BRIAN GULDEN - ATTY Signature:  Date:		
8	Sharon Tolley and Kermit Tolley		5 W Haven Drive, Arden, NC 28704		
	Owner Signature:  Date:		Applicant/ Designated Representative - Name: BRIAN GULDEN - ATTY Signature:  Date:		

E.1.2. Contact Information and Certification of All Owners continued.

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
9	Suzanne Mossburg		391 McAbee Road, Chesnee, SC 29323	864.431. 7267	MOSSBURG09@gmail
	Owner Signature: <i>Suzanne Mossburg</i> Date: <i>9.25.24</i>		Applicant/ Designated Representative - Name: <i>BRIAN GOLDEN - ATTN</i> Signature: <i>Brian Mull</i> Date:		
10					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
11					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
12					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		



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

OWNERS' AFFIDAVIT


The persons listed below do hereby appear before a Notary Public and affirm that they are the legal owners of the property located at: 611 Long Shoals Road, Asheville, NC,

PIN(s) # 9634-65-3566.

As the Owner, the persons listed below are authorized to submit to Buncombe County a request to amend the zoning map for the above listed properties from:

Current zoning district: R-1 Requested zoning district: CS.

This application will be submitted to be heard by the Planning Board in a public hearing on _____, 20__ and to be subsequently heard by the Commissioners.

<u>Owner's Name (Print)</u>	<u>Owner's Signature</u>	<u>Date</u>
<u>Suzanne Mossburg</u>		<u>10-2-24</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

STATE OF SOUTH CAROLINA
COUNTY OF Sparksburg

I, William J Carter, a Notary Public of the County and State aforesaid, certify that Suzanne Mossburg, PROPERTY OWNER, 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 2 day of October, 2024


Notary Public

My Commission Expires: 01/20/2027

