

Board of Commissioners' Agenda

February 18, 2025

Commissioners' Briefing

Prior to the Regular Meeting, the Commission will hold a Briefing starting at 3:00 p.m. in the Commission Chambers, located at 200 College Street.

The Commission does not vote at the Briefing and there public comment is not taken.

February 18, 2025 Briefing Materials:

[AGENDA](#)

- [FCC Update](#)
- [Helene Update](#)
- [Swannanoa Small Area Planning Update](#)
- [2025 Bond Refunding](#)
- [Broadband Update](#)

Regular Commission Meeting

Commission Meetings are held at [200 College Street](#), Room 326 in downtown Asheville beginning at 5:00 p.m.

Public Comment is taken at the beginning of the meeting.

Call To Order

[▲top](#)

Discussion / Adjustment / Approval To Follow Agenda

[▲top](#)

Consent Agenda [▲top](#)

1. [Approval of the January 16, 2025 Special Meeting Minutes](#)
2. [Approval of the February 4, 2025 Combined Briefing and Regular Meeting Minutes](#)
3. [Resolution approving Pyrotechnic Experts for Fireworks Display](#)
 1. [Resolution](#)
4. [Resolution Approving Abandonment of NCDOT Maintained Road SR 2157 Lovin Road](#)
 1. [NCDOT Request Package](#)
 2. [Resolution](#)
5. [Resolution Requesting Road Addition for Country Oak Dr.](#)
 - [NCDOT Request Package](#)
 - [Resolution](#)
6. [Resolution Authorizing the Designation of Signature Authority for Hazard Mitigation Grant Program Project Applications](#)
 - [Resolution](#)

- 7. [Code Purple Interlocal Agreement with the City of Asheville](#)
 - [Resolution](#)

Public Comment

[▲top](#)

Good News [▲top](#)

Presentations [▲top](#)

- 1. [Black Legacy Month Proclamation](#)
 - [Proclamation](#)
- 2. [Community Development Block Grant - Neighborhood Revitalization \(CDBG-NR\)- Quarterly Update](#)
 - [More Information](#)

Public Hearings [▲top](#)

- 1. [Public Hearing to Consider Long Shoals Road Rezoning – ZPH2024-00039](#)
 - [Staff Report](#)
 - [Application](#)
 - [Maps](#)
 - [Maps – Proposed Zoning](#)
 - [Ordinance to Approve](#)
 - [Planning Board's Recommendation](#)
 - [Resolution to Deny](#)
 - [More Information](#)

County Manager's Report [▲top](#)

- 1. [Draft Legislative Agenda](#)

Old Business

[▲top](#)

New Business [▲top](#)

- 1. [Public Service Property Tax Refund Request](#)
 - [Resolution to Approve](#)
 - [Resolution to Deny](#)
 - [More Information](#)
- 2. [Budget Amendments for Purchase Costs for Conservation Easements and Agricultural Growth Zone Match](#)
 - [Maps](#)

- [Budget Amendment – Agricultural Growth Zone Grant Match](#)
- [Budget Amendment – Three Conservation Easements](#)
- [More Information](#)

Board Appointments [▲top](#)

[February 18, 2025 Appointments](#)

- Audit Committee - 1 reappointment
- Health & Human Services Board - 2 reappointments
- Community Entertainment Facilities Commission- 1 appointment

Announcements [▲top](#)

- The next Briefing and Regular meeting of the Board will be on March 4, 2025 beginning at 3:00 p.m. in the Commssioner Chamber

Closed Session / Open Session [▲top](#)

Adjournment [▲top](#)



Buncombe County Government

Avril M. Pinder, CPA, ICMA-CM
County Manager

Buncombe County Government
Commissioner Briefing
February 18th, 2025
3 pm
Commissioner's Chambers, 3rd floor

- | | | | |
|------|---|---------|--------------------------------------|
| I. | Meeting called to order | | Chair Edwards |
| II. | Review the Board's February 18 th agenda | | Chair Edwards |
| III. | Staff updates | | |
| | A. FCC Update | 15 mins | Dane Pederson |
| | B. Helene Update | 45 mins | Avril Pinder |
| | C. Small Area Planning Update | 25 mins | Gillian Phillips & Shannon Capezzali |
| | D. FY25 LOBS – Public Hearing | 10 mins | Melisa Moore |
| | E. Broadband Update | 15 mins | E.B. Odderstol |
| IV. | Open Discussion | | All |



MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
BRIEFING MEETING OF FEBRUARY 4, 2025, AT 5:00 p.m.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Briefing Meeting on February 4, 2025, in the Commission Chamber at 200 College Street in downtown Asheville, North Carolina at 3:00 p.m.

Present: Chair Amanda Edwards; Vice-Chair Martin Moore; Commissioner Terri Wells; Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; and Commissioner Drew Ball.

The following items were discussed:

1. Public Service Property Tax Refund Request

Curt Euler, interim County Attorney, provided background information regarding Delta Express and Carolina Transportation refund requests. He explained that their request is because their property was listed as business personal property vs. public-service and that Public-service property valuation is managed by the State and uses a different valuation methodology. The total request: \$216,719.40, which is the difference. He explained that the legal basis for Refund Request per § 105-381 is that a taxpayer's remedies include a valid defense shall include the following: a) tax imposed through clerical error; b) An illegal tax; c) A tax levied for an illegal purpose. He provided the background of the request as follows: in 2021: An audit resulted in a discovery of unreported assets by the companies • Staff added assets to companies' listing forms as business personal property • Companies signed the listing forms • Companies did not appeal and paid their bills 2022-23: Listing forms did not reflect discovered assets again • Staff added assets to companies' listing forms as business personal property • Companies signed the listing forms • Companies did not appeal and paid their bills 2024 : Staff asked NCDOR if the companies' "rolling stock" assets should be listed as public-service. • NCDOR confirmed and created public-service discovery valuations for prior years. • Companies submitted their refund request for previously paid bills as related to those "rolling stock" assets. He explained that the burden is on the company to declare as a public service business, not the County's. He noted that the Board will have this in front of them at the next regular meeting on February 18 for a vote.

2. Helene Update

Avril Pinder, County Manager introduced the following staff to provide updates regarding the ongoing recovery efforts. Bob with FEMA provided an update on FEMA Individual Assistance. He reported that the total assistance is currently \$107,650,481 and that 87,229 registrations have been made. He noted that the registration deadline has been extended to another month to March 8, 2025.

Board of Commissioners
Buncombe County
February 4, 2025
Meeting Minutes

Matt Cable provided an update on Housing/Transitional Sheltering Assistance. He reported that resident households in FEMA TSA have been up 61 since January 21 and now total 762. Of these, 585 are resident households in Buncombe County.

Bob Haynes, Permitting Director, provided an update on Permitting. He reported an increase in permitting due to Helene and highlighted that the department is prioritizing Helene destruction and that the timeline has not changed.

Dane Pederson, Solid Waste Director, provided an update on Debris. He reported that 814,900 cubic yards and 63,390 tons of soil have been removed from right away collection. He noted the 5 sites used for temporary debris management which have been reviewed and approved by the NC Department of Environmental Quality. The requirement is that the locations are brought back to previous conditions following the temporary use. For private property debris removal, 2,501 applications have been received. He also reported that waterway debris removal has also begun. Crews began removing waterway debris in Azalea Park, Buncombe County, North Carolina over the weekend using equipment with environmental protection in mind.

Rafael Baptista provided an update on the Hazard Mitigation Grant Program (HMGP). He reported that the program is focused on breaking the cycle of damage, reconstruction and repeated damages and that HMGP is competitive with \$1.5 billion to be allocated across North Carolina for Helene. The specific focus areas are: • Community-wide risk reduction projects • Improving resilience of key infrastructure and resource life-lines • Encouraging conservation of the floodplain • Increasing future mitigation planning.

Lane Davis, David Fierro with Small Business Administration (SBA) provided an update on Small Business Assistance and an overview of the types of loans provided by SBA. Types of loans include: 1) Home Disaster Loans • Homeowners – may be eligible for up to \$500K to repair or replace real estate property and up to \$100K to repair or replace personal property, including automobiles; and 2) Economic Injury Disaster Loans (EIDL) - Businesses and Nonprofits – may be eligible for up to \$2 million for working capital for ongoing expenses which does not cover loss of income or profits. Lastly, Lillian Govus, Communications Director, provided an update on resources for recovery. She highlighted the four upcoming resources for recovery and noted that the following partners will be there to provide specific information: American Red Cross • Buncombe County Libraries • Buncombe County Parks • Buncombe County Permits • Buncombe County Planning • Emergency Watershed Protection Program • FCC Environmental • FEMA • NC Disaster Case Management • NC Emergency Management (Hazard Mitigation) • NC Medicaid and WIC. She also highlighted the Recovery Resource Guide which can be found on the Helene Recovery Website at buncombeready.org.

Following the presentation, Ryan Cole, with Emergency Management provided breaking news to the Board. He said that Buncombe County and other agencies are working with the Leicester Fire Department on a wildfire in the Leicester Community on Peepeye Cove Road. Two structures required protection; however, no additional structures are at risk at this time. The fire is currently at eight acres and is at approximately 20% containment. Firefighters are utilizing hand crews and heavy equipment to provide containment along with water drops from helicopters and air tankers.

Board of Commissioners
Buncombe County
February 4, 2025
Meeting Minutes

Following the breaking news, Commissioner Sloan requested that the Board review and consider a draft letter to the North Carolina General Assembly regarding the state-mandated school consolidation study at this afternoon's regular meeting. He explained that the intent of the letter is to be sent to the authors, and that it focuses on the Prismatic recommendations. The Board reviewed and discussed adding a paragraph about the achievement gap and student performance in the letter. The Board agreed to add the updated letter to the upcoming regular meeting.

MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'

REGULAR MEETING OF FEBRUARY 4, 2025, AT 5:00 p.m.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Regular Meeting on February 4, 2025, in the Commission Chamber at 200 College Street in downtown Asheville, North Carolina at 3:00 p.m.

Present: Chair Amanda Edwards; Vice-Chair Martin Moore; Commissioner Terri Wells; Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; and Commissioner Drew Ball.

Chair Edwards opened the meeting and provided opening remarks.

Commissioner Sloan made a motion to add the Consolidation Study letter to NCGS that was discussed in the Briefing meeting to be added to the Consent Agenda. The motion was seconded and carried unanimously. Chair Edwards made the motion to approve the Consent agenda with the proposed addition. The motion was seconded by Commissioner Sloan and carried unanimously.

1. Approval of the January 21 combined Briefing and Regular meeting minutes
2. Approval of the December 2024 Tax Collection Report
3. Resolution Ordering the Advertising of Delinquent Real Estate Property Tax Liens
4. Approval of Occupancy Tax Penalty Waiver for Douglas Brown
5. Resolution to approve the updated French Broad Metropolitan Memorandum of Understanding
6. Resolution Authorizing the Designation of Signature Authority for Section 5310 Funding Agreements
7. Budget Amendment to move the available Conservation Easement Fund to Conservation Easement Administration
8. Approval of the School Consolidation Study Letter to the NC General Assembly - **ADDED 2/4/25** following the Briefing meeting

PUBLIC COMMENT

David Nutter spoke about long-term active protection for flood mitigation regulations. He proposed that the County look at additional land use planning and design to fully address water management disaster planning for flood hazard areas in future years.

Peter Thourwarth spoke about truck breaking and noise and the damages as well as possible solutions.

Board of Commissioners
Buncombe County
February 4, 2025
Meeting Minutes

Josh Kelly with Mountain True spoke in support Hellbender Endangered listing resolution on agenda.

PRESENTATIONS

Melissa Moore, Finance Director provided the Fiscal Year 2025 quarter two update to the board. She reviewed the general fund budget to actual summary, solid waste fund-enterprise fund and county capital projects.

NEW BUSINESS

1. Resolution in Support of the Eastern Hellbender's Endangered Listing

Commissioner Sloan provided background. He explained that On December 12th, 2024, the U.S. Fish and Wildlife Service announced a proposal to list the eastern hellbender as an endangered species throughout its range under the Endangered Species Act. And as part of that process, the U.S. Fish and Wildlife Service will begin to accept public comments for a 60-day period as a part of that listing. Buncombe County has the duty to express its full and unwavering support for the endangered listing proposal for the eastern hellbender, so we can preserve this important species for future generations. The proposed resolution will be submitted to the U.S. Fish and Wildlife Service as a public comment and stance of North Carolina's 7th largest County & that is home to eastern hellbenders.

Commissioner Ball made the motion to approve. Commissioner Sloan 2nd the motion and it was carried unanimously.

2. Budget Amendment for NC Hurricane Disaster Recovery Fund Award for Public Health

John Hudson, Budget Director, provided background information. He explained that the state is disbursing Hurricane Helene Disaster Relief Fund in the amount of \$2,166,210 to help restore local health department essential functions and address the post-disaster needs of the local public health system during recovery to be used through 2030. Initially, funds will be used to ensure full-service delivery for school nursing and animal shelter operations this year while further guidance is sought for eligible uses.

Commissioner Wells made the motion to approve the budget amendment. The motion was seconded by Commissioner Horton and carried unanimously.

3. FTA Section 5307 Funding Recission – FY2026

William High, Transportation Manager, provided the background information. He explained that the Federal Transit Administration (FTA) requests subrecipients to spend expiring

Board of Commissioners
Buncombe County
February 4, 2025
Meeting Minutes

transit funds. Buncombe County, because of existing FTA CARES and ARPA funding that must be spent before regular annual funding, will be unable to spend expiring regular funds in advance of expiration. Recognizing these constraints, and in support of the City of Asheville's funding needs for its ART transit system, County transportation staff recommend the Board of Commissioners' consideration of rescinding funds to the City of Asheville to support its FY2026 transit activities. The following funding amounts in the following funding categories are recommended to be rescinded: \$782,544 in FY2020 Section 5307 annual allocations, and • \$81,794 in FY2020 Section 5307 JARC (Job Access Reverse Commute). County transportation staff recommend rescinding funds consistent with prior practice. The County has previously rescinded Section 5307 funds to support specific City of Asheville ART transit routes in the recent four (4) fiscal years with additional conditions applied in the last rescission.

Commissioner Wells made the motion to approve. The motion was seconded by Commissioner Moore and carried unanimously.

BOARD APPOINTMENTS

Commissioner Moore made the motion to reappoint both Don Johnson and Andy Bobowski to the Juvenile Crime Prevention Council. The motion was seconded by Commissioner Whitesides and carried unanimously.

Following the Board appointments, Commissioner Ball asked if FCC Environmental Services, the new countywide garbage and recycling service could provide an update to the Board and community at an upcoming meeting, as he and the Commissioners are receiving a lot of questions and complaints from residents. Manager Pinder said that staff would request an update.

CLOSED SESSION

Curt Euler, Interim County Attorney explained that the Board would need to go into Closed Session for the following reason:

To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged to receive legal advice regarding Executive Order 14159, Protecting the American People from Invasion. He explained that no formal action would be taken and that the statutory authority is contained in G.S. 143-318.11(a)(3).

Commissioner Moore made the motion to go into closed session for the reason provided. The motion was seconded by Commissioner Whitesides and carried unanimously.

Meeting adjourned at 5:35 p.m.

Board of Commissioners
Buncombe County
February 4, 2025
Meeting Minutes



Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 2/18/2025

Consent Agenda

Department: Emergency Services

Presenter(s): Kevin Tipton, Fire Marshal

Contact(s): Kevin Tipton, Fire Marshal

Subject: Resolution Approving Pyrotechnic Experts for Firework Displays

Brief Summary: Request from Brian Pruett and Pyrotecnico Inc. to conduct a fireworks show at The Biltmore House, One Approach Rd. Asheville N.C. 28803 on March 15th, 2025.

Recommended Motion & Requested Action: Approve Resolution

County Manager's comments and Recommendation:

RESOLUTION APPROVING PYROTECHNICS EXPERTS FOR CONDUCTING
FIREWORKS DISPLAYS

WHEREAS, pursuant to North Carolina General Statutes Section 14-410 and 14-413 the Board of Commissioners is authorized to review and approve the qualifications of persons applying for approval as pyrotechnics experts for the purpose of conducting fireworks displays; and

WHEREAS, application has been made by Pyrotecnico Inc. for pyrotechnic displays; and

WHEREAS, this Board is of the opinion that the application received to conduct firework pyrotechnic displays should be approved.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners for the County of Buncombe as follows:

1. That the following be granted permission to conduct fireworks displays at the location and on the dates shown, to-wit:

NAME

LOCATION

DATE

Pyrotecnico

One Approach Rd., Asheville

March 15, 2024

2. The County Fire Marshal has reviewed these requests and found that those listed above are qualified pyrotechnic experts.
3. That pursuant to N.C.G.S. 14-410 and 14-413 the Board has found that the above named individual/company is a qualified pyrotechnic expert for the purpose of conducting fireworks displays.

ADOPTED this the 18th day of February, 2024.

ATTEST

Sarah Gross
SARAH GROSS, CLERK

**BOARD OF COMMISSIONERS
FOR THE COUNTY OF BUNCOMBE**

Amanda Edwards
AMANDA EDWARDS, CHAIR

APPROVED AS TO FORM:

Antis V. Euler
COUNTY ATTORNEY



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/18/2025

New Business

Department: Legal and Risk Department

Presenter(s): Curt Euler, Senior Attorney II

Contact(s): Curt Euler, Senior Attorney II,

Subject: Recommendation of a State Road Closure – Lovin Road

Brief Summary:

Pursuant to N.C. Gen. Stat. § 136-63, upon the Board of Commissioner's own motion or application by a resident, the Board through a resolution can recommend that a state maintained road be closed and removed from the State of North Carolina Secondary Road System. The North Carolina Board of Transportation will make the final decision as to whether to close and abandon the road in question. In this case, the property owner who's property totally surrounds SR 2157, Lovin Road, consisting of 0.35 miles, is wanting to close the road that serves his property. Staff reviewed the application and does not see any issues with closing and abandoning the road.

Recommended Motion & Requested Action:

Staff recommends that the Board adopt a resolution recommending that the State Board of Transportation approve the abandonment petition to close and abandon SR 2157, Lovin Road in its entirety.

County Manager's comments and Recommendation:

Recommends approval as presented.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

February 4th, 2025

Avril Pinder
Buncombe County Manager
200 College Street Suite 300
Asheville NC 28801

SUBJECT: Petition for Abandonment of NCDOT Maintained Road SR 2157 Lovin Road in
Weaverville, Buncombe County, North Carolina:
Division File Number 84.1883

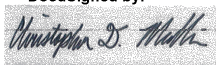
Dear Ms. Pinder:

Our office has received a request from the property owner on SR 2157 Lovin Road to abandon the entire road for a length of 0.35 miles.

Please find the attached Abandonment Petition Form and a vicinity map showing the location of the petitioned road. Please obtain a resolution for the abandonment of SR 2157 Lovin Road in Buncombe County if the county commissioners concur. Please mail the resolution to my office at the address below.

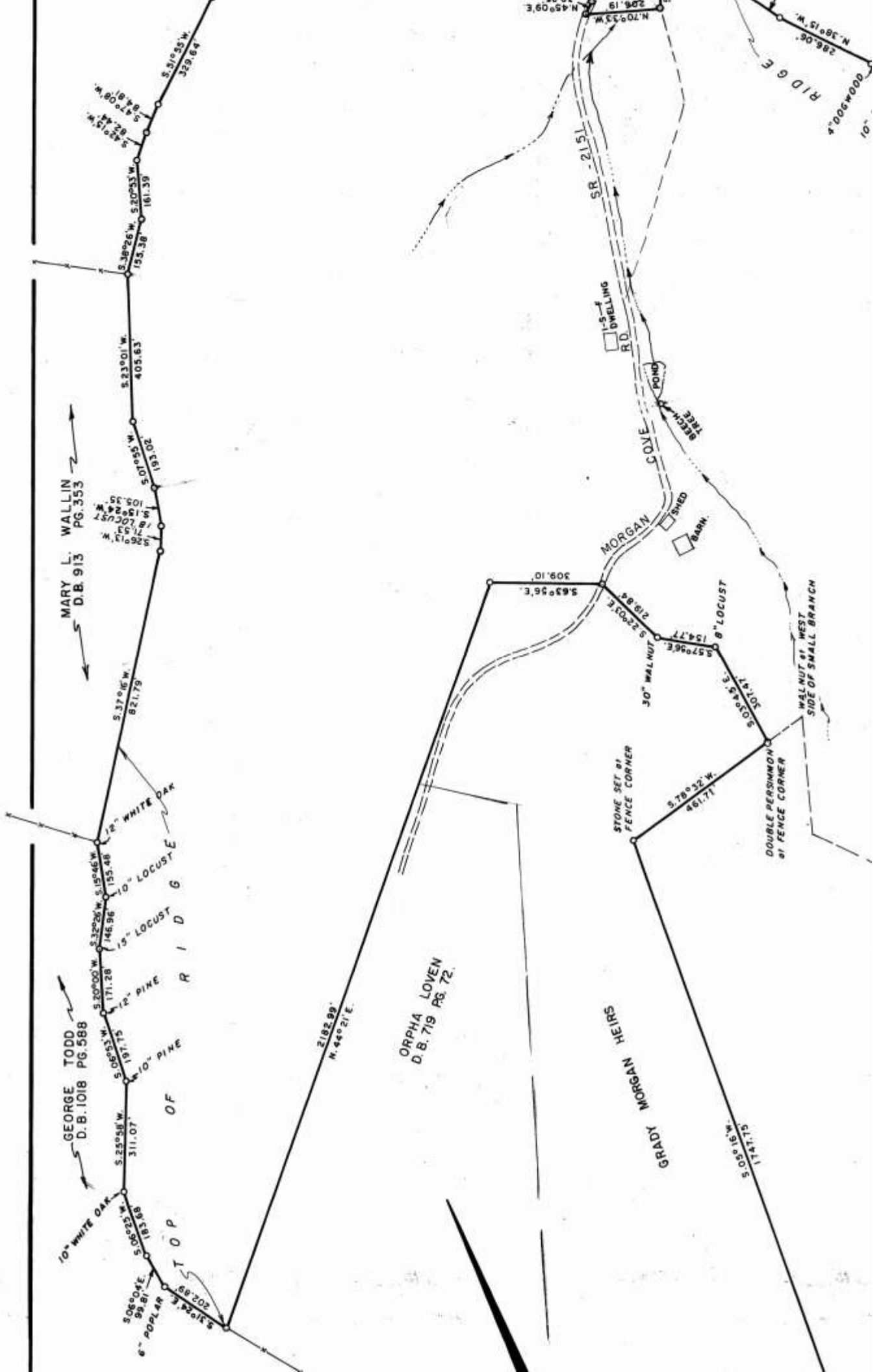
If I can provide any additional information, please contact my office at (828) 250-3200.

Sincerely,

DocuSigned by:


6D92D71E27C94A3
Christopher D. Medlin P.E.
District Engineer

CDM/mda



Stockton Cove

Lovin Rd

Lovin Rd

Lovin Rd

Lovin Rd

Lovin Rd

SR 2157 Lovin Rd
0.35 miles
Entire road to be abandoned.



Date Petition Received by NCDOT: 2/4/2025

**North Carolina Department of Transportation
Division of Highways
Abandonment Petition**

North Carolina

County of BUNCOMBE

Petition request for the abandonment of Secondary Road Lovin Road from the State.

Maintained System

We the undersigned, being all of the property owners on Secondary Road Lovin Road
in Buncombe County do hereby request the Division of Highways of the Department of
Transportation to abandon the road from the State Maintained System.

PROPERTY OWNERS

Printed Name and Signature

Address

Ravi Agrawal (Owner of Salila LLC) 236 Longs Chapel Rd. Weaverville, NC 28787

[illegible]

RESOLUTION # 25-02-08

RESOLUTION REQUESTING THE BOARD OF TRANSPORTATION TO ABANDON SR 2157 LOVIN ROAD

- WHEREAS, the Board of Transportation has received an Abandonment Petition from the owner on SR 2157, Lovin Road, requesting that the State of North Carolina abandon the entire road consisting of 0.35 miles that serves only their property;
- WHEREAS, pursuant to N.C. Gen. Stat. §136-63, a board of county commissioners of any county may, on its own motion or on petition of a group of citizens, request the Board of Transportation to change or abandon any road in the secondary system when the best interest of the people of the county will be served thereby;
- WHEREAS, if this Board concurs with the Abandonment Petition, the Board of Transportation will make inquiry into the proposed change or abandonment, and if in its opinion the public interest demands it, shall make such change or abandonment; and
- WHEREAS, this Board is of the opinion that it is in the best interests of the citizens and residents of the County to concur with this Abandonment Petition.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners for the County of Buncombe as follows:

1. That pursuant to N.C. Gen. Stat. §136-63 the Board of Transportation is hereby requested to abandon SR 2157, Lovin Road, consisting of 0.35 miles, in its entirety.
2. That this Resolution shall be effective upon its adoption.

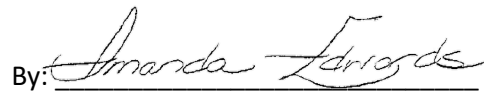
ADOPTED this the 18th day of February 2025.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

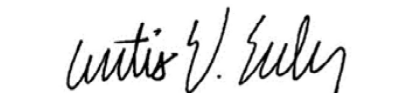


Sarah Gross, Clerk

By: 

Amanda Edwards, Chair

APPROVED AS TO FORM



Interim County Attorney



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/18/2025

New Business

Department: Legal and Risk Department

Presenter(s): Curt Euler, Senior Attorney II

Contact(s): Curt Euler, Senior Attorney II,

Subject: Recommendation to Add a Road to the State of North Carolina Road System – Country Oak Road

Brief Summary:

Pursuant to N.C. Gen. Stat. § 136-62, every resident has the right to petition the Board of Commissioners concerning additions to the North Carolina State Road System. The Department of Transportation makes the final decision to grant or deny the application to add a road. In this case through the Board of Transportation, the Board has received an application to add Country Oak Road to the State Road System. Staff reviewed the application and does not see any issues with adding Country Oak Road to the State Road System.

Recommended Motion & Requested Action:

Staff recommends that the Board adopt a resolution recommending that the Department of Transportation approve the Road Addition Petition to add Country Oak Road to the State of North Carolina Road System.

County Manager's comments and Recommendation:

Recommends approval as presented.

Date Petition Received by NCDOT: 2/5/2025

**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

ROADWAY INFORMATION: (Please Print/Type)

County: Buncombe Road Name: Country Oak Drive
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: NA Length (miles): _____

Number of occupied homes having street frontage: 4 Located (miles): _____

miles N ☐ S ☐ E ☐ W ☐ of the intersection of Route _____ and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Country Oak Drive in
Buncombe County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name and Signature: MIKE MOORE Phone Number: 828-645-5147
Street Address: 513 AIKEN RD ASHEVILLE N.C. 28804
Mailing Address: SAME

PROPERTY OWNERS

Printed Name and Signature

Mailing Address

Telephone

<u>Michael James Moore</u>	<u>513 Aiken Rd. Asheville N.C.</u>	<u>828-645-5147</u>
<u>Nancy W. Hyder</u>	<u>517 Aiken Rd. Asheville NC</u>	<u>828-716-1244</u>
<u>Mark Cook</u>	<u>909 Aiken Rd Asheville, N.C.</u>	<u>28804</u>
<u>Terry Wilson</u>	<u>20 Foxwood Dr. Asheville NC</u>	<u>28804 828 768-3616</u>
<u>Matthew Rankin</u>	<u>Aiken AVL, LLC, Matthew Rankin as Manager,</u>	<u>336.253.4579</u>
	<u>333 N. Greene St., Suite 200, Greensboro, NC 27401</u>	
<u>Christopher Eller</u>	<u>Civil Developments LLC, Christopher Eller as Manager,</u>	
	<u>PO BOX 5474, ASHEVILLE, NC, 28813</u>	

RESOLUTION # 25-02-09

**RESOLUTION REQUESTING THE BOARD OF TRANSPORTATION ADD COUNTRY OAK ROAD TO THE
STATE OF NORTH CAROLINA ROAD SYSTEM**

WHEREAS, pursuant to N.C. Gen. Stat. §136-62, every citizen shall have the right to present petitions to the board of county commissioners, and through the board to the Department of Transportation, concerning additions to the system and improvement of roads;

WHEREAS, the Board of Transportation has received a Road Addition Petition dated February 5, 2025 (herein 'Petition') from property owners, requesting that the State of North Carolina add the right of way named Country Oak Road to the State of North Carolina Road System;

WHEREAS, this Board is of the opinion that it is in the best interests of the residents of the County that the State of North Carolina add Country Oak Road to the State of North Carolina Road System as set forth in the Petition.

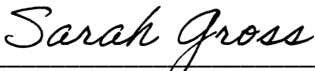
NOW, THEREFORE, BE IT RESOLVED by the Commissioners for the County of Buncombe as follows:

1. That pursuant to N.C. Gen. Stat. §136-62 the Board of Transportation is hereby requested to add Country Oak Road in its entirety as set forth in the Petition to the State of North Carolina Road System.
2. That this Resolution shall be effective upon its adoption.

ADOPTED this the 18th day of February 2025.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

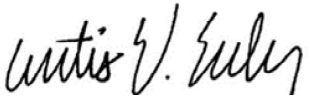


Sarah Gross, Clerk

By: 

Amanda Edwards, Chair

APPROVED AS TO FORM



Interim County Attorney



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: February 18th, 2025

Consent Agenda

Department: Emergency Services

Presenter(s): Brad Hughes

Contact(s): Brad Hughes, HMGP Project Manager

Subject: Designation of signature authority for Hazard Mitigation Grant Program project applications.

Brief Summary:

This resolution authorizes the County Manager or her designee to submit applications to North Carolina Emergency Management for projects under the Hazard Mitigation Grant Program as part of Buncombe County's recovery from Tropical Storm Helene.

Recommended Motion & Requested Action:

The Board of Commissioners authorizes the County Manager and her designee to sign and submit applications for the Hazard Mitigation Grant Program.

County Manager's Comments & Recommendations:

County Manager recommends as presented.

RESOLUTION # 25- 02-10

RESOLUTION AUTHORIZING THE COUNTY MANAGER TO APPROVE HAZARD MITIGATION
GRANT PROGRAM APPLICATIONS

WHEREAS, on September 25, 2024, Governor Roy Cooper issued Executive Order 315 declaring a statewide State of Emergency and on September 26, 2024, President Joseph R. Biden approved a federal disaster declaration for Buncombe County;

WHEREAS, on or about September 27-28, 2024, Tropical Storm Helene (“storm”) devastated portions of Buncombe County and the incorporated municipalities;

WHEREAS, FEMA’s Hazard Mitigation Grant Program (“HMGP”) provides funding to state and local governments after a federally declared disaster, to develop hazard mitigation plans and rebuild in a way that reduces, or mitigates, future disaster losses in their communities; and

WHEREAS, Buncombe County, the City of Asheville, the Town of Black Mountain, the Town of Woodfin, the Town of Weaverville, and their respective residents, intend to apply for HMGP assistance; and

WHEREAS, Buncombe County is administering HMGP applications for County residents and has agreed to administer applications for the City of Asheville, the Town of Black Mountain, the Town of Weaverville, and the Town of Woodfin.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. Buncombe County is a public entity duly organized under the laws of the State of North Carolina and the Board of Commissioners is the governing board for Buncombe County.
2. The County Manager is hereby designated as the Primary Agent for the Hazard Mitigation Grant Program and as such, is authorized to execute all required forms and documents for the purposes of obtaining financial assistance for the Hazard Mitigation Grant Program under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288, as amended).
3. The County Manager is further authorized to represent and act for Buncombe County in all dealings with the State of North Carolina and the Federal Emergency Management Agency for all matters related to such assistance by the grant agreements and required applicant assurances.

4. This Resolution shall apply to all HMGP applications submitted by Buncombe County and all municipal partners and shall be effective upon its adoption.

This the 4thth of February, 2024.

ATTEST

Sarah Gross
Sarah Gross, Clerk

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

By: Amanda Edwards
Amanda Edwards, Chair

APPROVED AS TO FORM

Antioch V. Eulley
County Attorney



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/18/2025

Consent Agenda

Department: Community Development/Planning

Presenter(s): Lacy Hoyle

Contact(s): Lacy Hoyle, Homelessness Program Manager

Subject: Inter-Local Agreement between County of Buncombe and the City of Asheville

Brief Summary: Buncombe County and the City of Asheville have mutually agreed to support the Continuum of Care's Code Purple initiative. Code Purple ensures expanded emergency shelter capacity with fewer requirements for entry during extreme weather events to ensure safety and survival for individuals experiencing homelessness. At its September 12, 2024, meeting, the Continuum of Care Board recommended supporting funding as requested by ABCCM, composed of \$50,000 in funds from Buncombe County, \$50,000 in funds from City of Asheville general funds, and \$278,000 in City of Asheville American Rescue Plan Act (ARPA) funds. Buncombe County has, as in the case of prior years, requested the City administer its matching budgeted funds for Code Purple. An interlocal agreement is required for that mutual undertaking.

Pursuant to GS160A-461 a city and county may enter into agreements with each other to execute any undertaking as ratified by resolution of the governing board of each unit of government. City Council has approved such a resolution and County staff are requesting approval of this Board.

Recommended Motion & Requested Action: Approve the execution of the Inter-Local Agreement between the County of Buncombe and the City of Asheville

County Manager's comments and Recommendation: Approve as presented

RESOLUTION NO. 25-02-11

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF ASHEVILLE AND THE COUNTY OF BUNCOMBE REGARDING ADMINISTRATION OF CODE PURPLE FUNDING

- WHEREAS, Code Purple is a coordinated effort among local shelters and organizations to provide expanded emergency shelter capacity during extreme weather events to those experiencing homelessness with fewer requirements for entry; and
- WHEREAS, Buncombe County and the City of Asheville wish to mutually support Code Purple and each has budgeted \$50,000 toward this end; and
- WHEREAS, the City of Asheville will serve as the administrator of Code Purple funding agreements on behalf of Buncombe County; and
- WHEREAS, an interlocal agreement is required for local governments to enter into such a mutual undertaking; and
- WHEREAS, pursuant to N.C. Gen. Stat. § 153A-445 and N.C. Gen. Stat. § 160A-461 a city and county may enter into agreements with each other in order to execute any undertaking as ratified by resolution of the governing board of each unit of government; and
- WHEREAS, City Council Resolution No. ____ signed on _____, City Council authorized the City Manager to enter into this Interlocal Agreement and;
- WHEREAS, the Board of Commissioners is of the opinion that is in the best interest of the parties involved to enter into this Interlocal Agreement with the City of Asheville.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. The County Manager is hereby authorized to execute the attached Interlocal agreement between the City of Asheville and the County of Buncombe and any subsequent addendums or amendments; and
2. This Resolution shall be effective upon its adoption.

Adopted this 18th day of February 2025.

ATTEST:

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

Sarah Gross
Sarah Gross, Clerk to the Board

By: *Amanda Edwards*
Amanda Edwards, Chair

APPROVED AS TO FORM:

Antis V. Eulley
County Attorney



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/18/2025

Presentations

Department: Equity & Human Rights Office Presenter(s): Dr. Noreal Armstrong

Contact(s): Dr. Noreal Armstrong

Subject: 2025 Black Legacy Month Proclamation

Brief Summary: Recognition of Black Legacy Month in Buncombe County for 2025. Black Legacy Month, a time to celebrate the rich and diverse cultures of Black and African American people, to raise awareness about our shared history, to recognize that truth must come before reconciliation, and to acknowledge the important contributions that Black and African American people have made to our community and our nation.

Recommended Motion & Requested Action: None

County Manager's comments and Recommendation: None

WHEREAS, in 1926 during the middle of the Harlem Renaissance in America, a movement where artists embraced pride in Black life and identity, awareness grew of the inequalities and discrimination Black Americans were experiencing; and

WHEREAS, through their work, Carter G. Woodson and Minister Jesse E. Moorland laid the foundation for Black History Month with the celebration of “Negro History Week” to document achievements of Black Americans and highlight Black representation in important policy decisions; and

WHEREAS in 1976, President Gerald Ford made Black History Month a national observance, declaring that, “in celebrating Black History Month, we can take satisfaction from this recent progress in the realization of the ideals envisioned by our Founding Fathers. But, even more than this, we can seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history”; and

WHEREAS, the contributions of Black Americans have yielded numerous positive results for the entire society, including the Black women of the United States Army’s 6888th Central Postal Directory Battalion, the only all Black US Women's Army Corps unit sent overseas during World War II, working tirelessly to assist with a backlog of undelivered mail, which they delivered in a record time of 90 days; and

WHEREAS, Shirley Anita St. Hill Chisholm was the first Black woman in Congress in 1968, opening the door for 57 other Black women and 59 women of color to serve as well. Congresswoman Chisholm was the first woman of any race to seek the Presidential nomination for any party, and she laid the foundation for other women to follow, including former Vice President, Kamala Harris who received the Democratic Presidential nomination in 2024; and

WHEREAS, when the World Health Organization officially declared a global pandemic due to the coronavirus disease 2019 (COVID-19) on March 11, 2020, it was Dr. Kizzmekia Corbett, a Black scientist with the National Institute of Health working with Moderna, who helped to develop the COVID-19 vaccine; and

WHEREAS, locally the Buncombe County Board of Commissioners are committed to ensuring that all the residents of the community have access to equitable treatment and services, particularly Black residents who have encountered marginalization through historical governmental policies and practices. The County’s commitment to equity was placed as a foundational component of the 2020-2025 Strategic Plan, and it is the guiding principle of the inaugural Buncombe County Racial Action Equity Plan; and

WHEREAS, Buncombe County has furthered its commitment to equity through the adoption of its nationally recognized 2043 Comprehensive Plan, which indicates that “Buncombe County will strive to address social, economic, and environmental inequities by repairing and investing in historically disadvantaged communities and replacing inequitable land use and transportation policies and regulations.

NOW THEREFORE BE IT RESOLVED, that on this 18th day of February 2025, the Buncombe County Board of Commissioners does hereby proclaim February 2025 as Black Legacy Month, a time to celebrate the rich and diverse cultures of Black people, to raise awareness about our shared history, to recognize that truth must come before reconciliation, and to acknowledge the important contributions that Black people have made to our community and our nation.



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/18/2025

Presentations

Department: Planning, Community Development Division

Presenter(s): Matthew Cable
Nancy Williams

Contact(s): Matthew Cable,

Subject: Community Development Block Grant – Neighborhood Revitalization (CDBG-NR)
Quarterly Update

Brief Summary:

Update Board of Commissioners on the Community Development Block Grant - Neighborhood Revitalization activities as required by North Carolina Department of Commerce (NCDOC) Rural Economic Development Division (REDD).



CDBG-NR QUARTERLY UPDATE

Presented by

Matthew Cable, Community Development Division Manager

Board of Commissioners Briefing

February 18, 2025



COMMUNITY DEVELOPMENT BLOCK GRANT – NEIGHBORHOOD REVITALIZATION (CDBG-NR)

- **Grantor:** NC Department of Commerce Rural Economic Development Division
- **Award:** \$400,000
- **Grant Activity:** Buncombe County Home Repair Program
 - Supports home repair for low-and moderate-income homeowners
 - Available to homeowners outside the City of Asheville
- **Contracted Subrecipient:** Asheville Area Habitat for Humanity



CDBG-NR GRANT ADMINISTRATION COUNTY ACTIVITIES PRE-HELENE

- Submitted CDBG-NR Award Documents
- Issued RFPs (April & July 2023)
- Selected Subrecipient (Asheville Area Habitat for Humanity)
- Submitted Annual Report and Extension Request (Approved by NCDOC)
- Executed Subrecipient Contract (\$200,000/40+ Repairs)
- Convened Selection Committee
- Selected First Fourteen (14) Home Repair Sites
- Environmental Reviews Begun
- Tropical Storm Hurricane Helene Impacts to Subrecipient



ASHEVILLE AREA HABITAT FOR HUMANITY UPDATE

- Submitted formal letter requesting termination of the repair agreement
- Leading ARCHR, a local non-profit home repair provider group, responding to Helene created emergency repair needs
- Anticipates completing of all home repairs previously identified to be supported with CDBG-NR funds using other sources and based on emergent needs



NCDOC REDD SUPPORTING COUNTY RECOVERY

County staff provided updates on:

- Helene impacts to County housing stock
- Asheville Area Habitat for Humanity's request to exit agreement
- County's request to discuss redeploying \$400,000 award as part of recovery

Next steps:

- Continued conversations between County and NCDOC REDD
- Provision of more regular updates to the Board related to this grant



QUESTIONS?





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: February 18, 2025

Public Hearings

Department: Planning and Development

Presenter(s): Haylee Madfis

Contact(s): Gillian Phillips, Long Range Planning Division Manager
Haylee Madfis, Planner II

Subject: ZPH2024-00039 Long Shoals Map Amendment

Brief Summary: Bobby Haney, Suzanne Mossburg, Outdoor impressions LLC, Michael Schmitt, Sharon Anderson Tolley, and Kermit Tolley have requested to rezone five (5) parcels of land identified as tax lot PINs 9634654608 (589 Long Shoals Rd.), 9634653566 (611 Long Shoals Rd.), 9634651454 (621 Long Shoals Rd.), 9634650386 (99999 Long Shoals Rd.), and 9634650212 (631 Long Shoals Rd.) from R-1 Residential to CS Commercial Service and three (3) parcels of land identified as tax lot PINs 9634653308 (5 W Haven Dr.), 9634655316 (5 Curtis Dr.), and 9634656376 (99999 Curtis Dr.) from R-2 Residential to CS Commercial Service.

Requested Action:

1. The Planning Staff recommends approval of the request
2. The Planning Board recommended approval at their December 16, 2024 meeting

County Manager's comments and Recommendations:

1. The County Manager recommends as presented

Recommended Motion:

- A. The Board approves the rezoning of the subject property as it is consistent with the Buncombe County 2043 Comprehensive Plan.

-or-

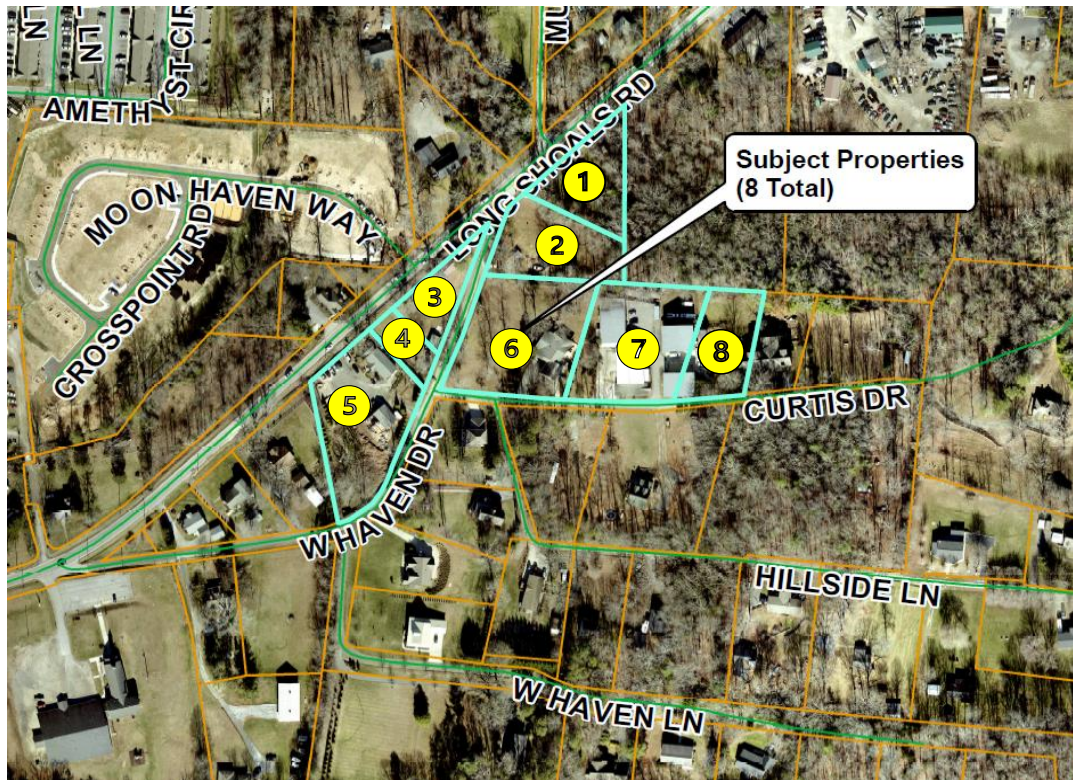
- B. The Board denies the rezoning of the subject property as it is NOT consistent with the Buncombe County 2043 Comprehensive Pla



A. CASE

ZPH2024-00039 Long Shoals Rd. Rezoning

LOCATION MAP



B. PROPERTY INFORMATION

Lot #	PIN	Address	Owner	Acreage	Utilities	Access Road
1	9634654608	589 Long Shoals Rd.	Bobby Haney	0.57	City Water & Septic	Long Shoals Rd.
2	9634653566	611 Long Shoals Rd.	Jewel Gilbert	0.69	City Water & Septic	W Haven Dr.
3	9634651454	621 Long Shoals Rd.	Outdoor Impressions LLC	0.29	City Water & Septic	Long Shoals Rd.
4	9634650386	99999 Long Shoals Rd. (Unaddressed)	Outdoor Impressions LLC	0.25	City Water & Septic	Long Shoals Rd.
5	9634650212	631 Long Shoals Rd.	Michael Schmitt	1.1	City Water & Septic	Long Shoals Rd.
6	9634653308	5 W Haven Dr.	Sharon Tolley	1.24	City Water & Septic	Curtis Dr.
7	9634655316	5 Curtis Dr.	Sharon Tolley	1	City Water & Septic	Curtis Dr.
8	9634656376	99999 Curtis Dr. (Unaddressed)	Sharon Tolley & Kermit Tolley	0.56	City Water & Septic	Curtis Dr.

C. REZONING REQUEST		
Summary: Bobby Haney, Suzanne Mossburg, Outdoor impressions LLC, Michael Schmitt, Sharon Anderson Tolley, and Kermit Tolley have requested to rezone five parcels from R-1(Residential) to CS (Commercial Service) and three parcels from R-2 (Residential) to CS (Commercial Service). Refer to the Maps exhibit for area of property to be rezoned.	Existing: R-1 and R-2 Residential	
	Proposed: CS- Commercial Service	
D. PUBLIC NOTICE	Planning Board	Board of Commissioners
Citizen Times and BC website: Mailed to owners within 1,000 ft: Physical posting on site: Hearing Date:	1-15-25 1-15-25 1-15-25 1-27-25	
E. RECOMMENDATION & SUMMARY OF CONSISTENCY REVIEW		
STAFF: APPROVAL	Staff recommends that the rezoning of the parcels be approved as it is consistent with the recommendations from the Comprehensive Plan for potable water, density, proximity to transportation corridor, location outside of overlay districts, high/moderate hazard stability areas, floodplain and is located in close proximity to other CS zoned areas along the same corridor. While not completely consistent with the G.E.C. map, this area could be appropriate for more intense development as Long Shoals Rd emerges as a commercial corridor. This rezoning would resolve an ongoing code violation for the parcel located at 631 Long Shoals Rd and align with the pre-existing non-conforming commercial uses on the parcels located at 5 Curtis Dr. and 99999 Curtis Dr.	

F. SPOT ZONING & STATEMENT OF REASONABLENESS

Spot Zoning: A zoning ordinance, or amendment, which singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to impose upon the smaller tract greater restrictions than those imposed upon the larger area, or so as to relieve the small tract from restrictions to which the rest of the area is subjected, is called "spot zoning." *Spot Zoning, David W. Owens, April, 2020, quoting Blades v. City of Raleigh, 280 N.C. 531, 547, 187 S.E.2d 35, 45 (1972).*

CONSISTENT

POTENTIAL
SPOT
ZONING

1. Staff Analysis of spot zoning:

The eight (8) subject parcels to be rezoned are a combined total of 5.7 acres in size. Three (3) out of the eight parcels requesting rezoning are adjacent to a parcel currently zoned Commercial Service (CS). The subject parcels are adjacent or in close proximity to a transportation corridor. Based on the nature of the request, Staff does not have concerns related to spot zoning.

X

Statement of Reasonableness: When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors:

CONSISTENT

IN-
CONSISTENT

1. The size, physical conditions, and other attributes of the area proposed to be rezoned

X

2. The benefits and detriments to the landowners, the neighbors, and the surrounding community

X

3. The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment

X

4. The action taken is in the public interest

X

5. Any changed conditions warranting the amendment

N/A

G. 2043 COMPREHENSIVE PLAN CONSISTENCY

PLEASE NOTE: If a rezoning request is approved that is not consistent with the adopted comprehensive plan, the zoning amendment shall have the effect of also amending any future land use map (e.g., the Growth, Equity, and Conservation Map) in the approved plan. No additional request or application for a plan amendment shall be required per the statute.

GEC CHARACTER FRAMEWORK (FUTURE LAND USE MAP):

CONSISTENT

NOT
CONSISTENT

1. FLUM CATEGORY DESCRIPTION

The proposed rezoning is not consistent with the Character area description of 'Mixed Use Neighborhood' where this parcel is located. However, this group of parcels is in close proximity, about an eighth of a mile, to the Mixed Use II FLUM category at the corner of Long Shoals Rd. and Brevard Rd. which aligns with the commercial services zoning district.

X

2. WASTEWATER & POTABLE WATER TYPE The parcels have access to public water but are currently on septic. The subject parcels are within reasonable proximity to existing sewer infrastructure. As the parcels develop and the need arises, MSD may be an option in the future.	X	
3. DENSITY The proposed zoning district has a maximum density of up to 12 units an acre which is the same as the current zoning district.	X	
4. PRIMARY AND SECONDARY LAND USES The uses allowed in the proposed zoning district include uses which are not recommended in the Character Framework for this area.		X
PLAN POLICIES AND ACTIONS:	<u>CONSISTENT</u>	<u>NOT CONSISTENT</u>
5. Proximity to Transportation Corridor (<i>Transportation Action 4</i>) The parcels are located on or near a transportation corridor, Long Shoals Road. Long Shoals Rd. has seen several rezonings from residential to commercial over the last few years, which is indicative of its progression to a commercial corridor.	X	
6. Support higher density residential development near job centers and amenities (<i>Transportation Action 4</i>) The rezoning from R-1 and R-2 to CS will not result in any change to the allowable density.	N/A	
7. Prioritize environmental conservation of other natural lands (such as intact forest lands, wetlands, and other unique habitats) to protect and increase the capacity to sustain the county's existing biodiversity (<i>Env. Conserv. Action 3</i>) This parcel is in the Mixed Use Neighborhood area on the GEC Map. This is a growth area and so this question does not apply.	N/A	
8. Prioritize the conservation of physical connections between natural landscapes to avoid fragmentation of large forest blocks in order to benefit wildlife migration (<i>Env. Conserv. Action 3</i>) This rezoning would not cause the fragmentation of a large forest block.	X	
9. Using the guidance of the GEC Map, work with private development partners to bring new sites to market that have promising transportation access, proximity to current and future economic corridors, a robust utility service, labor draw, community synergies, etc. (<i>Economic Dev. Action 2</i>) The rezoning of this parcel will increase the land use options for the existing and future property owners. It is located on Long Shoals Rd., a transportation corridor with the potential to be a future economic corridor.	X	
10. Support the creation of place-based community gathering destinations at Walkable Destination Centers, Mixed Use Areas, and Rural Centers identified on the GEC Map (<i>Economic Dev. Action 3</i>) Rezoning the subject parcel to CS would not necessarily result in the creation of more place-based community gathering destinations in the Mixed Use Neighborhood area where it is located.	N/A	

11. Integrate equity considerations into projects that improve air, water, and land quality by utilizing tools including redlining maps of Asheville and other municipalities and EPA's Environmental Justice Screening Tool (Health Action 7) The parcel is not in an area identified on the red lining map of Asheville and does not score high on the Buncombe County Community Index Map Equity Index.	Equity Analysis is not suggested for this parcel.	
ENVIRONMENTAL:	<u>CONSISTENT</u>	<u>NOT CONSISTENT</u>
12. Steep Slope/High Elevation and Protected Ridge Overlay Districts The parcel is not within an Overlay District.	X	
13. Regulated Flood Hazard Areas The parcel is not located within a regulated flood hazard area.	X	
14. High or Moderate Hazard Stability Areas The parcel does not contain significant hazard stability areas.	X	

H. NEIGHBORHOOD CONSISTENCY			<u>CONSISTENT</u>	<u>NOT CONSISTENT</u>
1. CURRENT DEVELOPMENT TYPES: Subject acreage has the following adjacent zonings and uses:			X	
DIRECTION	ZONING	ADJACENT USES		
NORTH	R-2 Residential	Residential low density		
EAST	CS Commercial Service	Multi-Use Commercial		
SOUTH	R-1 Residential	Single Family Homes and Manufactured home		
WEST	R2- Residential	Single-family home, Office, and vacant land		
2. Does the proposed rezoning allow for any transition between higher density or intensity uses and lower density or intensity uses? (Examples include medium intensity zoning between a low and high intensity district, topographic separations, other natural features to ensure a transition or buffer.) The rezoning of the properties from R-1 and R-2 to CS could cause a increase in the types and intensity of uses allowed on the property compared to the current zoning. If all parcels are rezoned together they would be adjacent to a CS zoned parcel to the northeast. Any future commercial development would be required by zoning to establish and/or maintain a buffer between adjacent properties with residential uses.				X

3. Are the uses allowed in the proposed zoning district compatible with the existing uses in the area? The proposed zoning district allows a variety of uses from residential to commercial, and warehousing. The existing uses in the immediate area includes single-family residential, multifamily residential, office, and multi-use commercial.		X	
4. ALLOWED DEVELOPMENT TYPES AFTER CHANGE: The proposed rezoning would allow additional uses in the CS district that are not currently allowed in the R-1 and R-2 districts. Examples of uses that would be allowed after the rezoning include commercial planned unit developments, veterinary clinics, banks, cargo and freight terminals, commercial greenhouses, hotels and motels, kennels, manufacturing operations, medical clinics, vehicle impoundment, repair, and sales lots, gas stations, fitness centers, business offices, restaurants, retail, business schools, warehousing and mini-storage, vacation rental complexes, and more.			
5. DENSITY & DIMENSIONAL STANDARDS COMPARISON:			
		Existing District:	Existing District
		R-1 Residential	R-2 Residential
Min. Lot Size	No Public Sewer Public Sewer/No Water Public Water & Sewer	30,000 SF 10,000 SF 8,000 SF	30,000 SF 10,000 SF 6,000 SF
Max. dwelling units per acre		10	12
Setbacks (Front/Side/Rear)		10/7/15 with public sewer 20/10/20 septic system	10/7/15 with public sewer 20/10/20 septic system
Max. height		35 feet	35 feet
6. PREVIOUS ZONING ACTIONS & RELEVANT SITE HISTORY: The parcels located at 5 Curtis Dr. and 99999 Curtis Dr. are pre-existing non-conforming commercial use (vehicle repair). The parcel located at 631 Long Shoals Rd. is being used as a landscaping business as a home occupation. The rezoning would be consistent with these uses and would help rectify the current inconsistencies.			
I. COMPARISON OF ZONING ORDINANCE DISTRICT STATEMENT OF INTENT			
EXISTING ZONING DISTRICT – R-1	EXISTING ZONING DISTRICT – R-2	PROPOSED ZONING DISTRICT – CS	
The R-1 Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future.	The R-2 District is primarily intended to provide locations for residential development and supporting recreational, community service and educational uses in areas where public water and sewer services are available or will likely be provided in the future. These areas will usually be adjacent to	The CS Commercial Service District is primarily intended to provide suitable locations for clustered commercial development to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, to discourage strip commercial development, and to allow for	

This district is further intended to protect existing subdivisions from encroachment of incompatible land uses, and this district does not allow manufactured home parks.	R-1 Residential Districts, will provide suitable areas for residential subdivisions requiring public water and sewer services, and in order to help maintain the present character of R-1 districts, will not allow manufactured home parks.	suitable noncommercial land uses. Such locations should currently have water and sewer services or be expected to have such services available in the future. This CS Commercial Service District may be applied to suitable areas adjacent to existing commercial concentration to allow for their expansion.
---	--	--

J. EQUITY ANALYSIS

1. Buncombe County Government is utilizing an Equity Analysis Tool for certain types of planning-related development decisions. The following is Staff's Equity Analysis for this rezoning:

Based on this parcel's ranking on the Community Index Map, this parcel is not located in an equity opportunity area.

K. PLANNING BOARD RECOMMENDATION

1. BOARD BASIS FOR DECISION MAKING

The Board must determine if there is a reasonable basis for the requested change in light of its effect on all involved including the following considerations:

- The requested change does not directly or indirectly result in the creation of spot zoning
- Size of the tract in question
- Compatibility of the change with the adopted 2043 Comprehensive Plan
- Benefits and detriments resulting from the change for the owner of the newly zoned property, their neighbors, and the surrounding community
- Relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts

References: Good Neighbors of South Davidson v. Town of Denton, 355 N.C. 254, 559 S.E.2d 768 (2002)
Chrismon v. Guilford County, 322 N.C. 611, 370 S.E.2d 579 (1988)

L. BOARD OPTIONS

The following options are available to the Board:

- a. Recommend approval of the proposed rezoning as it is consistent with the Buncombe County 2043 Comprehensive Plan, as presented.
- b. Recommend approval of a portion of the proposed rezoning as it is consistent with the Buncombe County 2043 Comprehensive Plan.
- c. Recommend denial of the proposed rezoning, as presented as it is inconsistent with the Buncombe County 2043 Comprehensive Plan.

M. ATTACHMENTS

- Application
- Maps



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
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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:

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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) 214-2330
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
☐ Public MSD Sewer

☐ Private well
☒ 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: _____

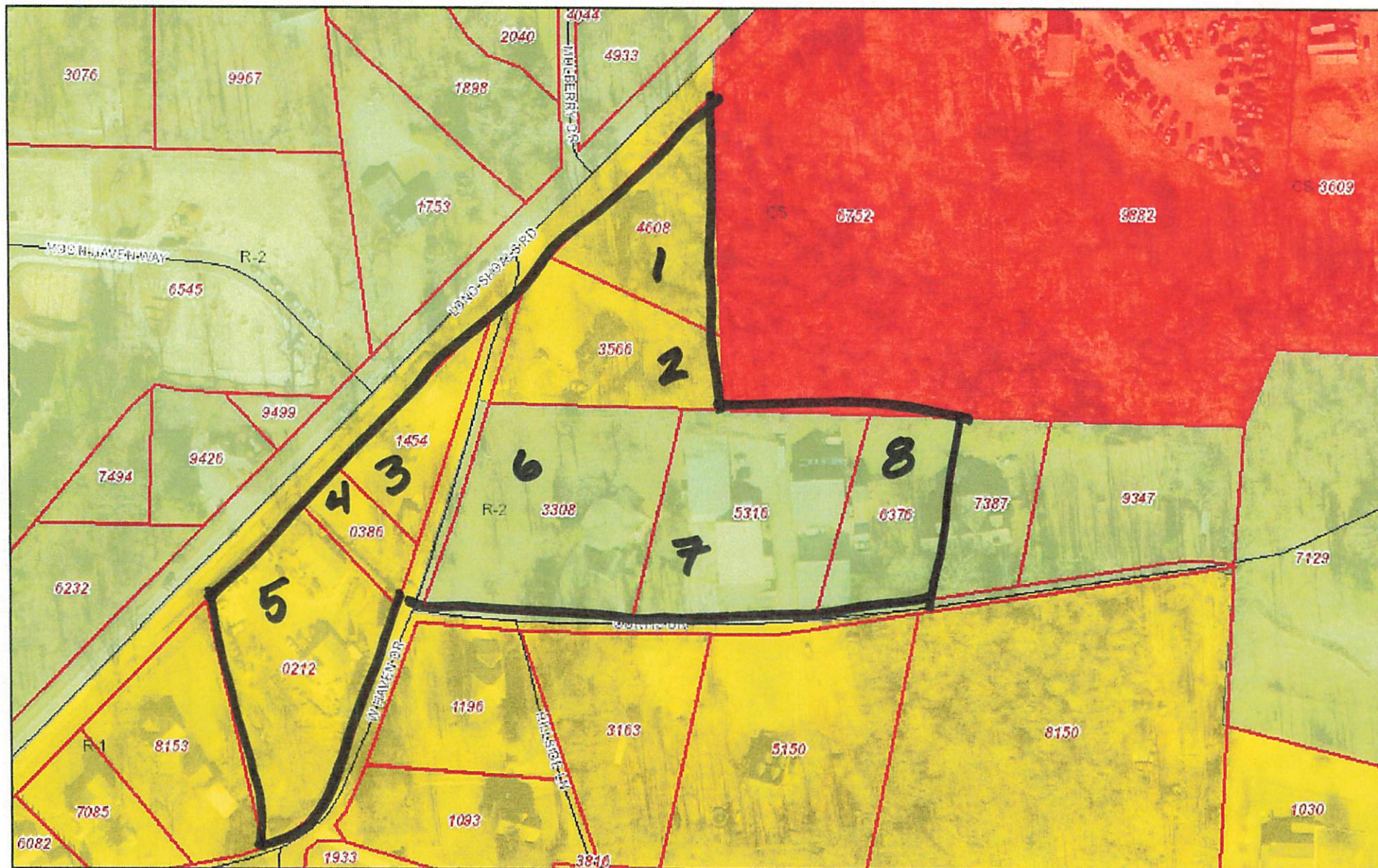
Pre-Submittal meeting with: _____

Case Number: ZPH _____ - _____

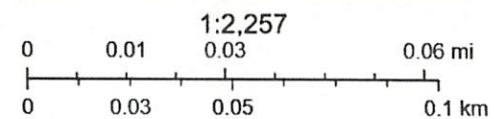
Owner's Affidavit Submitted: ☐ Yes ☐ No

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

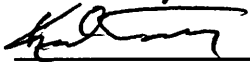
If the applicant(s) listed herein are not the owner(s) as listed within the Buncombe County Tax Records, North Carolina General Statutes require the applicant to certify that the owner(s) received notice for each public hearing. An owner's affidavit must be submitted with this application, and certification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

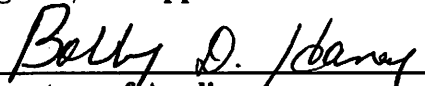
- I hereby certify that I am the owner, authorized agent of the owner, or have provided legal notification to the owner, and the above information is correct to the best of my knowledge and hereby make application for a Zoning Map Amendment. Any information given that is incorrect will cause this application 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

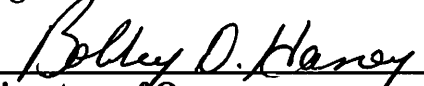
Signature of Applicant



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 <i>Street number, name, city, state, zip code. You may verify your E911 Address at https://discover.buncombecounty.org/</i>	PIN Number <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		

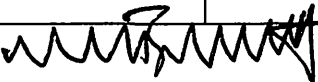
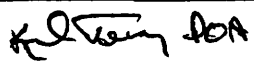
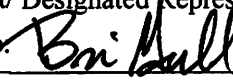
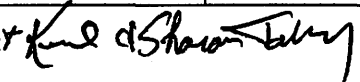
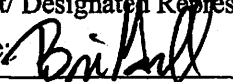
E.1.2. Contact Information and Certification of All Owners of Above-Referenced Property or Properties.

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: <i>BRIAN GULDEN - ATTY</i> Signature: <i>Brian</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@VW4WFEM.com</i>
	Owner Signature: <i>[Signature]</i> Date:		Applicant/ Designated Representative - Name: <i>BRIAN GULDEN - ATTY</i> Signature: <i>Brian</i> Date:		
4	Outdoor Impressions, LLC		631 Long Shoals Road, Arden, NC 28704		
	Owner Signature: <i>[Signature]</i> Date:		Applicant/ Designated Representative - Name: <i>BRIAN GULDEN - ATTY</i> Signature: <i>Brian</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	MOSSBURG@egmail
	Owner Signature: <i>Suzanne Mossburg</i> Date: <i>9.25.24</i>		Applicant/ Designated Representative - Name: <i>BRIAN GULOWEN - ATTN</i> Signature: <i>Brian Gulowen</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>[Signature]</u>	<u>10-2-24</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

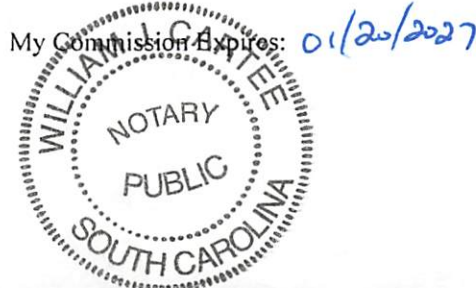
STATE OF SOUTH CAROLINA

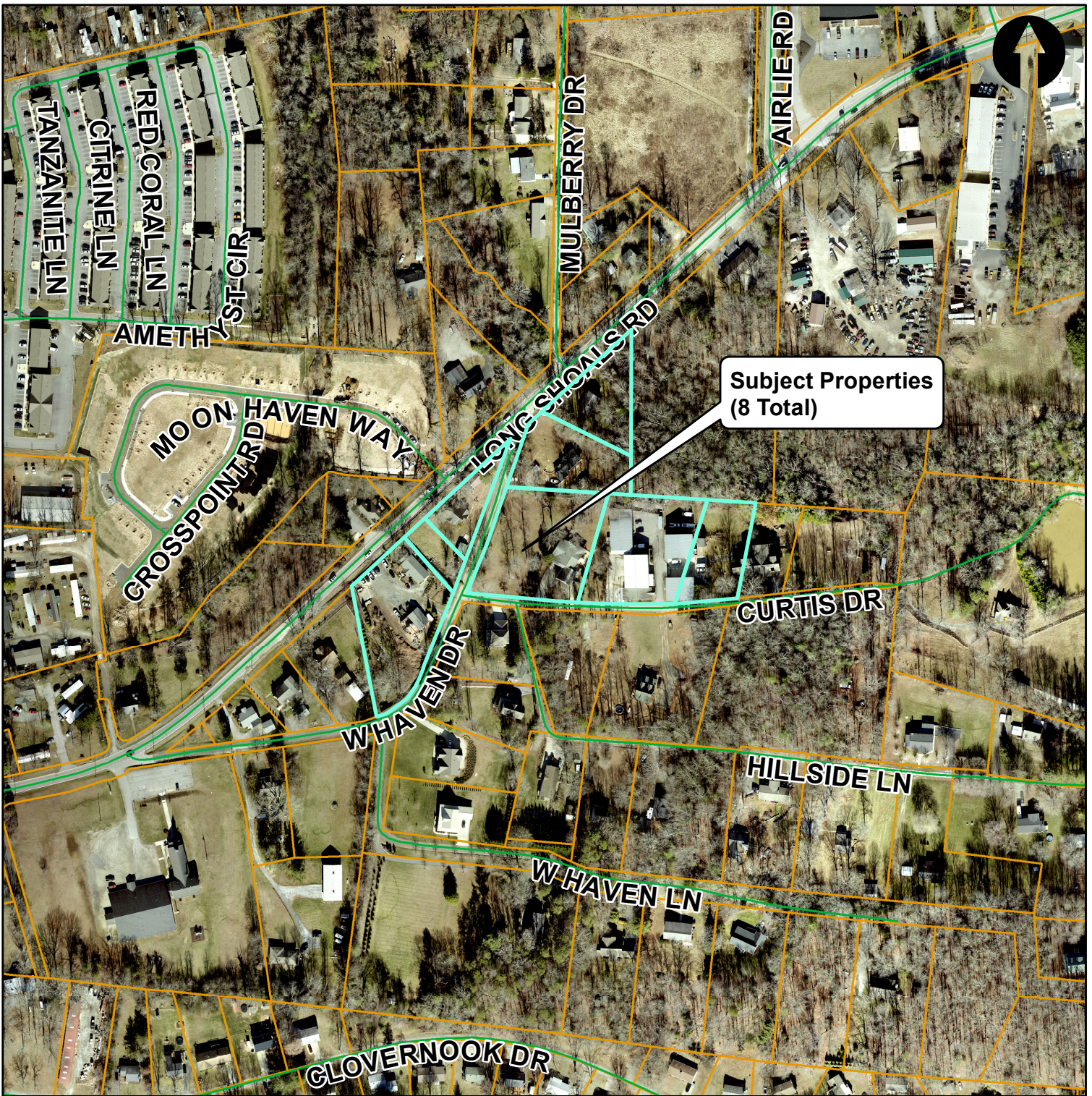
COUNTY OF Spartanburg

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

William J Carter
Notary Public





0 0.05 0.1 0.2 Miles

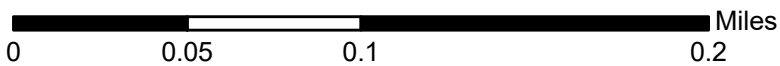
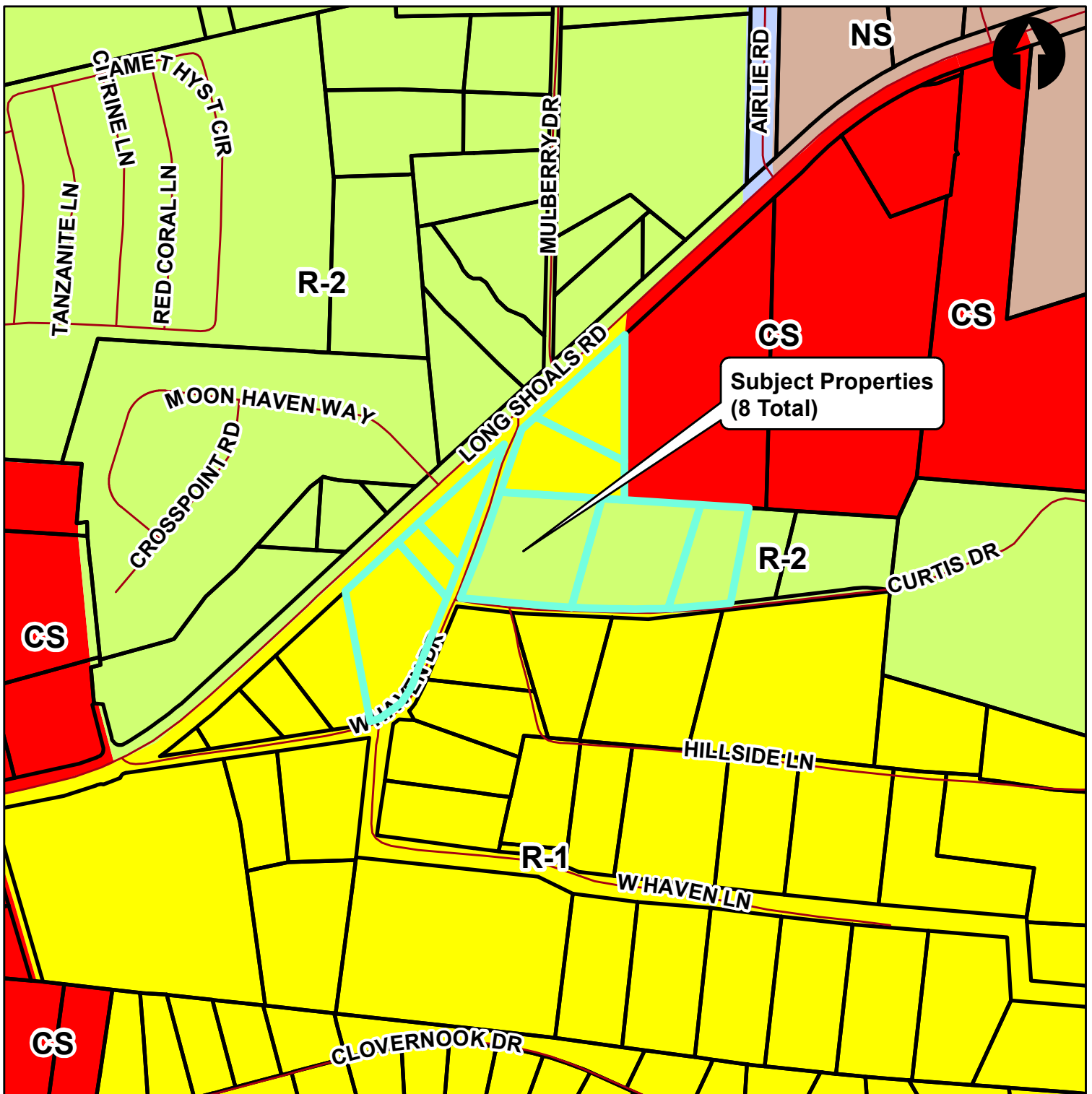
ZPH2024-00039 Long Shoals Map Amendment

Aerial Map

Created By: Buncombe Co. Planning
Date: 1/2/2025

589, 611, 621, 631, 99999 Long Shoals Rd;
5 & 99999 Curtis Dr; 5 W Haven Dr
PINs 9634-65-4608, 9634-65-3566,
9634-65-1454, 9634-65-0386, 9634-65-0212,
9634-65-6376, 9634-65-5316, & 9634-65-3308

- Roads
- Property Boundaries



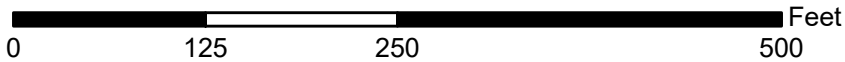
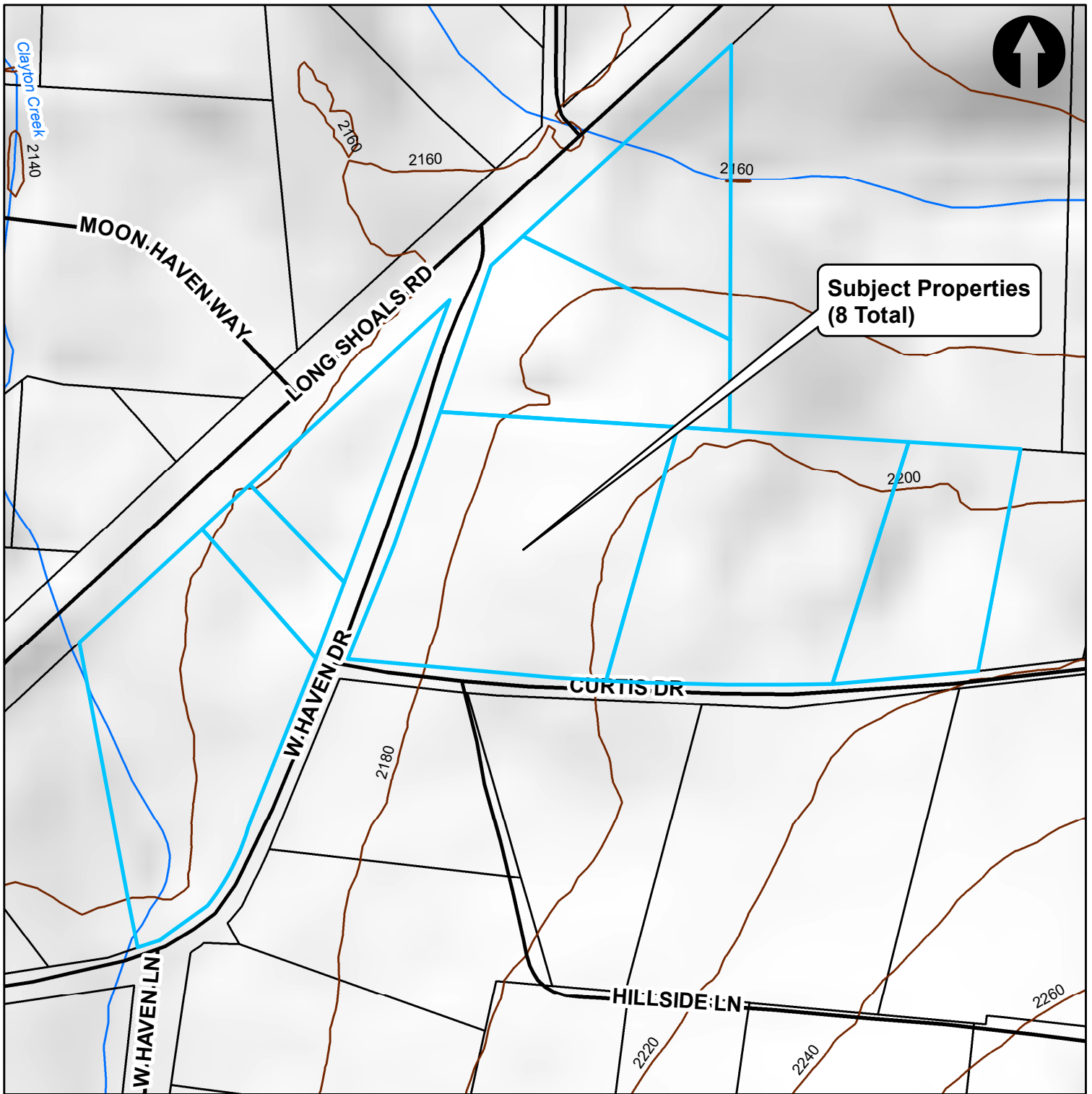
ZPH2024-00039 **Long Shoals** **Map Amendment**

Zoning Map

Created By: Buncombe Co. Planning
 Date: 1/2/2025

589, 611, 621, 631, 99999 Long Shoals Rd;
 5 & 99999 Curtis Dr; 5 W Haven Dr
 PINs 9634-65-4608, 9634-65-3566,
 9634-65-1454, 9634-65-0386, 9634-65-0212,
 9634-65-6376, 9634-65-5316, & 9634-65-3308

AI	EMP	R-1
BDM	NS	R-2
CR	OU	R-3
CS	PS	R-LD



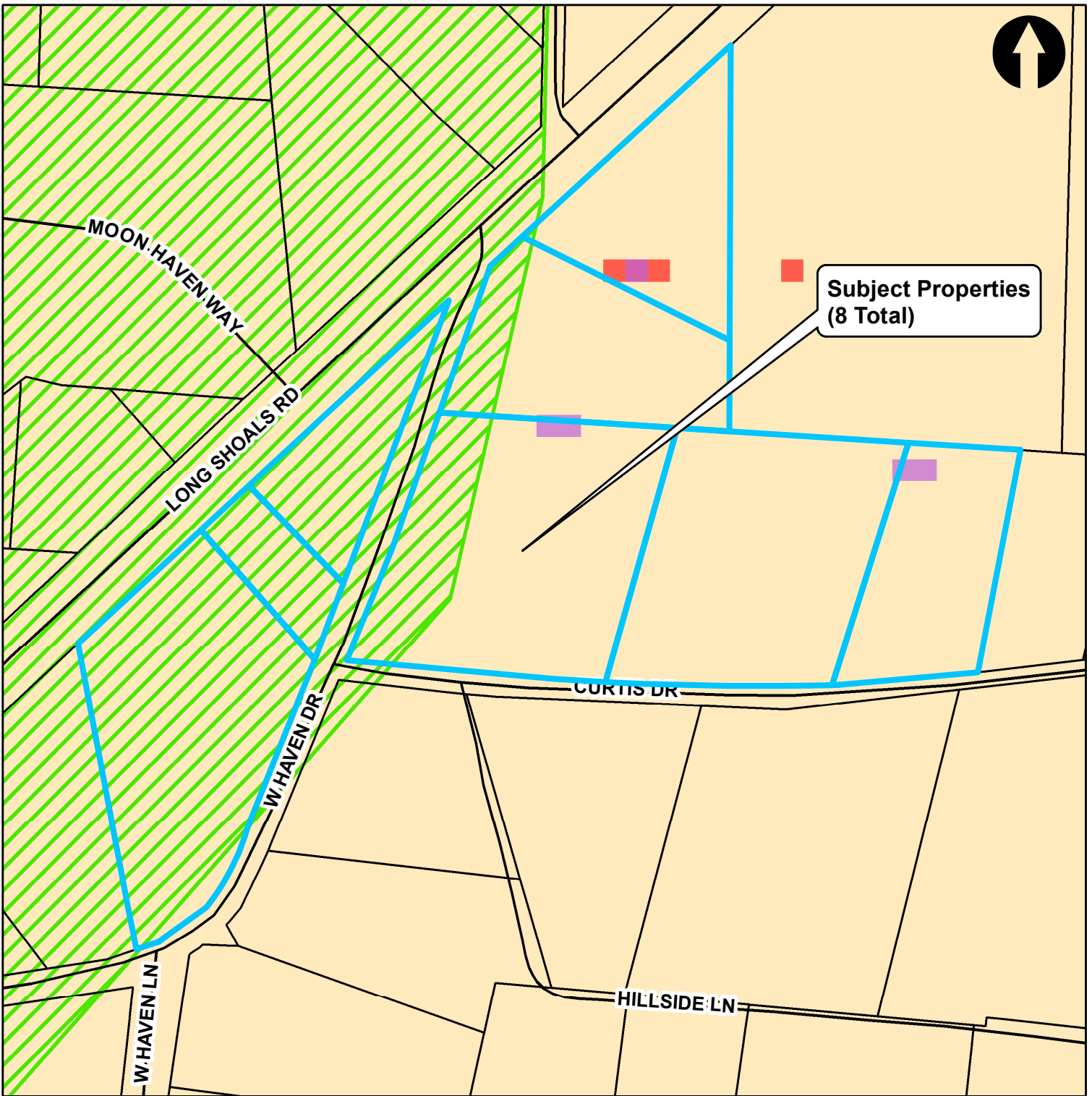
ZPH2024-00039
Long Shoals
Map Amendment

Topo Map

Created By: Buncombe Co. Planning
Date: 1/2/2025

589, 611, 621, 631, 99999 Long Shoals Rd;
5 & 99999 Curtis Dr; 5 W Haven Dr
PINs 9634-65-4608, 9634-65-3566,
9634-65-1454, 9634-65-0386, 9634-65-0212,
9634-65-6376, 9634-65-5316, & 9634-65-3308

- Roads
- 20 Foot Contours
- Property Boundaries



0 125 250 500 Feet

589, 611, 621, 631, 99999 Long Shoals Rd;
5 & 99999 Curtis Dr; 5 W Haven Dr
PINs 9634-65-4608, 9634-65-3566,
9634-65-1454, 9634-65-0386, 9634-65-0212,
9634-65-6376, 9634-65-5316, & 9634-65-3308

ZPH2024-00039

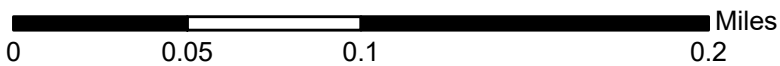
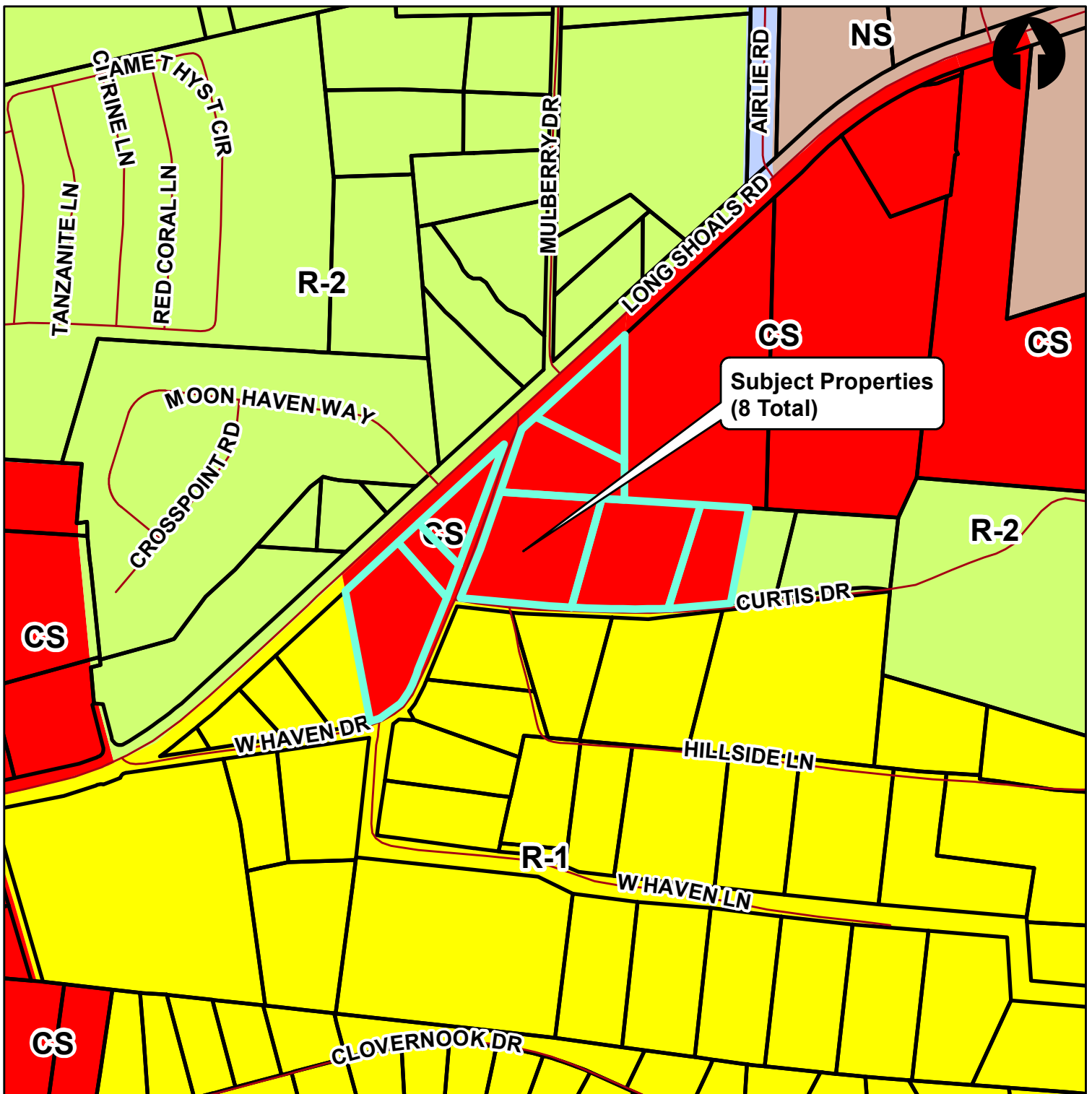
Long Shoals

Map Amendment

Land Use Map

Created By: Buncombe Co. Planning
Date: 1/2/2025

- | | |
|-----------------|-------------------------------|
| 500 yr | 0 - 25 % Slope |
| A - 100yr | Greater than 25% Slope |
| AE - 100 yr | Greater than 2500' |
| High Hazard | Proximity to Public Utilities |
| Moderate Hazard | Transportation Corridors |
| Low Hazard | |



ZPH2024-00039 **Long Shoals** **Map Amendment**

Proposed Zoning Map

Created By: Buncombe Co. Planning
 Date: 1/2/2025

589, 611, 621, 631, 99999 Long Shoals Rd;
 5 & 99999 Curtis Dr; 5 W Haven Dr
 PINs 9634-65-4608, 9634-65-3566,
 9634-65-1454, 9634-65-0386, 9634-65-0212,
 9634-65-6376, 9634-65-5316, & 9634-65-3308

AI	EMP	R-1
BDM	NS	R-2
CR	OU	R-3
CS	PS	R-LD

ORDINANCE NO. 25-02-12

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF BUNCOMBE COUNTY, CHAPTER 78,
ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES, THE ZONING ORDINANCE OF
BUNCOMBE COUNTY
ZPH2024-00039

- WHEREAS, pursuant to N.C. Gen. Stat. §160D-701, the County may adopt a zoning ordinance to regulate development within its territorial jurisdiction;
- WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;
- WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;
- WHEREAS, the Planning Board has received an application for an amendment to the Official Zoning Map of Buncombe County, North Carolina (“Official Zoning Map”) to rezone the below listed parcels, and shown herein as Exhibit A:
- PIN(s): 9634654608, 9634653566, 9634651454, 9634650386,
9634650212, 9634653308, 9634655316, 9634656376
- Addresses: 589 Long Shoals Rd., 611 Long Shoals Rd., 621 Long Shoals Rd.,
99999 Long Shoals Rd. (Unaddressed), 631 Long Shoals Rd., 5 W
Haven Dr., 5 Curtis Dr., 99999 Curtis Dr. (Unaddressed)
- Owner(s): Bobby Haney, Jewel Gilbert, Outdoor Impressions LLC, Michael
Schmitt, Sharon Tolley, and Kermit Tolley
- Applicant(s): Bobby Haney, Suzanne Mossburg, Michael Schmitt, and Kermit
Tolley
- WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from R-1 and R-2 to CS, as shown and depicted in Exhibit A, which is attached hereto and incorporated herein by reference, and
- WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider the proposed amendment on January 27, 2025, at which meeting a motion to **approve** the proposed map amendment passed by a vote of **5 to 0**; and,

WHEREAS, this Board has reviewed these written recommendations of the Buncombe County Planning Board; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances, the Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS THAT:

Section 1. This Board has considered whether this proposed amendment is consistent with the Buncombe County 2043 Comprehensive Plan, and hereby finds the following:

- a) The proposed rezoning of the subject property is consistent with the Buncombe County 2043 Comprehensive Plan in that the property:
 - i. Is within reasonable proximity to water and sewer infrastructure
 - ii. The proposed density aligns with the current density limits
 - iii. Is within reasonable proximity to major transportation corridors
 - iv. Has potential to work with private development partners to bring new sites to market that have promising transportation access, proximity to current and future economic corridors, a robust utility service, labor draw, community synergies, etc.
 - v. Is outside of steep slope area
 - vi. Is outside of moderate and high slope stability hazards
 - vii. Is outside of the regulated flood hazard areas
- a) The proposed map amendment would **not be detrimental** to the owners, adjacent neighbors, and surrounding community as it **does** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update.
- b) Therefore, the requested zoning would be **reasonable** and **in the public interest**.

Section 2. This Board does hereby **approve** the request to rezone PIN(s) 9634654608 (589 Long Shoals Rd.), 9634653566 (611 Long Shoals Rd.), 9634651454 (621 Long Shoals Rd.), 9634650386 (99999 Long Shoals Rd.), and 9634650212 (631 Long Shoals Rd.) Buncombe County, NC, from R-1 Residential District to CS Commercial District, and PIN(s) 9634653308 (5 W Haven Dr.), 9634655316 (5 Curtis Dr.), and 9634656376 (99999 Curtis Dr.) Buncombe County, NC, from R-2 Residential District to CS Commercial District as shown and depicted upon Exhibit A, which is attached hereto and incorporated herein by reference;

Section 3. If any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance;

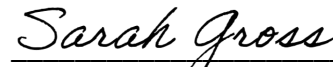
Section 4. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed to the extent of such conflict; and

Section 5. This ordinance is effective upon adoption.

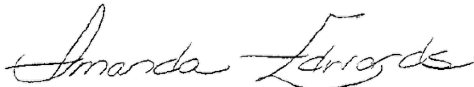
Read, approved and adopted this the 18th day of February 2025.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

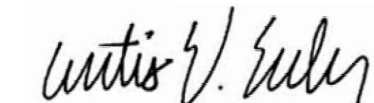


Sarah Gross, Clerk

BY 

Amanda Edwards, Chairperson

APPROVED AS TO FORM



County Attorney

Exhibit A

**OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT**

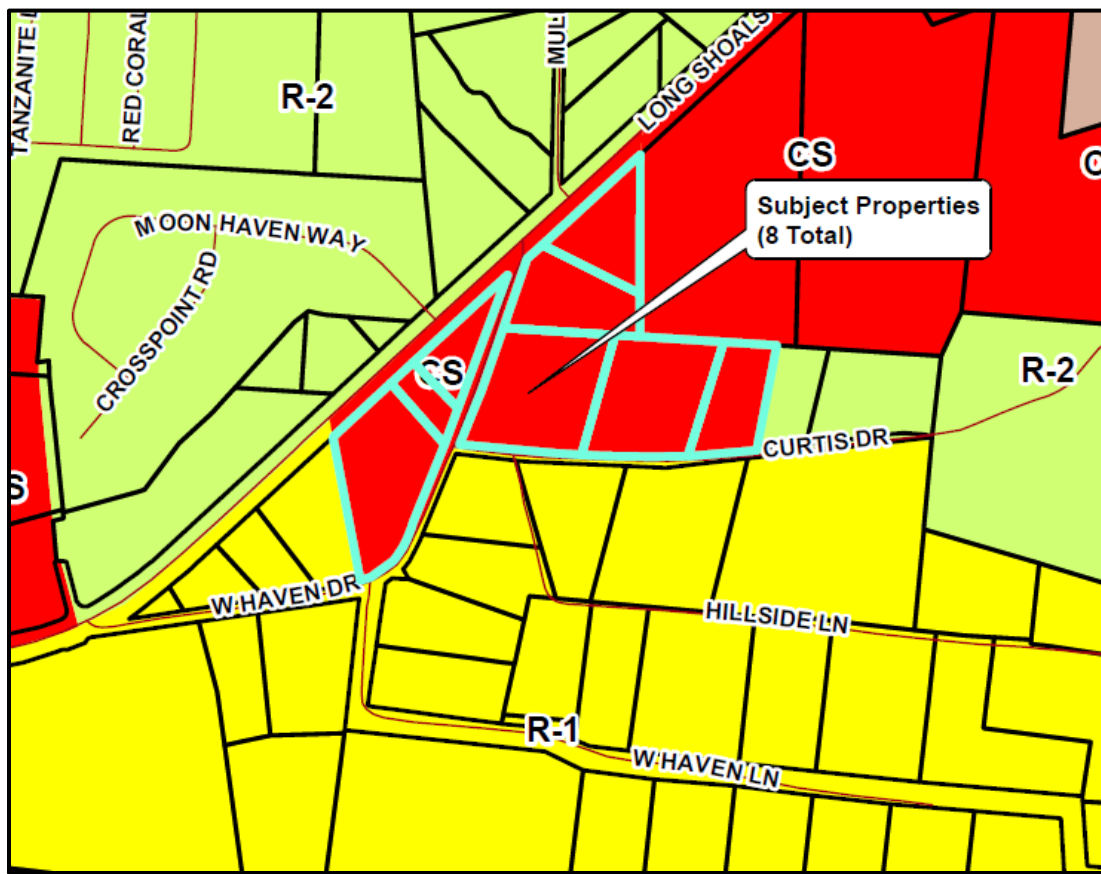
PIN(s): 9634654608, 9634653566, 9634651454, 9634650386,
9634650212, 9634653308, 9634655316, 9634656376

Addresses: 589 Long Shoals Rd., 611 Long Shoals Rd., 621 Long Shoals Rd.,
99999 Long Shoals Rd. (Unaddressed), 631 Long Shoals Rd., 5 W
Haven Dr., 5 Curtis Dr., 99999 Curtis Dr. (Unaddressed)

Owner(s): Bobby Haney, Jewel Gilbert, Outdoor Impressions LLC, Michael
Schmitt, Sharon Tolley, and Kermit Tolley

Applicant(s): Bobby Haney, Jewel Gilbert, Outdoor Impressions LLC, Michael
Schmitt, Sharon Tolley, and Kermit Tolley

PROPOSED ZONING DISTRICT – CS



PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY
BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2024-00039
REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Zoning Administrator for Buncombe County has received an application (ZPH2024-00039– Long Shoals Rd. Rezoning) requesting an amendment to The Official Zoning Map of Buncombe County on the parcel(s) depicted in the map attached hereto as “Exhibit A” and identified as follows:

PIN(s): 9634654608, 9634653566, 9634651454, 9634650386, 9634650212,
9634653308, 9634655316, 9634656376

Addresses: 589 Long Shoals Rd., 611 Long Shoals Rd., 621 Long Shoals Rd.,
99999 Long Shoals Rd. (Unaddressed), 631 Long Shoals Rd., 5 W
Haven Dr., 5 Curtis Dr., 99999 Curtis Dr. (Unaddressed)

Owner(s): Bobby Haney, Jewel Gilbert, Outdoor Impressions LLC, Michael
Schmitt, Sharon Tolley, and Kermit Tolley

Applicant(s): Bobby Haney, Suzanne Mossburg, Michael Schmitt, and Kermit
Tolley

WHEREAS, the applicants are requesting that the zoning designation for the subject properties be changed from R-1 and R-2 to CS as shown on the attached survey.

WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which this application was considered have been properly mailed to members of the Planning Board, the applicant(s), owner(s), and all adjoining property owners at least ten (10) days prior to the meeting; public notice of the meeting has been properly published in a newspaper having general circulation in the County; and notices of the public hearing concerning this zoning map amendment have been prominently posted as required; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances, the Planning Board duly advertised and held a public hearing to consider the proposed amendment; and

WHEREAS, pursuant to Buncombe County Code of Ordinances Sec. 78-717 and N.C. Gen. Stat. § 160D-604(d), the Planning Board has advised and commented on “whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable” and has provided “a written recommendation to the board of county commissioners” concerning the same (said written recommendation, which is incorporated herein by reference, is attached hereto as “Exhibit B”); and

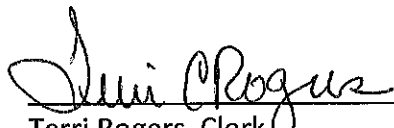
WHEREAS, the Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed map amendment by a vote of 5 to 0.

NOW, THEREFORE, THE BUNCOMBE COUNTY PLANNING BOARD HEREBY RECOMMENDS AS FOLLOWS:

1. The Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed Zoning Map amendment as presented in Exhibit A.

Read, approved and adopted this the 27th day of January 2025.

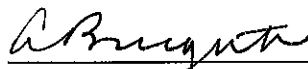
ATTEST


Terri Rogers, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY 
Nancy Waldrop, Chair

APPROVED AS TO FORM


County Attorney

Consented to (**YES/NO**):

Planning Board Members:

Nancy Waldrop, Chair - yes
John Noor - yes
Tim Collins - absent
Ken Kahn - absent
Eric Robinson - absent
Alan Coxie - yes
Jay Marino - yes
Karl Koon - yes

Exhibit A

**OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT**

PIN(s): 9634654608, 9634653566, 9634651454, 9634650386,
9634650212, 9634653308, 9634655316, 9634656376

Addresses: 589 Long Shoals Rd., 611 Long Shoals Rd., 621 Long Shoals Rd.,
99999 Long Shoals Rd. (Unaddressed), 631 Long Shoals Rd., 5 W
Haven Dr., 5 Curtis Dr., 99999 Curtis Dr. (Unaddressed)

Owner(s): Bobby Haney, Jewel Gilbert, Outdoor Impressions LLC, Michael
Schmitt, Sharon Tolley, and Kermit Tolley

Applicant(s): Bobby Haney, Suzanne Mossburg, Michael Schmitt, and Kermit
Tolley

PROPOSED ZONING DISTRICT – CS

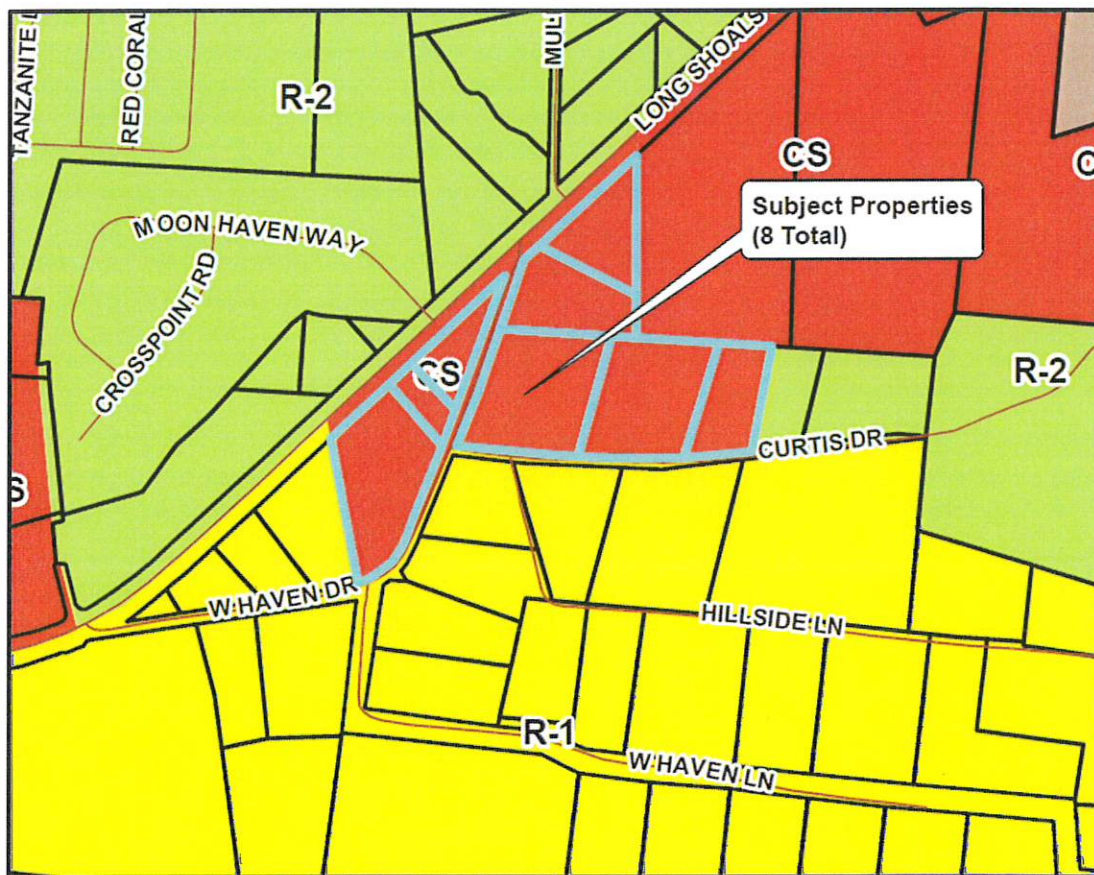


Exhibit B

PLAN CONSISTENCY STATEMENT

ZONING MAP AMENDMENT
CONSISTENT WITH PLAN

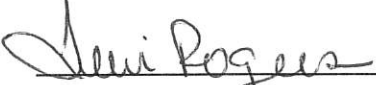
Pursuant to N.C. Gen. Stat. §160D-604(d) the Buncombe County Planning Board hereby approves and adopts the following Plan Consistency Statement for the rezoning of tax lot PIN(s) 9634654608, 9634653566, 9634651454, 9634650386, 9634650212, 9634653308, 9634655316, 9634656376 from the R-1 and R-2 to CS zoning district. The Board finds the following:

1. The proposed rezoning of the subject property is consistent with the Buncombe County 2043 Comprehensive Plan in that the property:
 - A. Is within reasonable proximity to water and sewer infrastructure
 - B. The proposed density aligns with the current density limits
 - C. Is within reasonable proximity to major transportation corridors
 - D. Has potential to work with private development partners to bring new sites to market that have promising transportation access, proximity to current and future economic corridors, a robust utility service, labor draw, community synergies, etc.
 - E. Is outside of steep slope area
 - F. Is outside of moderate and high slope stability hazards
 - G. Is outside of the regulated flood hazard areas
2. The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it **does** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan.

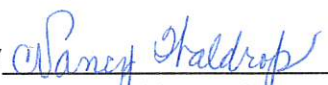
Therefore, the requested zoning would be **reasonable and in the public interest**.

Read, approved and adopted this the 27th day of January 2025.

ATTEST


Terri Rogers, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY 
Nancy Waldrop, Chair

RESOLUTION NO. _____

RESOLUTION DENYING A REQUEST TO AMEND
THE OFFICIAL ZONING MAP OF BUNCOMBE COUNTY,
CHAPTER 78, ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES,
THE ZONING ORDINANCE OF BUNCOMBE COUNTY
ZPH2024-00039

-
- WHEREAS, pursuant to N.C. Gen. Stat. §160D-701, the County may adopt a zoning ordinance to regulate development within its territorial jurisdiction;
- WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;
- WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;
- WHEREAS, the Planning Board has received an application for an amendment to the Official Zoning Map of Buncombe County, North Carolina ("Official Zoning Map") to rezone the below listed parcels, and shown herein as Exhibit A:
- PIN(s): 9634654608, 9634653566, 9634651454, 9634650386,
9634650212, 9634653308, 9634655316, 9634656376
- Addresses: 589 Long Shoals Rd., 611 Long Shoals Rd., 621 Long Shoals Rd.,
99999 Long Shoals Rd. (Unaddressed), 631 Long Shoals Rd., 5 W
Haven Dr., 5 Curtis Dr., 99999 Curtis Dr. (Unaddressed)
- Owner(s): Bobby Haney, Jewel Gilbert, Outdoor Impressions LLC, Michael
Schmitt, Sharon Tolley, and Kermit Tolley
- Applicant(s): Bobby Haney, Suzanne Mossburg, Michael Schmitt, and Kermit
Tolley
- WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from R-1 and R-2 to CS, as shown and depicted in Exhibit A, which is attached hereto and incorporated herein by reference, and
- WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider the proposed amendment on January 27, 2025, at which meeting a motion to **approve** the proposed map amendment passed by a vote of **5 to 0**; and,

WHEREAS, this Board has reviewed these written recommendations of the Buncombe County Planning Board; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances , the Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS THAT:

Section 1. This Board has considered whether this proposed amendment is consistent with the Buncombe County 2043 Comprehensive Plan, and hereby finds the following:

1.1. Said zoning change is **inconsistent** with the Buncombe 2043 Comprehensive Plan because the proposed rezoning is:

Board-Insert Finding

1.2. Said rezoning **would be detrimental** to the owners, adjacent neighbors, and surrounding community as it **does not** meet a number of goals as identified in the Buncombe 2043 Comprehensive Plan.

1.3. Therefore, the requested zoning would be **unreasonable** and **not in the public interest**.

Section 2. This Board does hereby **deny** the request to rezone PIN(s) 9634654608 (589 Long Shoals Rd.), 9634653566 (611 Long Shoals Rd.), 9634651454 (621 Long Shoals Rd.), 9634650386 (99999 Long Shoals Rd.), and 9634650212 (631 Long Shoals Rd.) Buncombe County, NC, from R-1 Residential District to CS Commercial District, and PIN(s) 9634653308 (5 W Haven Dr.), 9634655316 (5 Curtis Dr.), and 9634656376 (99999 Curtis Dr.) Buncombe County, NC, from R-2 Residential District to CS Commercial District, as shown and depicted upon Exhibit A, which is attached hereto and incorporated herein by reference;

Section 3. This resolution is effective upon adoption.

Read, approved and adopted this the 18th day of February 2025.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

Sarah Gross, Clerk

BY _____
Amanda Edwards, Chairperson

APPROVED AS TO FORM

County Attorney

Exhibit A

**OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT**

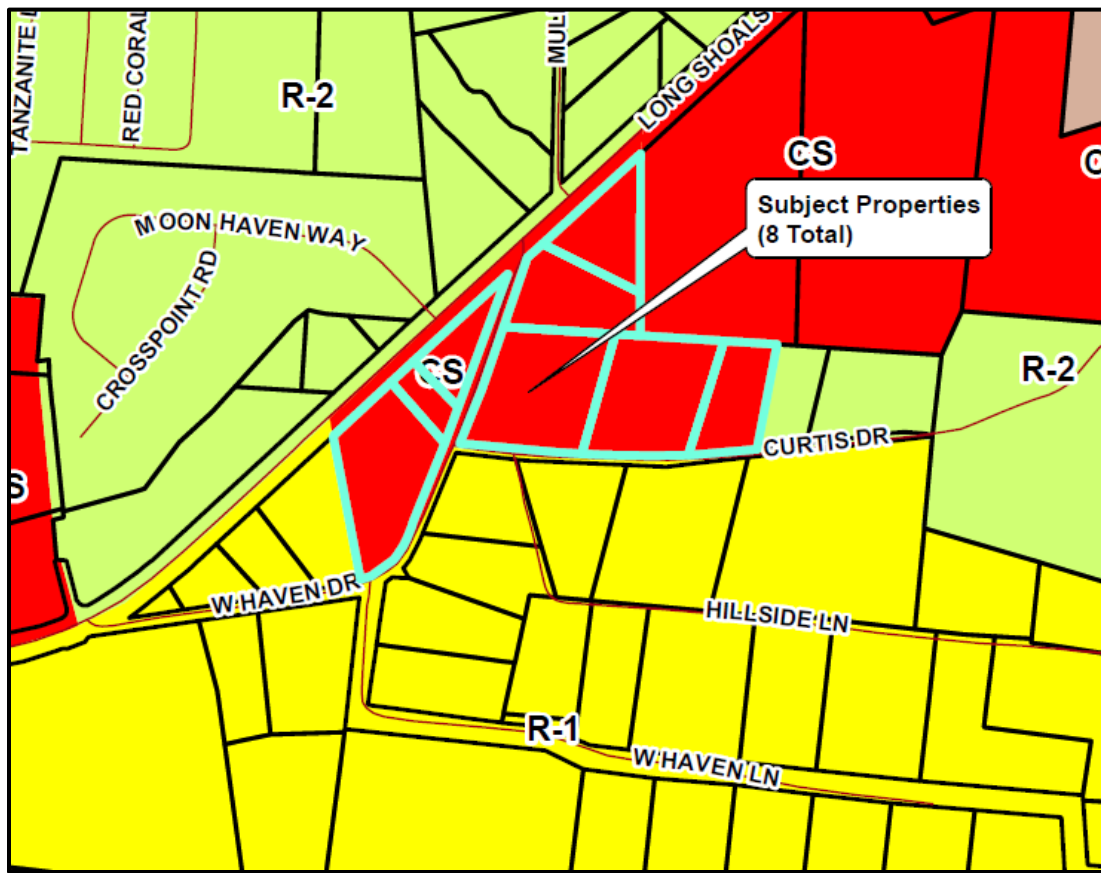
PIN(s): 9634654608, 9634653566, 9634651454, 9634650386,
9634650212, 9634653308, 9634655316, 9634656376

Addresses: 589 Long Shoals Rd., 611 Long Shoals Rd., 621 Long Shoals Rd.,
99999 Long Shoals Rd. (Unaddressed), 631 Long Shoals Rd., 5 W
Haven Dr., 5 Curtis Dr., 99999 Curtis Dr. (Unaddressed)

Owner(s): Bobby Haney, Jewel Gilbert, Outdoor Impressions LLC, Michael
Schmitt, Sharon Tolley, and Kermit Tolley

Applicant(s): Bobby Haney, Jewel Gilbert, Outdoor Impressions LLC, Michael
Schmitt, Sharon Tolley, and Kermit Tolley

PROPOSED ZONING DISTRICT – CS





ZPH2024-00039 Long Shoals Rd Zoning Map Amendment

Presented by

Haylee Madfis

Planning & Development Department



BUNCOMBE COUNTY



Hearing Notification

- ✓ CASE NUMBER: ZPH2024-00039
- ✓ Notice in Asheville Citizen Times legal ad: 2/6/2025 & 2/13/2025
- ✓ Notice mailed to owners within 1,000 ft: 2/4/2025
- ✓ Physical posting: 2/5/2025
- ✓ Notice on BC Website: 2/6/2025
- ✓ Public Hearing: 2/18/25



Applicant Information

- ✓ Applicant: Bobby Haney, Suzanne Mossburg, Outdoor impressions LLC, Michael Schmitt, Sharon Anderson Tolley, and Kermit Tolley
- ✓ Owner(s): Bobby Haney, Jewel Gilbert, Outdoor impressions LLC, Michael Schmitt, and Sharon Anderson Tolley
- ✓ Address(es): 589 Long Shoals Rd, 611 Long Shoals Rd, 621 Long Shoals Rd, an unaddressed parcel on Long Shoals Rd, 631 Long Shoals Rd, 5 W Haven Dr, 5 Curtis Dr, and an unaddressed parcel on Curtis Dr.



Property Information

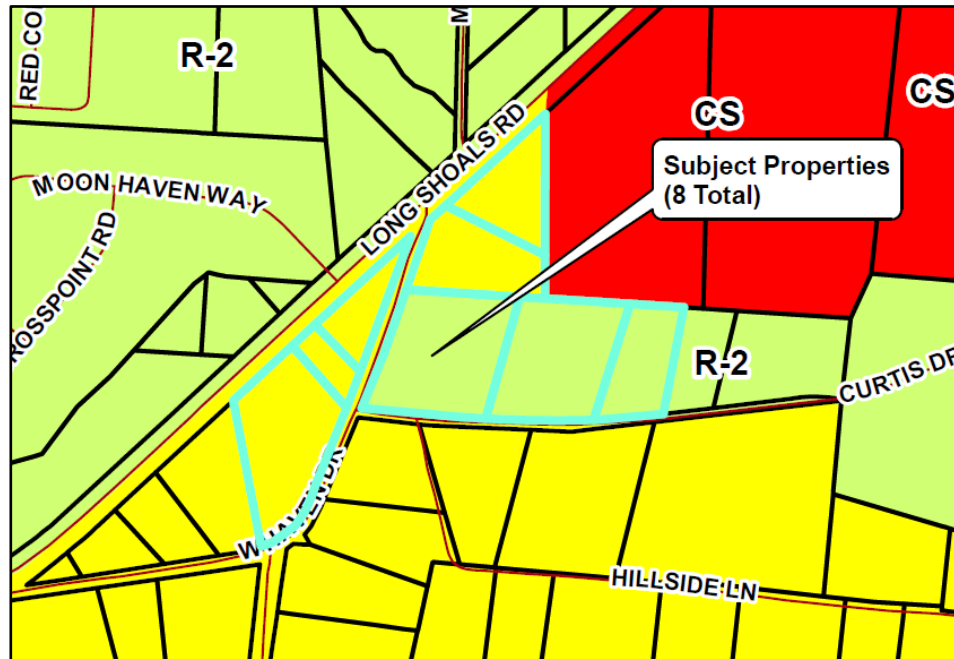
- ✓ 5.7 acres (8 parcels)
- ✓ Current Use: single family homes, vacant, landscaping business, auto repair/tire shop
- ✓ Septic & Public water



Rezoning Information

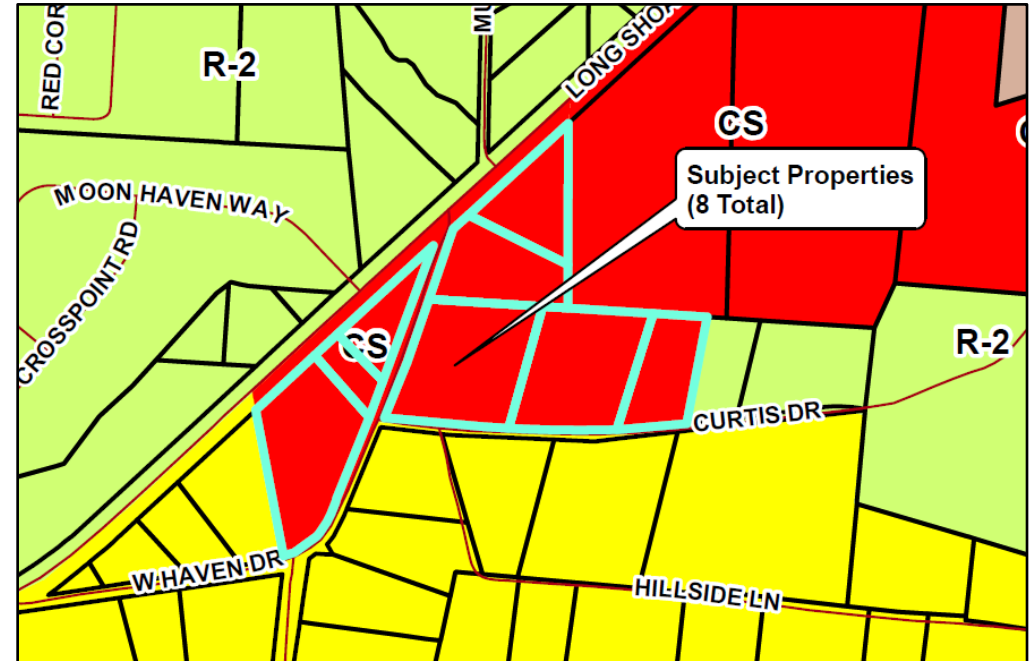
Current Zoning:

R-1 & R2



Proposed Zoning:

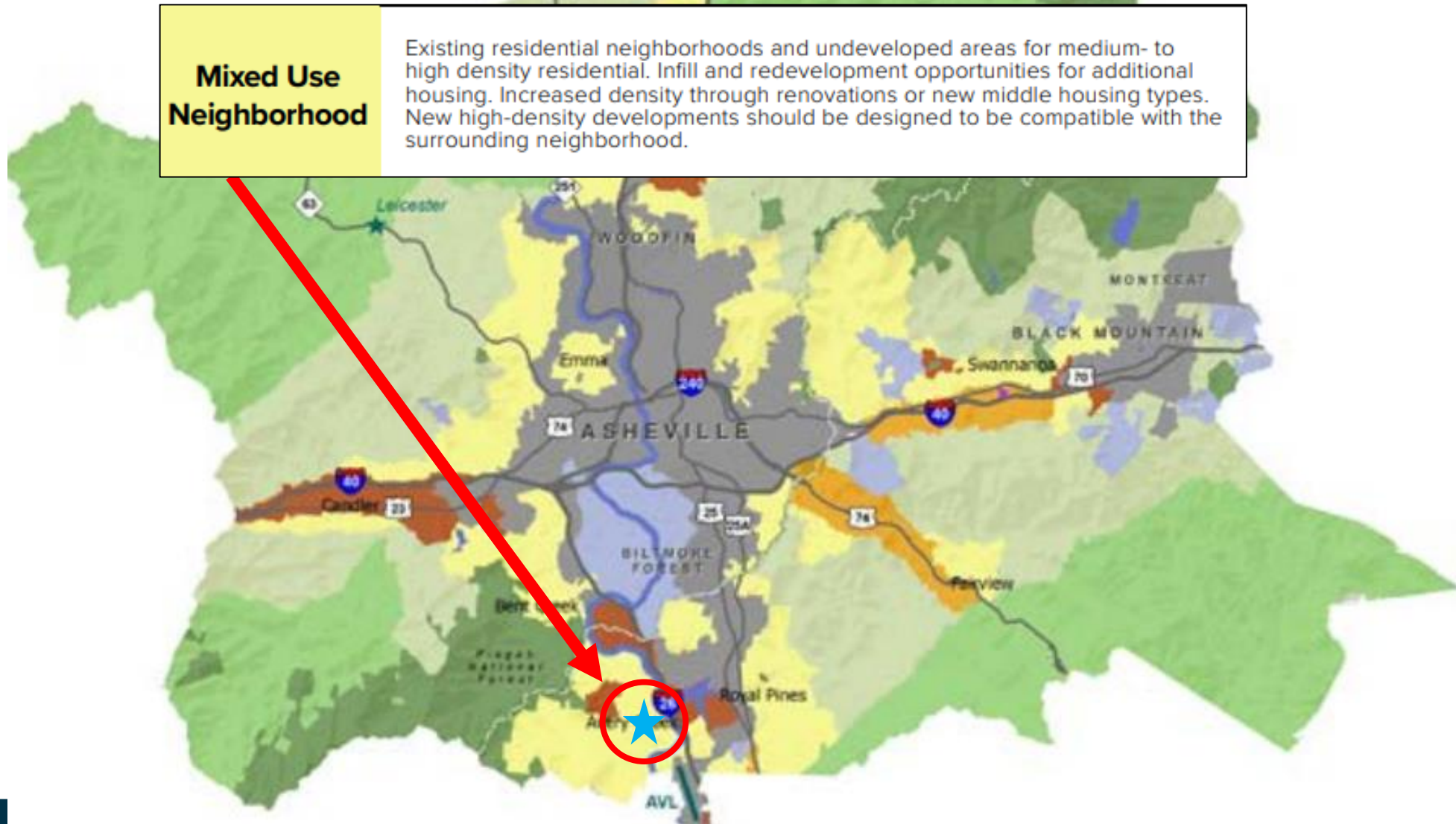
CS



GEC FRAMEWORK AND MAP

Mixed Use Neighborhood

Existing residential neighborhoods and undeveloped areas for medium- to high density residential. Infill and redevelopment opportunities for additional housing. Increased density through renovations or new middle housing types. New high-density developments should be designed to be compatible with the surrounding neighborhood.

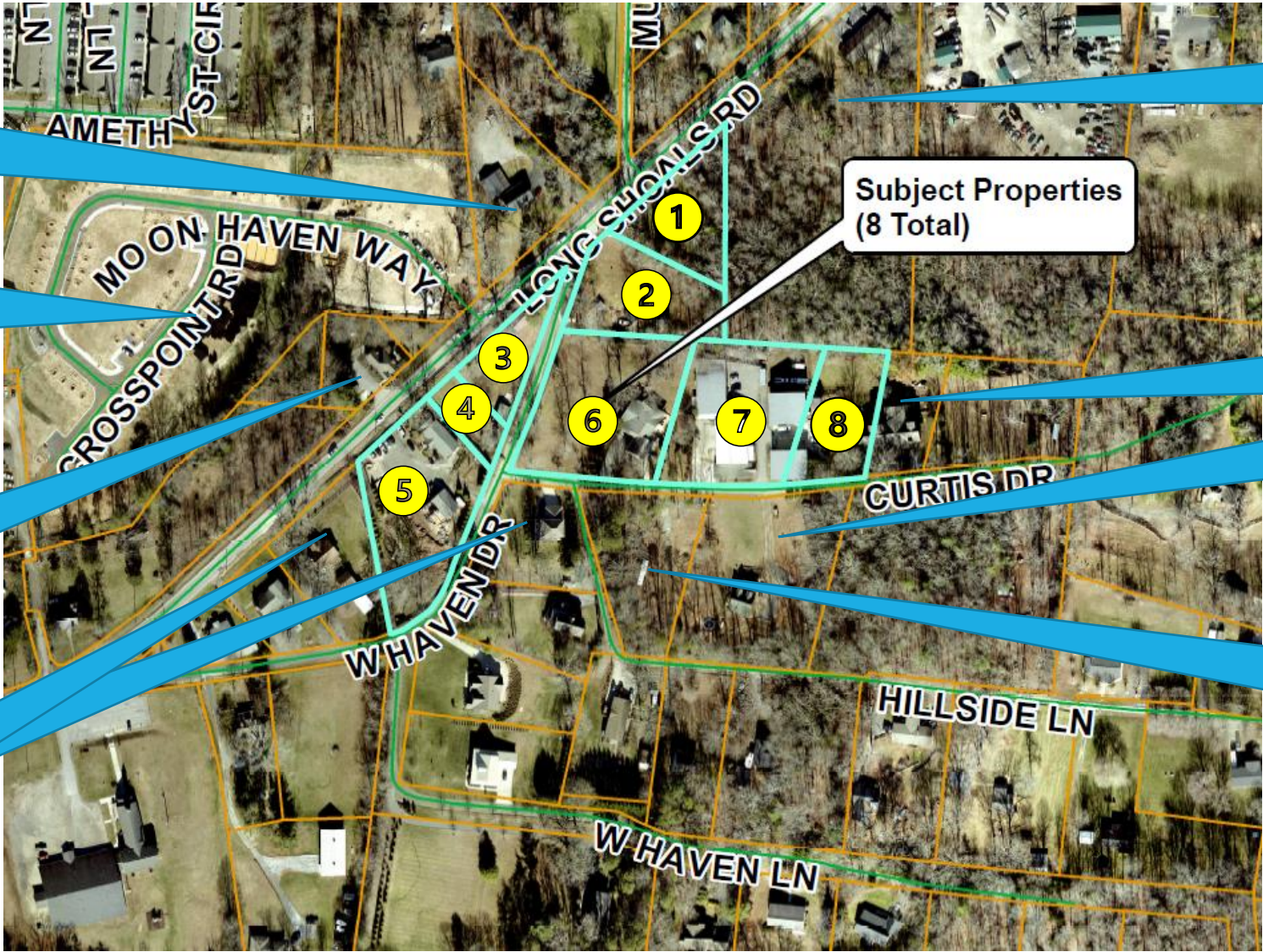


Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Existing District	Proposed District:
	R-1 Residential	R-2 Residential	CS- Commercial Service
Minimum Lot Size	30,000 SF – No Public Sewer 10,000 SF - Sewer/No water 8,000 SF - Public Water & Sewer	30,000 SF – No Public Sewer 10,000 SF - Sewer/No water 6,000 SF - Public Water & Sewer	30,000 SF – No Public Sewer 10,000 SF - Sewer/No water 5,000 SF - Public Water & Sewer
Max dwelling units/acre	10	12	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer 20/10/20 no sewer	10/7/15 w/sewer 20/10/20 no sewer	10/10/10
Max height	35 feet	35 feet	50 feet



Surrounding Development Pattern in Immediate Area



Multiple Residents

Townhome Development underway

Office

Single Family Residential

Multi-use Commercial

Single Family Residential

Residential Building Lot/
manufactured home



Consistency Analysis

Consistent

- Density
- Wastewater & Potable water type
- Proximity to Transportation Corridor
- Outside Steep Slope/High Elevation
- Not in Regulated Flood Hazard Areas
- Outside High or Moderate Hazard Stability Areas
- Proposed zoning district compatible with the existing uses in the area

Inconsistent

- FLUM Category and description
- Primary and Secondary Land Uses
- Proposed rezoning allows for a transition between higher density or intensity uses and lower density or intensity uses

STAFF RECOMMENDS: APPROVAL



Action by Planning Board

- Public hearing held on January 27, 2025
- Voted unanimously to forward a recommendation of approval to the Board of Commissioners



QUESTIONS



Draft Board Motions

- A. The Board **approves** the rezoning of the subject property as it is consistent with the Buncombe County 2043 Comprehensive Plan.
- B. The Board **denies** the rezoning of the subject property as it is NOT consistent with the Buncombe County 2043 Comprehensive Plan.





Buncombe County Hurricane Helene Government Aid Requests February 2025

Top Priorities

- **Local Government Recovery and Stabilization Grants.** Allocation of recovery funds directly to local jurisdictions to stabilize local government revenue, stabilize law enforcement and public safety funding and to aid in ongoing recovery efforts including, but not limited to, household assistance, infrastructure repair, and small business support. The impacts of revenue losses to Buncombe County have already necessitated a reduction in services, such as those provided by libraries, as well as reductions in the education budget allocation based on reduced collections across the board.
- **Permanent Housing Solutions for Displaced People.** The County's housing stock was constrained *before* the storm and now countless residents have been displaced their homes either for the short term or lost them indefinitely.
 - The County would advocate for a block grant model wherein state appropriations are made directly to counties for the purposes of not only new housing but also reconstruction, rehabilitation and repair. This model would ensure that the funds are deployed as quickly as possible to help storm victims.
 - Another solution the General Assembly should consider is repurposing, and potentially deeding to affected counties, underutilized state-owned land for the construction of new permanent housing. Examples of underutilized state land where this could be employed exist in the Swannanoa and Woodfin communities.
- **Additional Support for Emergency Watershed Protection (EWP) Program Administration and Management.** There is a need for funding assistance with administration, engineering and permitting fees associated with participation in the program, which has become more critical than ever before. It is cost prohibitive for many landowners who want to participate in the program, and therefore the County would request a cost-share appropriation to be deployed in order to meet demand for the program.



Policy Priorities

- **Legislation delaying the scheduled equalization of public service companies due to the deferred FY25 property revaluations.**
- **Support Additional Resources for Mental and Behavioral Health including emergency responders, law enforcement and state employees.**

Appropriations Priorities

- **Additional state funding for state employees, including K-12 and Community College education employee salaries.**
- **Business Recovery Loans/Grants.** Establishment and significant allocation of funds for a small business forgivable loan model with job/investment milestones and forgiveness terms similar to those found in economic incentive programs. This would allow for small businesses to continue or restart operations with the support of a potentially forgivable loan, providing further sustainability for the community as a whole.
- **Water and System Expansion and Redundancy.** Funding for residents of impacted communities to make residential septic repairs, as well as to facilitate the expansion of the current system to include the Candler Extension project, which was one of the County's top priorities on the 2024 legislative agenda. Additional funding is also being requested for redundancy and water system extension to connect to local utility providers and ensure service for local and state assets.
- **State funding for emergency response infrastructure, equipment and vehicles.** Emergency response needs including ambulance apparatus replacement (\$1.26M), fire department equipment, and preparedness and resiliency facilities to support future disaster events.
- **Reimbursement for Local School Consolidation Study Mandated by S.L. 2023-128.** The County respectfully requests a reimbursement for \$300,000 costs incurred related to the school consolidation study required by the General Assembly in 2023. The County has finalized the study and submitted it to the General Assembly. This request was previously a priority on the 2024 legislative agenda.

ND:4908-3251-5606, v. 1



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/18/2025

New Business

Department: Tax Assessor/Legal **Presenter(s):** Curt Euler

Contact(s): Curt Euler, Interim County Attorney
Eric Cregger, Interim Tax Assessor

Subject: Taxpayer's Tax Refund Request.

Brief Summary:

Delta Express, Inc. and Carolina Transportation, Inc, seek a tax refund for business personal property taxes they claim were erroneously paid due to the property being assessed as a regular business as opposed to a public service company for tax years 2021, 2022 and 2023.

Timeline:

3/12/2021	Delta Express submitted a business personal property tax return
7/26/2021	TMA conducted an audit on Delta's business personal property.
1/4/2022	County issued a discovery letter for unreported assets for Tax years 2018, 2019, 2020 and 2021 based on unreported truck and multiyear tagged trailers. Delta did not appeal the discovery or assessed values.
5/11/2022	Delta filed a 2022 return but failed to list the vehicles in the return. An edits return was filed. Delta did not appeal.
3/17/2023	Delta filed 2023 listing. Same issue in 2022 with unlisted vehicles. Delta did not appeal.
3/19/2024	County uploaded Delta's 2023 listing. Same issue as 2022 and 2023 where Delta did not list the vehicles on the return.
6/21/2024	Department of Revenue confirmed that no public service listing by Delta has been filed with the DOR.
8/6/2024	County notified Delta that their rolling stock would be assessed by the State for 2024. The County removed the IRP and tagged vehicles from the 2024 business personal property listing. No appeal was filed.
1/3/2025	Delta Express requests a tax refund for 2021, 2022 and 2023 tax years.
6/23/2020	County notified Carolina Transportation of the TMA business personal property audit.
7/9/2021	County did a discovery for tax years 2016, 2017, 2018, 2019 and 2020 for unreported IRP tagged trucks and multiyear tagged trailers. Carolina did not appeal.

1/4/2022	County issued a discovery letter for unreported assets for Tax years 2018, 2019, 2020 and 2021 based on unreported truck and multiyear tagged trailers. Delta did not appeal the discovery or assessed values.
5/11/2022	Carolina filed a 2022 return but failed to list the vehicles in the return. Carolina did not appeal.
3/17/2023	Carolina filed 2023 listing. Same issue in 2022 with unlisted vehicles. Carolina did not appeal.
2/9/2024	Carolina notified the County that the State was valuing the rolling stock.
1/3/2025	Carolina requests a tax refund for 2021, 2022 and 2023 business personal property taxes.

Delta and Carolina are requesting that the County refund them the difference between their business personal property listings for 2021, 2022 and 2023 valued as a normal business versus the property being valued as a public service company. The total refund for both companies for the three tax years would be \$216,719.40.

Pursuant to N.C. Gen. Stat. § 105-381, the County Commissioners can only grant a tax refund to a taxpayer if the tax was imposed through a clerical error, an illegal tax or a tax levied for an illegal purpose.

In North Carolina, an illegal tax is a tax imposed by the taxing authority without authority or taxing a property with a valid exemption. The County is allowed to tax tangible personal property. Additionally, overassessment is not one of the three valid defenses pursuant to N.C. Gen. Stat. § 105-381(a)(1).

Pursuant to N.C. Gen. Stat. § 105-334(a), every public service company whose property is subject to taxation in this State shall prepare and deliver to the Department of Revenue each year a report showing (as of January 1) such information with regard to the property it owns and the system property it leases as the Department of Revenue may by regulation prescribe.

Neither Delta nor Carolina filed a public service company return with the DOR for tax years 2021, 2022 and 2023.

Recommended Motion & Requested Action:

It is Staff's recommendation that the Commissioners deny Delta and Carolina's refund request. The County is allowed to assess a tax on business personal property located in the County. Delta and Carolina's failure to file as a public service company with the Department of Revenue for tax years 2021, 2022 and 2023 does not constitute a clerical error or illegal tax under N.C. Gen. Stat. § 105-381.

RESOLUTION NO. _____

RESOLUTION GRANTING DELTA EXPRESS, INC. AND CAROLINA TRANSPORTATION INC.'S TAX
REFUND REQUEST DATED JANUARY 3, 2025.

- WHEREAS, pursuant to N.C. Gen. Stat. § 105-381, a taxpayer must present a valid defense in order to be granted a refund on taxes paid to Buncombe County; and
- WHEREAS, pursuant N.C. Gen. Stat. § 105-381(a) those valid defenses are (i) a tax imposed through a clerical error, (ii) an illegal tax, or (iii) a tax levied for an illegal purpose; and
- WHEREAS, on January 3, 2025, Delta Express, Inc. and Carolina Transportation, Inc. requested that Buncombe County refund a total of \$216,719.40 for business personal property overpayment for tax years 2021, 2022 and 2023; and
- WHEREAS, for tax years 2021, 2022 and 2023, Delta and Carolina allege that the County should have appraised the business personal property as a public service company as opposed to a normal business; and
- WHEREAS, pursuant to N.C. Gen. Stat. § 105-381(b) the Board of Commissioners are required to determine whether the taxpayer has a valid defense to the taxes imposed by the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. That the tax refund request dated January 3, 2025 by Delta Express and Carolina Transpiration for \$216,719.40 is hereby granted on the grounds that the County made a clerical error on Delta Express and Carolina Transportation for tangible personal property during the 2021, 2022 and 2023 tax years.
2. The County Attorney is instructed to mail a copy of this resolution to Delta Express and Carolina Transpiration.
3. That this resolution shall be effective upon adoption.

This the 18th day of February 2025.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

Sarah Gross, Clerk

By: _____
Amanda Edwards, Chair

APPROVED AS TO FORM

County Attorney

RESOLUTION NO. 25-02-13

RESOLUTION DENYING DELTA EXPRESS, INC. AND CAROLINA TRANSPORTATION, INC.'S TAX
REFUND REQUEST DATED JANUARY 3, 2025.

- WHEREAS, pursuant to N.C. Gen. Stat. § 105-381, a taxpayer must present a valid defense in order to be granted a refund on taxes paid to a county; and
- WHEREAS, pursuant N.C. Gen. Stat. § 105-381(a) those valid defenses are (i) a tax imposed through a clerical error, (ii) an illegal tax, or (iii) a tax levied for an illegal purpose; and
- WHEREAS, on January 3, 2025, Delta Express, Inc. and Carolina Transportation, Inc. requested that Buncombe County refund a total of \$216,719.40 for business personal property overpayments for tax years 2021, 2022 and 2023; and
- WHEREAS, for tax years 2021, 2022 and 2023, Delta and Carolina allege that the County should have appraised the business personal property as a public service company as opposed to a normal business; and.
- WHEREAS, pursuant to N.C. Gen. Stat. § 105-381(b) the Board of Commissioners are required to determine whether the taxpayer has a valid defense to the taxes imposed by the County.

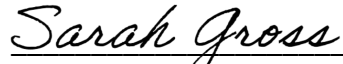
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. That the tax refund request dated January 3, 2025 by Delta Express, Inc. and Carolina Transportation, Inc., is hereby denied on the grounds that the County did make a clerical error in assessing the tangible personal property for tax years 2021, 2022 and 2023
2. The County Attorney is instructed to mail a copy of this resolution to Delta Express, Inc. and Carolina Transportation, Inc.
3. That this resolution shall be effective upon adoption.

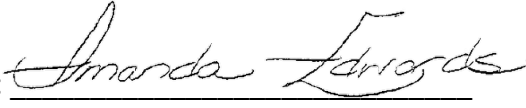
This the 18th day of February 2025.

ATTEST:

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

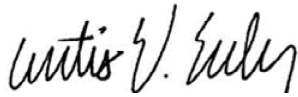


Sarah Gross, Clerk

By: 

Amanda Edwards, Chair

APPROVED AS TO FORM



County Attorney



Public Service Tax Refund Request

Presented by

Curt Euler



Delta Express & Carolina Transportation Refund Request

Total Request: \$216,719.40

- Their request is based on the fact that their property was listed as business personal property vs. public-service
- Public-service property valuation is managed by the State and uses a different valuation methodology



Timeline

2021: An audit resulted in a discovery of unreported assets by the companies

- Staff added assets to companies' listing forms as business personal property
- Companies signed the listing forms
- Companies did not appeal and paid their bills

2022-23: Listing forms did not reflect discovered assets again

- Staff added assets to companies' listing forms as business personal property
- Companies signed the listing forms
- Companies did not appeal and paid their bills

2024 : Staff asked NCDOR if the companies' "rolling stock" assets should be listed as public-service.

- NCDOR confirmed and created public-service discovery valuations for prior years.
- Companies submitted their refund request for previously paid bills as related to those "rolling stock" assets.



Legal Basis for Refund Request per § 105-381

Taxpayer's remedies.....

A valid defense shall include the following:

- a) tax imposed through clerical error;
- b) An illegal tax;
- c) A tax levied for an illegal purpose.



Duty of the Property Owner per § 105-306

It shall be the duty of the owner to list the property.....



Next Steps

Vote to approve or deny refund request

QUESTIONS?





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: February 18, 2025

New Business

Department:

Agriculture and Land Resources

Presenter(s):

John Hudson, Budget Director

Contact(s):

Jennifer Harrison - Agriculture and Land Resources Director
Ariel Zijp, Farmland Preservation Program Manager

Subject:

Purchase Costs for Three Conservation Easements, and
Agricultural Growth Zone Grant Match

Brief Summary:

The Agricultural Advisory Board (AAB) requests 50% of purchase costs for three conservation easement projects totaling \$1,394,500. The projects consist of:

Kestrel Herb Farm, +/- 70 acres in Sandy Mush - \$259,000
Sandy Hollar Farm, +/- 150 acres in Sandy Mush - \$760,000
Battle Forest, +/- 167 acres in Candler - \$375,500

The Board of Commissioners have previously approved transactions costs related to these three easements out of the annual Conservation Easements funding in the Special Projects Fund.

The County has also been awarded \$1,945,443 from the North Carolina Department of Agriculture for conservation easement transaction and purchase costs. This grant has a required match of \$2,345,443 which will be obligated by ordinance. All projects funded by this grant will come to the Board of Commissioners at future meetings for individual approval.

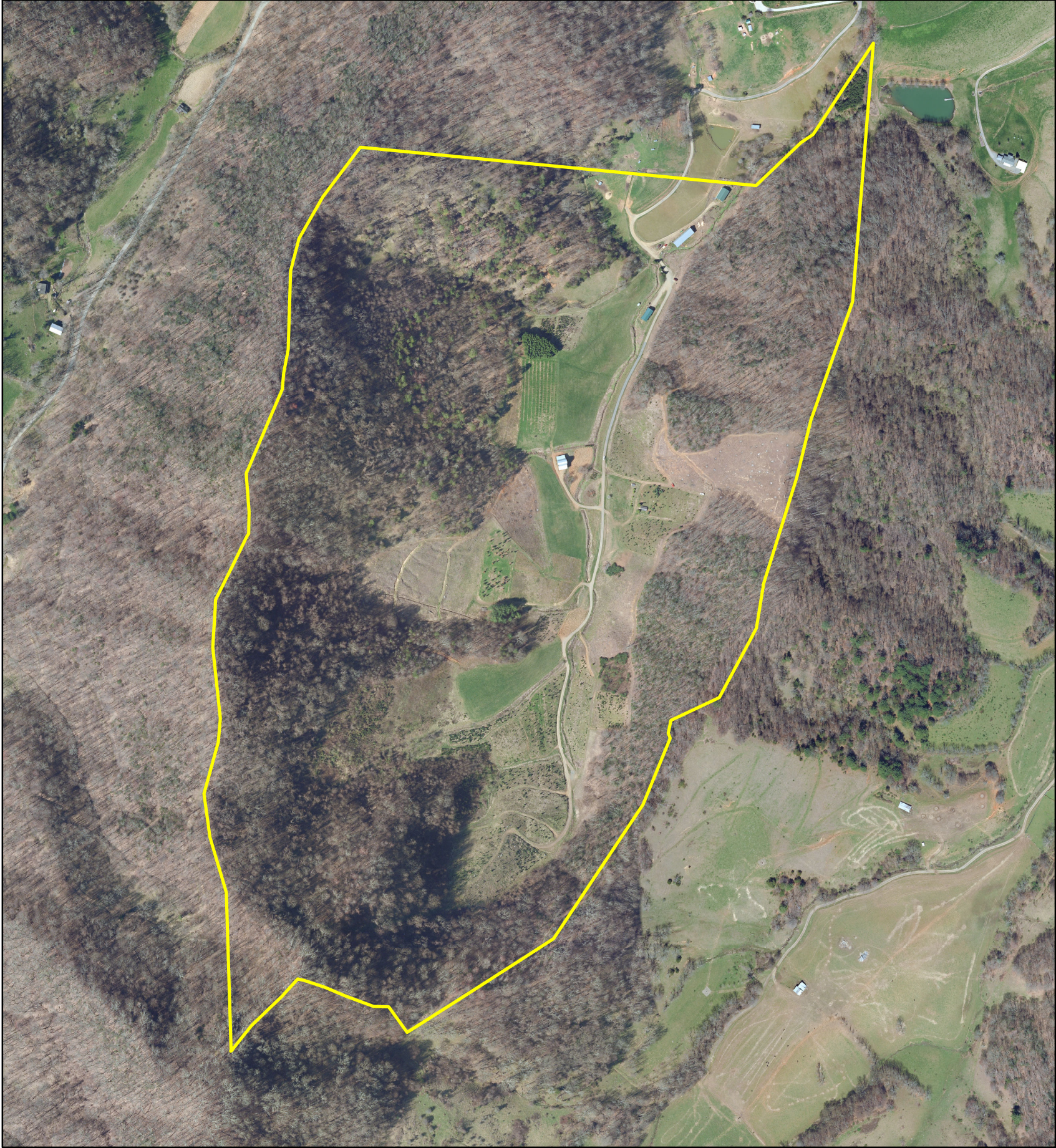
These items align with the 2025 Strategic Plan Goal: Preserve farmland and environmentally sensitive tracts.

Recommended Motion & Requested Action:

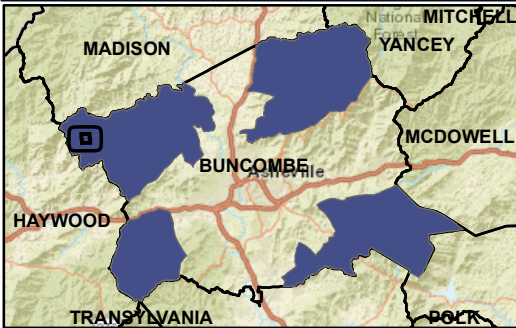
Approve purchase costs budget amendment
Approve grant match budget amendment

County Manager's Comments & Recommendation:

County Manager recommends as presented



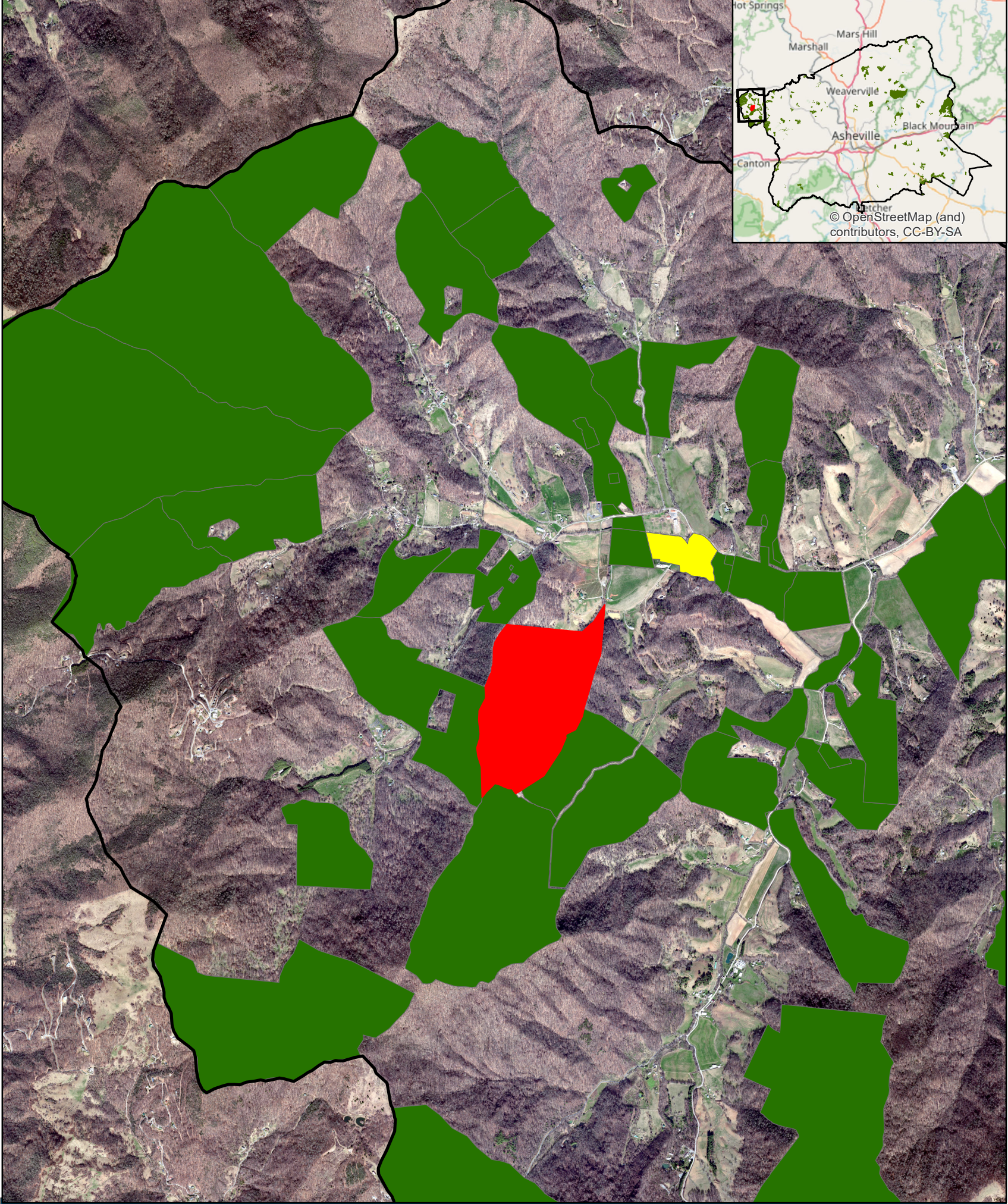
Sandy Hollar Farm Ph II - Easement Boundary Map



-  Easement Area, +/-150 acres
-  County Boundaries
-  Conservation Focus Areas



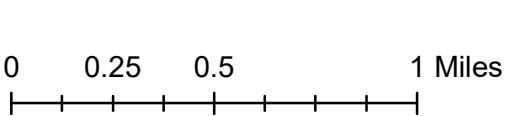
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© OpenStreetMap (and) contributors, CC-BY-SA

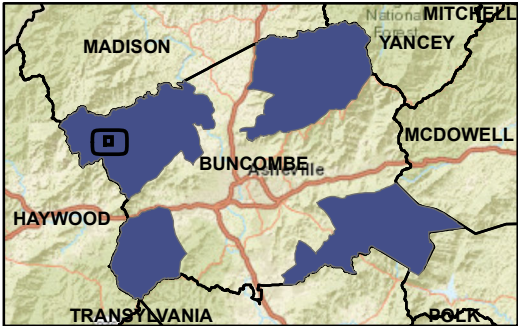
Sandy Hollar Farm Conservation Easement - Proximity to Protected Lands

-  Splendor Valley (in the works)
-  Easement Area, +/-150 acres
-  Protected Land

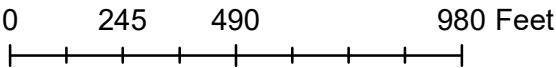


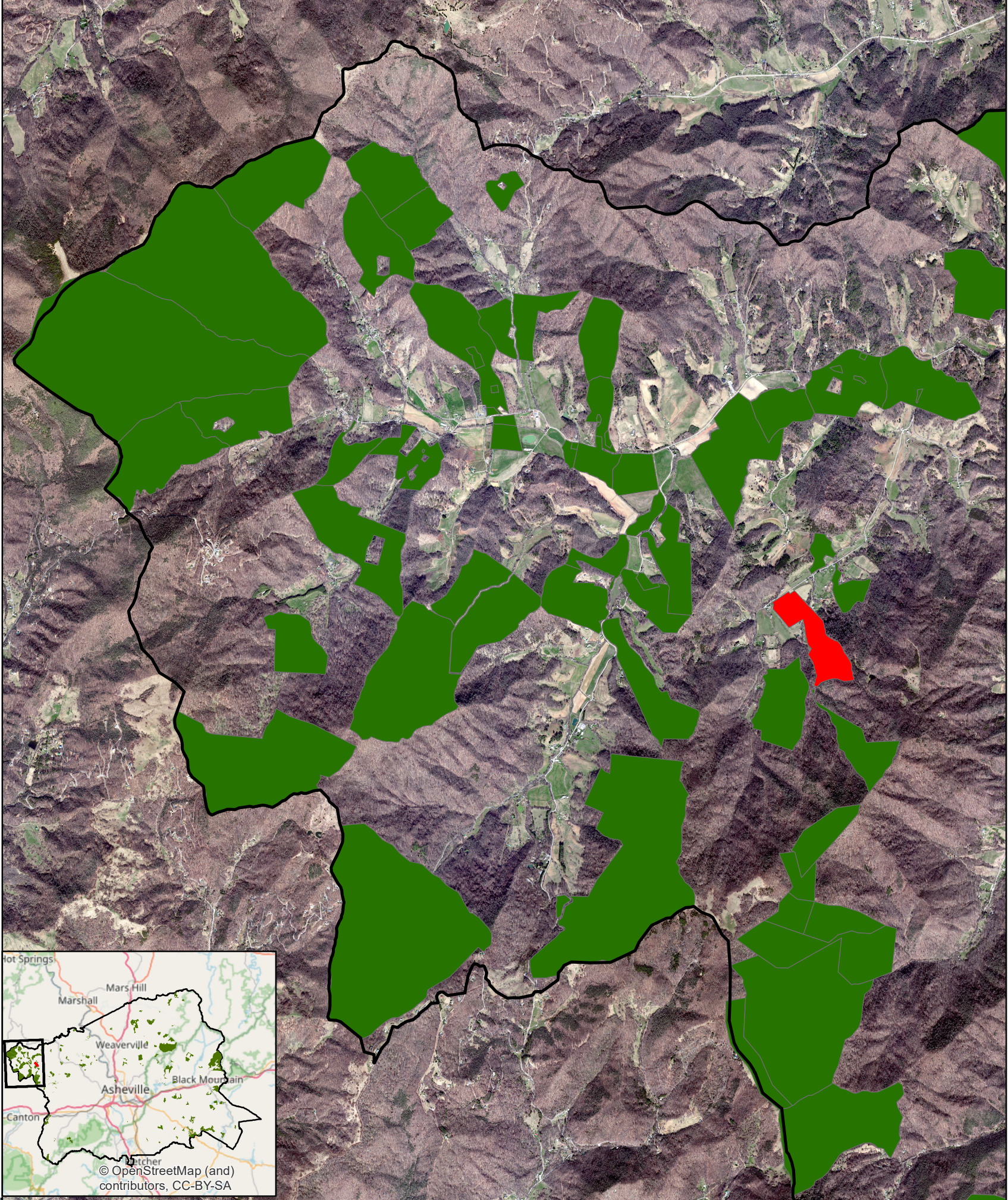


Kestrel Herb Farm - Easement Boundary Map

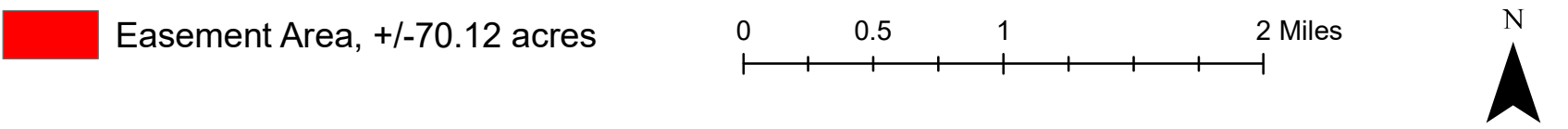


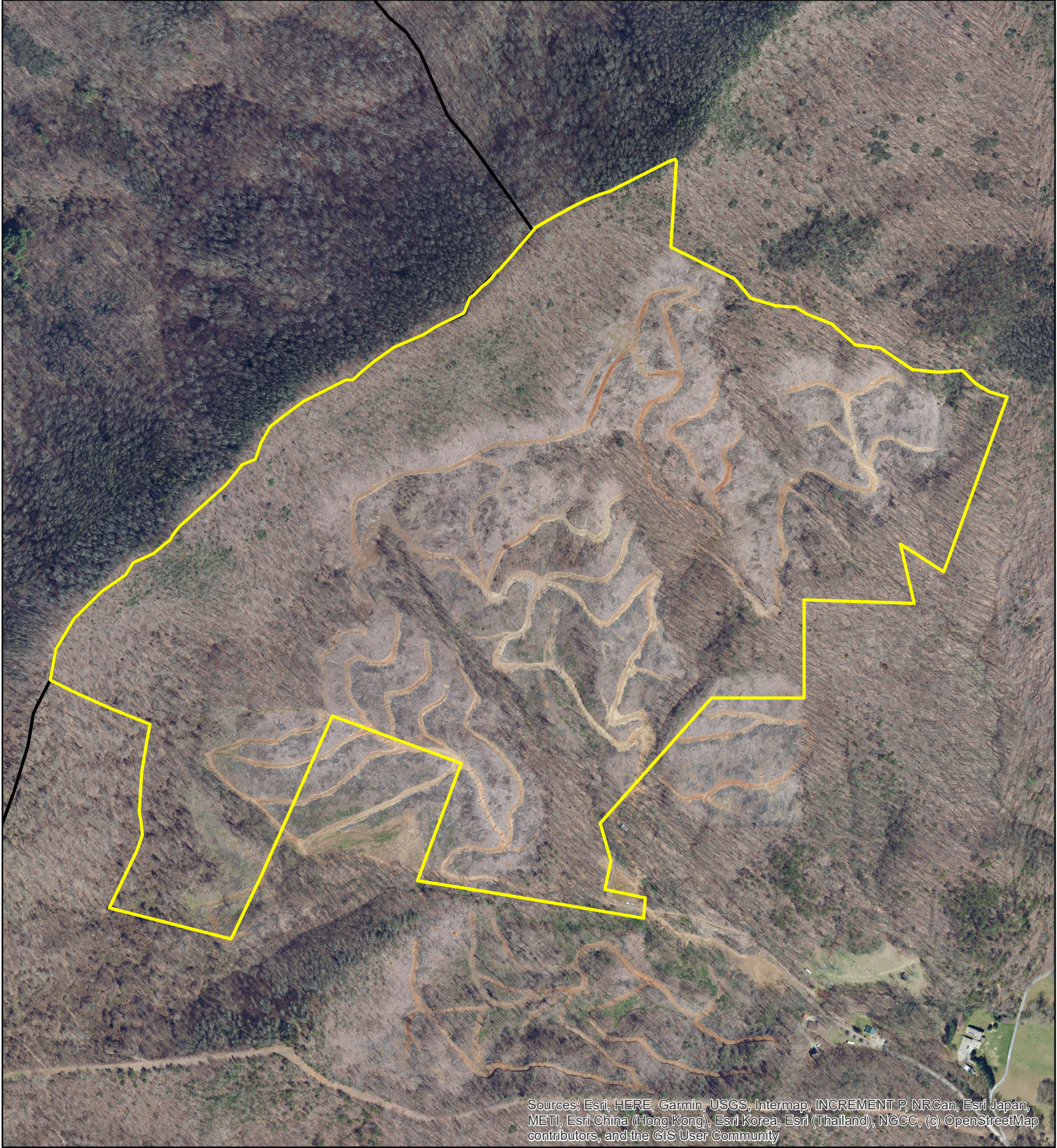
-  Easement Area, +/-70.12 acres
-  County Boundaries
-  Conservation Focus Areas





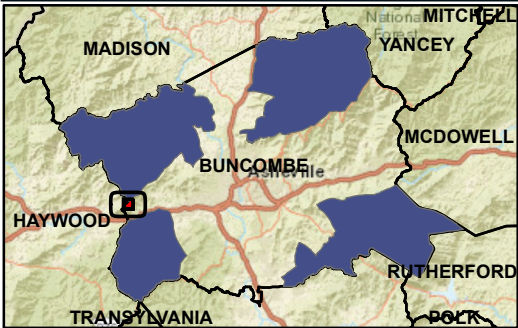
Kestrel Herb Farm Conservation Easement - Proximity to Protected Lands





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Battle Forest Conservation Easement Boundary Map



-  Easement Area, +/-167 acres
-  County Boundaries
-  Conservation Focus Areas



0 315 630 1,260 Feet



BUNCOMBE COUNTY, NORTH CAROLINA

Housing/Open Space Bond Projects Fund

BOARD MEETING DATE: February 18, 2025

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2024-2025 Housing/Open Space Bond Projects Fund as outlined below in Exhibit "A" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2024-2025 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 18th day of February, 2025

Project Name: Agricultural Growth Zone Grant Match

Description:

The County has been awarded \$1,945,443 from the North Carolina Department of Agriculture for conservation easement transaction and purchase costs. This grant has a required match of \$2,345,443 which will be obligated by this ordinance. All projects funded by this grant will come to the Board of Commissioners at future meetings for individual approval.

Funding Source: Open Space Bond Funds. No New County Dollars Required.

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
Agricultural Growth Zone Grant Match	\$ 2,345,443	\$ 2,345,443
TOTAL	\$ 2,345,443	\$ 2,345,443

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**

Sarah Gross
Clerk to the Board

By: *Amanda Edwards*
Chairman of the Board



BUNCOMBE COUNTY, NORTH CAROLINA

Housing/Open Space Bond Projects Fund

BOARD MEETING DATE: February 18, 2025

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2024-2025 Housing/Open Space Bond Projects Fund as outlined below in Exhibit "A" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2024-2025 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 18th day of February, 2025

Project Name:	Open Space Bond: Purchase Costs for Three Conservation Easements
----------------------	--

Description:

The Agricultural Advisory Board (AAB) requests 50% of purchase costs for three conservation easement projects totaling \$1,394,500. The projects consist of:

Kestrel Herb Farm, +/- 70 acres in Sandy Mush - \$259,000
 Sandy Hollar Farm, +/- 150 acres in Sandy Mush - \$760,000
 Battle Forest, +/- 167 acres in Candler - \$375,500

Funding Source: Open Space Bond Funds. No New County Dollars Required.

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
Kestrel Herb Farm	\$ 259,000	\$ 259,000
Sandy Hollar Farm	\$ 760,000	\$ 760,000
Battle Forest	\$ 375,500	\$ 375,500
TOTAL	\$ 1,394,500	\$ 1,394,500

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**

Sarah Gross
 Clerk to the Board

By: *Amanda L. L. L.*
 Chairman of the Board



Approval of Open Space Bond Projects and Agricultural Growth Zone Grant Match

Presented by
Ariel Zijp

Farmland Preservation Manager
Ag and Land Resources Department
February 18, 2025



Open Space Bond Overview

\$30M Open Space Bond

- Greenways
- Passive Recreation Lands
- Land Conservation
 - Protect farmland and natural resources while also contributing to BC's goal of conserving 20% of County land by 2030



The Project Selection Process

Criteria

Farmland	Natural Land
Farmland Soils Assessment	Parcel Size
Forestland Soils Assessment	Ridge Tops or Highland Protection
Clustering Potential	Proximity to BRP
Farmland Potential	Historic & Working Farmlands
	Water Quality Protection
	Proximity to Protected Areas
	Ecologically Sensitive Areas

Two Boards oversee the Process:

- **Land Conservation Advisory Board (LCAB)**
 - Eligible Funding Recipients: Nonprofit land trusts
 - Focus Areas: Wildlands, viewsheds, farmland, forestland, stream/riparian, and/or public benefit
- **Agricultural Advisory Board (AAB)**
 - Eligible Funding Recipients: County-led Farmland Preservation Program
 - Focus Areas: Farm and forestland



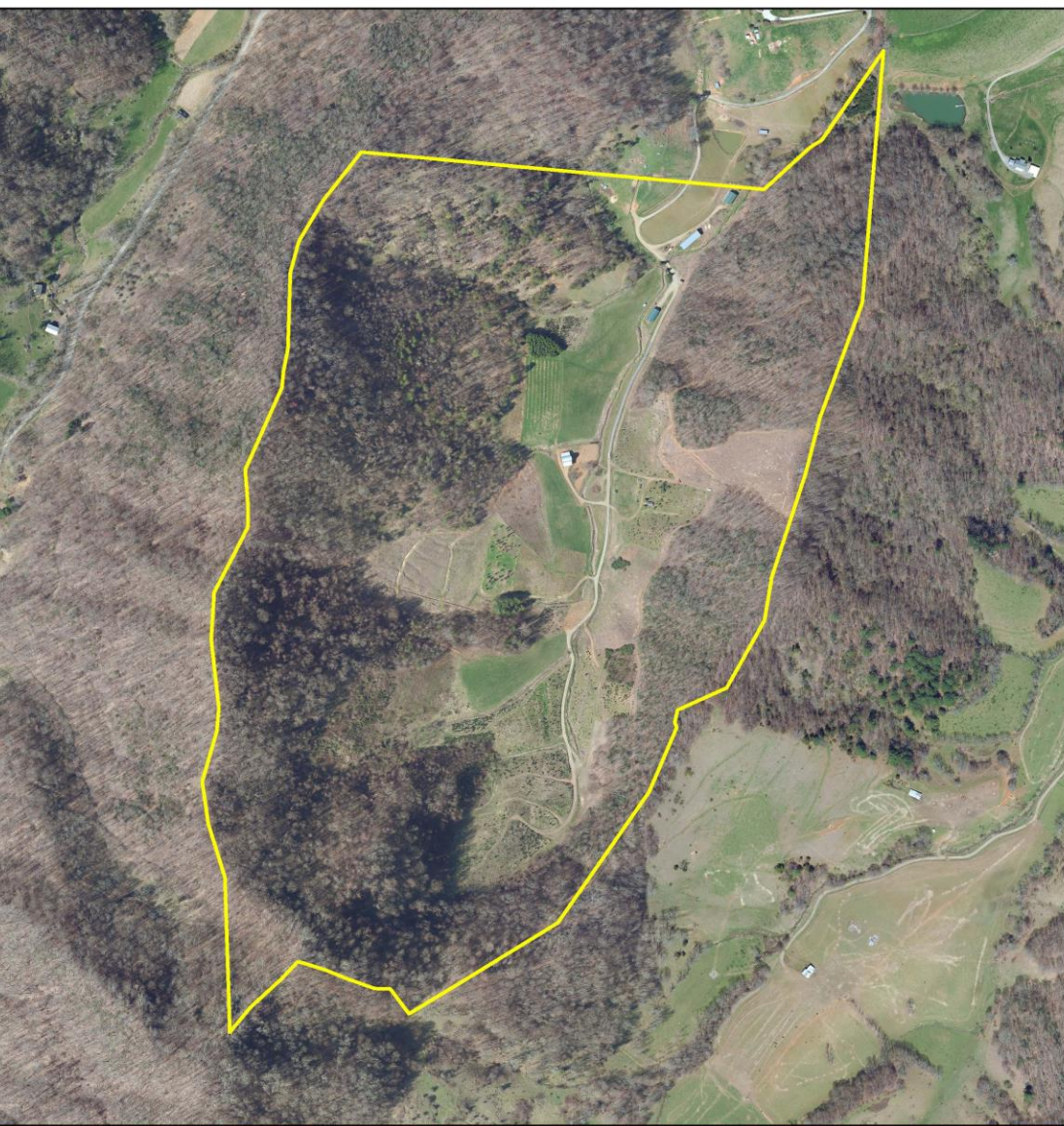
Sandy Hollar Farm



Sandy Hollar Farm

+/- 150 acres on Bald Creek Rd, Sandy Mush

- 17.7 % Prime Soils
- Century Farm
- Adjacent to other protected land
- Sandy Mush-Leicester Priority Conservation Focus Area
- Nationally known Christmas Tree Farm
- Growing – Christmas Trees, Berries, Vegetables, Seasonal pumpkins & fiber arts



Sandy Hollar Farm Ph II - Easement Boundary Map



- Easement Area, +/-150 acres
- County Boundaries
- Conservation Focus Areas



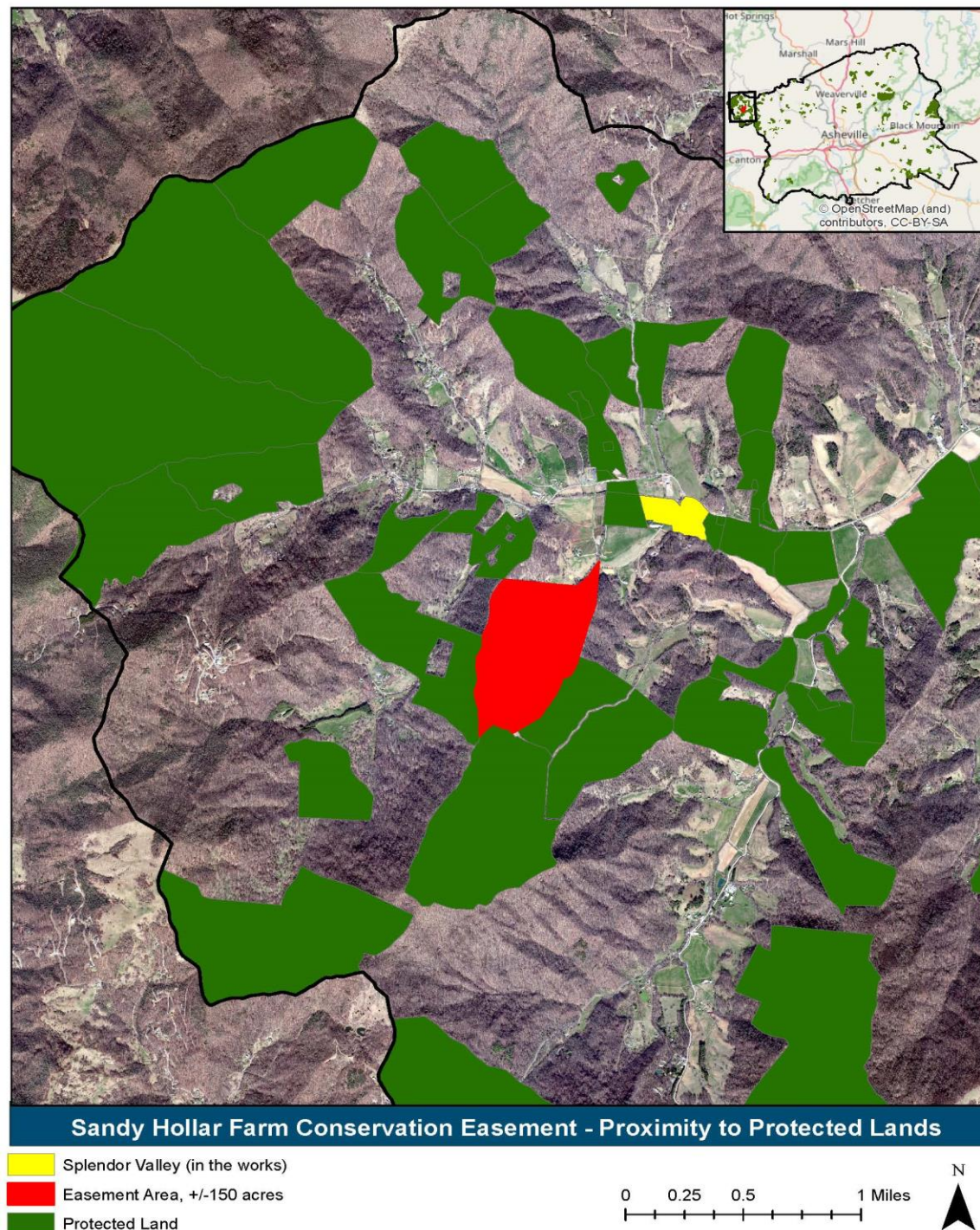
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2/12/2025

Sandy Hollar Farm Funding

- **Transaction Costs** - \$66,000 Previously Funded from FY24 budget
- **Easement Acquisition** – 50% request
 - Open Space Bond \$760,000
 - Landowner Donation \$760,000
 - Not competitive for state or federal funds



Kestrel Herb Farm



Photo credit from left to right: (top left) Our State, (bottom left) Buncombe County, (right) Harman Outdoor Photography

Kestrel Herb Farm

+/- 70 acres off Sugar Creek Rd



- 28% Prime Soils
- Sandy Mush/Leicester Conservation Focus Area
- Predominantly Medicinal herb production
- Close Proximity to other properties under easement
- Agritourism on Property – plant sales, elopements, you pick flowers, farm dinners, classes



Kestrel Herb Farm - Easement Boundary Map



- Easement Area, +/-70.12 acres
- County Boundaries
- Conservation Focus Areas



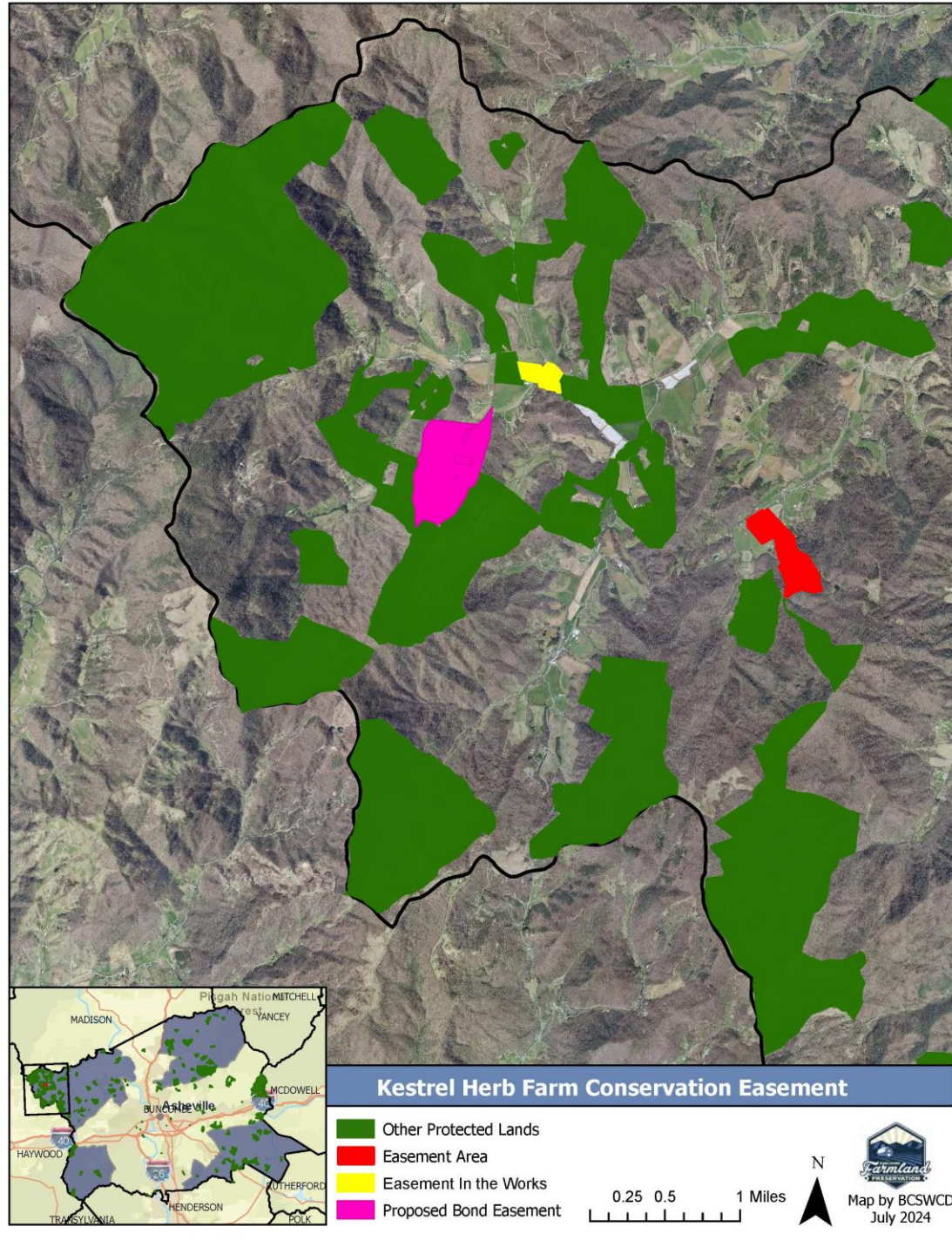
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2/12/2025

Kestrel Herb Farm Funding

- **Transaction Costs** - \$50,000 Previously Funded from FY25 budget
- **Easement Acquisition** - 50% request
 - **Open Space Bond** - \$259,000
 - Landowner Donation - \$259,000
 - Not competitive for state or federal funds



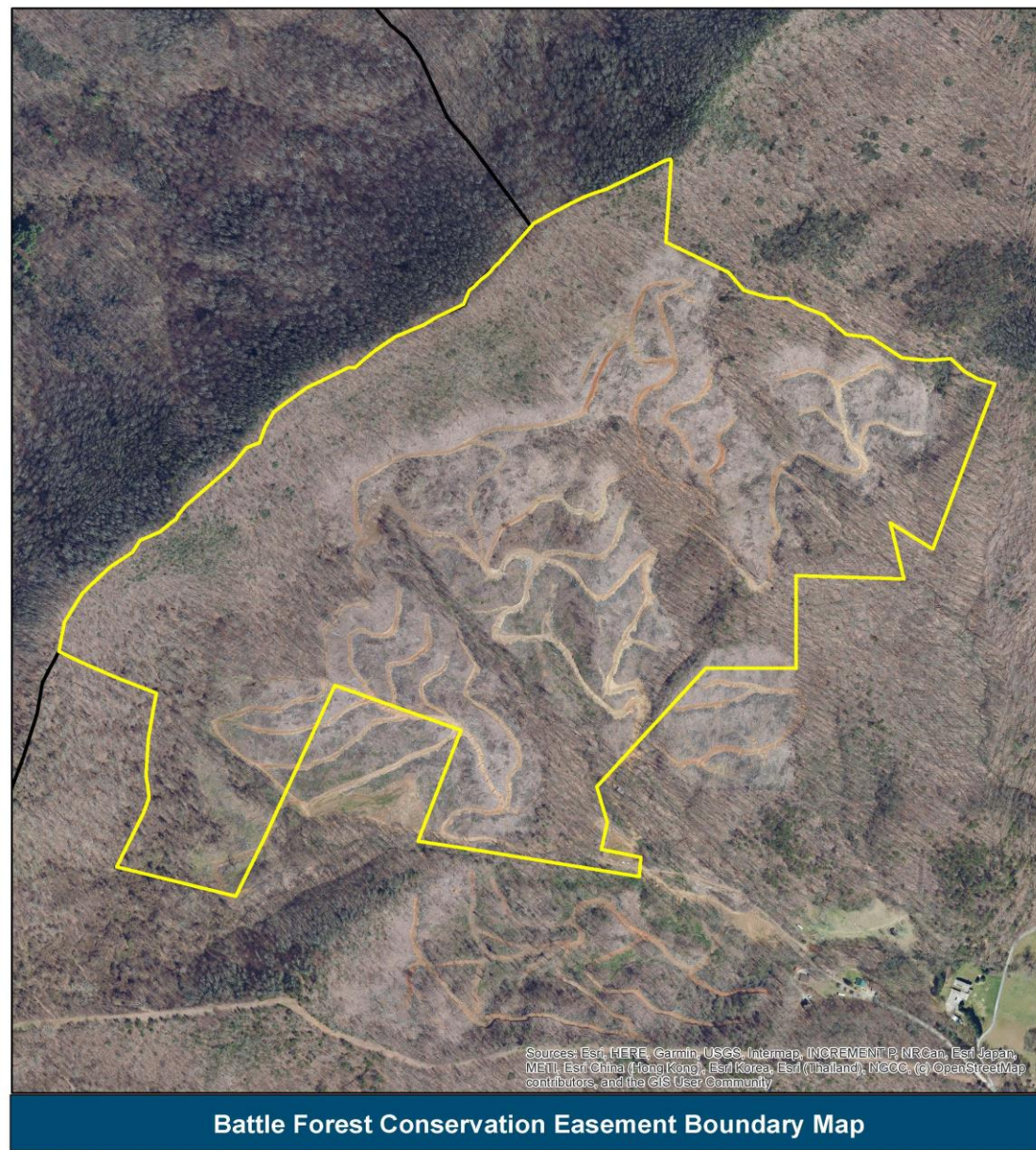
Battle Forest



Battle Forest

+/- 167 acres on Georges Branch Rd

- 9.6% Prime Soils
- Managed Forestland
- Scenic viewshed Protection-
 - Visible from I-40 and downtown
- Wildlife Habitat
- Water Quality Protection - +10 Springs and Waterfalls
- Intact Ridgeline – Buncombe/Haywood Line
- Opposite Ridgeline from Newfound Valley

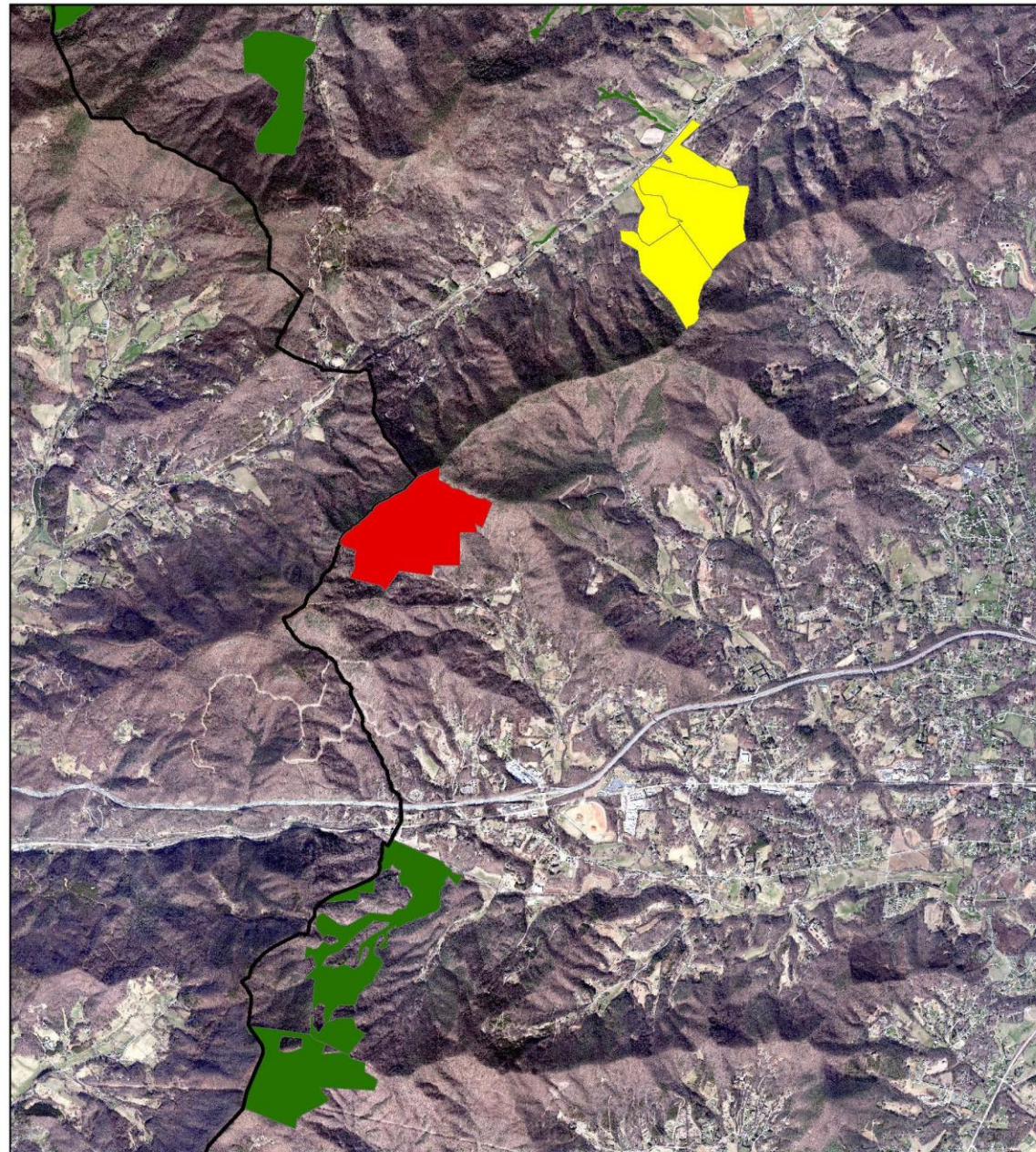


Battle Forest Conservation Easement Boundary Map



Battle Forest Funding

- **Transaction Costs** - \$68,000 Previously Funded from FY24 budget
- **Easement Acquisition** - 50% request
 - **Open Space Bond** - \$375,500
 - Landowner Donation - \$375,500
 - Not competitive for state or federal funds



Battle Forest Conservation Easement - Proximity to Protected Land

- Jasperwood Farm (in the works)
- Easement Area, +/-170 acres
- Protected Land

0 0.25 0.5 1 Miles



2/12/2025

Buncombe County Farmland Preservation Program - Local Agricultural Growth Zones



Agricultural Growth Zone Program

Local Agricultural Growth Zones (AGZ) program aims to enhance local investments in the acquisition of agricultural conservation easements.

AGZ program is funded by North Carolina Department of Agriculture and Consumer Services Agricultural Development and Farmland Preservation Trust Fund (NCDA ADFPTF).



Buncombe received highest award in NC!

- NCDA&CS ADFPTF awarded Buncombe - **\$1,945,443**
 - Acquisition funds
- Buncombe Open Space Bond Required match – **\$ 2,345,443**
 - 1:1 match for AGZ Acquisition + transaction costs



Open Space Bond Funds

Authorized Bond Amount	\$30,000,000
Current Board of Commissioners-approved commitments • Woodfin Greenway (\$1,273,250) • Parham-Fortner Farm (\$150,000) • Lake Eden Preserve (\$250,000) • Ferry Road Open Space (\$3,000,000) • Deaverview Mountain (\$7,671,764) • Okoboji Farm (\$511,500)	\$12,856,514
For Consideration • Sandy Hollar, Kestrel Herb Farm, Battle Forest and AGZ	\$3,739,943
Anticipated Commitments • Enka Heritage Trail (\$2,000,000) • Pending Conservation Easements (\$1,305,800)	\$3,305,800
Projected Remaining Balance	\$10,097,743





Request for Board Action:

- Approve the Budget Amendment for Open Space Bond funding for these 3 Easement Projects
- Approve the Budget Amendments for Open Space Bond Match for the AGZ Award



Appendix



SANDY HOLLAR FARM - OPEN SPACE BOND ELIGIBILITY

County Easement Purchase Requirements

Meets at least 2 of the following criteria:

- ☒ Is this in one of our designated farmland priority regions?
- ☒ Is this property in proximity to other protected lands?
- ☒ Does this property have prime, unique, local, or statewide important agricultural soils?
- ☒ Is this a project with a significant environmental, or scenic importance?
- ☒ Is this an active working farm or century farm?
- ☒ Is the size of the property significant?
- ☐ Is this a time sensitive project? (Elderly landowner, financial hardship, forced sale)



KESTREL HERB FARM - OPEN SPACE BOND ELIGIBILITY

County Easement Purchase Requirements

Meets at least 2 of the following criteria:

- ☒ Is this in one of our designated farmland priority regions?
- ☒ Is this property in proximity to other protected lands?
- ☒ Does this property have prime, unique, local, or statewide important agricultural soils?
- ☒ Is this a project with a significant environmental, or scenic importance?
- ☒ Is this an active working farm or century farm?
- ☒ Is the size of the property significant?
- ☐ Is this a time sensitive project? (Elderly landowner, financial hardship, forced sale)



BATTLE FOREST- OPEN SPACE BOND ELIGIBILITY

County Easement Purchase Requirements

Meets at least 2 of the following criteria:

- ☐ Is this in one of our designated farmland priority regions?
- ☒ Is this property in proximity to other protected lands?
- ☐ Does this property have prime, unique, local, or statewide important agricultural soils?
- ☒ Is this a project with a significant environmental, or scenic importance?
- ☐ Is this an active working farm or century farm?
- ☒ Is the size of the property significant?
- ☐ Is this a time sensitive project? (Elderly landowner, financial hardship, forced sale)



Benefits of Protected Landscapes

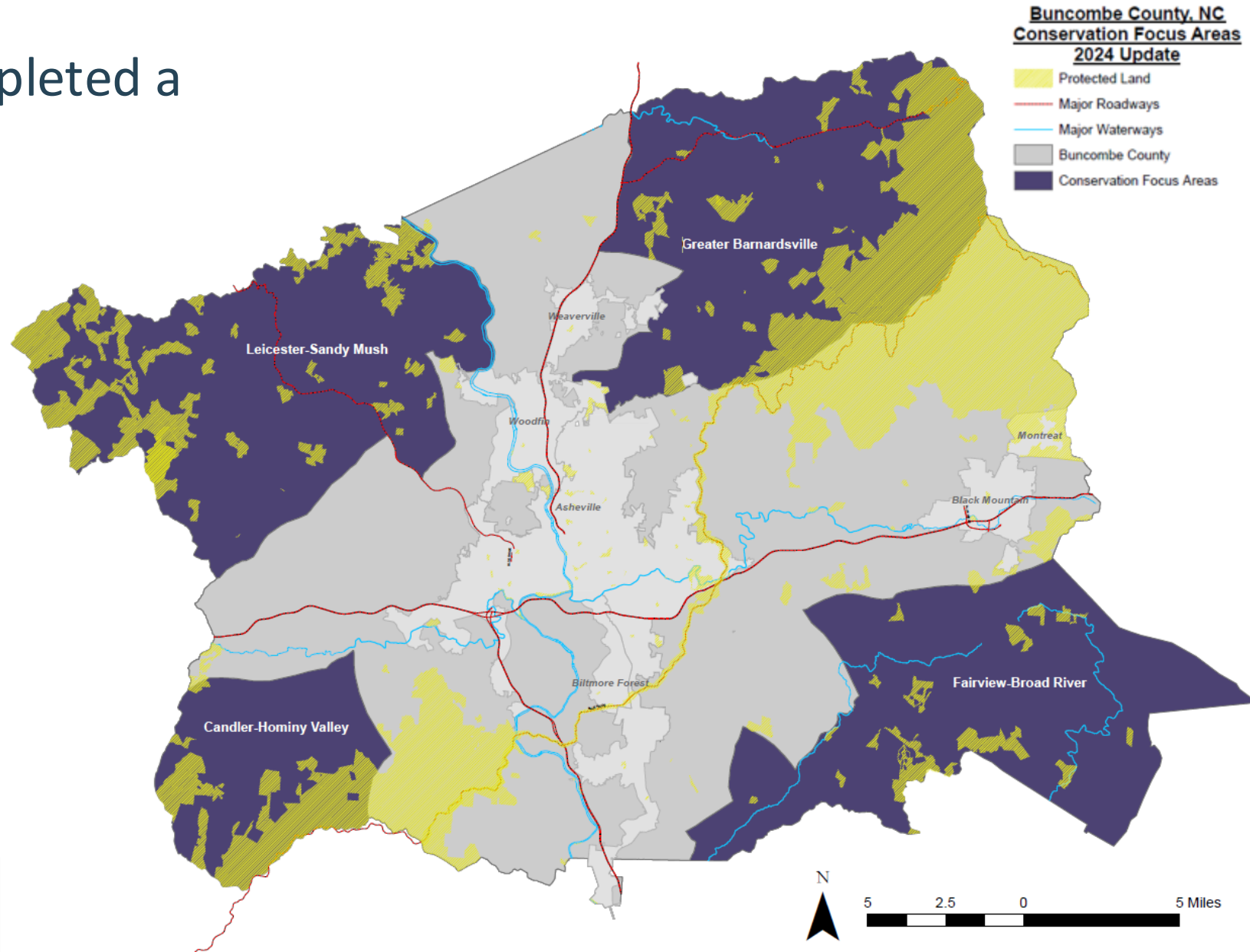
- Permanently protected individual parcels in close proximity
- Reduces fragmentation of farmland
- Increases efficiencies in production, distribution, and marketing



Conservation Focus Areas

In 2022 – County staff completed a GIS site-suitability analysis:

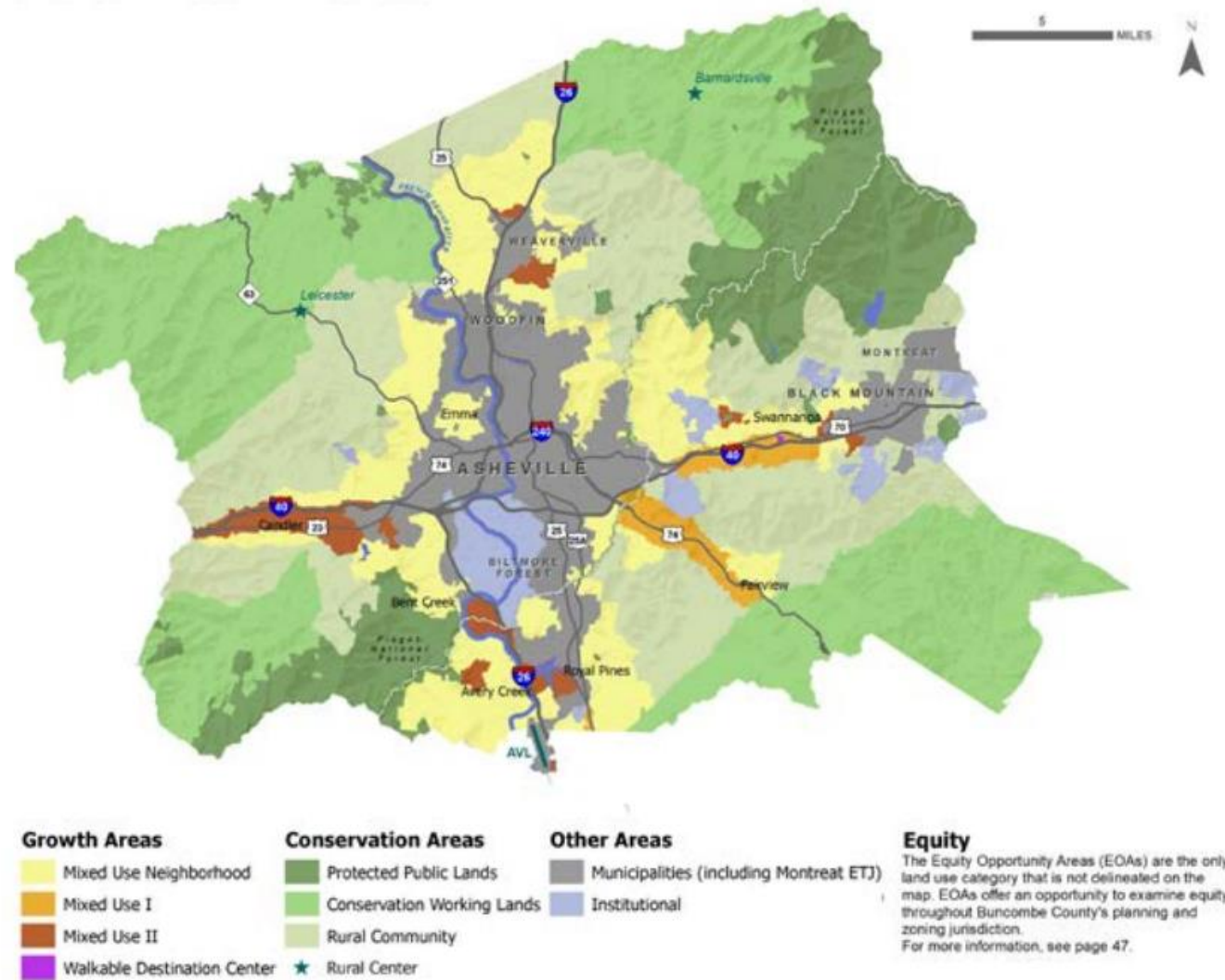
- Created a prioritization ranking tool for our conservation easements
- Created Conservation Focus Areas to prioritize County easement funding



Working with Comp Plan

GROWTH, EQUITY, & CONSERVATION FRAMEWORK MAP

Conservation Focus Areas have been designated in the 2043 Comprehensive Land Use Plan



BUNCOMBE COUNTY

February 18, 2025

**Audit Committee (Governance/Legislative, 4-year terms)
(1 reappointment)**

NAME	ZIP CODE	REQUIREMENT	EMPLOYER	RACE	GENDER	HISPANIC, LATINO OR SPANISH ORIGIN?	AGE	YEARS IN COUNTY
*Glenda Weinert <i>(reappointment)</i>	28701	Business Community Member	GCW Enterprises	White	Female		55+	48

**Health & Human Services Board (Governance/Legislative, 4-year terms)
(2 reappointments)**

NAME	ZIP CODE	REQUIREMENT	EMPLOYER	RACE	GENDER	HISPANIC, LATINO OR SPANISH ORIGIN?	AGE	YEARS IN COUNTY
*LeeAnne Tucker <i>(reappointment)</i>	28715	Community/At Large Consumer Advocate	LOSRC	White	Female		35-54	55
*Johnnie Grant <i>(reappointment)</i>	28801	Community/At Large Consumer Advocate	Self employed	Black or African American	Female		55+	54

**Community Entertainment Facilities Commission
(formerly the Civic Center Commission) (Advisory, 3-year terms)
(1 appointment)**

NAME	ZIP CODE	EMPLOYER	RACE	GENDER	HISPANIC, LATINO OR SPANISH ORIGIN?	AGE	YEARS IN COUNTY
Samuel Schuster	2803	Negotium Advisors	White	Male	No	55+	3
Meghan Noel	28787	Biltmore Company	White	Female	No	55+	18
Ashlynn Freestone	28806	Gen Con LLC	White	Female	Yes	18-34	2
Jim Fulton	28704	Retired	White	Male	No	55+	14
Robert Owens	28804	ADUSA Procurement	White	Male	No	55+	2
Mark Tishman	28805	Retired	White	Male	No	55+	2
Corey Atkins	28730	Mission Health	White	Male	No	35-54	15
Samuel Schuster	28803	Unemployed	White	Male	No	55+	4
John Delaloye	28803	Diamond Brand Gear Company	White	Male	No	55+	20