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): 9688190048000008968819100500000

Address(es): 104 Sherwood Road, Swannanoa NC 28778

Acreage: 0.38

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

B. Zoning Classification

Current zoning district(s): R-1 Requested zoning district(s)*: NS

**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)*
Foundation for the arts at the core of education, Inc **Company/Corporate Name** *(if applicable)*	
Sarena Fuller, Registered Agent **Applicant's Name**	**Owner's Name**
2030 US Hwy 70 **Mailing Address**	**Mailing Address**
Swannanoa, NC 28778 **City, State, and Zip Code**	**City, State, and Zip Code**
(828) 298-2787 **Telephone**	( ) **Telephone**
sarena.fuller@artspacecharter.org **Email**	**Email**

OFFICE USE ONLY:

Case Number: ZPH _____ - _____

Date Received: _____

Owner's Affidavit Submitted: ☐ Yes ☐ No

Pre-Submittal meeting with: _____

Planning Board Hearing Date: _____

D. MAP AMENDMENT CONSISTENCY & APPROPRIATENESS

Please answer the following questions (if necessary attach a separate sheet of paper):

1. Describe how the size of the tract proposed for rezoning in reference to surrounding properties makes it suitable for the proposed zoning classification:

The 0.32-acre tract proposed for rezoning is well-suited for the NS (Neighborhood Service) zoning classification due to its strategic location and relationship to sorrounding properties. The tract directly adjoins our existing NS-zoned property to the south and west, creating an opportunity for cohesive development that extends the existing neighborhood service area. While modest in size, the parcel is ideally proportioned for small-scale neighborhood service uses that will complement rather than overwhelm the adjacent residential properties to the north. The property's size is consistent with the scale of existing NS-zoned parcels in the area and provides adequate space for the intended neighborhood-serving functions while maintaining appropriate transitions to nearby residential uses. This rezoning represents a logical extension of the existing NS district rather than an isolated spot zoning

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

The proposed rezoning from R1 to NS aligns with the Growth, Equity, and Conservation Framwork of Buncombe County's 2043 Comprehensive Plan by supporting its Mixed Use Area 1 designation. This framework identirfies areas appropriate for community serving commercial, retail, and office operations while creating walkable, well-connected spaces with mixed land uses. The plan specifically states that Mixed Use Area 1 should encompass "lands along partially developed corridors that have an existing mix of residential and commercial or retail developments" and be "intended to support further planned development and to facilitate providing the full range of services and amenities to the sorrounding neighborhoods." Our proposal embodies these principles by extending an existing NS zone to create a more cohesive neighborhood service area that can better serve the sorrounding community. Additionally, the rezoning supports the Conprehensive Plan's broader goals of promoting compact development in appropriate growth areas, encouraging walkability and connectivity, and creating balanced mixed use environments that reduce vehicle trips while enhancing community access to services and amenities.

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 rezoning from R1 to NS would be reasonable and in the public interest for several compelling reasons. First, by extending an existing NS zone for a nonprofit educational unit, the rezoning creates a more cohesive development pattern that aligns with sound planning principles. This contiguous NS zoning enables more coordinated design, acces, and functionallty than would be possible with disconnected commercial parcels. The rezoning respects existing land use patterns by maintaining a logical transition from commercial to residential uses. With R1 zoning to the north and existing NS property to the south and west, this rezoning creates a sensible progression of land uses rather than an abrupt change. The modest 0.38-acre size ensures that any future development will remain at a neighborhood-appropriate scale. For the surrounding community, this rezoning will enahnce access to neighborhood-serving amenities and potentially reduce vehicle trips for basic services. The NS zoning classification specifically supports small-scale, low impact commercial uses that are designed to serve nearby residents rather than drawing traffic from wider areas. This focus on neiborhood service aligns with the Comprehensive Plan's vision for creating walkable communities with convenient access to daily needs.
Property owners and adjacent neighbors will benefit from well-designed neighborhood services that enhance property values while minimizing potential negative impacts through the NS district's built-in protections regarding building scale, landscaping, lighting, and operational characteristics. Should this rezoning be approved, we commit to thoughtful development that respects the character of the area and serves as a positive transition between different land use intensities.

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** (FACE Registered Agent)
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**

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NOTE TO USER: THIS VERSION OF SECTION E. CERTIFICATION IS FOR USE IN CASES WHERE NUMEROUS PROPERTIES, OWNED BY NUMBEROUS 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 *Street number, name, city, state, zip code. You may verify your E911 Address at https://discover.buncombecounty.org/*	**PIN Number** *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*
1	104 Sherwood Rd, Swannanoa, NC 28778	9688190048000000
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

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

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

	Owner Name	**Corporate Title** (if applicable)	**Mailing Address** *Street number, name, city, state, zip code*	**Telephone Number**	**Email Address**
1	Fandation for the Arts at the Core of Education, Inc	FACE	2030 US Hwy 70 Swannanoa, NC 28778	828·298·2787	estevc.cl@artspace charter.org
	Owner Signature: [signature] Date: 6/13/25		Applicant/ ~~Designated Representative~~ - Name: Esteve Coll-Larrosa Signature: [signature] Date: 6/16/25		
2					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
3					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
4					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		

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

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5					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
6					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
7					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
8					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		

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

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	Owner Name	**Corporate Title** (if applicable)	**Mailing Address** *Street number, name, city, state, zip code*	**Telephone Number**	**Email Address**
9					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: 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:		