

Petition Letter for Re-Zoning Request

From:

Peyton Avrett and Kristyn Avrett
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To:

Dr. Rob Jackson, Superintendent
Buncombe County Schools
robert.jackson@bcsemail.org

Subject: Petition to Re-Zone 118 Glen Falls Road Into Asheville City Schools Attendance Zone

Dear Dr. Jackson,

I am writing to formally petition for the re-zoning of my property, 118 Glen Falls Road, Asheville, NC 28804, into the Asheville City Schools (ACS) attendance zone.

1. Property Description and Current Zoning Issue

After purchasing my home in July 2025, I discovered that my parcel is zoned for Buncombe County Schools (Woodfin Elementary) despite being entirely surrounded by parcels zoned for Asheville City Schools. This was an unfortunate oversight and this truth contradicted all of the literature found elsewhere online that expressed the school zoning when I purchased the home. I was unfortunately not advised to do deeper research on Buncombe County GIS school zoning map and being from out of state, I didn't know to look. According to the Buncombe County GIS school zoning map, my property forms an isolated enclave within what is otherwise an Asheville City Schools attendance area.

2. Geographic Context: Very few single home enclaves spread through my neighborhood

On my street (Glen Falls Road), my parcel is surrounded by properties zoned for Asheville City Schools. While there are a few other single home enclaves spread throughout the neighborhood, these enclaves are not contiguous with my property and have different boundary conditions. Correcting the zoning for my parcel does not require any changes to any other parcels. Correcting the zoning for my parcel does bring me into alignment with all adjoining parcels.

3. Historical Basis for the Anomaly

It appears this zoning pattern is the result of a past opt-out decision by a previous owner during a period when opting out of ACS was permitted. This left behind a patchwork boundary that no longer reflects the surrounding neighborhood's current educational alignment. The carve-out around my parcel does not appear to serve any transportation, capacity, or planning purpose in the present day. It appears instead to be a historical artifact.

4. Limitations of the Administrative Release Process

While discretionary administrative release is an available mechanism, it presents several limitations to my understanding:

- It requires annual reapplication
- Placement priority is given to ACS-zoned residents
- Continued placement cannot be guaranteed year to year
- It provides no long-term stability for a child's educational environment

For these reasons, the administrative release process is not a reliable substitute for proper zoning alignment.

5. Reasons the Requested Re-Zoning Is Appropriate

I respectfully request that the Board consider re-zoning my parcel into Asheville City Schools based on the following:

A. Geographic Logic

My parcel is fully embedded within a majority ACS-zoned neighborhood. Removing the carve-out that surrounds only my property aligns my property with all adjoining parcels and the neighborhood.

B. Minimal Impact

Re-zoning my parcel affects one property, one student, and no other families or properties. It does not shift any boundaries outward, alter bus routes, or affect school capacities.

C. Correction of a Historical Anomaly

This action corrects a past opt-out decision and aligns the property with the educational community in which it is physically located.

D. Narrow, Self-Contained Request

My request applies only to my parcel on Glen Falls Road. Other single home enclaves can be evaluated separately if or as needed. Approving this request does not obligate the Board to revise any other parcels.

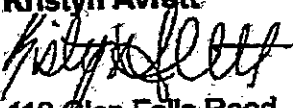
6. Request for Board Consideration

In accordance with guidance from Mr. Rob Elliot, I submit this petition for your review and for placement on the agenda of an upcoming Board of Education meeting. I will gladly attend any work session or meeting to answer questions or provide additional information. Thank you for your time and consideration. I appreciate the complexities of attendance, tax, and electoral boundaries, and I hope this petition assists in clarifying why a correction at the parcel level is both reasonable and appropriate.

Warm regards,


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Request for Petition to Re-Zone Property

<u>Petitioner:</u> Peyton Avrett and Kristyn Avrett	<ul style="list-style-type: none"> The address is located near Beaver Lake in the Erwin School District. The address is in a residential neighborhood served by both BCS and Asheville City Schools. Bus service is provided by both systems to this neighborhood. The map below indicates BCS zoned properties (single or clusters) in the shaded areas. The indicated property is a single address.
<u>Address:</u> 118 Glen Falls Road Asheville, NC 28804	
<u>Current Assignment:</u> Buncombe County Schools	
<u>Requested Assignment:</u> Asheville City Schools	

