

Agenda for  
Buncombe County Planning Board  
November 16, 2015  
9:30 a.m.  
30 Valley Street  
Asheville, NC

1. Call to Order, 9:30 am – Chairman Bell
2. Approval of Agenda
3. Approval of Minutes
  - a. November 2, 2015
4. Public Comment
5. **SUB2015-00030**: Andy Baker is seeking approval for a revision of Sovereign Oaks Subdivision, Phase 1, which is located on property along Wandering Oaks Way and Majestic Oak Circle.
  - a. Mr. Baker is also requesting a variance from Sec. 70-67(2)(e) major subdivision road standards, subsections 1 (minimum pavement width) and 3 (minimum pavement width where the road centerline is less than a 90-foot radius) for Majestic Oak Circle.
    - i. Report of Planning Department
    - ii. Presentation of Application by Petitioner
    - iii. Public Comment
    - iv. Discussion
    - v. Close of Public Hearing
    - vi. Action on Petition
6. **SUB2015-00365**: John Kinnaird is seeking approval for Sovereign Oaks Subdivision, Phase 2, which is located on tax lot PIN 9679-16-0222, above the intersection of Wandering Oaks Way and Old Farm School Road.
7. Public Hearings (Zoning Map Amendments, continued from November 2, 2015 meeting):

These amendments propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

3. **ZPH2015-00064**: The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3:  
North of Ben Lippen Road and West of Gorman Bridge Road, inclusive of Desperate Lane, Race Path Way, Impala Trail, View Street, Lorenz Lane, Shelby Road, Antebellum Drive, Renee Road, S. Old Rymer Drive, Old Rymer Drive, Begonia Gardens, Sienna Drive, and Smith Road.
4. **ZPH2015-00065**: The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-2:  
Tax lot PINs 9730-90-5225 (65 Lookout Road) and 9730-90-5112 (77 Lookout Road).

- 7a. **ZPH2015-00068:** The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3:  
tax lot PIN 9639-49-8003 (60 Hornot Circle) and a portion of tax lot PINs 9639-48-9978 (23 Jett Court) and 9639-48-4335 (264 Richmond Hill Drive).
- 7b. **ZPH2015-00069:** The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Public Service District PS:  
tax lot PIN 9639-48-1568 (280 Richmond Hill Drive).
8. **ZPH2015-00080:** The Zoning Administrator has proposed that the following properties and right-of-ways located within the unincorporated areas of Buncombe County be zoned Commercial Service District CS:  
tax lot PIN 9639-76-2633 (800 Riverside Drive) and a portion of tax lot PIN 9639-76-1594 (South of 800 Riverside Drive).
10. **ZPH2015-00072:** The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3:  
tax lot PIN 9628-26-0839 (located North of 433 Deaverview Road) and a portion of tax lot PIN 9628-26-2754 (419 Deaverview Road).
11. **ZPH2015-00073:** The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1:  
Tax lot PINs 9645-63-7476 (located East of 34 Deerhaven Lane) and a portion of tax lot PIN 9645-62-2963 (located behind 331 Red Fox Circle).
12. **ZPH2015-00074:** The Zoning Administrator has proposed that the following property located within the unincorporated areas of Buncombe County be zoned Commercial Service CS:  
A portion of tax lot PIN 9645-02-4648 (25 Hereford Way).
13. **ZPH2015-00075:** The Zoning Administrator has proposed that the following property and associated road right-of-way located within the unincorporated areas of Buncombe County be zoned Public Service PS:  
tax lot PIN 9627-95-5515 (590 Brevard Road).
8. Continued discussion of possible revisions to the text of the Zoning Ordinance, including the adoption of standards for Community Oriented Developments (**ZPH2015-00040**).
9. Discussion of Planning Board involvement in the subdivision review process.
10. Adjourn