

Buncombe County Planning Board  
February 1, 2016

The Buncombe County Planning Board met on February 1, 2016 in the meeting room at 30 Valley Street. Members present were Nancy Waldrop, David Rittenberg, Thad Lewis, Dusty Pless, Robert Martin, Gene Bell, Parker Sloan and Bob Taylor. Also present were Michael Frue, County Attorney; Jon Creighton, Assistant County Manager/Planning Director; Debbie Truempy, Zoning Administrator; and Gillian Phillips, Planning staff.

**Call to Order**

Chairman Bell called the meeting to order at 9:31 am.

**Approval of Agenda**

Mr. Pless made a motion to approve the agenda as submitted. Ms. Waldrop seconded the motion, and the motion passed unanimously.

**Approval of Minutes (December 21, 2015)**

Ms. Waldrop made a motion to approve the minutes as submitted. The motion was seconded and, the motion passed unanimously.

**Public Comment**

There was no one wishing to make public comment.

**SUB2015-00452:** *Greg Phillips of Mayfair Partners was seeking major subdivision approval for six (6) lots for the project identified as Mill Creek Townhomes, and is located on tax lot PINs #9629-32-0159 and 9629-22-9306 (254 Old County Home Road). The applicant was seeking variances to Sections 70-67(2)f.1. and 70-67(2)f.3. (Road and design standards, width and centerline radius).*

The Board was provided with the submitted preliminary plat (Attachment A), the proposed conditions (Attachment B), the submitted variance applications (Attachment C), and the Finding of Fact Worksheets (Attachment D). Ms. Truempy reviewed the case for the Board.

Warren Sugg (Civil Design Concepts) was present to represent the application. He described the proposed project, and indicated that it would be served by City of Asheville water and MSD sewer. Mr. Sugg described the proposed variances. There was discussion regarding if there was enough parking on the site and who would control and maintain the proposed common space. The Board asked if there were any common recreation facilities on the site. Ms. Truempy reviewed the proposed variances. Chairman Bell asked for public comment, and Dede Stiles raised concerns regarding there not being anywhere for children to play. Chairman Bell closed the public hearing.

**Action on Petitions**

*A variance from section 70-67(2) f.1. Road and Design Standards to allow a 16 foot wide one way road.*

Mr. Pless made a motion to accept the findings of fact provided in Attachment D. Ms. Waldrop seconded the motion and the motion passed unanimously.

Mr. Pless made a motion to grant the variance. Mr. Sloan seconded and the motion passed unanimously.

*A variance from section 70-67(2)f.3. Centerline Radius to allow a decrease in pavement where the centerline radius is less than 90 degrees.*

Mr. Sloan made a motion to accept the findings of fact provided in Attachment D. Ms. Waldrop seconded the motion and the motion passed unanimously.

Mr. Rittenberg made a motion to grant the variance. Ms. Waldrop seconded and the motion passed unanimously.

*Preliminary Approval*

Mr. Sloan made a motion to grant preliminary approval of the subdivision with the proposed staff conditions. Ms. Waldrop seconded the motion and the motion passed unanimously.

**Adjournment**

The meeting was adjourned at 10:01am.