

Agenda for
Buncombe County Planning Board
February 18, 2013
9:30 a.m.
30 Valley Street
Asheville, NC

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. February 4, 2013
4. **SUB2013-00021:** "Hawk's Landing, Phases IV & V," located off Hawks Landing (PINs 9763-04-8181 and 9763-24-2650), is seeking preliminary approval.
 - a. A variance from §70-68(f)(2), Alternative Path Hillside Development Standards, of the Buncombe County Land Development and Subdivision Ordinance has also been requested to develop areas of the tract 50% slope or greater.
 - 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
 - b. Request for preliminary approval
5. **SUB2013-00002:** "Ravenmont," located off Indian Branch Road [tax lot PINs 8697-84-4425 (9 Coralberry Drive), 8697-84-3336 (2 Swallowtail Lane), 8697-84-1110 (118 Indian Branch Road), 8697-84-3126 (1 Red Clover Drive), 8697-84-3505 (2 Coralberry Drive), 8697-84-3565 (6 Coralberry Drive), 8697-84-1531 (1 Clara Parker Drive), 8697-84-3185 (5 Red Clover Drive), 8697-84-3436 (5 Coralberry Drive), 8697-84-2085 (Ravenmont Way East of the intersection with Glasswing Lane), 8697-84-2130 (2 Glasswing Lane), 8697-84-2347 (22 Ravenmont Way), 8697-84-1425 (130 Indian Branch Road), 8697-84-1277 (North and West of Ravenmont Way), 8697-84-2341 (18 Ravenmont Way), 8697-84-1328 (126 Indian Branch Road), 8697-84-2235 (14 Ravenmont Way), 8697-84-4525 (10 Coralberry Drive), 8697-84-1538 (5 Clara Parker Drive), 8697-84-3216 (1 Swallowtail Lane), 8697-84-3296 (5 Swallowtail Lane), 8697-84-2033 (6 Glasswing Lane), 8697-84-4306 (6 Swallowtail Lane), 8697-84-1204 (122 Indian Branch Road), and 8697-84-1302 (124 Indian Branch Road)], is seeking preliminary approval.

- a. A variance from §70-5. Definitions of the Buncombe County Land Development and Subdivision Ordinance to allow additional homes to be accessed off of a private drive. A variance request to allow four homes to be accessed applies to the following named roads: Glasswing Way, Red Clover Drive, Swallowtail Lane, and Coralberry Drive. A variance request to allow five homes to be accessed applies to Clara Parker Drive.
 - 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

 - b. A variance from §70-66(g). Lot Frontage of the Buncombe County Land Development and Subdivision Ordinance. This variance request applies to lot 10.
 - 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

 - c. A variance from §70-67(2)(e)(1) regarding the requirement for two feet of additional drivable surface for Ravenmont Way.
 - 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

 - d. Request for preliminary approval
6. Further discussion of the Comprehensive Land Use Plan Update
 7. Public Comment
 8. Adjourn