

Revised Agenda for
Buncombe County Planning Board
November 2, 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. October 19, 2015
4. Public Comment
5. **SUB2015-00352**: DSG, LLC (dba Carolina Development Services, George Wilds) is seeking approval for Liberty Oaks Subdivision, which is located on property identified as tax lot PINs #9607-74-7925 (402 Liberty Road) and 9607-84-0256 (located in between 402 Liberty Road and Smokey Park Highway).
6. Public Hearings (Zoning Map Amendments):

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

1. The Zoning Administrator has proposed that the following properties and related right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3:
along Baird Cove Road between Sunny Ridge Drive and 420 Baird Cove Road, along Roger Acres Drive, along Split Oak Trail, along Baird Cove Lane, along Northside Terrace, along Mostert Drive, along Fisher Lane, along Lower Barton Road, along Barton Road, and along Old Home Road.
The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.
- 2a. 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:
along the Southern side of Leisure Mountain Road and at the end of Leisure Mountain Road.

The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

- 2b. The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3: to the East of Leisure Mountain Road, South of Boyds Chapel Road, and to the South of Indian Lane.

The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

3. 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. 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).

5. 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:

Along the end of Dry Ridge Road and Windsor Rd, along Beaverbrook Road, along and at the end of Beaverbrook Court, and tax lot PIN 9741-41-9733 (100 Robinhood Road).

The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

6. The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1:

tax lot PINs 9730-87-9836 (300 Beaver Drive), 9730-87-8618 (300 Pineview Road) and a portion of tax lot PINs 9730-87-6578 (110 Beaver Drive) and 9730-88-4171 (located between Beaver Drive and Senator Reynolds Road).

- 7a. 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. 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. 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).

9. The Zoning Administrator has proposed that the following property located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1:
tax lot PIN 9659-76-9880 (located North of 7 Hillview Circle and 22 Hillview Road).

10. 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. 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. 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. 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).

14. 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 Employment District EMP:
Tax lot PINs 9643-82-6152 (99 Underwood Road), 9643-81-5686 (95 Underwood Road), 9643-81-7692 (93 Underwood Road), 9643-81-6275 (Northwest of the intersection of Fanning Bridge Road and Underwood Road), 9643-81-9765 (North of

the intersection of Piney Drive and Underwood Road), 9643-81-9653 (North of the intersection of Piney Drive and Underwood Road), 9643-81-9433 (North of 92 Underwood Road), 9643-81-9219 (92 Underwood Road), 9643-81-9103 (29 Norman Road), and 9643-80-7599 (1291 Fanning Bridge Road).

7. **ZPH2015-00040**: Continued discussion of other possible revisions to the text of the Buncombe County Zoning Ordinance, including the adoption of standards for Community Oriented Developments
8. Adjourn