

Buncombe County Planning Board
April 3, 2017

The Buncombe County Planning Board met on April 3, 2017 in the meeting room at 30 Valley Street. Members present were Gene Bell, Nancy Waldrop, David Rittenberg, Robert Martin, Joan Walker, Parker Sloan, and Dusty Pless. Also present were Michael Frue, Staff Attorney; Jon Creighton, Planning Director; and Debbie Truempy, Gillian Phillips, and Shannon Capezzali, Planning staff.

Call to Order

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

Approval of Agenda

Robert Martin made a motion to approve the agenda. The motion was seconded by Nancy Waldrop and passed unanimously.

Approval of Minutes (March 20, 2017)

Nancy Waldrop made a motion to approve the March 20, 2017 meeting minutes. The motion was seconded by Dusty Pless and passed unanimously.

Subdivision Review

SUB2017-00008: *William Buie, PE on behalf of Biltmore Lake, LLC was seeking major subdivision approval of 19 lots for the project identified as Biltmore Lake (D2 and E), and located on tax lot PIN #'s 9616-18-5998 & 9617-10-6040 (further described as property to the south and east of Enka Lake Road and east of the Orvis Stone Circle intersection).*

Gillian Phillips provided information about the subdivision application and staff conditions for approval. Will Buie of WGLA Engineering presented the subdivision application and answered questions from the Planning Board. Nancy Waldrop made a motion to approve the subdivision application with the staff conditions. The motion was seconded by Parker Sloan and passed unanimously.

SUB2017-00105: *Scott Bolyard, RLA on behalf of Fairview Holdings I, LLC was seeking major subdivision approval of 34 lots for the project identified as Southcliff Village, and located on tax lot PIN # 9677-51-1551 (further described as property to the north of Charlotte Highway and south of Westside Village Road).*

Gillian Phillips provided information about the subdivision application and staff conditions for approval. Marty Kocot of Landworks Engineering and Scott Bolyard provided information about the application and answered Planning Board questions. Joan Walker made a motion to approve the subdivision application with the staff conditions. The motion was seconded by David Rittenberg and passed unanimously.

Public Hearing (Zoning Map Amendments)

ZPH2017-00012: *Duke Energy Progress, LLC f/k/a Duke Energy Progress, Inc. f/k/a Carolina Power & Light Company applied to rezone ten (10) parcels further described as tax lot PIN #'s 9644-63-3144, 9644-62-3696, 9644-63-0052, 9644-42-8177, 9644-51-3806, 9644-51-4870, 9644-51-1258, 9644-51-2424, 9644-51-3500 and 9644-51-4518 and located at and in the vicinity of 89 Aberdeen Drive, 96, 150,*

and 167-168 New Rockwood Road which are currently zoned Residential District (R-3) to Employment District (EMP).

Debbie Truempy presented the Zoning Analysis and staff recommendations for the rezoning application. Staff recommended approval of the rezoning request as it is consistent with the Comprehensive Land Use Plan. Jason Walls, representing Duke Energy, provided information about the rezoning request, proposed future use of the property, and anticipated neighborhood impact. He stated that there has been no grading on the subject properties. Gene Bell opened the meeting to public comment.

Judy Bell, a resident of a neighboring property, stated that she supports moving towards cleaner and less expensive energy, however, she wanted to request that dense trees be provided as a neighborhood buffer. She also expressed support for the land eventually reverting to public use after the construction period ends.

Dusty Pless made a motion to approve the rezoning request as it is consistent with the Comprehensive Land Use Plan. The motion was seconded by Nancy Waldrop and passed unanimously.

Discussion

The Board discussed potential Board of Commissioners priorities and options for Conditional Zoning in Buncombe County. Planning Board members will send the Planning staff topics to provide to Brownie Newman to prepare for future discussions with the Planning Board. Dusty Pless stated that after review of the City of Asheville's process for Conditional Zoning, he no longer supports using it in the County.

Public Comment

Dede Styles, a resident of Swannanoa, talked about the previous meeting's rezoning request to allow an additional manufactured home in an area with zoning that prohibits new manufactured homes. She stated that the rights of existing residents need to be considered. She added that current policies do not protect neighborhoods from high end development which raises property values and taxes for existing residents who may not be able to afford it.

Adjourn

The meeting was adjourned at 10:21 a.m.

Buncombe County Planning Board Meeting

Recommended Staff Conditions

April 3, 2017

SUB2017-00008 (BILTMORE LAKE-BLOCK D2/E)

If approved by the Buncombe County Planning Board, the applicant shall provide the following information on a revised set of plans (if necessary) submitted to the Buncombe County Department of Planning and Development:

1. Provide proof of approval of system design from the Metropolitan Sewerage District. Proof of acceptance of the sewer lines into the Metropolitan Sewerage District sewage system will be required prior to recordation of a final plat or release of a financial guarantee.
2. Provide a written statement from the Buncombe County Erosion Control Officer stating that an Erosion Control Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Erosion Control permit is obtained.*
3. Provide a written statement from the Buncombe County Stormwater Administrator stating that a stormwater management plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Stormwater Permit is obtained.*
4. Provide proof of approval of system design for City of Asheville Water lines. Proof of acceptance of the water lines into the City of Asheville's water system will be required prior to recordation of a final plat or release of a financial guarantee.
5. Provide proof of approval of E-911 addressing.

The following conditions shall be met within 90 days of preliminary approval being granted:

1. Indicate township on the submitted plans.
2. Provide surveyed boundaries of tract.
3. The location of the flood hazard and floodway boundaries with the effective FEMA map date, map number, and flood zone.
4. Indicate existing use of land within and abutting the subdivision.
5. Provide information on the submitted plans that the subdivision roads meet the following standard: the corridor height, defined as the height of a combined cut and fill slope, shall not exceed 60 feet.