

**Buncombe County Planning Board  
September 11, 2017**

The Buncombe County Planning Board met on September 11, 2017 in the meeting room at 30 Valley Street. Members present were Gene Bell, Joan Walker, Nancy Waldrop, Dusty Pless, Robert Martin, Parker Sloan, David Rittenberg, Billy Taylor, and Thad Lewis. Also present were Brandon Freeman, Staff Attorney; Jon Creighton, Planning Director; and Debbie Truempy 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 (August 7, 2017)**

Robert Martin made a motion to approve the August 7, 2017 meeting minutes. The motion was seconded by Billy Taylor and passed unanimously.

**Public Hearing - Subdivision Variance:**

***SUB2017-00253:*** *Greg Phillips of Mayfair Partners LLC applied for a variance from Section 70-67(2)(e)(1) of the Buncombe County Land Development and Subdivision Ordinance to allow for a reduction in required road pavement width in order to complete the construction of Phase II of the Mill Creek Townhomes residential development on tax lot PIN # 9629-22-9314 and located at the intersection of Mill Creek Loop and Cool Spring Drive west of Old County Home Road.*

Debbie Truempy presented the Subdivision Variance application and answered questions from the Board. Greg Phillips answered questions from the Board. Gene Bell opened the meeting to public comment. As there was no one wishing to speak, Chairman Bell closed public comment. Billy Taylor made a motion to approve the findings of fact. The motion was seconded by Joan Walker. The county attorney provided information about the public hearing process and asked that Thad Lewis be sworn in for his testimony. Debbie Truempy swore in Thad Lewis who then recused himself from the vote as he had previously discussed the variance request with Terry Gentry, the Fire Marshal. The motion passed unanimously with Thad Lewis recused from the vote. Robert Martin made a motion to approve the variance application. The motion was second by Joan Walker and passed unanimously with Thad Lewis recused.

**Public Hearing – Manufactured Home Park Variances:**

***ZPH2017-00046:*** *Stan Greenberg of One Hilltop, LLC applied for the following variances to the Buncombe County Manufactured Home Park Ordinance: Section 46-65.5(1)c. to allow required parking spaces to be located within the 35 foot access street rights-of-way and Section 46-65.5(1)e. to allow for an NCDOT specified substitution of asphalt base course and seal to take the place of type SA or I-2 asphalt in order to facilitate the expansion of the Hilltop Mobile Home Park on tax lot PIN #9607-73-6080 and located to the north of Biscayne Drive and Hilltop Drive and to the east of Harding Road.*

Debbie Truempy presented the Manufactured Home Park application. Debbie Truempy swore in those wishing to speak. Stan Greenberg and Dana Bolden provided information to the Board about the

application requests. Joan Walker proposed that the Board discuss amending the Manufactured Home Park Ordinance in the future to reflect the current NCDOT road paving standards.

Gene Bell opened the meeting to public comment. As there was no one wishing to speak, Chairman Bell closed public comment. Parker Sloan made a motion to approve the findings of fact for both the paving type and location of parking. The motion was seconded by Billy Taylor and passed unanimously. Parker Sloan made a motion to approve the variance requests for both the paving type and location of parking. The motion was seconded by Billy Taylor and passed unanimously.

### **Discussion**

Debbie Truempy presented proposed changes to Section 78-719 of the Zoning Ordinance of Buncombe County based on recent changes enacted by the NCGS (SL 2017-10), and minor clarifying revisions to Section 78-645 (Protected Ridge Overlay District) and Section 78-650 (Community Oriented Development). Staff will schedule a public hearing for these items.

Jon Creighton discussed development in the County and asked for guidance from the Board for potential changes. Joan Walker asked that staff produce a FAQ or memo for the public to help them understand the Planning Board functions. Staff will work on producing that information for the public. The Board discussed options for providing more information to the public and other issues. Parker Sloan asked that a discussion occur about the R-1 and R-2 zoning districts. Thad Lewis suggested hosting community meetings in affected neighborhoods to educate the public prior to Planning Board meetings.

### **Public Comment**

None

### **Adjourn**

The meeting was adjourned at 11:05 a.m.

The next meeting is Monday, September 18, 2017.