

**Buncombe County Planning Board
November 20, 2017**

The Buncombe County Planning Board met on November 20, 2017 in the meeting room at 30 Valley Street. Members present were Gene Bell, Dusty Pless, Joan Walker, Nancy Waldrop, David Rittenberg, Thad Lewis, Robert Martin, Parker Sloan, and Billy Taylor. Also present were Brandon Freeman, Staff Attorney; and Jon Creighton, Gillian Phillips, Debbie Truempy and Shannon Capezzali, Planning staff.

Call to Order

Gene Bell called the meeting to order at 9:32 am.

Approval of Agenda

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

Approval of Minutes (November 6, 2017)

Robert Martin made a motion to approve the November 6, 2017 meeting minutes. The motion was seconded by Joan Walker and passed unanimously.

Public Hearing – Subdivision Variance:

SUB2017-00425: Scott Bartholomew applied on behalf of Marjorie V Sylvester Living Trust for a variance from Section 70-66(g) Lot frontage of the Buncombe County Land Development and Subdivision Ordinance to allow for a reduction to street frontage requirements for lots 4 and 6 in order to complete a minor subdivision of six (6) lots on tax lot PIN # 9760-71-0457 and located to the north of 35 Patriots Drive.

Gillian Phillips presented the Subdivision Variance application. Scott Bartholomew, the applicant, was sworn in and answered questions from the Board about the variance request, erosion, and grading. Gene Bell opened the meeting to public comment. Tim O'Rourke, President of the Laurel Ridge Homeowners Association, was sworn in and expressed concerns about runoff from the development. Gillian Phillips provided information about the stormwater and erosion control permitting process. Gene Bell closed the public hearing.

Parker Sloan made a motion to approve findings of fact 1 – 4A as provided in the findings of fact worksheet. The motion was seconded by Joan Walker and passed unanimously. Joan Walker made a motion to approve the variance request. The motion was seconded by Thad Lewis and passed unanimously.

Subdivision Review:

SUB2017-00376: Mitchell Baker, PE on behalf of Urbana Cliffs RE, LLC applied for major subdivision approval of 10 lots for the project identified as Cliffs at Walnut Cove Phase 6 and located on tax lot PINs 9633-36-5452 & 9633-35-8301 (further described as property located along Split Rock Trail to the east of Deer Grass Court and to the west of Wildcat Lane).

Gillian Phillips presented the subdivision application and staff conditions for phase 6A of the Cliffs at Walnut Cove. Richard Hubble, the developer, represented the application and answered questions from the Board. Billy Taylor made a motion to approve the preliminary plan with staff conditions. The motion was seconded by Parker Sloan and passed unanimously.

Adjourn

The meeting was adjourned at 10:00 a.m.