

**Buncombe County Planning Board**  
**April 4, 2016**

The Buncombe County Planning Board met on April 4, 2016 in the meeting room at 30 Valley Street. Members present were Gene Bell, Nancy Waldrop, David Rittenberg, Bob Taylor, Parker Sloan, Robert Martin, Joan Walker, Dusty Pless, and Thad Lewis. Also present were Michael Frue and Vince Hyatt, Staff Attorneys; and Gillian Phillips, Debbie Truempy, and Shannon Capezzali, Planning staff.

**Call to Order**

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

**Approval of Agenda**

Dusty Pless made a motion to approve the agenda as revised. The motion was seconded by Nancy Waldrop and passed unanimously.

**Approval of Minutes (March 21, 2016)**

Nancy Waldrop made a motion to approve the minutes. The motion was seconded by Bob Taylor and the motion passed unanimously.

**Public Comment**

There was no one wishing to make public comment.

**Public Hearing (Subdivision Review – SUB2016-00149)**

***SUB2016-00149:*** *Matthew King sought to reduce platted open-space included in Hyde Park which is located at 34, 37, 38, and 42 Hyde Park Place, PINs 9653.77.4946, 9653.78.4056, 9653.78.4151, 9653.78.3130, 9653.78.4165, and 9653.78.1514.*

The Board was provided with the submitted site plan (Attachment A). Gillian Phillips reviewed the proposed revision to the subdivision for the Board. The applicant was asking to reduce the amount of open space in the development in order to increase the size of four lots to accommodate garages. All infrastructure on site is complete and there is no requirement for open space in the ordinance. The request meets all of the standards in the Subdivision Ordinance.

Joan Walker made a motion to grant preliminary approval to the subdivision. The motion was seconded by Parker Sloan and passed unanimously.

***ZPH2016-00018:*** *Discussion of proposed revisions to the Buncombe County Land Development and Subdivision Ordinance.*

Gillian Phillips reviewed the proposed Subdivision Ordinance text amendments which were provided to the Board at the previous meeting. Bob Taylor stated that he would like the Board to find opportunities to amend the text to allow the Board improved oversight of future subdivision proposals. Staff provided information about the role of the Planning Board in relation to the ordinance. The testimony of neighbors cannot be used as the basis for rejecting a subdivision application if it meets all existing standards. The Board's review of the proposed text amendments will be continued at the next regularly scheduled meeting.

**Additional Items:**

Joan Walker requested that staff provide a map showing where Community Oriented Developments will be allowed at the Board of Commissioners meeting on Tuesday, April 5, 2016. Staff indicated that they were unsure whether a map could be incorporated in time for that meeting.

Staff provided a copy of the Buncombe County Zoning map and Overlay districts for the Board to review.

**Adjourn**

The meeting was adjourned at 11:10am.

