

**Buncombe County Planning Board
May 21, 2018**

The Buncombe County Planning Board met on May 21, 2018 in the meeting room at 30 Valley Street. Members present were Gene Bell, Nancy Waldrop, David Rittenberg, Thad Lewis, Robert Martin, Dusty Pless, Joan Walker, and Billy Taylor. Also present were Brandon Freeman, Staff Attorney; and Nathan Pennington, Gillian Phillips, 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 (May 7, 2018)

Dusty Pless made a motion to approve the May 7, 2018 meeting minutes. The motion was seconded by Nancy Waldrop and passed unanimously.

Subdivision Review – Preliminary Plan Approval:

SUB2018-00215: Lee Thomason of Biltmore Farms, on behalf of Ramble Biltmore Forest LLC, applied for major subdivision approval of 41 lots for the project identified as The Ramble Biltmore Forest Block I and located on tax lot PIN 9645-46-1043 (Ramble Way).

Gillian Phillips presented the application and staff conditions to the Board. Will Buie of WGLE Engineering and Keith Levi of Biltmore Farms were present to answer Board questions. Information was provided about the wetlands, construction timeline, and common open space areas. There was no one who wanted to make public comment. Joan Walker made a motion to approve the preliminary plan with staff conditions. The motion was seconded by Billy Taylor and passed unanimously.

SUB2018-00216: Gene Anders of W.E. Anders Jr. Land Surveying, on behalf of Kevin Griffin of Hi-Alta Investments, LLC, applied for major subdivision approval of 22 lots for the project identified as Ivey Farms and located on tax lot PIN 9606-36-7402 (744 Enka Lake Rd).

Gillian Phillips presented the application and staff conditions to the Board. Craig Orange of Chesterfield Resource Consultants was present to answer Board questions. Information was provided about the septic systems, retaining walls, and stormwater plans. There was no one who wanted to make public comment. David Rittenberg made a motion to approve the preliminary plan with staff conditions. The motion was seconded by Nancy Waldrop and passed unanimously.

SUB2018-00219: Jimmy White of Jimmy White Builders, Inc. applied for major subdivision approval of 19 lots for the project identified as Timber View Subdivision and located on tax lot PIN 9688-17-6057 (Buckeye Cove Rd).

Gillian Phillips presented the application and staff conditions to the Board. Mike Anderson of Advantage Civil Engineering was present to answer Board questions. Information was provided

about the septic and sewer systems. There was no one who wanted to make public comment. Billy Taylor made a motion to approve the preliminary plan with staff conditions. The motion was seconded by Thad Lewis and passed unanimously.

Discussion - Amendment to the Buncombe County Land Development and Subdivision Ordinance:

ZPH2018-00018: Amendment to Section regarding Variances: Amendment to the Buncombe County Land Development and Subdivision Ordinance moving authority for granting a variance from the Buncombe County Planning Board to the Buncombe County Board of Adjustment.

Gillian Phillips provided information about the proposed amendment. Nathan Pennington stated that this is scheduled for a public hearing by the Planning Board on June 4, and then to be heard by the Board of Commissioners on June 19, 2018. Information was provided about the legislative changes and board requirements that have resulted in a supermajority requirement for voting. Joan Walker asked if there is an option to move the time that the Planning Board meets to a more convenient time. Brandon Freeman provided information about options for absentee voting and video conferencing of the meetings. David Rittenberg asked whether variances requiring a supermajority could be heard at only one meeting per month. Robert Martin stated that he does not support subdivision variance review being moved to the Board of Adjustment. Thad Lewis asked that staff provide the Board members with more notice about which dates will require a supermajority. Staff will explore options to address the problem without moving the review to the Board of Adjustment.

Public Comment

Dede Styles of Swannanoa asked what the reasoning was for the General Assembly to make this legislative change. She expressed concerns about upscale development and property taxes eroding community, history, and local culture in Buncombe County. She asked that there be changes to how development review operates, and how taxes are assessed. The Board stated that she should address this with the Board of Commissioners. Nathan Pennington pointed out that Homestead Exemptions are options in other states, but is put in place by the Legislature and not by local authorities.

Adjourn

The meeting was adjourned at 10:23 a.m.