

Buncombe County Planning Board
October 1, 2018

The Buncombe County Planning Board met on October 1, 2018 in the meeting room at 30 Valley Street. Members present were Gene Bell, Nancy Waldrop, Robert Martin, Joan Walker, David Rittenberg, Dusty Pless, Thad Lewis, and Billy Taylor. Also present were Debbie Truempy, Shannon Capezzali, and Joshua Freeman, Planning staff; Nathan Pennington, Planning Director; and Brandon Freeman, County Attorney.

Call to Order

Gene Bell called the meeting to order at 9:30 am.

Approval of Agenda

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

Approval of Minutes (August 20, 2018)

Billy Taylor made a motion to approve the August 20, 2018 meeting minutes. The motion was seconded by Dusty Pless and passed unanimously.

Discussion

Steep Slope High Elevation and Protected Ridge Overlay Districts

Debbie Truempy provided information about the current standards for the Steep Slope and the Protected Ridge Overlay Districts, and answered questions from the Board. Nathan Pennington provided a map showing the Overlay Districts and answered questions about the lighting standards. There was discussion of ways to improve the Overlay District requirements, including aesthetic considerations and lighting restrictions specific to properties in the Overlays. Robert Martin expressed support for keeping the ordinance as it is, or making it more restrictive. Dusty Pless expressed support for private property rights and stated he is not in favor of adding any additional restrictions. Nathan Pennington stated that the state legislature has restricted the ability to regulate aesthetics.

Public Comment

Bob Oast, attorney at McGuire Wood and Bissett, provided information about his application to amend the Overlay Districts that had previously been heard by the Planning Board. Robert Martin stated that he is in favor of clustering residential development and conserving other areas, but is not in favor of opening sensitive environmental areas to commercial development that would be serving non-residents through hotel and resort uses.

Robert Turi, of Summit Land Group, Bob Oast's client who had requested the Overlay District changes, provided the Board with information about his intention when proposing the ordinance changes. He expressed his desire to build a two-story structure in the Protected Ridge Overlay for an upscale resort hotel, which he stated would not be visible due to the

density of mature trees surrounding it. He also expressed interest in having a Special Use District which has been used in other areas.

Robert Martin pointed out that an ordinance change will apply to the entire county, not just one parcel.

Adjourn

The meeting was adjourned at 10:31 a.m.