



# Buncombe County Government

---

## Planning and Development

46 Valley Street  
Asheville, NC 28801

**Jon E. Creighton**

**Assistant County Manager/Planning Director**

*Telephone (828) 250-4830*

*Fax (828) 250-6086*

To: Buncombe County Planning Board  
From: Nathan Pennington, CFM  
Date: July 27, 2017  
Re: **Notice of Meeting (August 07, 2017)**

### Subdivision Variance Request:

- **SUB2017-00253:**

- **Public Hearing** - The Planning Board will hold a public hearing to consider a variance to the Land Development and Subdivision Ordinance of Buncombe County:

Greg Phillips of Mayfair Partners LLC has 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.

### Manufactured Home Park Variance Request:

- **ZPH2017-00046:**

- **Public Hearing** - The Planning Board will hold a public hearing to consider variances to the Buncombe County Manufactured Home Park Ordinance:

Stan Greenberg of One Hilltop, LLC has 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.

### Public Hearing – Zoning Map Amendment:

The Planning Board will hold a public hearing to consider the following amendment to the Official Zoning Map of Buncombe County:

- **ZPH2017-00044:** Brad Howell has applied to rezone a portion of one (1) parcel further described as tax lot PIN # 9667-46-2555 and located to the north and east of 50 Hemphill Knoll Road which is currently zoned Residential District (R-1) to Residential District (R-3).

The Planning Board will review the proposed amendment and will make recommendations to the Board of Commissioners concerning the proposed amendment.

**Public Hearing – Subdivision Text Amendment:**

The Planning Board will hold a public hearing to consider the following amendment to Chapter 70 of the Subdivision Ordinance of Buncombe County:

- **ZPH2017-00031:** The proposed amendment would modify Chapter 70 of the Subdivision Ordinance of Buncombe County based on the North Carolina General Assembly’s recent adoption of Session Law (SL2017-10) as follows:
  - Modify §70-5, Definitions, *Subdivision*, to clarify the types of subdivisions which are exempt from the subdivision ordinance pursuant to SL2017-10.

**Public Hearing – Zoning Text Amendment:**

The Planning Board will hold a public hearing to consider the following amendment to Chapter 78 of the Zoning Ordinance of Buncombe County:

**ZPH2017-00045:** The proposed amendment would modify Chapter 78 of the Zoning Ordinance of Buncombe County as follows:

- Modify §78-641(a), Permitted use table (Table 1), as follows:
  - Add Travel trailers (no more than 180 days per calendar year) as a permitted use within the PS zoning district.
  - Add Travel trailer parks as a permitted with special requirements use within the PS zoning district.

This meeting is scheduled for Monday, August 07, 2017 at 9:30 am **in the meeting room located at 30 Valley Street.** Your attendance and comments are welcome. If you would like more information on the case(s) listed above, or about the hearing process in general, please call **828-250-4830** or e-mail [zoningquestions@buncombecounty.org](mailto:zoningquestions@buncombecounty.org).