

Town of Woodfin

Board of Planning and Zoning Meeting Minutes

Monday December 16, 2019

6:30 P.M.

Meeting

Meeting called to order at 6:40 pm by Chairman Razza with the following Board members Present.

Dean Hittleman Kenneth Razza Steve Santangelo Jay Grimmett
Agnes Gaddy Jeff Angel Patrizia Hoffman Barbara Lamb

The invocation was conducted by Board Member Angel.

Approval of the Agenda: A Motion to approve the Agenda as presented was made by Board Member Santangelo and seconded by Board Member Angel. All in favor.

Approval of the Minutes: A Motion to approve the Minutes as presented was made by Board Member Gaddy and seconded by Board Member Hittleman. All in favor.

Public Forum: Open 6:42PM/Close 6:52PM

Citizens may address the Board concerning various topics after being recognized by the Chairman.

Rebecca Mason (14 Walnut Springs)-Questioned Time- Line of demolition of Blue House.

Jason Young (Town Administrator)- Town is currently Working with Buncombe County on this project. Waiting on clarification.

David Barben (Walnut Springs) Suggested Electrical Meters be removed before demolition.

Karyn Barben (Walnut Springs) -Concerned that standing water on main road in front of Parkers Karat Patch is hazardous for drivers when frozen. Road in front of Curbside Management muddy again after rain.

Jason Young – Town has communicated concerns with the DOT and are waiting for a follow-up notification.

New Business:

- 1. Swearing in of New Planning and Zoning Board Members.** Patrizia Hoffman and Jay Grimmett were sworn in as the newly appointed members of the Planning & Zoning Board.

- 2. Public Hearing on a Proposed Rezoning of 1025 Reed Street from R-10 TO MV Zoning.** Harry Pelos (Developer) is requesting rezoning of a 15 acre parcel of land known as 1025 Reed Street from R-10 to MV zoning. He shared his ideas with the Board to place Double Wide and Modular Homes on property. He also shared some of the challenges for the property.

Jason Young- Due to certain challenges such as Mass of Power-Lines, and Topography of property stick built homes are not probable.

Daryle Reed (Reed Street) Spoke in opposition of rezoning. Natural scenery will be disturbed.

Lester Stowe (5 Terry Drive) Questioned if Mountain Residential allowed for light commercial.

Jason Young- Light commercial is possible but not probable.

Patrizia Hoffman- Discussed her familiarity with the property and its wildlife.

Chair Razza- Spoke on the importance of being a good neighbor. This should not affect the value of surrounding property owners.

The Public Hearing closed at 7:20pm.

- 3. Consideration of a Motion to Recommend Rezoning of Subject Property to the Board of Alderman.** Motion 1 was made by Board Member Santangelo. Motion 2 was made by Board Member Grimmett. All in favor with the exception of Board Member Angel.

- 4. Public Hearing on a Proposed Rezoning of Springs of North Asheville (Undeveloped Portion) from R-7 to MV Zoning.** Jason Young gave details to the Board on property, and recommends approval to rezone additional acreage surrounding Springs of North Asheville Community from R-7 zoning to Mountain Village.

David Drapac (Developer) Made a presentation to the Board on plans for the 9.7 acre vacant property surrounding the Springs of North Asheville. He explained his company buys "broken" subdivisions and tries to bring them back to life. There should be no major changes from the original plans. Phase 1 will include extending Town Homes on Southern portion, but there are no plans yet for Phase 2 which includes the Northern portion of property. He also spoke on the benefits of rezoning which allows flexibility on setbacks, colors, materials, and the heights of Town Homes.

Jerry Johnson (Town Home Owner) Concerned about property values and questioned if current residents will be able to join HOA.

Drapac- Current residents will be allowed to join HOA.

Karyn Barben- Requested additional info when available.

Lester Stowe- Questioned possible buffering around property.

Tony (19 Mountain Glen Drive) Discussed with Board past acts of vandalism on property and how it has been used as a dumpsite.

Jim Weber (5 Mountain Glen) Suggested growing Cypress Trees as a buffer.

Drapen – Concerned about additional traffic.

Jason Young- Explained how rezoning property would allow for clustering which allows more room for greenspace.

Barben (Walnut Springs) Past issues have occurred and suggested building Green Space first.

Public Hearing closed at 8:12pm.

- 5. Consideration of a Motion to Recommend Rezoning of Subject Property to the Board of Alderman.** Motion 1 was made by Board Member Hittleman. Motion 2 was made by Board Member Santangelo. All in favor.

- 6. Public Hearing on a Proposed Variance for Property Located at 42 View Street.**

Jason Young spoke to the Board on this property and recommends approval of variance. Contractor plans to construct 2 bed. 2 bath duplex which will result in a 10ft. encroachment of setback.

Brandon Hawkins (42View Street) Discussed in more detail plans for property. Questions of parking were raised and Hawkins reassured Board there would be off- street parking.

- 7. Consideration of a Variance Request for the Subject Property.**

Motion 1 was made by Board Member Angel. Motion 2 was made by Board Member Gaddy. All in favor.

- 8. Consideration and Discussion of Modifications to the R-7 and R-10 Zoning District Definitions.**

This item has been rescheduled for the next meeting of the Planning & Zoning Board.

Public Hearing Closed at 8:16pm.

Adjournment: 8:17pm