

Town of Woodfin

Board of Planning and Zoning Meeting Minutes

Wednesday September 16, 2020

6:30 P.M.

Meeting

The Board of Planning and Zoning met at New Bridge Baptist Church on Thursday, September 17, 2020 at 6:30pm to conduct the following Business:

Meeting called to order at 6:32 pm by Chairman Razza with the following Board members Present.

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|-------------------------|----------------------|-----------------------|-------------------------|
| <i>Theresa Stoker</i> | <i>Kenneth Razza</i> | <i>Jay Grimmett</i> | <i>Steve Santangelo</i> |
| <i>Patrizia Hoffman</i> | <i>Jeff Angel</i> | <i>Dean Hittleman</i> | |

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 Angel and seconded by Board Member Hoffman. All in favor.

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

Public Forum: *No public forum was held due to the restrictions placed by the State and County concerning social distancing guidelines.*

New Business: Open 6:40PM/8:45PM

1. **Public Hearing on a Zoning Appeal for Tiny Home located at 208 Old Leicester Highway. Owner is requesting we allow them to keep their tiny home that was illegally brought into Town. *Begin/6:40pm End/6:49pm.***
Mary and Brenna Armbrust (Property Owners) stated to the Board that their understanding was that Tiny Homes were allowed assuming they were on a permanent foundation. Using for workspace.
Razza-Board has strict requirements. Can building be brought up to code?
Armbrust- Yes.
Razza- What is size of building?
Armbrust-355 sq. ft.
Board Member Hoffman- What is Buildings use?
Armbrust-Dual purpose. Will try to correct by connecting building with their home. Plan to keep dwelling.
Withdrawing request.
2. **Public Hearing on a Variance Request Located at 66 Lake Town Lane (Pin #9730994827). They are requesting a variance due to hardships on the property boundary as well as MSD's layout on the property making things difficult, they are asking to build within the setbacks to alleviate this issue. *Begin/6:57pm End/7:06pm***

Rob Carlton-103 Broadway-They are seeking the ability to use full depth of property. Due to hardship implied by the Property boundary, and invasiveness of the Sewer system layout property becomes restrictive.Using full depth of property will solve problem. Retaining wall will be built into setbacks.West facing downward. End of narrow street. MSD easement setback on eastside. Should not be very noticeable to neighbors.

Razza- How far will retaining wall encroach on setbacks.

Carlton- Retaining wall encroachment 10-15ft into setback. 2 to 1 slope. Retaining wall height, 12ft..

3. **Consideration of a Motion Approving a Variance Request Located at 66 Lake Town Lane.**
Motion 1 to approve Variance was made by Board Member Santangelo. Motion 2 was made by Board Member Angel. All in favor.
4. **Public Hearing on a Variance Request Located at Ventana Drive Lot #41(Pin #9741424978).** Property Owners are Requesting an Encroachment on a 30ft. Setback by 5ft. 6in the lot has a very steep slope and moving the house into the lot is not practical. *Begin/7:07pm End/7:13pm*
Kirk Bowden- 851 Persimon Hill, Columbus, NC and owner of Ventanna Lot #41. Requesting house be built into setback. Encroachment with front porch. Steep slope. Bulk of house will be built into setback by 5ft. 6in with minimal impact. Cost around \$60,000.
5. **Consideration of a Motion Approving a Variance Request Located at Ventana Drive Lot #41.**
Motion 1 to approve variance request was made by Board Member Hittleman. Motion 2 was made by Board Member Angel. All in favor.
6. **Public Hearing on a Variance Request Located at 67 Villa Nova Drive (Pin #9741227546).** The Property Owner is Requesting a 15ft.Setback Instead of 30ft. Lot is very steep and changing the setback would allow for safe access for vehicles and pedestrians. *Begin/7:14pm End/7:22pm*
67 Villa Nova. Property owner requesting 15ft. setback instead of 30 ft.
Jason Wheel-Designer-Showed comparison with both setbacks. Ventana HOA has already approved.
Cost: \$50,000
7. **Consideration of a Motion to Approve a Variance Request Located at 67 Villa Nova Drive.**
Motion 1 to approve Variance was made by Board Member Santangelo. Motion 2 was made by Board Member Stoker. All in favor.
8. **Public Hearing on the Rezoning of 119 New Life Road (Pin #97300964).** The Property Owner is Requesting a Zoning Change from R-21 to R-7. They would like to use the property for short term rentals. *Begin/7:23pm End/7:35pm.*
Josh Hatala -Property Owner- Requesting property be changed from R-21 to R-7 For Short Term Rentals. Talked to surrounding neighbors to seek their approval.
Pastor-Mark Carlson- New Life Community Church.(147 New Life Drive) Has no objections.
After homeowner was informed on the Moratorium and still wants to move forward.
This decision will by the Commissioners at the next Commissioners meeting.

9. **Public Hearing on a Proposed Major Subdivision Located at 33 West City View Drive (Pin #9730134533). Property Owner is Planning to Construct 59 Units. Begin/7:35pm End/8:44pm**
Developer (Mike Anderson) Discussed project with the Board. Working with Town on Application on a proposed 59 Unit major Subdivision.
- Following all Ordinances
 - Build in 3 phases to have the least impact on the Community.
 - Public water and sewer.
 - Will keep and create buffers
 - Will keep open space, but not required.
 - Traffic report on record.
 - Original plan called for 73 Units. Now proposing 59 Units.
 - Traffic study revealed 3700 vehicles per day on City View.
 - Extra 35 vehicles during peak hours.
 - 1 Vehicle per minutes.
 - Well within limits.
 - Zoned R-7.

Kelly Cowan- 17 Grey River Run.

- Discussed Environmental concerns.
- Plan not meeting standard.
- Infrastructure- Roads do not meet minimum requirements.
- Public Safety- Fire Truck access?
- Slope analysis?
- Stormwater- Impact on Downstream?
- Standards have not been met.

Gordon Mayberry (141 Mayberry) Would like to keep rural feel. Discussed concerns over Traffic. Road do not meet standards.

Hannah Stewart (3West City View Drive) Biggest concern Increase in traffic. Roads do not meet standards.

Coral Dardy (6 Morning Fog Way) Is project bonded? What if project is not completed? Traffic concerns. Requesting a Third Party Traffic study done Independently.

Anthony Pascoe(26 Stone River Drive) Issues concerning Construction Traffic, and Drainage. Entrance to Riverwalk still has issues.

Rich Bruner (7 Morning Fog Way) Discussed Traffic issues with Riverside. Asking for smart development. Would like to see Pedestrian Sidewalks, crosswalks. Also asking Developer to meet minimum standards.

Kennedy Young (24 Stoney River Path) Discussed long term ramifications. Questioned Developer to see if property was walked to see grade. Traffic will bring an average 118 new vehicles. With the Economic downturn can project be completed? Need new Traffic Study. Spoke about concerns over property values.

Richard Green (91 Distant View, Asheville) Retired Engineer- Spoke to the Board in favor of project. Stated he is willing to buy the first 20 lots. Financing phase 1 of project. Will increase Tax base in Woodfin.

Brian Burton (4 Stoney River Path) Discussed issue with water pressure before construction. How will this impact the value of homes?

Scott Darby (6 Morning Fog Way) What was the date of Traffic Study? Roads need to be widened. Questioned environmental impact.

Developer (Mike Anderson) Responded to questions.

- Talked about Responsible design.
- Has been involved in other projects in Woodfin.
- Protect property value.
- Water supply from Versant.
- Sewer-MSD.
- Traffic will increase.
- Not immune to Economic changes as a Developer. Project is Bonded in the amount of 125%.
- Phased Project.
- There will be road improvements to standard.
- Fire Marshall has already approved project.

Board member Grimmert- Questioned price point. Is there a Tree buffer?

Anderson-Costs range from 300-400k which is comparable to surrounding neighbors. Completion time within 2 1/2 to 3 years. Average lot size -1/4 acre. Woodfin will maintain roads.

Board Member Hittleman- Questioned steep slope.

Karen Gleeson (11 Duke Street) Property is zoned for 143 Units. Reduced to 59 Units. Do care about Community.

10. Consideration of a Motion to Approve a Major Subdivision Located at 33 West City View Drive. Motion 1 to approve Subdivision was made by Board Member Santangelo. Motion 2 was made by Board Member Grimmert.

Vote Total= 4 Opposed, 2 In favor. Motion does not carry.

Adjournment: 8:45pm