



MEETING ACTION MINUTES

Board Members Present

Chairperson Jay Grimmatt
Member Jeff Angel
Member Glenda Overbeck

Vice Chair Kimberly Hunter
Member Dylan Dechant

Board Members Absent

Town Staff Present

Adrienne Isenhower, Planning Director
Ryan Vinson, Town Clerk / HR Analyst

Shannon Tuch, Town Manager

Chairperson Grimmatt called the meeting to order at 6:00 p.m.

A. Approval of the Agenda (0:44)

Member Angel made a motion to approve the agenda. Member Dechant seconded the motion, which passed unanimously, 5-0.

B. Approval of the May 3, 2022, Regular Meeting Minutes (1:14)

Member Overbeck made a motion to approve the minutes. Vice Chair Hunter seconded the motion, which passed unanimously 5-0.

C. Public Comment (1:24)

Everyone wishing to address the Board must sign up with the Town Clerk 15 minutes prior to the meeting. Each speaker will be recognized by the Chair when it is their time to be heard. Comments are limited to three minutes per speaker and the time allotted to public comment will be at the discretion of the Chair.

Chairperson Grimmatt opened public comment at 6:02 pm. There being nobody to speak, Chairperson Grimmatt closed public comment at 6:02 pm.

D. New Business (2:26)

1. Item 1. Public Hearing – Rezoning (4:12)

The Town of Woodfin recommends the following parcels be rezoned from Mountain Village (MV) to R-21:

- Elk Mountain Property, LLC – 99999 Robinhood Road – Buncombe County Property Identification Number 974132007100000
- Mark Pankonin – 68 Robinhood Road – Buncombe County Property Identification Number 974141037000000
- HBG II Holdings, LLC – 99999 Robinhood Road – Buncombe County Property Identification Number 974141073700000
- Lisa M Marcuz Revocable Living Trust – 100 Robinhood Road – Buncombe County Property Identification Number 974141973300000

- Robinhood Property Company LLC – 99999 Robinhood Road – Buncombe County Property Identification Number 974152606400000

Chairperson Grimmert opened the public hearing at 6:08 pm. Chairperson Grimmert closed the public hearing at 6:20 pm.

Member Overbeck made a motion that the Town of Woodfin Planning Board, having considered the proposed zoning map amendment in relation to the comprehensive plan, and finding the proposed zoning map amendment to be consistent with the comprehensive plan, recommend approval of the proposed zoning amendment to the Board of Commissioners. Member Dechant seconded the motion, which passed unanimously, 5-0.

2. Item 2. Public Hearing – Text Amendments (22:24)

Text amendments to zoning ordinance and steep slope ordinance.

- a. *Zoning Ordinance:* Amendments to Section 54-10, Sections 54-145 through 54-149, and Sections 54-154 through 54-155 regarding lot width

Chairperson Grimmert opened the zoning ordinance public hearing at 6:24 pm. There being nobody to speak, Chairperson Grimmert closed public hearing at 6:24 pm.

Vice Chair Hunter Motion to adopt the following resolution that the Town of Woodfin Planning Board finds the proposed text amendment is consistent with the Town of Woodfin comprehensive plan. The following reasons and other matters were considered in the deliberations of the Town of Woodfin Planning Board with respect to this motion:

- a. The proposed text amendment is reasonable considering the potential benefits to development of the Town of Woodfin and surrounding community; and
- b. The proposed text amendment advances the public health, safety, and welfare of the Town of Woodfin.

Member Angel seconded the motion, which passed unanimously, 5-0.

- b. *Steep Slope Ordinance:* Amendments to Section 4 and Section 5 regarding accessory structure height

Chairperson Grimmert opened the steep slope ordinance public hearing at 6:27 pm. There being nobody to speak, Chairperson Grimmert closed public hearing at 6:27 pm.

Member Dechant made a motion to approve the zoning ordinance amendments as proposed by staff. Member Angel seconded the motion, which passed unanimously, 5-0.

3. Item 3. Work Session (32:12)

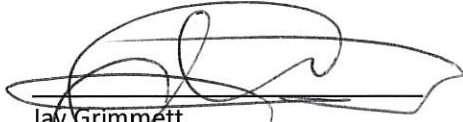
Discussion on proposed subdivision ordinance amendments.

- a. *Street Standards Discussion*
- b. *Flag Lots Discussion*

E. Adjournment

Member Angel made a motion to adjourn the meeting. Member Overbeck seconded the motion, which passed unanimously, 5-0.

Chairperson Grimmatt adjourned the meeting at 7:23 pm.


Jay Grimmatt
Planning Board Chairperson

Attest: 
Ryan Vinson
Town Clerk

