

Town of Woodfin

Board of Planning and Zoning Meeting Minutes

Monday February 17, 2020

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 Grimmer
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 Hoffman 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 Hoffman and seconded by Board Member Hittleman. All in favor.

Public Forum: Open 6:51PM/Close 7:52PM

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

Matthew Martin(18 City View Drive)Spoke in opposition of proposed rezoning of Reed Street.

Ellen Brown(200 Jonestown)-Opposed to rezoning of Reed Street.

Jennifer Ramming(18 City View Drive) Opposed to rezoning of 1025 Reed Street.

Ken Razza(Board Chair) Board of Alderman make ultimate decision.

Jason Young(Administrator) Would like to utilize Facebook to get word out for future developments involving Town and its growth.

Will Halston(20 Integrity Drive)-Trying to gather more info. for 1025 Reed Street.

Daryl Reed(1005 Reed Street) Concerned that there was insufficient notice to members of Community concerning 1025 Reed Street.

136 Jonestown Road- Questioned process of rezoning.

Gloria(Woodfin Elementary) Concerned that extra traffic from new development would be to much for such a small road. Opposed to rezoning of 1025 Reed Street.

Rick Morehead(171 Elk Mountain Road) Will not sell property for access.

Marnee Rogers(Old Home Road)-Spoke about past rezoning and development issues.

Liz Deckman(27 Cottage Street) Concerned members of the Community should attend March Alderman Meeting. Developers should consider affordable housing.

Gary McElroy- Questioned Statutes on notifications. Thinks notifications should be sent certified mail.

Nate Miller(46 Jonestown) Does Woodfin Have a comprehensive plan for future development.

6 City View Drive-Discussed water usage and shortages.

Daryl Reed- Is Facebook best way to get info concerning Town.

Ken Razza- Although social media is a good way to get information out sometimes questions of integrity come into play.

Board Member Stoker- Staff always available for questions.

New Business:

1. Public Hearing on Proposed Solar Farm. 7:52PM Close 8:36PM

Engineer for Duke Energy discussed with Board plans to build Solar Farm located at 2945 Riverside Drive

Board Member Hoffman-Questioned areas that would benefit from Solar Farm.

Board Member Stocker -Questioned if Woodfin would get credit.

Jason Young(Administrator)-No.

Board Member Lamb-Questioned how a Solar functions and life span of Panels.

Steven Barcas-25 to 30 year life span for panels which are then recycled.

Jason Young- Panels will be Fix Tilt or Ballasted.

Board Member Hittleman- Questioned Time- Line of project. Construction 6 months. Completion 2021.

Larry Watson(Developer) Existing buffer in place. No public access.

Board Member Angel- Fire Department will need access to location.

2. Consideration of a Conditional Use Permitting the Construction of a Solar Farm for the Purposes of Generating Commercial Electricity for Offsite Use. Motion 1 was made by Board Member Angel to approve conditional use permit. Motion 2 was made by Board Member Grimmett. All in favor.

3. Consideration of a Variance located at 8 Windstone Drive. Developer stated this property is topographically challenged and requesting 20 ft. setback. 15ft. on one side and 20ft on other side. There will be no encroachment on any other property. Motion 1 to approve Variance was made by Board Member Angel. Motion 2 was made by Board Member Grimmett. All in favor.

4. **Consideration of a Variance Located at Lot 33 Versant.** Kyle Gilliland- Homeowner is asking the Board to consider a 4 ft. 6in. encroachment of property. Versant will not allow foundation wall. Motion 1 to approve variance was made by Board Member Lamb. Motion 2 was made by Board Member Grimmatt. All in favor.

Adjournment: 8:46PM