

Town of Woodfin

Board of Planning and Zoning Meeting Minutes

Monday March 2, 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

Jay Grimmatt

Theresa Stoker

Agnes Gaddy

Jeff Angel

Patrizia Hoffman

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 Hittleman and seconded by Board Member Grimmatt. 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. All in favor.

Public Forum: Open 6:31PM/Close 6:45PM

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

Matthew Martin(18 City View Drive) Questioned if Town had a comprehensive plan for the future.

Nathan Miller(46 Jonestown Road) Could not find any notice or advertisement for meeting.

Jess Averette(54 Vine Street) Volunteered services for Towns Web design.

New Business:

- 1. Public Hearing on a Proposed Major Subdivision at 1025 Reed Street and Corresponding Buncombe County Parcel Identification Number 9730249354. BEGIN: 6:46PM/END: 8:19PM**

Harry Pelos(Developer) Made a presentation to the Board on plans to construct a 196 Unit apartment complex located at 1025 Reed Street named River Run. Complex designed to be a neighborhood within a neighborhood. There will be single entry into complex in front of Reed Street for least impact on community. **Bob Grosso(Land Developer)** Discussed plans with Board to develop property. Looking to build(7) apartment buildings. Mr. Grosso described pulling buildings to middle of the 14.426acre property not disturbing buffer. Property has been permitted for 245 units but building only 196 units with 2 parking spaces for each apartment. Construction would start January, 2021 with a completion date of April, 2022. **Drew Draper(Engineer)** Reviewed results of Traffic Study with the Board.

Board Member Hittleman-Discussed problem on the Elk Mountain exit ramp.

Jay Grimmatt- Have any traffic studies been done on other parts of road? Stated he prefers to travel along Riverside Drive.

Draper- Only testing was on corner of Jonestown Road and Elk Mountain Road.

Board Member Hoffman- There will be additional traffic due to 2 parking spaces for each apartment.

Chairman Razza- Will there any future projects on property?

Pelos, Grosso- No.

Board Member Gaddy-Questioned Developer. Will trees be cut down?

Pelos-Yes.

Gaddy- Will Reed Street be upgraded?

Pelos- No.

Gaddy-Will water be upgraded?

Pelos-No

Gaddy- Will sewer be upgraded?

Pelos- Sewer will be gravity flow.

Gaddy-Also stated that Town will need extra Fireman and Police services.

Gaddy- Of 14 acres how much will be used.

Grosso- 7.28 acres. Rest will be buffer.

Mark Penland-(16 Revonda Drive) Will not sell his property.

Rick Moorehead(171 Elk Mountain Road)Will not sell his property for any amount of money.

Brenda Harper- Will not sell her property.

Benny Baldwin(9 Revonda Drive) Opposed to apartment complex. Jonestown Road cannot handle additional traffic.

Sarah Gassaway(118 Jonestown Road)On Board of Trustees at Water department. This Construction of apartment complex has not come before Board yet. Stated she will not vote to approve.

Michael Nazzari(58 Jonestown Road)Compared Traffic Study Vs. Actual.

Heather(134 Jonestown)Are there any restrictions for maximum occupancy per apartment?

Isiah(29 Vine Street) Likes to skateboard. Friend almost hit by car riding bike on Jonestown.

Moorehead-Stated Developer is not from Woodfin and does not care about Jonestown Road. Road is already substandard.

Derek Allen(20 Town Mountain Road)- Attorney- Allen Stahl& Kilbourne. Described how project is a procedural mess.

Matthew Martin(18 City View Drive)Opposed to project. Concerned for safety of residents. He questioned developers credibility. Apartment complex will not work.

Nathan Miller-Questioned storm water run-off.

Grosso-Addressed Storm Water issues. Run-off should not be more than usual amount.

Ellen Brown(Jonestown)Discussed drainage and sewer issues for residents. Stated preservation is key.

Beverly Snyder-Water run-off also a concern. Discussed past flooding.

2.Consideration of a Major Subdivision 1025 Reed Street. No motion was made at this time. Consideration was tabled until crosscheck.

3. Public Hearing of a Conditional Use Permit for 8 Elk Mountain Road and Corresponding Buncombe County Parcel Identification Number 9730733263. The Property in Question is Currently Zoned (C-S) . Owner of property requesting conditional use permit to use as residence instead of Physical Therapy office. Will keep as single family home.

4. Consideration of a Conditional Use Permit Located at 8 Elk Mountain Road. Board Member Hittleman made a motion to approve conditional use permit. Motion 2 was made by Board Member Angel. All in favor.

5. Public Hearing on a Proposed 2nd Phase of The Rolling Hills of the French Broad and Corresponding Buncombe County Parcel Identification Number 9721169866. Rick McElrath- R&S Investments. Asking to build 54 houses total offering affordable housing for first time buyers.

6. Consideration for 2nd PHASE of the Rolling Hills of The French Broad. Motion was made to approve by Board Member Hoffman. Motion 2 was made by Board Member Angel. All in favor.

7. Public Hearing on a Proposed Rezone at 9 Elk Mountain Place and Corresponding Buncombe County Parcel Identification Number 973034963. The Property in Question is Currently Zoned(R-10).Property owner are Requesting zoning change to (R-7).Tikkun Gottchalk- Attorney who spoke on behalf of the property owner. Property Currently has 2 different zoning designations. Plans are to have fewer lots that range in size from ¼ acre to ½ acre lots. Zoned multi-family.

Board Member Hittleman- How many acres?

Gottchalk- 2.5 acres. Looking to construct 8 to 9 houses.

Mary Angel- Opposed to project. Will bring more traffic on Jonestown.

Mark Frankle (Developer) Already owns land. Platt approved as part of application process.

8. Consideration of a rezone located at 9 Elk Mountain Place. Board Member Stocker made a motion to rezone 9 Elk Mountain Place. Motion 2 was made by Board Member Grimmett. All in favor.

9. Public Hearing on a Proposed Rezone at 36 Mulberry Street and Corresponding Pin Number 9730720732. This Property is Currently Zoned (R-7) and Property Owners are Requesting Change to(M-V) Zoning. Property owner requesting change to increase value of property for one. Trying to maximize value. No motion to pass was made at this time. Property owner can re-apply at any time.

Adjournment: 9:11PM