

Town of Woodfin

Board of Planning and Zoning Meeting Minutes

Monday, December 7, 2020

6:30 P.M.

Meeting

The Board of Planning and Zoning met 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.

Present- *Theresa Stoker* *Kenneth Razza* *Patrizia Hoffman*

Zoom- *Dean Hittleman* *Jay Grimmett* *Jeff Angel*

Approval of the Agenda: A Motion to approve the Agenda with an addition to the New Business portion of Agenda was made by Board Member Hoffman and seconded by Board Member Stoker. All in favor.

Approval of Minutes: A motion to approve the Minutes as presented was made by Board Member Stoker. Motion 2 was made by Board member Hoffman. All in favor.

Public Forum: Begin/6:39pmEnd/6:39pm

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

No comments.

New Business: Begin/6:40pmEnd/7:43pm

1. Presentation from Mike Parish on small project -Old Home Road.
 - **Mike Parish-** Discussed with the Board plans to build small development with 20 homes on 10 Acres located on Old Home Road.
 - All Single- Family homes priced from \$400 to \$450,000.
 - All lots similar- ¼ acre lots.
 - Working with Brooks Engineering.
 - **Board Member Hoffman-**When?
 - **Parish-** What is next step?
 - **Planner (Michael Saunders)-** Can move forward after lifting of Moratorium.

2. Variance Request – 30 View Street

- Suggested Motion: To grant/deny a variance request to reduce the side yard setback from 20' to 10'. The property is located in the R-7 Residential District and is further identified as NCPIN# 9730-62-7469.
 - **Planner (Michael Saunders)** Read and discussed Agenda item.
 - There was no representation for this Agenda item. Item stricken.
3. Variance Request - 57 Villa Nova Drive
- Suggested Motion: To grant/deny a variance request for encroachment of 2.89' on the front setback. The property is located in the R-21 Residential District and is further identified as NCPIN# 9741-22-8767.
 - **M. Saunders-** Read and discussed Variance request with the Board.
 - **Real Estate Agent (Brittney Long)** of Barnwell & Long PLLC spoke to the Board about Variance request of 2.89' located at 57 Villa Nova Drive.
 - Zoned R-21.
Motion 1 was made approve Variance request located at 57 Villa Nova by Board Member Grimmatt. All in favor.
4. Conditional Use Permit – Mulberry Street Apartments
- Suggested Motion: To grant/deny a conditional use permit for construction of a 15-unit apartment building. The property is located in the Community Shopping District and is further identified by NCPIN# 9730-73-4056.
 - **Planner (M. Saunders)** – Read and discussed Agenda item with the Board. Property owners requesting to construct 15- unit apartment building.
 - **Sam Graig-** Legal representation for Perch Rentals. Group has (3) presenters -Ariel Regnier, Will Thompson, Architect (Ross Smith)- standing by online.
 - There have been a few amendments from original plan:
 - Change from 30 units to 15 units.
 - Reduced number of parking spaces.
 - New plans are to build a (3) story building with 5 units on each floor.
 - Number of entrances have been reduced to just (1).
 - Zoned Community Shopping and has met or exceeded all Conditional Use Requirements.
 - Addressed each requirement for Conditional Use Permit.
 - Picnic and BBQ Pavilion area are in Construction plans.
 - Laundry room attached to units.
 - **Storm Water (Ariel Regnier)** Designed driveway on Mulberry.
 - Discussed Drainage Hydrological Model, what property produced from storm water previously.
 - **Retaining Pond-** Need to retain about 900 cubic feet. Meets criteria.
 - **Vegetation buffer-** Will be put in place for both neighboring properties.
 - Will be planting trees every 20ft. and bushes every 5 ft.
 - **Traffic Study (Will Thompson).**
 - **Access drive-** Only one access point. Traffic study revealed low traffic volume AM and PM. No stress at all
 - **Board Member Grimmatt-** Looking at plans for building. Are all single bedroom homes.
 - **Graig-** Yes. Considered Studio Apt. Efficiency, Micro-flat.
 - **Grimmett-** Any plans for buffer on Locust Street?

- **Regnier**- Ordinance does not require buffer between street and property. Ordinance does require buffers for adjoining properties.
- **Board Member Hittleman**- Are laundry rooms in building?
- **Graig**- Laundry room adjoins building with a separate entrance from outside.
- **Board Member Hoffman**- Are there Balconies with all apartments?
- **Property Owner (Tibideau)** Yes.
- **Graig**- Asking the Board to approve Conditional Use permit.
- **Clerk (Jody Jones)** Asked each Board Member if they had any further questions for Experts.
- Nothing further.
- Board Chair Razza- Asked if all Board members approved.
- All in favor.

5. Public Hearing – Mountain Village Zoning District Text Amendment

- Suggested Motion: To approve/deny a recommendation to the Board of Commissioners of a text amendment to the Mountain Village zoning district. **Planning Director (Adrienne Isenhower)**-Discussed with Board text amendment on Mountain Village Zoning District.
 - Moratorium in affect in that district.
 - If recommended and approved by the Board of Commissioners, Moratorium can then be lifted.
 - - First Public Hearing is on Text Amendment.
 - -Second Public Hearing on lifting Moratorium.
- **Recommended changes:**
 - Reducing the allowable units from 17 units per acre to 8 units per acre.
 - Amending approval process for Group Developments, Cottage Clusters, and Mixed- Use Development.
 - Conditional Use permit will be required and gives the P&Z Board more discretion.
 - Added performance guarantee for Multi-Family uses and Mixed- Use Development.
 - Minor Amendments to definitions that were not previously defined.
- **Isenhower**- When Planning and Zoning Board makes a recommendation to the Board of Commissioners for amendment of Ordinance, need to show consistency with the Comprehensive Plan on file.
 - Reviewed Comprehensive Plan and identified areas of relevance to this amendment.
- **Current uses for land zoned Mountain Village Zoning**
 - Incentives for in field development which is the recommendation of Comprehensive Plan.
 - Town wide objective for goals and benefits to the Town as a whole is relevant to the Amendment.
- **4 Residential Land- Use categories**
 - Estate: 1-3 units per acre.
 - Low Density #1: 3-5 units per acre.
 - Low Density #2 6-10 units per acre.
 - Moderate Density: 11-20 units per acre.
- **Current Residential Density**
 - **R-7:** High Density, Min. 7,000 sq ft. lot, 8 units per acre.
 - **R-10:** Medium Density, Min. 10,000 sq ft. lot,8 units per acre.

- **R-21:** Low Density, 21,000 sq. ft. (1/2 acre), 2 units per acre.
 - **R-43:** Low Density, 43,000 sq ft. lot (1 acre), 1 unit per acre.
 - **Mountain Village:** Mixed- Use. At least a (5) acre lot, 17 units per acre.
 - Compared future land -use map recommendations to parcels that are currently zoned Mountain Village and mix of densities of what we have and what is recommended.
 - Crest Mountain development is closest example of Mountain Village zoning. The Town is diverse in densities in what we have and what land use map recommends.
 - Serenity considered to be zoned estate which is 1-3 units per acre.
 - Another consistency with Comprehensive Plan is density bonuses added with Mountain Village. Allows for developer a higher density in development, but with consideration of easements.
 - Added Performance guarantees for Cottage Clusters, Group Development, and Mixed-Use development to ensure job is done properly and what is permitted.
 - **Town wide objective:** Ensure future development likely to occur on undeveloped properties is compatible with Towns goals and benefits for entire community.
 - This is collected from the town and community.
 - **Recommendation- Next Steps:**
 - December 7- Public Hearing- Planning and Zoning Board.
 - December 11- Written Consistency Statement sent to the Board of Commissioners for review.
 - December 15- Public hearing, decision, and lifting of Moratorium.
 - Board of Commissioners will take recommendations and approve amendment.
 - **Board Chair Razza-** Do recommendations need to be approved so it can be sent to Board of Commissioners for vote?
 - **Adrienne Isenhower-** Yes.
 - **Board Member Hoffman-** How much of Woodfin is zoned Mountain Village?
 - **Isenhower-** Pointed out areas of map that are zoned Mountain Village.
 - Motion 1 was made to approve the text amendment to the Mountain Village zoning district by Board Member Grimmatt. Motion 2 was made by Board Member Hoffman. All in favor of approving and sending to Board of Commissioners for approval.
6. Public Hearing – Lifting of Moratorium on Mountain Village Zoning District.
Suggested Motion: To approve/deny a recommendation to the Board of Commissioners of lifting the moratorium on the Mountain Village Zoning District.
- Motion 1 was made to lift Moratorium on Mountain Village by Board Member Grimmatt. Motion 2 was made by Board Member Stoker. All in favor.
 - **Board Member Hittleman-** Is this approving changes?
 - **Adrienne-** Yes.
 - All in favor.

Adjournment: 7:43pm

Adjournment

