



BUNCOMBE COUNTY

PLANNING & DEVELOPMENT

Agenda

**Buncombe County Planning Board
February 17, 2025
30 Valley Street, Asheville, NC 28801**

- 1. Call to Order**
- 2. Announcements – Nancy Waldrop**
- 3. Roll Call of Board Members**
- 4. Approval of Agenda**
- 5. Planning Minute Approvals**
 - a. 1-27-2025 Minutes**
- 6. Public Comment**
- 7. Planning Staff Presentation regarding Flood Regulations**
- 8. Adjournment**

Buncombe County Planning Board

January 27, 2025, Minutes

The Buncombe County Planning Board met on January 27, 2025, at 30 Valley St., Asheville, NC 28801.

Planning Board members present were Nancy Waldrop-Chairperson, Karl Koon, John Noor, Alan Coxie, Jay Marino.

Also, present were Terri Rogers, Gillian Phillips, Haylee Madfis - Planning Staff, Nathan Pennington, Planning Director and Curt Euler, County Attorney.

Call to Order

Chair Ms. Waldrop called the meeting to order at 9:34 am.

Announcements

Public Comments protocol was shared.

Roll Call of Board Members

The Secretary to the Board

Approval of Agenda

A motion made by Mr. Koon and seconded by Mr. Coxie and passed unanimously.

Approval of Minutes (12-16-2024)

Mr. Marino made a motion to approve December 16, 2024, meeting minutes. The motion was seconded by Mr. Koon and passed unanimously.

Public Comment

None

Public Hearing

ZPH2024-00039 Long Shoals Rd Rezoning

Ms. Madfis, the planner assigned to the rezoning case, shared her presentation and staff report about the request from Bobby Haney, Suzanne Mossburg, Outdoor impressions LLC, Michael Schmitt, Sharon Anderson Tolley, and Kermit Tolley requested to rezone five (5) parcels of land identified as tax lot PINs 9634654608 (589 Long Shoals Rd.), 9634653566 (611 Long Shoals Rd.), 9634651454 (621 Long Shoals Rd.), 9634650386 (99999 Long Shoals Rd.), and 9634650212 (631 Long Shoals Rd.) from R-1 Residential to CS Commercial Service and three (3) parcels of land identified as tax lot PINs 9634653308 (5 W Haven Dr.), 9634655316 (5 Curtis Dr.), and 9634656376 (99999 Curtis Dr.) from R-2 Residential to CS Commercial Service.

Mr. Brian Golden, Attorney representing the property owners, presented to the board the information as to the reasoning for the rezoning request.

Some discussions around the section of Long Shoals Rd and whether in the future the DOT had plans to widen it or not. Mr. Pennington stated that with so much work they are handling with road issues from Helene damage he did not see this as anything that they would have on their radar at this time.

Mr. Noor stated that SB382, that is new, would be something to look at that would then not allow the zoning to be changed back to another zoning down the road. This is a topic that needs to be looked at not specifically in this case but at a future meeting for clarity.

Ms. Waldrop commented that this area seems to be a wide mix of zonings and wondered how it became that way. Mr. Pennington stated as with similar areas these changes due to the amount of growth in the county along certain corridors.

Ms. Waldrop opened the floor to Public Comments for the public hearing. Ms. Kimberly Ramsey spoke as a resident of adjacent property and questioned how in the long run changes to zoning would or would not affect surrounding property values but indicated that she wasn't there to oppose the proposed rezoning.

Board Discussion

Mr. Koon asked if that area had MSD services, because of the overlay on GIS the sewer services are across the street from properties in this case. Mr. Pennington commented that there is an overall long-range water and sewer needs throughout the county.

Mr. Noor made the motion to recommend approval of the proposed rezoning as it was consistent with the Comprehensive Plan, the motion was seconded by Mr. Coxie. The motion passed unanimously.

Adjourn

Mr. Koon motioned to adjourn the meeting seconded by Mr. Marino. Meeting adjourned at 10:16 a.m.