BUNCOMBE COUNTY
PLANNING & DEVELOPMENT

Agenda
Buncombe County Planning Board
July 21, 2025
30 Valley Street, Asheville, NC 28801

1. Call to Order
2. Announcements – Nancy Waldrop
3. Announcements – Staff
4. Roll Call of Board Members
5. Approval of Agenda
6. Planning Minute Approvals
    a. 6-16-2025 Minutes
7. General Public Comment
8. Presentations:
    a. **ZPH2025-00023** – Donut Hole (Areas 1 and 2) Initial Zonings
    b. **Swannanoa Small Area and Resilience Plan Update**
        i. Planning consultant selection
        ii. Steering Committee creation
        iii. Upcoming events
9. Adjournment

Buncombe County Planning Board

June 16, 2025, Minutes

The Buncombe County Planning Board met on June 16, 2025, at 30 Valley St., Asheville, NC 28801.

Planning Board members present were Nancy Waldrop-Chairperson, Ken Kahn-Vice Chair, Tim Collins, Liza Schillo, Jay Marino, Karl Koon, Anthony Coxie.

Also, present were Terri Rogers, Gillian Phillips, Brittain Sluder, 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 9:30 am.

Announcements
Public Comment protocol was shared.

Roll Call of Board Members
Complete.

Approval of Agenda
A motion made by Mr. Collins and seconded by Mr. Coxie and passed unanimously.

Approval of Minutes (May 19, 2025)
Mr. Kahn made a motion to approve the May meeting minutes. The motion was seconded by Mr. Coxie and passed unanimously.

Public Comment
Susan Bean with Mountain True. She is in favor of changes to the Beaverdam District proposed changes. The housing here is too expensive and people need smaller homes on flatter parcels.

Public Hearing

ZPH2025-00012 - Permitted Uses & Dimensional Requirements Text Amendments
Ms. Phillips shared again the presentation of changes for the text amendments that were reviewed last month. The proposed changes are:
Match the BDM setback measurements to all other districts, Simplify BDM statement of district intent, allow up to 2 dwelling uniter per lot in BDN, Update BDM Dimensional Requirements to match formatting and standards from all other zoning districts, add new column to dimensional requirements table for maximum disturbed and impervious surface limits, eliminate BDM footnotes and permit alternative path and conservation subdivision in BDM.

Mr. Koon made a motion to accept the changes to the text amendment, seconded by Mr. Marino. All were in favor and motion passed. This is likely to be presented to the County Commissioners at the 2nd meeting in August.

Adjourn
Mr. motioned to adjourn the meeting seconded by Mr. Koon, Seconded by Mr. Kahn. Meeting adjourned at 9:44 a.m.