BUNCOMBE COUNTY
PLANNING & DEVELOPMENT

Agenda
Buncombe County Planning Board
10/19/2026
9:30 am
35 Woodfin Street, basement Board Room, Asheville, NC 28801

Note: No meeting was held 8-17-2026 or 9-21-2026

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. 7-20-2026 Minutes
7. General Public Comment
8. Review of the Draft Swannanoa Small Area and Resilience Plan

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9. Adjournment

BUNCOMBE COUNTY
PLANNING & DEVELOPMENT

Minutes
Buncombe County Planning Board
July 20, 2026
35 Woodfin Street, Asheville, NC 28801

1) Call to Order

- Chair Nancy Waldrop called the meeting to order at 9:36am

2) Announcements – Nancy Waldrop

- Chair Nancy Waldrop announced there will be two opportunities for public comment, one during our general public comment section and one during the public hearing case.
- Chair Nancy Waldrop read the Conflict-of-Interest statement from the North Carolina Statute 160D-109.

3) Announcements – Staff

- No staff announcements

4) Roll Call of Board Members

- Board Members present were Jay Marino, Kehn Kahn, Nancy Waldrop (chair), Liza Schillo, Karl Koon and Tim Collins

5) Approval of Agenda

- Mr. Collins motioned to approve, Mr. Kahn seconded, and passed unanimously

6) Planning Minute Approvals:

- 6-15-2026 Minutes
- Mr. Kahn motioned to approve, Mr. Collins seconded, and passed unanimously

7) General Public Comment

- No public comment

8) **ZPH2026-00024 KOA Map Amendment:** Kampgrounds of America Inc. applied to rezone two (2) parcels of land with the addresses 517 Lazy Bear Blvd. and 99999 US Hwy 70 further identified as PINs 9699-70-6736 and 9699-71-5166 from Commercial to R-3 – Residential.

A. Staff Presentation – Haylee Madfis

- Haylee Madfis presented the board with the property information of the two (2) parcels being rezoned to include lot sizes, current use, and connections to MSD and public water.
- The parcels are identified by the Buncombe County Comprehensive Plan Future Land Use Map as Mixed-Use 1 and Mixed-Use Neighborhood, which align with the R-3 zoning district.
- Ms. Madfis compared the density and dimensional requirements for each zoning district (CS and R-3), stating (if approved) the density would remain the same, the minimum allowed lot size would increase, the required property setbacks would change with an increase to the front setback and a decrease to the side setbacks. The maximum allowed height on structures would decrease.
- The types of uses allowed on the property would change from commercial uses to residential uses, permitting Manufactured Homes (and Manufactured Home parks), Travel Trailers (and Travel Trailer parks) while retail trade, nightclubs, restaurants, storage and warehousing, manufacturing, and hotels/motels would no longer be permitted.
- The presentation included the planning staff's recommendation for **approval**, based on the consistency analysis.

B. Public Hearing/Questions

- The board asked questions and these included:
    - There's one factor that isn't consistent with the plan? What effect does that have? We can downzone the property?
- Mr. Marino recused himself from voting due to the business he represents working closely with the applicant and the campground.
- Chair Nancy Waldrop asked the applicant if there was any community feedback regarding the rezoning proposal.
    - The applicant informed the board that there was positive feedback from the community with no negative pushback.

C. Board Discussion

- No further discussion

D. Motion with Comprehensive Plan Consistency Statement and Vote

- Mr. Koon motioned to approve the rezoning, Mr. Collins seconded, and passed unanimously

9) Review of Draft Swannanoa Small Area Plan – Shannon Capezzali

A. Typos/Grammar
B. Glossary words needed
C. General review of Plan

- Several questions were asked by the board. These included: Does this plan serve as a template for surrounding areas? How successful do you feel about the community support? How clow are we on the goal for open space? Is there a quality water monitoring plan? Are there any requirements for tree canopies or impervious surface limits? Are you appropriately resourced? How is Low-Density residential being defined and what restrictions are there for building in the river corridor? Are these going to give points to improve the CRS status? Does that affect insurance rates?
- Mr. Koon suggested updating the future land use map for the Warren Wilson area to show the conservation easement.
- Ms. Capezzali discussed the next steps to implementing this plan, including some technical expertise and agencies to do a final look over before it goes to a public hearing. The Planning Board meeting for the public hearing is scheduled for November 16th, then to the commissioners to approve and finally the implementation process.
- There will be another public engagement in August (Ileya to send dates)
- Chair Nancy Waldrop gave a shout out to the planning staff involved in the Swannanoa Small Area Plan.

10) Adjournment

- Mr. Marino motioned to adjourn, and Mr. Kahn seconded. The meeting adjourned at 10:08am.