Planning Board of Adjustment

Regular Meeting Agenda

Woodfin Town Hall

90 Elk Mountain Rd.

March 5, 2024

6:00 P.M.

www.woodfin-nc.gov

A. Call to Order

1. Meeting Call to Order

B. Approval of the Agenda

C. Approval of the Minutes

1. January 2, 2024

D. Public Comment

Everyone wishing to address the Board must sign up with the Town Clerk 15 minutes prior to the meeting. Each speaker will be recognized by the Chair when it is their time to be heard. Comments are limited to three minutes per speaker and the time allotted to public comment will be at the discretion of the Chair.

E. Unfinished Business

F. New Business

Legislative Public Hearings

1. A request to conditionally rezone 12.42 acres located at 74 Washington Avenue from Residential District R-10 (R-10) to Community Shopping - Conditional Zone (CS-CZ). The property is identified in the Buncombe County tax record as PIN 9730-56-6180. The property owner is Buncombe County Board of Education, and the project contact is Ariel Regnier on behalf of the property owner.

2. A request to conditionally rezone 7.84 acres located at 99999 Reynolds Mountain Blvd from Community Shopping (CS) District to Community Shopping 2 – Conditional Zone (CS2-CZ). The property is identified in the Buncombe County tax record as PIN 9730-79-9689. The applicant is Andera Gonzalez/Rocky River NC LLC on behalf of the property owner Shri Hari Krupa LLC.

3. A request for text amendments to Chapter 54 of the Town of Woodfin Code of Ordinances to clarify and update definitions and standards affecting Manufactured Housing, to create a

new Manufactured Housing Overlay district and a new Manufactured Home Community district.

4. A request to apply the Manufactured Housing Overlay to specific areas of the town by rezoning as provided for under GS 160D-910(e). Specifically described as Northside Estates development along Riverside Drive. Areas within the town limits west of the French Broad River and east of Olivette Road, south of Farm Road to include areas along Gorman Bridge Road but excluding Rock Springs and Crest Mountain subdivisions.

G. **Adjournment**