# Planning Board of Adjustment Action Minutes

3/5/2024

The action minutes provide an overview of the Planning Board of Adjustment agenda items and actions that occurred during the meeting, excluding the evidentiary hearing portion of the meeting. Minutes for the evidentiary hearing agenda items are at the end of the action minutes. Please refer to the video recording for more details about the meeting or the Planning Board of Adjustment webpage for meeting materials. Due to technical issues the video does not have any audio. Please reach out to the Woodfin Town Clerk for a copy of the audio recording by emailing clerk@woodfin-nc.gov.

**Board Members Present:** Chair Michael Hayes, Vice Chair Scott Hanson, Kennedy Young, Chris DeRonne, Larry Hopkins
**Board Members Absent:** Glenda Overbeck
**Town of Woodfin Staff Present:** Ricky Hurley, Shannon Tuch, Marie Biddix

**Meeting Start Time:** 6:00 p.m. **Meeting End Time:** 8:05 p.m.

| AGENDA ITEM | ACTION |
|---|---|
| **Approval of Agenda** | **Motion:** Approve Agenda w/ Order Change<br>**1ST:** Member DeRonne<br>**2ND:** Member Hopkins<br>**Vote:** Motion passed 5-0<br>**Notes:** Video not available due to technical difficulties |
| **Approval of Minutes**<br>January 2, 2024 | **Motion:** Approve Minutes<br>**1ST:** Member Young<br>**2ND:** Member DeRonne<br>**Vote:** Motion passed 5-0<br>**Notes:** Video not available due to technical difficulties |
| **New Business** | |
| **Legislative Public Hearings** | |
| 74 Washington Ave<br>PIN 9730-56-6180<br>Conditional Rezone<br>R-10 to CS-CZ | **Motion:** Approve with Conditions<br>**1ST:** Member Young<br>**2ND:** Member Hopkins<br>**Vote:** Motion passed 5-0<br>**Notes:** Due to technical difficulties, the full presentation is not available. (Video :20) (Motion 35:49) |

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| **99999 Reynolds Mountain Blvd.**<br>PIN 9730-79-9689<br>Conditional Rezone<br>CS to CS2-CZ | **Motion:** Approved with Conditions<br>**1ST:** Vice Chair Hanson<br>**2ND:** Member DeRonne<br>**Vote:** Motion passed 5-0<br>**Notes:** (Video 38:24) (Motion 1:12:44) |
| **Text Amendments – Chapter 54 Manufactured Housing**<br>*Create 2 New Districts*<br>Manufactured Home Overlay District<br>Manufactured Home Community District | **Motion:** Approved<br>**1ST:** Vice Chair Hanson<br>**2ND:** Chair Hayes<br>**Vote:** Motion passed 5-0<br>**Notes:** (Video 1:15:29) (Motion 1:53:37) |
| **Rezoning Request to Apply the Manufactured Housing Overlay District to:**<br>• *Northside Estates development along Riverside Drive*<br>• *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*<br>• *Excluding Rock Springs and Crest Mountain subdivisions* | **Motion: Approved**<br>**1ST:** Vice Chair Hanson<br>**2ND:** Member Chair Hayes<br>**Vote:** Motion passed 4-1 (Member DeRonne voted No)<br><br>**Notes:** (Motion 1:54:50) |
| **Adjourn** | **Motion:** Motion to Adjourn<br>**1ST:** Member Young<br>**2ND:** Vice Chair Hanson<br>**Vote:** 5-0<br>**Notes:** (Motion 2:05:22) |