Planning Board of Adjustment

Regular Meeting Agenda

Woodfin Town Hall

90 Elk Mountain Rd.

June 3, 2025

6:00 P.M.

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A. Call to Order

1. Meeting Call to Order

B. Approval of the Agenda

1. June 3, 2025

C. Approval of the Minutes

1. May 6, 2025

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

Legislative Public Hearings

1. ***(Continued from May 6, 2025)*** Request to conditionally rezone 77.46 acres located along Goodman Rd. and Altura Pkwy. from Mountain Village (MV) and R-21 Residential District (R-21) to Mountain Village – Conditional Zone (MV-CZ). The applicant is Dan Mason on behalf of property owners Stars & Stripes 4E LLC and Altura Communities LLC. The properties can be identified in the Buncombe County tax record by the PINs found on the next two pages.

F. New Business

Administrative Reviews

1. An administrative review of a preliminary subdivision plan for a 13-lot major subdivision located off Riverside Drive. The properties are identified as PINs 9731-06-6324, 9731-06-7164, and 9731-05-8955 in the Buncombe County tax record. The property owner Black Tie Group, Inc., and the applicant is Nicholas Boman.

Legislative Public Hearings

1. A request to rezone a 1.25-acre portion of property from Community Shopping (CS) to R-21 Residential (R-21) and a 0.17-acre portion from R-21 Residential (R-21) to Community Shopping (CS) for properties located at 317 & 99999 Ventana Drive identified in the Buncombe County tax record as a PINs 9741-52-0644, and 9741-42-5878. The project contact is Troy Shriver on behalf of property owner Philly Capital Partners, LLC.
2. Review of a text amendments to Chapters 46 & 54 of the Town of Woodfin Code of Ordinances. Amendments include:
    a. Chapter 46 - Subdivisions
        (1) Article IV – Requirements Sec. 46-120. -Landscape standards. – **add new section**
        (2) Article IV – Requirements Sec. 46-120. -Other requirements. – **renumber section**
        (3) Article IV – Requirements Sec. 46-121. -Penalty. – **renumber section**

b. Chapter 54 - Zoning

(1) Article I General Sec. 54-10. – Definitions. – **amend current section - add new definitions**

(2) Article V. Uses, District Regulations, and Considerations - Sec. 54-156. - Conditional Districts – **amend current section – update application requirements**

(3) Article V. Uses, District Regulations, and Considerations - Sec. 54-156. - Conditional Districts – **amend current section – add new recording requirement**

(4) Sec. 54-157. - Site plan. – **delete entire section**

(5) Article X. Environmental Standards Sec. 54-214. -Steep slopes. – **amend current section – update tree credit table and remove definitions (add steep slope definitions to Sec. 54-10)**

(6) Article X. Environmental Standards Sec. 54-215. -Landscape and open space. – **add new section**

(7) Article X. Environmental Standards Sec. 54-216. -Grading, sedimentation and erosion control. – **add new section**

G. Adjournment