Planning Board of Adjustment

Regular Meeting Agenda

Woodfin Town Hall - 90 Elk Mountain Rd.

July 1, 2025 - 6:00 P.M.

The public is invited to attend this meeting in person or view this meeting on

YouTube Live: https://www.youtube.com/@townofwoodfinnc1104/streams

A. Call to Order

1. Meeting Call to Order

B. Approval of the Agenda

1. 7/1/2025 Agenda Approval

C. Approval of the Minutes

1. 6/3/2025

D. Public Comment

All individuals wishing to address the Board must sign up with the Town Clerk at least 15 minutes before the meeting. Speakers will be recognized by the Chair when it's their turn. Comments are limited to three minutes each, and the Chair reserves the discretion to manage the total time allocated for public comments.

E. New Business

Legislative Public Hearings

1. **Conditional Zoning Modification:** Andera Gonzalez, applicant, on behalf of Rocky River Apartments NC LLC, requests a modification of the existing conditional zoning approval, including an updated site plan, for a 7.84-acre parcel located at 99999 Reynolds Mountain Blvd. The property is currently zoned as Community Shopping 2 – Conditional Zone (CS2-CZ) and is identified in the Buncombe County tax records as PIN 9730-79-9689.

2. **Conditional Rezoning**: Jeff Young, applicant, on behalf of Northside LLC, requests a conditional rezoning of a 0.92-acre parcel located at 3 Puffin Lane. The proposed rezoning seeks to change the zoning designation from R-10 Residential District (R-10) to Community Shopping – Conditional Zone (CS-CZ). The property is identified in the Buncombe County tax records under PIN 9730-66-9486.

F. Adjournment

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