



BUNCOMBE COUNTY

PLANNING & DEVELOPMENT

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Notice of Public Meeting

This letter is for your information only; there is no required response or action. If you would like to view an application for a case below, please visit www.buncombecounty.org/planning. If you would like more information on a case or would like information about the hearing process in general, please call **828-250-4830** or e-mail pzboards@buncombecounty.org about these public hearings.

Notice is hereby given that the Buncombe County Board of Adjustment (the "Board") will hold a regular meeting on Wednesday, January 10th, 2024 at 12:00 pm (the "Meeting"), at the Commissioners Chambers on the third floor of 200 College St, at which the Board will hold public hearings to consider the following applications:

ZPH2023-00003 Wilderness Ridge SUP (Continued from 11/8/23): Kevin Kerr of Wilderness Ridge, LLC, has applied for a Special Use Permit pursuant to the Zoning Ordinance of Buncombe County Sec. 78-641(a), Sec. 78-677, and Sec. 78-678(b)(6) to establish a Planned Unit Development (Level 1) for a 74-unit condominium development on tax lot PIN 9616-23-3399 (An unaddressed parcel just north of PIN 9616-22-1633). Planner coordinating review: Gillian Phillips;

*****Per the Board's ruling at the September 13, 2023 meeting, the period to file applications for standing in case ZPH2023-00003 has closed. Applications to testify as a witness will continue to be accepted until the date of the hearing. *****

ZPH2023-00029 Vinny's Investments Wedd&Stay Variance: Vinicio Aleman and Fabiola Medina of Vinny's Investments, LLC, have applied for a Variance pursuant to the Zoning Ordinance of Buncombe County, Sec. 78-621(4), Sec. 78-642 Table 2, Dimensional Requirements, to request a reduction to the side and rear setbacks for a commercial service facility on tax lot PIN 8697-93-8515 (1774 Smokey Park Highway). Planner coordinating review: Savannah Glance;

ZPH2023-00033 Big Sandy Landing SUP: Rachel Brown of Big Sandy Landing, LLC, has applied for a Special Use Permit pursuant to the Zoning Ordinance of Buncombe County Sec. 78-641(a) and Sec. 78-677 to establish a personal landing strip on tax lot PIN 8762-91-4927 (an unaddressed parcel off Big Sandy Mush Road). Planner coordinating review: Jacob Compher;

ZPH2023-00035 MHO Pentland Hills SUP: Eric Hutchison, P.E., of Brooks Engineering Associates, P.A., on behalf of Joe Quinlan of Mountain Housing Opportunities, Inc., applicant, has applied for a Special Use Permit pursuant to the Zoning Ordinance of Buncombe County Sec. 78-641(a), Sec. 78-677, and Sec. 78-678(b)(6) to establish a Planned Unit Development (Level 1) for a 69-unit residential development on tax lot PIN 9619-88-0595 (an unaddressed parcel off Pentland Hills Drive). Planner coordinating review: Savannah Glance;

ZPH2023-00036 Deerborne Cottages SUP: Lisa Sprouse of Mountain and Sea Getaways, Inc., has applied for a Special Use Permit pursuant to the Zoning Ordinance of Buncombe County Sec. 78-641(a), Sec. 78-677, and Sec. 78-678(b)(6) to establish a Planned Unit Development (Level 1) for the addition of six (6) travel trailer sites, a bathhouse, and dump station to an existing vacation rental complex on tax lot PIN 9734-01-2173 (6 Deerborne Lane). Planner coordinating review: Jacob Compher.

Those wishing to provide witness testimony should, and those requesting to participate as a party with standing must, complete and return the appropriate form to the Board at least 24 hours prior to the hearing via mail or hand delivery to: Buncombe County Planning, 46 Valley St., Asheville, NC 28801, or via email to: pzboards@buncombecounty.org. The form to request to participate as a witness is available here: <https://bit.ly/3kmhPg7> and the form to request to participate as a party with standing is available here: <https://bit.ly/2UeEDgW>. Both of these forms are available for pick-up at 46 Valley St., Asheville, NC 28801.

For more information, please visit the Development Projects webpage at: <https://bit.ly/37h90Jy>. Questions about public hearings or requests to participate should be directed to pzboards@buncombecounty.org, Buncombe County Planning Info, 46 Valley St., Asheville, NC 28801, or (828) 250-4830.

Savannah Glance, Zoning Administrator