

Special Worksession

Present: Mayor Charles R. Worley, Presiding; Vice-Mayor Terry M. Bellamy; Councilman Joseph C. Dunn; Councilman James E. Ellis; Councilwoman Diana Hollis Jones; Councilman R. Carl Mumpower; and Councilman Brian L. Peterson; City Attorney Robert W. Oast Jr.; City Manager James L. Westbrook Jr.; and City Clerk Magdalen Burleson

Absent: None

City Council held a special worksession to discuss the Joint Planning Area (JPA) and to give direction to City staff on the following five issues:

Should the entire extraterritorial jurisdiction (ETJ) be converted to Joint Planning Area?

Planning & Development Director Scott Shuford recommended continuing County appointments to the City Planning and Zoning Commission since it is an advisory board and may well have input into issues involving the JPA. Councilman Peterson expressed his reasoning why he felt there should be no County appointees to either the City Board of Adjustment or the City Planning and Zoning Commission.

After discussion, City Council requested more information with regard to the ramifications of the impact on the City Board of Adjustment membership and other issues. If the ETJ goes away entirely, there will be no need for County appointees to the City Board of Adjustment (and perhaps no legal justification for it). Even if only a portion of it goes away, there will likely be a reduced County presence on the City Board of Adjustment. City Council would be interested in hearing Buncombe County's perspectives on this matter to help them come to a decision.

Should City stormwater standards apply in the JPA?

After discussion this issue, City Council felt there should generally be City-type stormwater regulations in the JPA, except with a higher threshold (e.g., perhaps an acre as opposed to 10,000 square feet) before the regulations apply. City Council felt it was a good idea for Buncombe County to contract with City staff to enforce and inspect stormwater facility construction.

Should City curbing and sidewalk standards apply in the JPA?

After discussion, City Council felt there should generally be City-type curbing and sidewalk standards in the JPA. There are some circumstances in which Council would accept a standard consisting of a sidewalk easement combined with grading of the easement simultaneously with the construction of the street. Council was also open to the possibility of fees-in-lieu of sidewalks in certain circumstances. As with stormwater, Council thought it was a good idea for Buncombe County to contract with City staff to enforce and inspect street and sidewalk construction.

Cell tower height.

City Council agreed that the most obtrusive aspect of cell towers is typically the flashing lights placed on top per Federal Aviation Administration requirements and suggested limiting tower height to whatever height eliminates the need for the lights (this appears to be 200 feet in most cases).

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Should there be a City of Asheville type traffic impact analysis (TIA) requirement in the JPA?

After discussion, City Council agreed that there should be a TIA process more like the City's than the NCDOT's in the JPA. One idea - the County could contract with City staff to review TIAs.

Mayor Worley adjourned the meeting at 2:05 p.m.

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CITY CLERK

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MAYOR