

Monday - January 4, 1993 - 7:00 p.m.

Special Regular Meeting

Present: Mayor Kenneth M. Michalove, Presiding; Council- woman Barbara Field; Councilmen William G. Moore, Chris J. Peterson, Joseph Carr Swicegood and Charles R. Worley; City Attorney William F. Slawter; City Manager Douglas O. Bean; and Associate City Manager/City Clerk William F. Wolcott Jr.

Absent: Vice-Mayor Eugene W. Ellison

PUBLIC HEARING REGARDING SPECULATIVE GRADING/GRADING IN THE BUFFER AREAS POLICY ISSUE FOR THE UNIFIED DEVELOPMENT ORDINANCE

Mayor Michalove opened the public hearing at 7:01 p.m.

City Clerk Wolcott presented the notice to the public setting the time and date of the public hearing.

Mr. Don Noakley, resident of Buncombe County but who works mostly inside the City limits, spoke against adding provisions into the law about either speculative grading or grading in the buffer area. He read a prepared statement which is attached hereto and made a part hereof as Exhibit "A".

Ms. Ann Jones, resident of the City and speaking on behalf of Jim Oliver, read a prepared letter from Mr. Oliver, summarizing that speculative grading can cause the worst eyesores as well as erosion and runoff problems. Mr. Oliver wrote that if it is allowed at all, it must be regulated to insure that it will be done correctly and the regulations must be easily enforced.

Ms. Meg MacLeod, Coordinator of Citizens for Quality Development, spoke against speculative grading and recommended prohibiting buffer zone grading. She read a prepared statement which is attached hereto and made a part hereof as Exhibit "B". She also read a letter from Robert E. and E. Ann Lewis summarizing their opposition to speculative grading.

Ms. Millie Buchanan, representative of the Clean Water Fund of North Carolina, spoke against speculative grading as it relates to water quality. She read a prepared statement which is attached hereto and made a part hereof as Exhibit "C".

Ms. Karen Cragolin, Executive Director of Riverlink, spoke against speculative grading and urged the Council to take a balanced look at the issues.

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Mr. George Morosani, spoke in support of speculative grading and felt that the City should not tell land owners what they can and cannot do with their land.

Ms. Becky Anderson, spoke in support of speculative grading stating that it is helpful in recruiting businesses to the area if a site is already graded and ready for development to begin.

Mr. Robert Grasso, spoke in support of sensible speculative grading and sensible buffering. He felt economic development can work hand in hand only with sound planning.

Ms. Hazel Fobes, Co-Chair of Citizens for Safe Drinking Water, supported the statement of the Clean Water Fund. She felt that whenever the land is

disturbed, water, somewhere is affected. She felt that permitting speculative grading is not consistent with Citizens for Safe Drinking Water's policy of maintaining high quality water sources.

A number of young adults from the Earthdance Institute spoke throughout the meeting, all of which spoke against speculative grading. In particular they spoke against the cutting of trees and destroying the mountains. Most felt that developers should use the already vacant buildings and land for development.

Mr. George Beverly, developer, spoke in support of responsible speculative grading. He felt that if Asheville was going to be competitive, it needed to have site available for prospective buyers.

Mr. Leo Borregard, spoke in opposition of speculative grading. He felt that it creates not only visual pollution but creates damage to the environment.

Mr. Frank Martin, 65 Dillingham Road, spoke in support of a one stop service relative to the permitting process. He felt that when investors ask for a permit, they should know that their investment is secure.

Mr. Albert Sneed, President of Council of Independent Business Owners, felt that there should be different rules regarding speculative grading for commercial, industrial and residential areas. He suggested the Council look at the buffer zone regulations and perhaps create an incentive for the property owners to leave the natural vegetation. He urged Council to reconsider the too low 25% grade.

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Mr. John Cort, Cort Architectural Group, gave an example stating that without speculative grading, public projects, among others, will be very costly.

Ms. Leni Sitnick, 90 Gertrude Place, spoke in opposition of speculative grading and, if allowed, should be looked at on a case by case basis only.

Mr. Ken Jackson spoke in favor of speculative grading and felt that it would be a benefit in the recruitment of manufacturing plants to have adequate sites prepared in advance for them. He spoke in favor of 2 to 1 slopes.

Mr. Dwayne Conner, spoke in support of speculative grading if done with a clear conscience and in a noteworthy way. He also felt that the property owner should have the right to do what they wish with their own property.

The President of the Kenilworth Residents Association spoke against speculative grading and passed out pictures illustrating his point.

Ms. Nancy Mansell, 69 Woodward Avenue, strongly opposed speculative grading and asked the Council to consider the long term problems.

Mr. Bob Selby, spoke in support of speculative grading.

Mr. Rich Mathews, President of the Coalition of Asheville Neighborhoods, spoke against speculative grading and grading in buffer zones.

Mayor Michalove closed the public hearing at 8:24 p.m.

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CITY CLERK MAYOR

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