

RESOLUTION OF PLANNING BOARD RECOMMENDING THAT THE BUNCOMBE COUNTY  
BOARD OF COMMISSIONERS AMEND THE TEXT OF CHAPTER 70, SUBDIVISIONS, OF THE  
BUNCOMBE COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT AND  
SUBDIVISION ORDINANCE OF BUNCOMBE COUNTY

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WHEREAS, pursuant to Section 70-11 of the Buncombe County Code of Ordinances, the Board of Commissioners may amend the Subdivision Ordinance after the Buncombe County Planning Board has reviewed and made a recommendation on the amendment;

WHEREAS, the Buncombe County Planning Board reviewed the proposed amendment to modify the ordinance in order to add a soils investigation report requirement for cluster developments served by septic systems at a duly advertised public hearing held by the Planning Board on April 17, 2017; and

WHEREAS, the Planning Board has reviewed the proposed amendment, has heard public comment, and consulted with planning staff, and after careful review, has determined that it is in order to approve the proposed amendment and make a recommendation to the Board of Commissioners for Buncombe County that the proposed amendment be approved.

NOW THEREFORE, BE IT RESOLVED, Based on the facts as set forth above the Buncombe County Planning Board hereby finds and concludes as follows pertaining to the proposed amendment to the Land Development and Subdivision Ordinance of Buncombe County:

1. This Planning Board hereby recommends that the Board of Commissioners amend Chapter 70 of the Buncombe County Code of Ordinances as follows:

**Modify §70-68(f)(3)(a)(2), Hillside Development Standards, Alternative Path Hillside Development Subdivision, Cluster Development:**

- (2) Disturbed and impervious area shall be calculated for the entire tract and shall include any and all disturbance and impervious surface. This shall include, but is not limited to home sites, infrastructure installment for individual lots, communal buildings such as clubhouses, and communal infrastructure such as roads and stormwater measures. Cluster developments that utilize septic systems for wastewater treatment shall include, as part of their soils investigation report required by §70-40 of this Ordinance, the conclusion that the amount of disturbance allowed on each individual lot is adequate for, at a minimum, a three-bedroom septic system and the construction of a 1,500 square foot single family home. Limitations on disturbed area and impervious surfaces for the total tract shall be:  
Maximum gross site area disturbed = 30%  
Maximum gross site area impervious = 15%

2. This resolution is approved by a vote of 9 to 0 and shall be effective upon its adoption.

This the 17<sup>th</sup> day of April, 2017.

BUNCOMBE COUNTY PLANNING BOARD

By: \_\_\_\_\_

Chair

Consented to:

Planning Board Members:

Nancy Waldrop  
David Rittenberg  
Thad B. Lewis  
Dusty Pless  
Joan M. Walker  
Robert J. Martin  
Gene Bell  
Parker Sloan  
Bob Taylor

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Debbie Truempy, Zoning Administrator

Approved as to form:

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Michael Frue, Senior Staff Attorney