

**Buncombe County Planning Board  
July 11, 2016**

The Buncombe County Planning Board met on July 11, 2016 in the meeting room at 30 Valley Street. Members present were Gene Bell, Nancy Waldrop, Bob Taylor, Dusty Pless, Thad Lewis, and Parker Sloan. Also present were Michael Frue, Staff Attorney, and Debbie Truempy, Planning staff.

**Call to Order**

Gene Bell called the meeting to order at 9:33 am.

**Approval of Agenda**

Nancy Waldrop made a motion to approve the agenda. The motion was seconded by Bob Taylor and passed unanimously.

**Approval of Minutes (June 20, 2016)**

Nancy Waldrop made a motion to approve the minutes. The motion was seconded by Parker Sloan and passed unanimously.

**Subdivision Review**

**SUB2016-00240:** Kevin Griffin of Hi-Alta Investments, LLC applied for major subdivision approval of 16 lots for the project identified as Oasis Cove Subdivision, and located on tax lot PINs 9608-41-0518 and 9608-41-2225 (24 Parrot Road and 18 Sunny Cove Lane respectively).

The Board was provided with the submitted site plan (Attachment A) and proposed staff conditions (Attachment B). Debbie Truempy reviewed the proposed subdivision and staff conditions for the Board. Gene Anders, surveyor, and Kevin Griffin, applicant, were in attendance to present the application. Mr. Anders stated that the stormwater and erosion control plans were in progress and that the NCDOT Driveway Permit had been issued. There being no public comment, Nancy Waldrop made a motion to grant preliminary approval to the subdivision with the proposed staff conditions. The motion was seconded by Thad Lewis and passed unanimously.

**Public Comment**

There was no public comment.

**Board Member Comment**

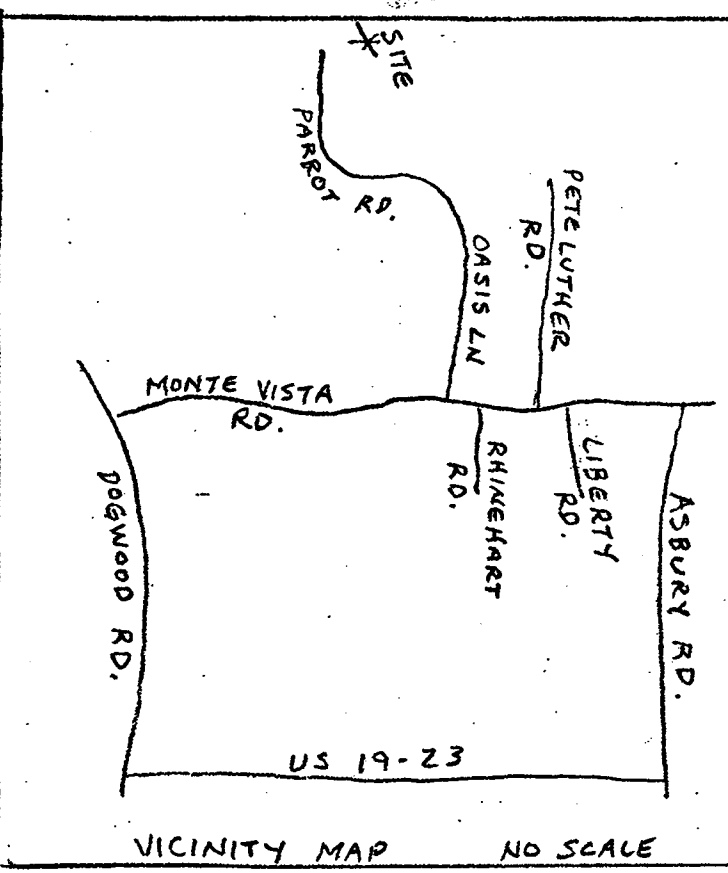
Thad Lewis stated that there was some concern amongst the Fire Chiefs that developments were getting approval when the Fire District might not have the necessary equipment to provide protection. He suggested that the appropriate Fire Chief be contacted when those types of development applications are received. Debbie Truempy said she would discuss the issue with Terry Gentry and suggested he would be the appropriate person to contact the Fire Chiefs.

**Adjourn**

Upon motion and second, the meeting was adjourned.



SUB2016-00241  
SUBMITTED 6-10-2016



**CERTIFICATION OF ROAD GRADES AND SUITABILITY**

STATE OF NORTH CAROLINA  
BUNCOMBE COUNTY  
I, WILLIAM E. ANDERS, JR., CERTIFY THAT THE NEWLY CONSTRUCTED OR PROPOSED ROAD GRADE AND SLOPES WERE CALCULATED BY ME FROM AN ACTUAL SURVEY MADE BY ME AND DO NOT EXCEED 18 PERCENT, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 10TH DAY OF JUNE 2016.  
OFFICIAL SEAL William E. Anders, Jr.  
PROFESSIONAL LAND SURVEYOR  
L-2688  
REGISTRATION NUMBER

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE  
PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PB. \_\_\_\_\_ PG. \_\_\_\_\_ THIS DAY OF \_\_\_\_\_ 2016 AT \_\_\_\_\_ O'CLOCK  
DREW REISINGER, REGISTER OF DEEDS  
BY \_\_\_\_\_ DEPUTY

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE  
I, \_\_\_\_\_ REVIEW OFFICER OF BUNCOMBE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS.  
DATE \_\_\_\_\_ REVIEW OFFICER

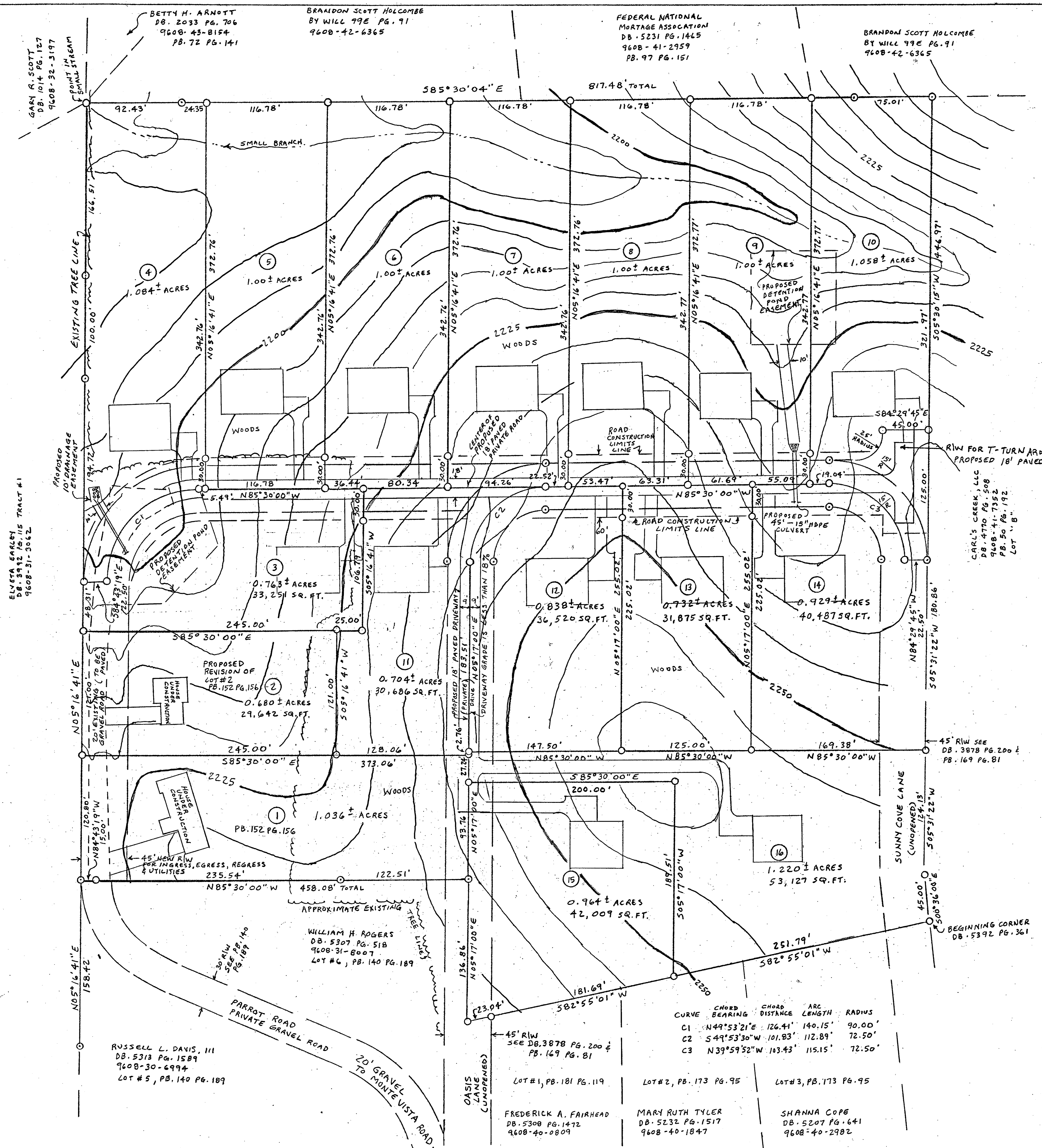
CERTIFICATE OF APPROVAL  
I, \_\_\_\_\_ DIRECTOR OF THE BUNCOMBE COUNTY PLANNING BOARD, CERTIFY THAT THE PLANNING BOARD APPROVES THIS FINAL PLAT.  
DATE \_\_\_\_\_ DIRECTOR, PLANNING BOARD

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE  
I, \_\_\_\_\_ REVIEW OFFICER OF BUNCOMBE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS.  
DATE \_\_\_\_\_ REVIEW OFFICER

I, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE  
I, WILLIAM E. ANDERS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5344 PAGE 1044, PB. 140 PG. 189, BOOK 5392 PG. 361 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:12,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10TH DAY OF JUNE, 2016.  
WILLIAM E. ANDERS, JR.  
PROFESSIONAL LAND SURVEYOR L-2688

ATTACHMENT A



CERTIFICATE OF OWNERSHIP AND DEDICATION  
I, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL ROAD RIGHTS-OF-WAY AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.

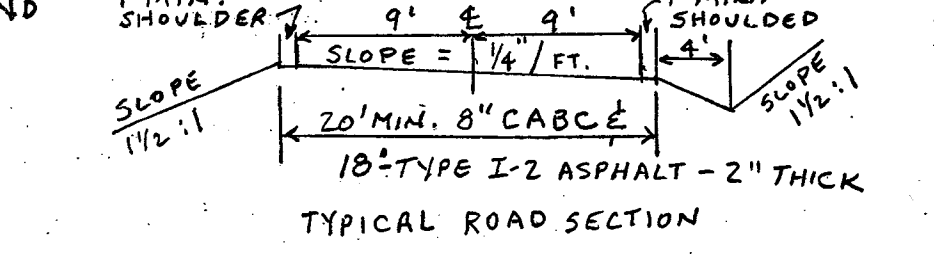
DATE	OWNERS

**Operation and Maintenance of Stormwater Measure**  
The Developer assumes sole responsibility for the operation and maintenance of stormwater management control measures associated with this subdivision until such time as a Homeowners Association is formed. A written agreement between Developer, Homeowners Association and the County shall be executed to assure that all components of the approved stormwater management plan have been installed and operating properly. Subsequent to this written responsibility for operation and maintenance shall be transferred with this as each property is conveyed.

**Joint and Several Liability.**  
Each Owner of any portion of the Properties served by this development is jointly and severally responsible for maintenance of stormwater control measures and associated costs. Each owner of any portion of the development has a right of share being determined either by other assessment provisions of the covenants or by dividing the acreage of such Owner's portion of the development by the total acreage of the development.

**Stormwater Management Plan**  
This development is bound by an approved stormwater management plan on file with the Buncombe County Stormwater Management Program. Any change in land cover, additional development or redevelopment that would increase stormwater runoff will require submission of an amended stormwater management plan.

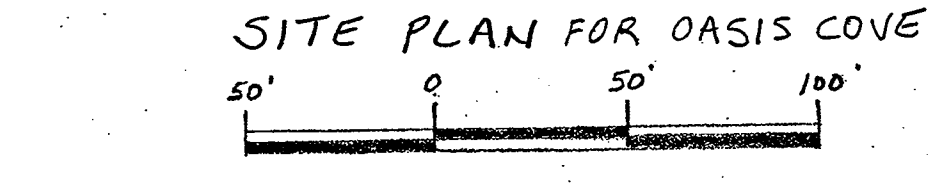
This development is in compliance with the Buncombe County Stormwater Management Ordinance.  
Buncombe County Stormwater Administrator \_\_\_\_\_ Date \_\_\_\_\_  
NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, OR ANGLE FINISH OR OTHER UNSUITABLE MATTER, AND A MINIMUM COMPACTION RATE OF SUBGRADE PRIOR TO PAVING SHALL NOT BE LESS THAN 95% BY STANDARD PROCTOR METHOD & CERTIFIED BY A LICENSED ENGINEER.



- MAX. ROAD GRADED AREAS NOT TO EXCEED 60' WIDTH, AND 60' HEIGHT
- THERE ARE NO HIGH HAZARD OR MODERATE HAZARD AREAS EXISTING ON THIS PLAT.
- CONTOURS DERIVED FROM BUNCOMBE COUNTY GIS AND FIELD VERIFIED
- AVERAGE NATURAL SLOPE: 15.49%
- TYPICAL HOUSES & DRIVEWAYS ARE APPROXIMATE LOCATIONS
- NOT IN A DRASTIC VARIATION HILLSIDE DEVELOPMENT
- EXISTING LAND USE: PROPOSED SUBDIVISION - WOODED ADJACENT OWNERS - RESIDENTIAL
- ALL LOTS SLOPE PERPENDICULAR TO ROAD IS LESS THAN 18%
- UTILITIES: DUKE POWER ENERGY (NO OTHER UTILITIES PLANNED)
- SUBJECT TO ALL RIGHTS OF WAY, RESTRICTIONS AND EASEMENTS OF RECORD SHOWN OR NOT SHOWN.
- 10.323 ± ACRES TOTAL PROPERTY (95% WOODED)
- 1,142' ROAD LENGTH
- PRIVATE WATER & SEWER SYSTEMS (WELL & SEPTIC FOR EACH LOT)
- NOT IN FLOOD ZONE FIRM PANEL # 9608, JAN. 6, 2010
- BUNCOMBE COUNTY ZONING: OPEN USE
- DEED REFERENCE: DB. 5344 PG. 1044
- ALL OF 10.323 ± ACRES, PB. 140 PG. 189
- 80SCD, LLC
- DB. 5392 PG. 361
- TAX REFERENCE: PIN 10# 9608-41-0518 & 9608-41-2225

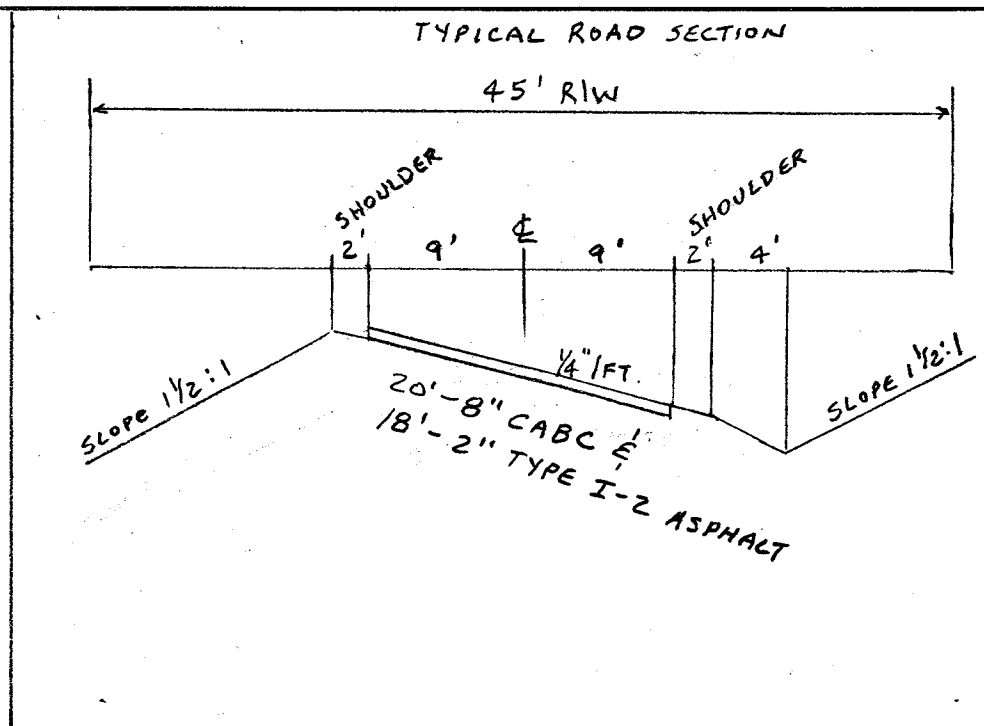
- SUBDIVIDER: HI-ALTA INVESTMENT, LLC
- C/O KEVIN GRIFFIN, 1408 D PATTON AVE, ASHEVILLE, N.C. 28806

PRELIMINARY  
NOT FOR RECORDING OR DEED DESCRIPTION



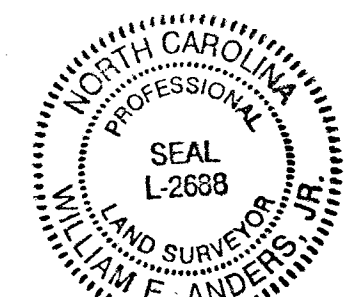
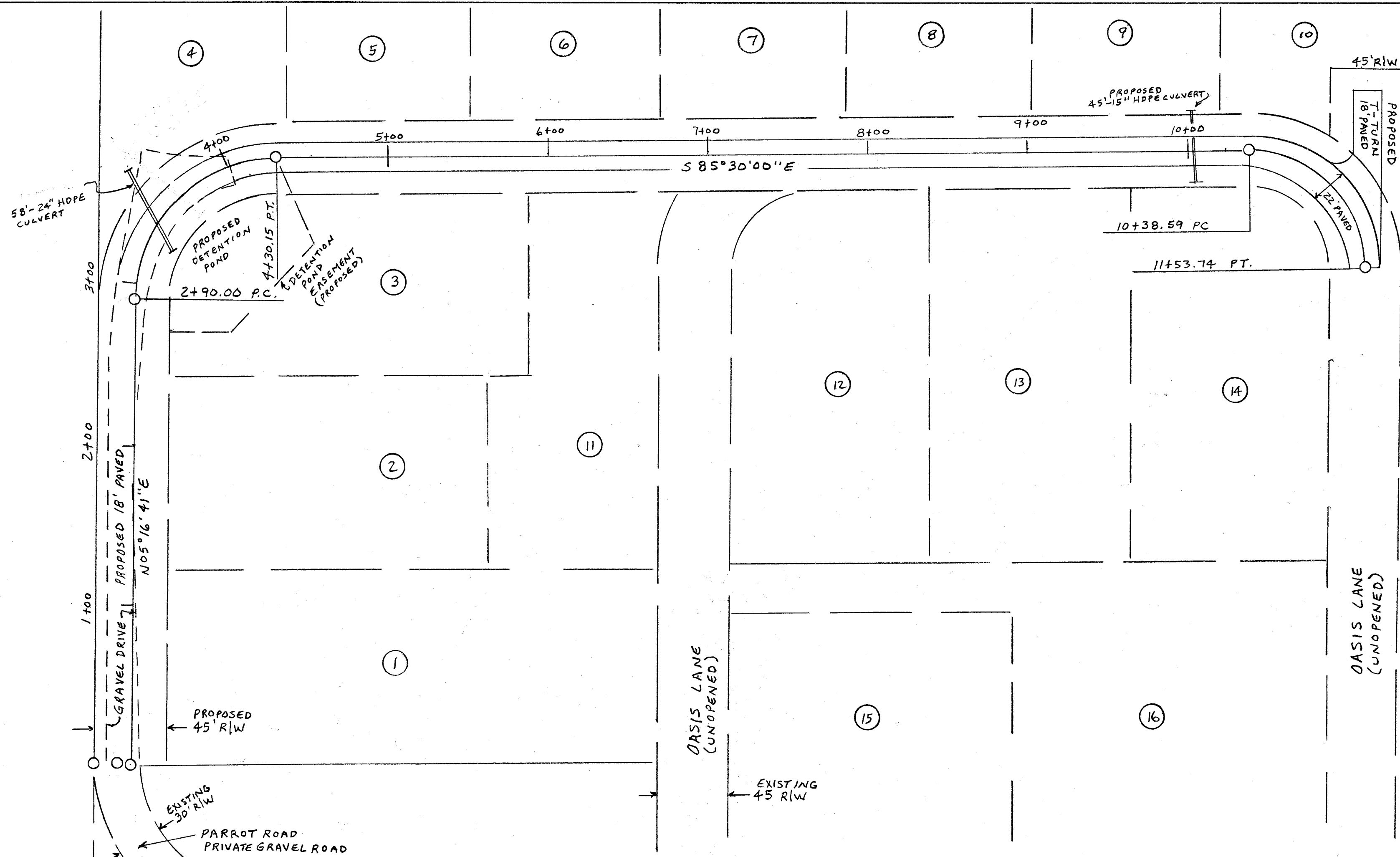
MINOR SUBDIVISION SURVEY FOR:  
**OASIS COVE**  
SUBDIVISION  
CURRENT OWNER: HI ALTA INVESTMENTS, LLC  
UPPER HOMOINY TOWNSHIP BUNCOMBE COUNTY  
PARROT DRIVE  
CANDLER, NORTH CAROLINA  
SCALE: 1" = 50' DATE: JUNE 10, 2016  
WILLIAM E. ANDERS, JR. SURVEYOR L-2688  
176 PARKER RD., ASHEVILLE, N.C. 28805  
TEL. 288-6492 AREA 828



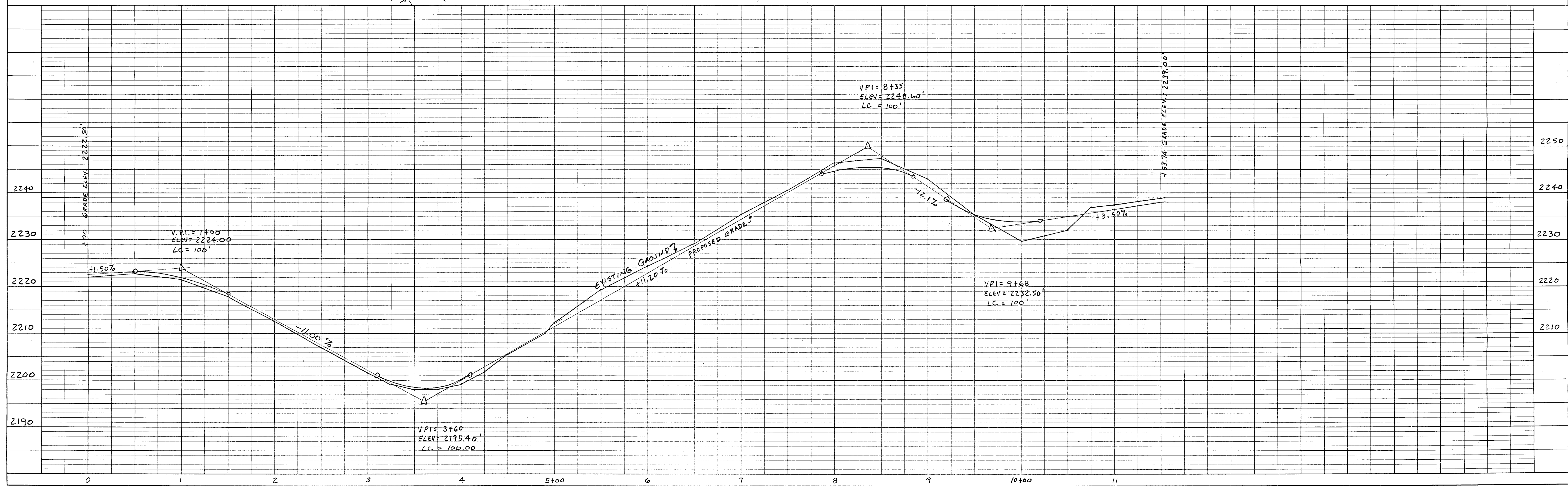


$PI = 11+12.37'$   
 $\Delta = 91^{\circ}00'15'' \text{ RT.}$   
 $DC = 79^{\circ}01'43''$   
 $T = 73.78'$   
 $LC = 115.15'$   
 $R = 72.50'$

$PI = 3+78.79'$   
 $\Delta = 89^{\circ}13'19'' \text{ RT.}$   
 $DC = 63^{\circ}39'43''$   
 $T = 88.79'$   
 $LC = 140.15'$   
 $R = 90.00'$



William E. Adams  
 SEPT. 18, 2015



DATE	
BY	
CHECKED	
DESIGNED	
DRAWN	
SCALE	
PROJECT	
NO.	

DATE	
BY	
CHECKED	
DESIGNED	
DRAWN	
SCALE	
PROJECT	
NO.	

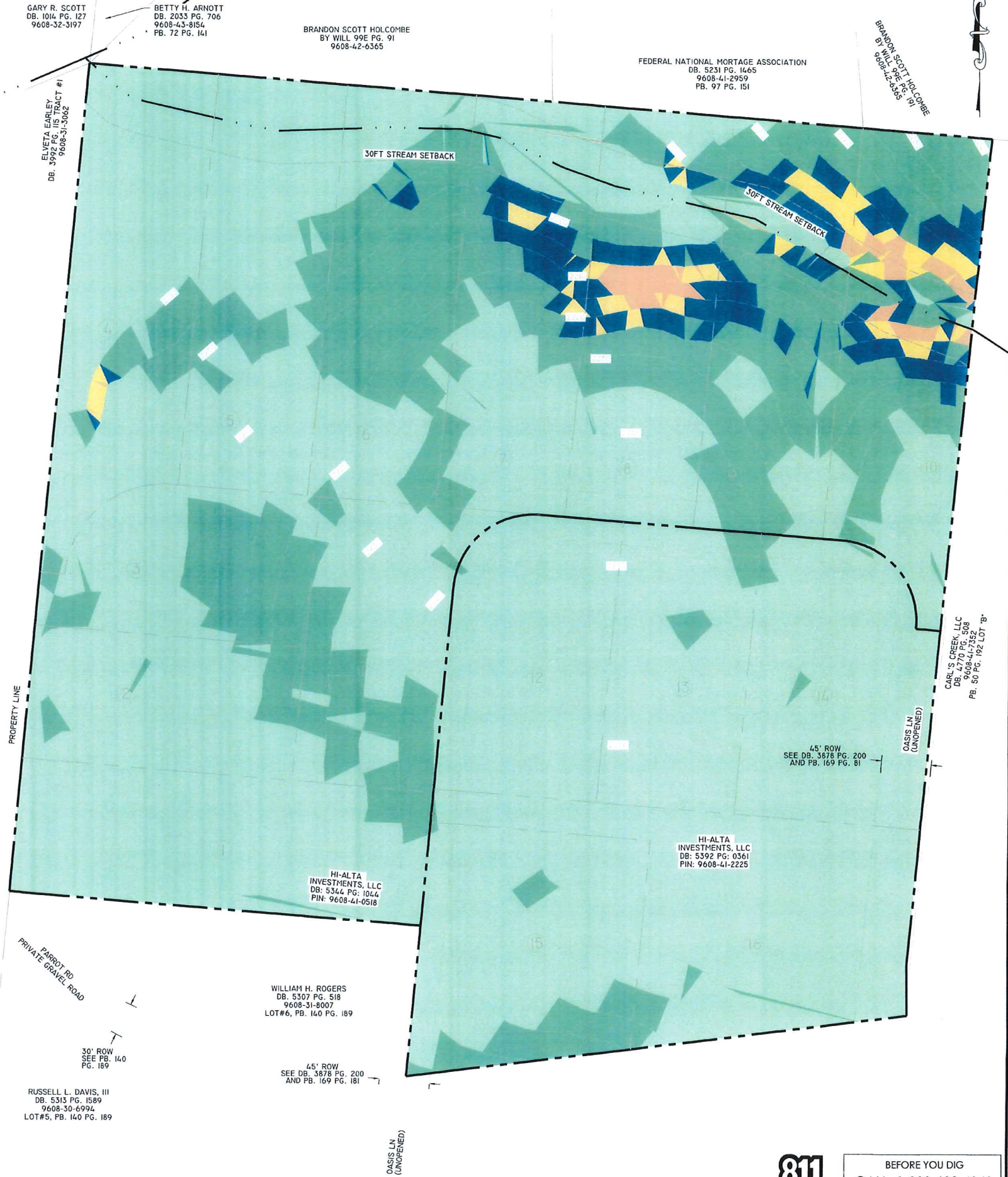


**PROJECT DATA**  
 PROPERTY OWNER:  
 HI-ALTA INVESTMENTS, LLC  
 16 COUNTRY LN  
 CANDLER, NC 28715  
 CONTACT PERSON:  
 KEVIN GRIFFIN  
 16 COUNTRY LN  
 CANDLER, NC 28715  
 (828) 273-3466  
 KEVIN@HIALTAINVESTMENTS.COM  
 DESIGN PROFESSIONAL:  
 ALTAMONT ENVIRONMENTAL  
 231 HAYWOOD STREET  
 ASHEVILLE, NC 28801  
 CONTACT: TONY HAUSER P.L.A., P.E.  
 PHONE: (828) 281-3350  
 PROJECT NAME:  
 OASIS COVE SUBDIVISION  
 PROJECT LOCATION:  
 OASIS LANE  
 CANDLER, NC 28715  
 BUNCOMBE COUNTY  
 PIN #: 9608-41-0518 AND 9608-41-2225  
 ZONING DISTRICT: OU  
 ZONING CLASS: UNDEVELOPED TRACT  
 PROPOSED USE: RESIDENTIAL  
 PROPERTY SIZE:  
 9608-41-0518: 10.32 ACRES  
 9608-41-2225: 4.68 ACRES  
 TOTAL: 15 ACRES  
 PROPOSED LOTS: 16  
 DENSITY (UNITS/ACRE): 0.94  
 AVERAGE NATURAL SLOPE  
 (ON-LINE STEEP SLOPE TOOL):  
 9608-41-0518: 15.49%  
 9608-41-2225: 10.41%  
 SOIL TYPES: CkBz, EvDz, FRA, TAB

**SLOPE ANALYSIS LEGEND**

- 0%-15% SLOPE (10.57 ACRES)
- 15%-25% SLOPE (3.53 ACRES)
- 25%-30% SLOPE (0.58 ACRES)
- 30%-35% SLOPE (0.19 ACRES)
- 35%-50% SLOPE (0.13 ACRES)
- 50%+ SLOPE (0 ACRES)

**SLOPE CALCULATIONS**  
 AVERAGE NATURAL SLOPE OF SUBDIVISION: S= 13.6%  
 $S(\%) = (0.0023 \times L) / A$   
 VARIABLES USED: (L= 5 FT; L= 17705.23 FT; A= 15 ACRES)  
 0.86% (0.13 ACRES) OF THE ENTIRE SUBDIVISION HAS A NATURAL SLOPE OF 35% OR GREATER.  
 SEE SLOPE ANALYSIS LEGEND FOR TOTAL ACRES WITHIN EACH PERCENTAGE CATEGORY.  
 THE PROPOSED DEVELOPMENT DOES NOT MEET THE DEFINITION OF A HILLSIDE DEVELOPMENT OR A DRASTIC VARIATION HILLSIDE DEVELOPMENT AS DEFINED BY SECTION 70-68 OF THE BUNCOMBE COUNTY LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.



NC FIRM LIC# C-2185  
 DRAWN BY: SS  
 PROJ MGR: ALH  
 CLIENT: HIALTA INVESTMENTS  
 DATE: 05/09/16  
 SCALE 1" = 50'

**ALTAMONT ENVIRONMENTAL, INC.**  
 ENGINEERING & HYDROGEOLOGY  
 231 HAYWOOD STREET, ASHEVILLE, NC 28801  
 TEL: 828-281-3350 FAX: 828-281-3351  
 WWW.ALTAMONTENVIRONMENTAL.COM

REV.	DATE	DESCRIPTION	BY	CHK	APV

**SLOPE ANALYSIS MAP**  
 OASIS COVE SUBDIVISION  
 BUNCOMBE COUNTY, NORTH CAROLINA 28715

SHEET NO. **C5.0**  
 FILE PATH: P:\HIGH-ALTA INVESTMENTS\PARROT ROAD DEVELOPMENT\CADD\PLANS.PARROT RD.DGN

Buncombe County  
 Planning and Development  
 Received  
 JUN 1 0 2016  
 46 Valley Street  
 Asheville, NC 28801  
 828-250-4830

**811**  
 Know what's below.  
 Call before you dig.  
 BEFORE YOU DIG  
 CALL 1-800-632-4949  
 N.C. ONE CALL CENTER  
 IT'S THE LAW!

GARY R. SCOTT  
 DB. 1014 PG. 127  
 9608-32-3197

BETTY H. ARNOTT  
 DB. 2033 PG. 706  
 9608-43-8154  
 PB. 72 PG. 141

BRANDON SCOTT HOLCOMBE  
 BY WILL 99E PG. 91  
 9608-42-6365

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
 DB. 5231 PG. 1465  
 9608-41-2959  
 PB. 97 PG. 151

ELVETA EARLEY  
 DB. 3992 PG. 115 TRACT #1  
 9608-31-3062

CARL'S CREEK, LLC  
 DB. 70 PG. 508  
 9608-41-3432  
 PB. 50 PG. 192 LOT 'B'

HI-ALTA INVESTMENTS, LLC  
 DB: 5344 PG: 1044  
 PIN: 9608-41-0518

HI-ALTA INVESTMENTS, LLC  
 DB: 5392 PG: 0361  
 PIN: 9608-41-2225

WILLIAM H. ROGERS  
 DB. 5307 PG. 518  
 9608-31-8007  
 LOT#6, PB. 140 PG. 189

RUSSELL L. DAVIS, III  
 DB. 5313 PG. 1589  
 9608-30-6994  
 LOT#5, PB. 140 PG. 189

PARROT RD  
 PRIVATE GRAVEL ROAD

OASIS LN (UNOPENED)

OASIS LN (UNOPENED)

OASIS LN (UNOPENED)

30' STREAM SETBACK

30' STREAM SETBACK

45' ROW  
 SEE DB. 3678 PG. 200  
 AND PB. 169 PG. 81

45' ROW  
 SEE DB. 3678 PG. 200  
 AND PB. 169 PG. 81

45' ROW  
 SEE DB. 3678 PG. 200  
 AND PB. 169 PG. 81

30' ROW  
 SEE PB. 140  
 PG. 189

Buncombe County Planning Board Meeting  
Recommended Staff Conditions  
July 11, 2016  
**SUB2016-00240**  
Oasis Cove Major Subdivision

If approved by the Buncombe County Planning Board, the applicant shall provide the following information on a revised set of plans (if necessary) submitted to the Buncombe County Department of Planning and Development:

1. Provide proof of approval of E-911 addressing
2. Provide a written statement from the Buncombe County Erosion Control Officer stating that an Erosion Control Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Erosion Control permit is obtained.*
3. Provide a written statement from the Buncombe County Stormwater Administrator stating that a Stormwater Plan has been submitted and approved for the project. *No grading shall occur on the site until an approved Buncombe County Stormwater Control permit is obtained.*
4. Provide NCDOT driveway permit.
5. Revise acreage on submitted plans