

Buncombe County Planning Board
April 15, 2013

The Buncombe County Planning Board met April 15, 2013 in the meeting room at 30 Valley Street. Members present were Jim Young, Bud Sales, Josh Holmes, Vice–Chairman Bernie Kessel, Michelle Wood, Chairman Tom Alexander, Catherine Martin, Joe Sechler, and Greg Phillips. Also present were Michael Frue, County Attorney; and, Gillian Phillips and Mason Scott, Planning staff.

Call to Order

Chairman Alexander called the meeting to order at 9:33 am.

Approval of Agenda

Mr. Kessel made a motion to approve the agenda. Ms. Martin seconded the motion and the motion passed unanimously.

Approval of Minutes (March 18, 2013)

Ms. Martin made a motion to approve the minutes as submitted. Mr. Young seconded the motion, and the motion passed unanimously.

SUB2013-00077

Brush Creek Subdivision applied for preliminary approval to site a major subdivision on the Northern side of Brush Creek Road in between the intersections of Upper Brush Creek Road and Witch Hazel Way (PIN 9685.32.5838).

Chairman Alexander read the summary of the case for the Board. The Board was provided with the submitted plans (Attachment A) prior to the meeting, and the proposed staff conditions (Attachment B) at the meeting.

Chris Day, of Civil Design Concepts, was present to represent the case for the applicant. Mr. Day gave a brief description of the property and project for the Board. He indicated that there is a fairly consistent slope throughout the property, but that it will not be subject to Hillside Development or Steep Slope/High Elevation overlay requirements because the majority of the lots to be created will not exceed 20% slope. He stated that all lots will be served by well and septic systems. He also noted that the applicant has reviewed staff conditions for the development and that there are no issues or concerns.

Ms. Phillips briefly reviewed the conditions for approval of the subdivision for the Board.

The Board discussed whether the site plan for the project provided all the information required by the Subdivision Ordinance. There was discussion regarding the potential inclusion of a geotechnical engineer in the project. There was general discussion regarding the price point of the homes to be developed. Chairman Alexander opened the floor for public comments

regarding the project. There was some discussion regarding whether the water access for the development would be based on community or private wells. Mr. Day indicated that lot sizes had been designed to account for private well systems.

There being no other discussion, Mr. Phillips made a motion to approve the subdivision as submitted, contingent upon compliance with the conditions submitted by staff. Mr. Kessel seconded the motion, and the subdivision was unanimously granted preliminary approval.

Adjournment

There being no further business on the agenda, no one wishing to make public comment, and no further motions for discussion, Mr. Kessel made a motion for adjournment of the meeting. Ms. Martin seconded the motion, and the meeting was formally closed at 9:52 am.

SUB2013-00077
SUBMITTED 3/15/2013

APPROVED BY THE BC PB WITH
CONDITIONS AT THEIR 4/15/2013 MEETING

BRUSH CREEK SUBDIVISION

BUNCOMBE COUNTY, NORTH CAROLINA

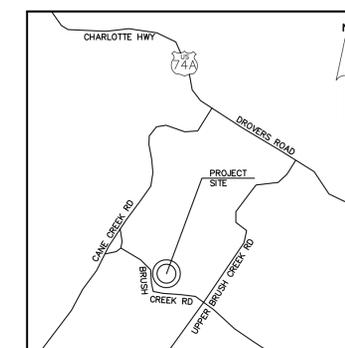
MARCH 15, 2013

PREPARED FOR:

CANE CREEK VISTAS LLC
200 SWANNANOA RIVER ROAD
ASHEVILLE, NORTH CAROLINA 28805
CHRIS ELLER
(828) 252-5388

INDEX OF SHEETS

Sheet No.	Title
C0	COVER SHEET
C1	MASTER PLAN
C2	PRELIMINARY PLAT
C3	ROAD PROFILES



VICINITY MAP
(NOT TO SCALE)

BEFORE YOU DIG
CALL 1-800-632-4949
N.C. ONE CALL CENTER

1. Indicate on the submitted plans that the lots will be served by septic and well.
2. Indicate the name of the owner on the submitted plans.
3. Indicate the township the subdivision is located in on the submitted plans.
4. Indicate provision of the following on the submitted plans:
 - a. Provisions for electrical and telephone services;
 - b. Provisions for cable television service, if applicable;
 - c. Provision of natural gas lines if applicable; and
 Or indicate that no provision for the items listed above has not been made.
5. Indicate contour interval on the submitted plans.
6. Indicate the existing use of the land within the subdivision.
7. Provide a copy of the approved North Carolina Department of Transportation driveway permit.
8. Provide proof of approval of road names and addresses from E-911 Addressing.
9. Provide curve data for proposed roads.
10. Indicate on the submitted plans that no base course shall be placed on muck, pipe clay, organic matter or other unsuitable matter, and a minimum compaction rate of subgrade prior to paving shall not be less than 95 percent by standard proctor method.
11. Provide information on the submitted plans that the subdivision roads meet the following standard: they are contained within a corridor that shall not exceed 90 feet in width along 80% of its total length; up to 20% of the length of the road corridor may be graded to a maximum width of 135 feet. The corridor height, defined as the height of a combined cut and fill slope, shall not exceed 60 feet.
12. Indicate areas of road construction in excess of 30 percent natural slope or areas designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map or indicate on the submitted plans that no such areas exist.
13. Indicate location of individual driveways for the first 20 feet for each lot on the submitted plans.
14. Subdivision roads shall be paved in accordance with NCDOT "Subdivision Road Minimum Construction Standards," Pavement Design 1(E), current edition. **Specify soil conditions and which combination of base and pavement design (see DOT guidance) will be used. Use worst-case design criteria if soil testing is not provided.**
15. Proof of preliminary soils investigation that will evaluate the feasibility of developing a subdivision served by individual septic systems, which shall be done by a professional such as a soils engineer or soils scientist
16. 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.**
17. Provide a written statement from the Buncombe County Stormwater Administrator stating that a stormwater management plan has been submitted and approved for the project. **No grading shall occur on the site until an approved Buncombe County Stormwater Permit is obtained.**

DEVELOPMENT DATA	
DEVELOPER:	CANE CREEK VISTAS LLC 200 SWANNANOA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805
CONTACT:	CHRIS ELLER (828) 252-5388
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 200 SWANNANOA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805
CONTACT:	C. CHRIS DAY, P.E. (828) 252-5388



NO.	DATE	DESCRIPTION
1.	03/15/13	PLANNING BOARD SUBMITTAL

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

COVER FOR:
BRUSH CREEK SUBDIVISION
CANE CREEK VISTAS LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DATE:	03/13/13
DRAWN BY:	MAD
CDC PROJECT NO.:	11316

SHEET
C0

200 SWANNANOA RIVER ROAD
ASHEVILLE, NC 28805
PHONE (828) 252-5388
FAX (828) 252-5385
1210 S. MAIN STREET
WAYNESVILLE, NC 28798
PHONE (828) 455-4410
FAX (828) 455-4455
NCEBLS LICENSE #: C-2184
www.civildesignconcepts.com

NOTES

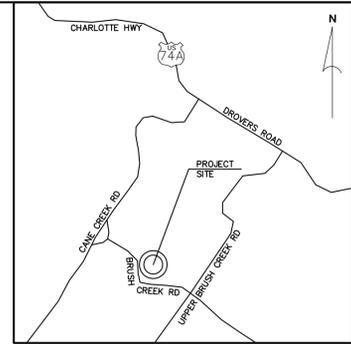
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- MULTI-PHASE CONSTRUCTION. FIRST PHASE OF DEVELOPMENT ANTICIPATED TO BEGIN WITHIN ONE YEAR. SUBSEQUENT PHASES TO OCCUR AS MARKET ALLOWS.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- PROPOSED LOTS WILL BE PROVIDED WITH UTILITIES VIA THE PROPOSED AND EXISTING RIGHT-OF-WAYS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- PROPOSED ROADS TO BE PRIVATE. ROADS TO BE DESIGNED IN ACCORDANCE WITH NCDOT SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS FOR POTENTIAL TURNOVER TO NCDOT IN THE FUTURE. NCDOT DRIVEWAY PERMIT TO BE OBTAINED FOR ACCESS TO BRUSH CREEK ROAD. ALL ROAD STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
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VICINITY MAP
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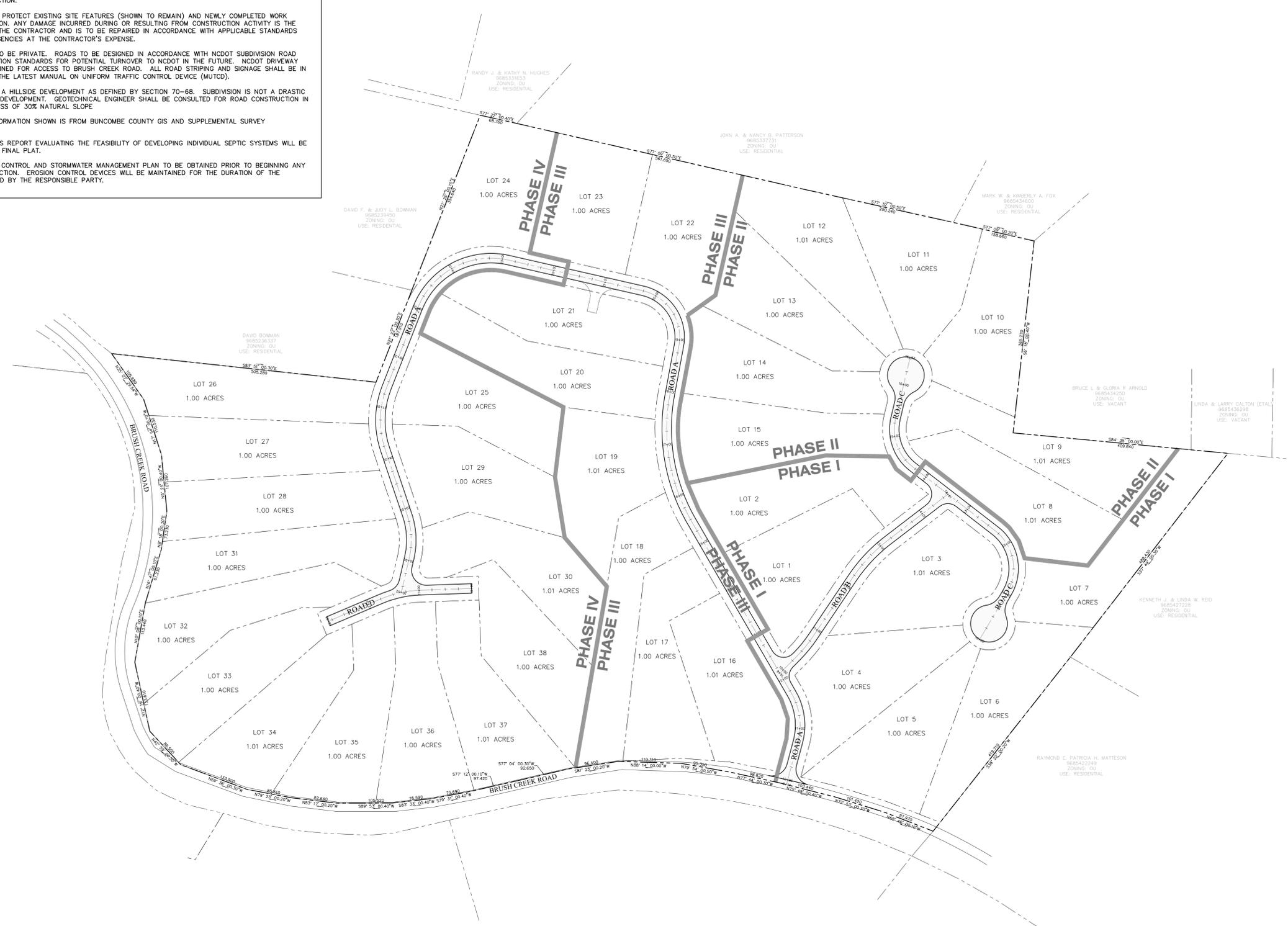
PROJECT DATA

PIN: 9685-32-5838
DEED BOOK/PAGE: 5005/1841

SITE ACREAGE: 41.98 ACRES
ZONING: OU

LOCATION: BRUSH CREEK ROAD
FLETCHER, NC 28732
FAIRVIEW TOWNSHIP
BUNCOMBE COUNTY

PROPOSED LOTS: 38
PROPOSED DENSITY: 0.90 LOTS/ACRE
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DWELLINGS
SETBACKS: N/A
TOTAL PROPOSED ROADS: 3459 LF
DISTURBED AREA: 6.8 ACRES



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NCBEELS LICENSE # C-2184
www.civildesignconcepts.com



MAD	BY
PLANNING BOARD SUBMITTAL	DESCRIPTION
03/15/13	DATE
1.	NO.



BRUSH CREEK SUBDIVISION
CANE CREEK VISTAS LLC - BUNCOMBE COUNTY, NORTH CAROLINA



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MASTER PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DATE: 03/13/13
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SHEET
C1

NOTES

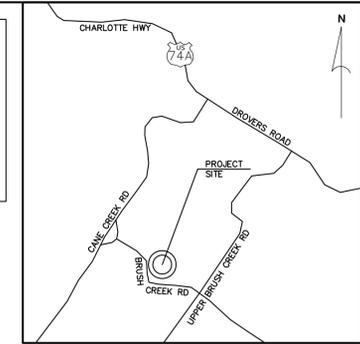
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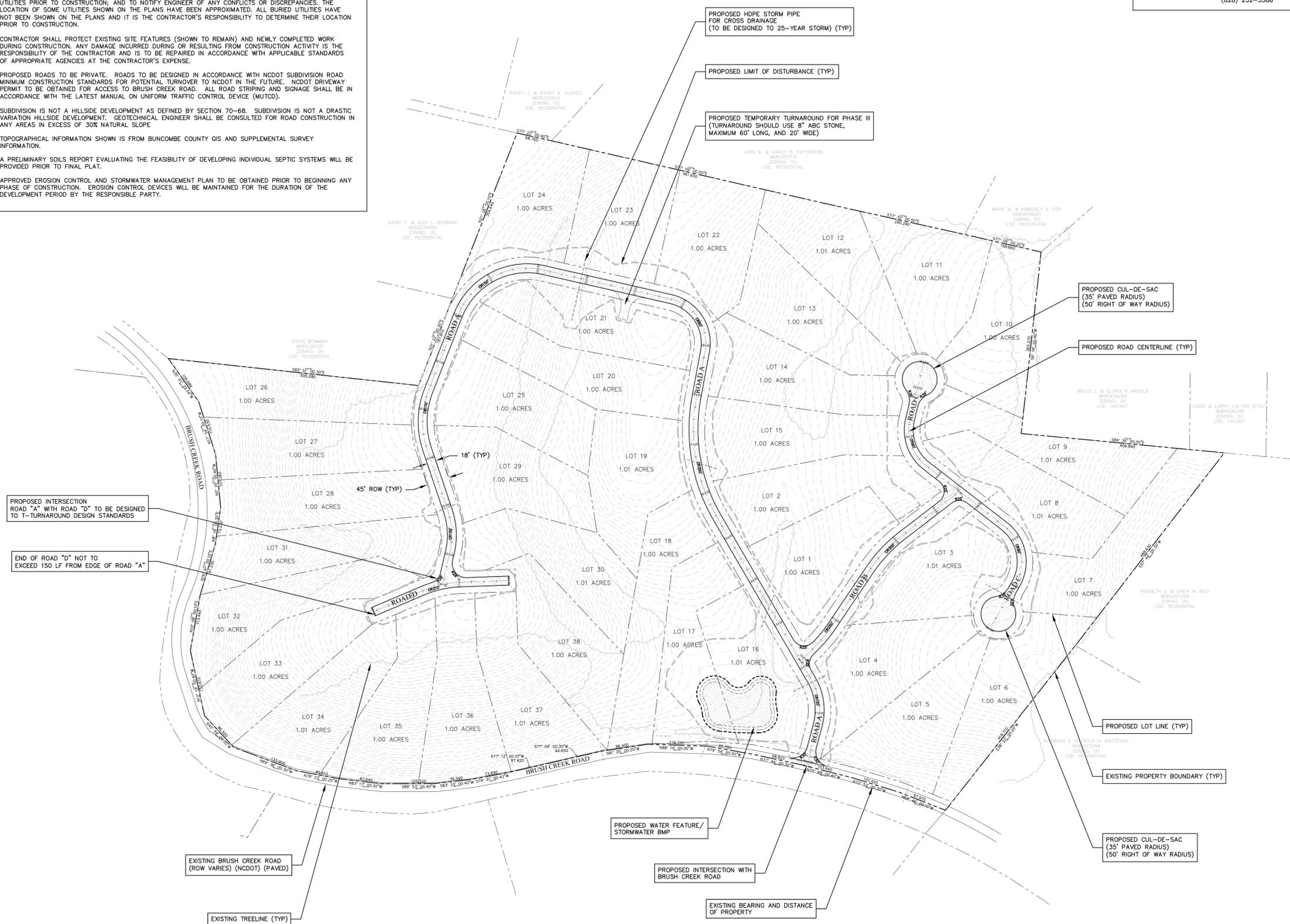
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PRELIMINARY PLAN FOR:
BRUSH CREEK SUBDIVISION
CANE CREEK VISTAS LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DATE: 03/13/13
DRAWN BY: MAD
CDC PROJECT NO.: 11316
SHEET
C2



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PRELIMINARY PLAT

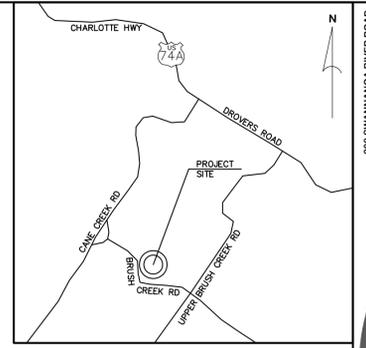
GRAPHIC SCALE

0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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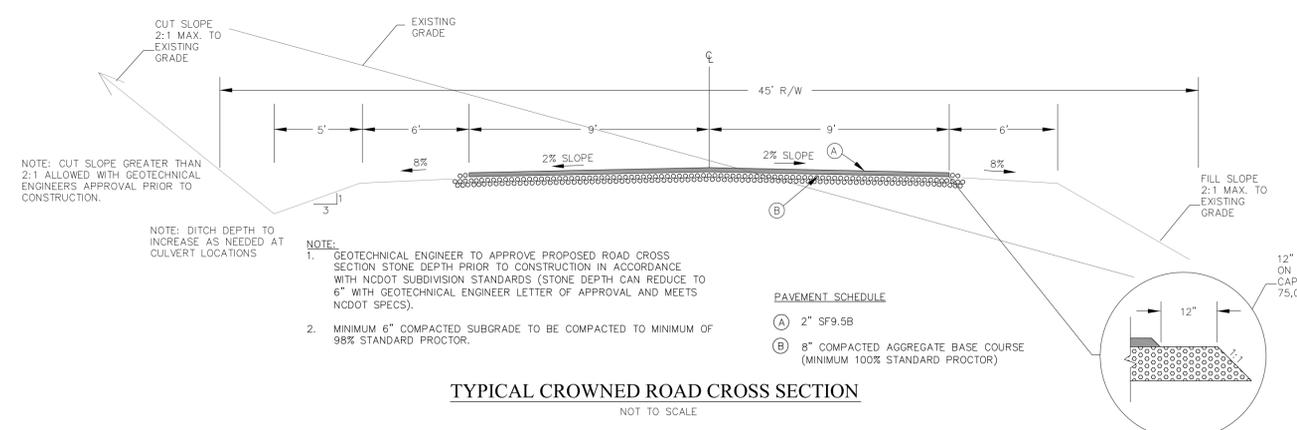
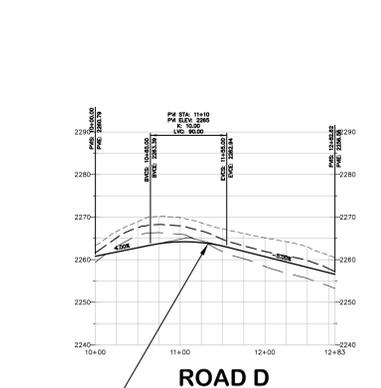
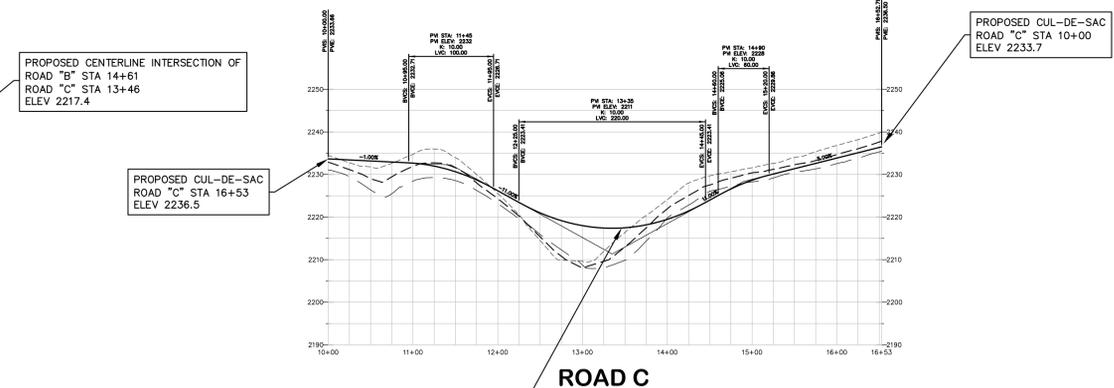
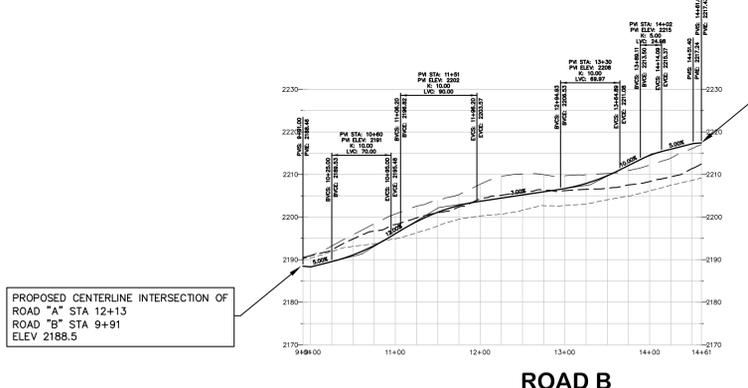
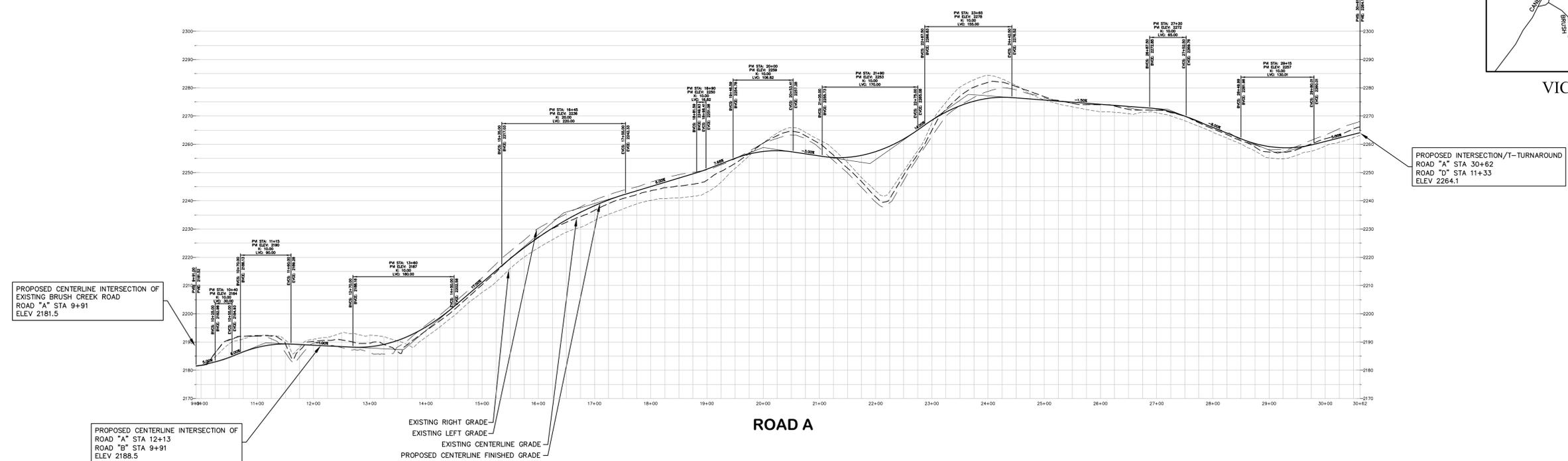
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ROAD PROFILE

SCALE

1"=100' HORIZONTAL

1"=20' VERTICAL

MAD	BY	
PLANNING BOARD SUBMITTAL		
03/15/13		
1.		
NO.	DATE	DESCRIPTION



BRUSH CREEK SUBDIVISION

CANE CREEK VISTAS LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DATE: 03/13/13
DRAWN BY: MAD
CDC PROJECT NO.: 11316

SHEET
C3

ATTACHMENT B

Buncombe County Planning Board Meeting
Recommended Staff Conditions
SUB2013-00077
April 15, 2013

Brush Creek 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. Indicate on the submitted plans that the lots will be served by septic and well.
2. Indicate the name of the owner on the submitted plans.
3. Indicate the township the subdivision is located in on the submitted plans.
4. Indicate provision of the following on the submitted plans:
 - a. Provisions for electrical and telephone services;
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Or indicate that no provision for the items listed above has not been made.

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