

Buncombe County Planning Board  
October 7, 2013

The Buncombe County Planning Board met October 7, 2013 in the meeting room at 30 Valley Street. Members present were Jim Young, Josh Holmes, Chairman Tom Alexander, Michelle Wood, Catherine Martin and Greg Phillips. Also present were Michael Frue, Staff Attorney; Josh O'Conner, Zoning Administrator; Jon Creighton, Assistant County Manager/Planning Director; and Gillian Phillips and Debbie Truempy, Planning staff.

**Call to Order**

Chairman Alexander called the meeting to order at 9:29 am.

**Approval of Agenda**

Mr. Holmes made a motion to approve the agenda as submitted. Ms. Martin seconded the motion and the motion passed unanimously.

**Approval of Minutes (September 16, 2013)**

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

***SUB2013-00308: "New Stock Village Subdivision," located at the intersection of New Stock Road and Martin Ford Road (PINs 9733-14-6833 and 9733-05-8346) sought preliminary approval.***

The Board was provided with the submitted preliminary plan (Attachment A) and the proposed staff conditions (Attachment B). Ms. Truempy reviewed the subdivision for the Board and the proposed staff conditions (Attachment B).

Marvin Mercer was present to represent the case. He indicated that the property currently had an existing commercial building that was going to be removed. He described the details relating to the project and indicated that they were having issues regarding calculating average natural slope on the property. He indicated that they had not at this point submitted erosion control and stormwater applications. There was no one wishing to make public comment. Mr. Holmes made a motion to approve the submitted plan with the staff conditions. Mr. Phillips seconded the motion and the motion passed unanimously.

**Discussion of the Land Use Plan Update maps**

Mr. O'Conner provided information to the Board regarding the site suitability maps within the Buncombe County Comprehensive Land Use Plan, 2013 Update. He indicated that the County GIS department was creating an online tool for the public using the maps. Mr. O'Conner stated that there would be numerous proposed changes to the Zoning Ordinance that would come before the Planning Board in the next few months based on the passage of the Buncombe County Comprehensive Land Use Plan, 2013 Update. Mr. O'Conner then reviewed the site suitability maps with the Board.

**Adjournment**

There being no public comment Mr. Holmes made a motion to adjourn the meeting. Mr. Phillips seconded the motion and the motion passed unanimously. The meeting was adjourned at 9:52 am.





























# ATTACHMENT B

Buncombe County Planning Board Meeting  
Recommended Staff Conditions  
**SUB2013-00308**  
October 7, 2013  
New Stock Village

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 a detailed slope analysis conducted using the Buncombe County slope raster data set at a cell resolution of 50 feet showing the following information:
  - a. Areas designated as high hazard or moderate hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey;
  - b. Surface waters, as shown on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture or the most recent version of the quadrangle topographic maps prepared by the United States Geological Service, and surface water buffers including, but not limited to, trout stream buffers and required stormwater setbacks;
  - c. Location of the floodway and 100-year floodplain boundaries;
  - d. Wetlands;
  - e. A map showing the following categories of slope in the assigned colors:
    - Less than 15% slope; light green
    - 15% but less than 25%; dark green
    - 25% but less than 30%; blue
    - 30% but less than 35%; yellow
    - 35% but less than 50%; orange
    - 50% and greater slope; red;
  - f. The number of acres and the percent of the tract in each slope category as shown above; and
  - g. The number of acres and percent of the tract that is 35% slope and above.
2. Indicate which township the subdivision is in on the submitted plans.
3. An itemized estimate, prepared by a licensed professional, of the cost of implementing and maintaining erosion control devices. Erosion control devices will be maintained for the duration of the development period by the responsible party.
4. Provide proof of approval of road names and addresses from E-911 Addressing.

5. 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.*
6. Provide a written statement from the Buncombe Stormwater Ordinance Administrator stating that an Stormwater 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.*
7. Indicate lot slope perpendicular to the road for each individual subdivision lot or indicate that none of the lot slopes perpendicular to the road exceed 18% slope.
8. 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.
9. Provide a copy of the approved North Carolina Department of Transportation driveway permit.
10. Indicate on submitted plan two feet of additional drivable surface shall be provided constructed of asphalt, concrete or other approved driving surface (including compacted stone) capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The two foot additional drivable surface requirement may be reduced by the Buncombe County Fire Marshal or his or her designee by use of, but not limited to, residential sprinklers, municipal water supply, loop roads, pull outs, etc
11. Provide curve radii for road centerline. The curve radii listed on the submitted plan are unclear.
12. Clarify grade at the entrance to the subdivision. Grade must be 10% or less for the first 30 feet of the road.
13. Indicate corridor height of road on submitted plans.
14. Indicate areas of road construction in excess of 30 percent natural slope and for all areas designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey, and an investigation for colluvial deposits shall be made or indicate that no such areas exist on the submitted plan.
15. Provide proof of approval from NCDENR for private water system.
16. Provide proof of approval from NCDENR for private sewer system.

17. Provide a 3 foot setback for homes as required by North Carolina Building Code or provide required fire walls.
18. Provide proof that extension of private utilities complies with the Buncombe County's Flood Damage Prevention Ordinance.