

**Buncombe County Planning Board**  
**April 17, 2017**

The Buncombe County Planning Board met on April 17, 2017 in the meeting room at 30 Valley Street. Members present were Gene Bell, Nancy Waldrop, David Rittenberg, Thad Lewis, Bob Taylor, Robert Martin, Joan Walker, Parker Sloan, and Dusty Pless. Also present were Michael Frue, Staff Attorney; Jon Creighton, Planning Director; and Debbie Truempy, Gillian Phillips, and Shannon Capezzali, Planning staff.

**Call to Order**

Gene Bell called the meeting to order at 9:31 am.

**Approval of Agenda**

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

**Approval of Minutes (April 3, 2017)**

Dusty Pless made a motion to approve the April 3, 2017 meeting minutes. The motion was seconded by Nancy Waldrop and passed unanimously.

**Subdivision Review**

**SUB2017-00108:** *William Buie, PE on behalf of Ramble Biltmore Forest, LLC was seeking major subdivision approval of 4 lots for the project identified as The Ramble Biltmore Forest (Block H), and located on tax lot PIN # 9645-46-1043 (further described as property southeast of the intersection of Ramble Way and Promenade Drive).*

Gillian Phillips provided information about the subdivision application and staff conditions for approval. Will Buie of WGLA Engineering presented the subdivision application and answered questions from the Planning Board. David Rittenberg made a motion to approve the subdivision application with the staff conditions. The motion was seconded by Parker Sloan and passed unanimously.

**SUB2017-00110:** *William Buie, PE on behalf of Ramble Biltmore Forest, LLC was seeking major subdivision approval of 27 lots for the project identified as The Ramble Biltmore Forest (Block G, Phase I), and located on tax lot PIN # 9645-46-1043 (further described as property to the east of the Blue Ridge Parkway and north of Ramble Way).*

Gillian Phillips provided information about the subdivision application and staff conditions for approval. Will Buie of WGLA Engineering presented the subdivision application and answered questions from the Planning Board. Robert Martin made a motion to approve the subdivision application with the staff conditions. The motion was seconded by Joan Walker and passed unanimously.

**Public Hearings:**

**Subdivision Ordinance Text Amendment**

**ZPH2017-00013** would modify Chapter 70 of the Subdivision Ordinance of Buncombe County as follows:

- 1) *Modify §70-68(f)(3)(a)(2), Hillside Development Standards, Alternative Path Hillside Development Subdivision, Cluster Development, as follows: Add the requirement that cluster developments served by septic systems submit soils investigation reports concluding that the amount of allowed disturbance is adequate.*

Gillian Phillips provided an overview of the Subdivision Ordinance text amendment. Gene Bell opened the meeting to public comment. There was no public comment. Parker Sloan made a motion to recommend approval of the text amendment. The motion was seconded by Nancy Waldrop and passed unanimously.

### **Zoning Ordinance Text Amendments**

**ZPH2017-00014** would modify Chapter 78 of the Zoning Ordinance of Buncombe County as follows:

- 1) *Modify §78-581, Definitions;*
- 2) *Modify §78-622(f) and §78-622(g), Statutory Vested Rights Provisions;*
- 3) *Modify §78-641, Permitted Use Table;*
- 4) *Modify §78-642, Dimensional Requirements;*
- 5) *Modify §78-644, Steep Slope/High Elevation Overlay Permitted Use Table;*
- 6) *Modify §78-644(e) Steep Slope/High Elevation Overlay District, Development Standards, Lot Size Standards; and*
- 7) *Add §78-678(a)(4), Uses by Right Subject to Special Requirements, Motor Vehicles Impoundment Lots and Tow Yards.*

Debbie Truempy provided an overview of the Zoning Ordinance text amendments. Staff recommended approval of the text amendments as they are consistent with the Comprehensive Land Use Plan. Gene Bell opened the meeting to public comment. There was no public comment. Joan Walker made a motion to recommend approval of the text amendments as they are consistent with the Comprehensive Land Use Plan. The motion was seconded by Parker Sloan and passed unanimously.

### **Public Comment**

None

### **Discussion**

Joan Walker requested that public information about the Conservation Subdivision be added to the County's website once the relevant Zoning text amendments are approved by the Board of Commissioners.

David Rittenberg requested updated paper copies of the Subdivision and Zoning Ordinances after Board of Commissioner approval.

Parker Sloan suggested that the new Buncombe County representative to the State Board of Transportation should be invited to speak with the Planning Board about DOT issues.

### **Adjourn**

The meeting was adjourned at 10:06 a.m.

Buncombe County Planning Board Meeting  
Recommended Staff Conditions  
April 17, 2017

**SUB2017-00108 (The Ramble at Biltmore Forest Block H)**

**SUB2017-00108**

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. If necessary, 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. If necessary, provide a written statement from the Buncombe County Stormwater Administrator stating that the approved 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 proof of approval of system design for the Metropolitan Sewerage District (MSD). Proof of acceptance of the sewer system into the MSD system will be required prior to recordation of a final plat or release of a financial guarantee.
5. Provide proof of approval of system design for City of Asheville water lines. Proof of acceptance of the water lines into the City of Asheville's water system will be required prior to recordation of a final plat or release of a financial guarantee.

The following conditions must be met by July 14, 2017:

1. Indicate lot slope perpendicular to the roads for each lot or indicate that lot slope perpendicular to the road is less than 18% for all lots.
2. Indicated on the submitted plans that the road corridor does 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. Indicate that the corridor height does not exceed 60 feet on the submitted plans.
3. Include the location of flood hazard and floodway boundaries with the effective FEMA map date, map number, and flood zone.
4. It appears that the proposed road may pass through areas of moderate hazard on the Buncombe County Slope Stability Index Map. Provide a geotech report from a geotechnical engineer or if no such areas exist, indicate on the submitted plat.
5. Indicate written scale on the submitted plans.

6. Provide surveyed boundaries of tract.
7. Indicate adjacent property owners and parcel identification numbers.
8. Indicate road centerline radii. If any radii is less than 90 feet increase pavement width according to Ordinance standards.
9. Indicate locations of individual private driveways.

Buncombe County Planning Board Meeting  
Recommended Staff Conditions  
April 17, 2017

**SUB2017-00110 (The Ramble at Biltmore Forest Block G Phase 1)**

**SUB2017-00110**

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. If necessary, 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. If necessary, provide a written statement from the Buncombe County Stormwater Administrator stating that the approved 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 proof of approval of system design for the Metropolitan Sewerage District (MSD). Proof of acceptance of the sewer system into the MSD system will be required prior to recordation of a final plat or release of a financial guarantee.
5. Provide proof of approval of system design for City of Asheville water lines. Proof of acceptance of the water lines into the City of Asheville's water system will be required prior to recordation of a final plat or release of a financial guarantee.

The following conditions must be met by July 14, 2017:

1. Indicated on the submitted plans that the road corridor does 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.
2. Include the location of flood hazard and floodway boundaries with the effective FEMA map date, map number, and flood zone.
3. It appears that the proposed road may pass through areas of moderate hazard on the Buncombe County Slope Stability Index Map. Provide a geotech report from a geotechnical engineer or if no such areas exist, indicate on the submitted plat.
4. Indicate written scale on the submitted plans.
5. Provide surveyed boundaries of tract.
6. Indicate locations of individual private driveways.