



Buncombe County Planning & Development APPLICATION FOR A CONSERVATION DEVELOPMENT

Conservation development is intended to limit disturbed areas and preserve ridge tops, woodlands, open space, floodplain, moderate/high risk landslide hazard areas, agricultural land and other environmentally sensitive areas. Hillside Developments shall not constitute conservation developments.

A. Property Information

Date: _____ Subdivision Name: _____
 PIN(s) of Property: _____

 Address/Street Location of Property: _____

B. This application accompanies the following Subdivision application (Check one):

MINOR SUBDIVISION MAJOR SUBDIVISION

C. Contact Information

Primary Contact's Name for Submission _____
 Mailing Address _____
 Telephone (_____) _____ Email _____

OFFICE USE ONLY:

Date received: _____ Case number: _____

SPECIFICATIONS FOR CONSERVATION DEVELOPMENT SUBMISSION

Enter all information requested. Place a check in the ✓ column to indicate that the item has been completed and included in your site plan, and/or attached to this application. Place a check in the 'N/A' column if not applicable:

		Applicant		Staff Use	
		✓	N/A	✓	N/A
1.	Development Standards				
a	The development tract shall be at least fifteen acres in size and 50% of the overall tract shall be conserved. The conserved area shall be contiguous.				
b	Existing agricultural land of 10 acres or greater that shall remain in active agricultural production may be counted as double the amount of conserved space. The agricultural land shall be at least 10 acres, and shall exclude land in forestry or horticultural production. The applicant shall submit an agricultural management plan indicating how the active farmland will be utilized, managed, and method of conservation.				

Development Standards Continued:		Applicant		Staff Use	
		✓	N/A	✓	N/A
c	A 25-foot buffer strip shall be provided where proposed lots border adjoining property lines. A 10-foot buffer strip shall be provided adjacent to deeded public rights-of-way. The buffer strip shall be comprised of existing vegetation or a row of evergreen trees, which at the time of planting shall be at least five feet in height, and shall be spaced no more than eight feet apart. When buffers are required, the buffer strip may count towards the required 50% conserved area. The required buffer strips may be modified by the Buncombe County Planning Board.				
d	Minimum lot frontage standards required in Sec. 70-66 (g) are not applicable to the conservation development. The total number of lots shall not exceed the density limitations provided in Figure 1 below:				
MAXIMUM DENSITY LOTS PER ACRE WITH:					
	ZONING DISTRICT	PUBLIC SEWER ONLY	PUBLIC WATER & SEWER	NO PUBLIC WATER & SEWER	
	R-LD	1	1	1	
	R-1	3	5	1.4	
	R-2	3	7	1.4	
	R-3	4	7	1.4	
	NS, CS, EMP	4	8	1.4	
	CR	3	5	1.4	
	PS	4	8	1.4	

2. Primary and Secondary Areas: Areas to be conserved will be designated as Primary and Secondary conservation areas:		✓	N/A	✓	N/A
a	Primary conservation areas shall consist of:				
	i. Moderate and high risk landslide hazard areas as shown on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey;				
	ii. Surface waters and surface water buffers including, but not limited to, trout stream buffers and required stormwater setbacks;				
	iii. 100 year floodplain;				
	iv. wetlands;				
	v. Areas shown as orange and red (having an average natural slope greater than or equal to 25%) on a submitted slope analysis; and				
	vi. Land proposed to be in agricultural production, excluding land in forestry or horticultural production. Submit an agricultural management plan indicating how the farmland will be utilized, managed, and method of conservation.				
b	Secondary conservation areas shall consist of:				
	i. Land in a currently undeveloped or natural state not meeting the definition of primary conservation areas above;				
	ii. Other areas subject to review and approval of the buncombe county planning board and/or buncombe county planning department.				