

Buncombe County Planning Board
December 7, 2015

The Buncombe County Planning Board met on December 7, 2015 in the meeting room at 30 Valley Street. Members present were Parker Sloan (arrived late), Bob Taylor, David Rittenburg, Robert Martin, Gene Bell, Nancy Waldrop, Joan Walker, and Thad Lewis. Also present were Michael Frue, County Attorney; Jon Creighton, Assistant County Manager/Planning Director; Debbie Truempy, Zoning Administrator; and Gillian Phillips, Planning staff.

Call to Order

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

Approval of Agenda

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

Approval of Minutes (November 16, 2015)

Mr. Rittenburg made a motion to approve the minutes as submitted. Ms. Waldrop seconded the motion and the motion passed unanimously.

Public Comment

Robin Merrill, of Pisgah Legal, indicated her support for the proposed Community Oriented Development. Ms. Merrill stressed the need for more affordable housing in the County.

David Nutter, a retired planner, also indicated his support of the proposed Community Oriented Development. Mr. Nutter also stressed the great need for affordable and workforce housing in the County.

SUB2015-00326: *William Taylor requested a variance from Sec. 70-67(2) (e) (1). Road and design standards (minimum pavement width) for the Anderson Oaks minor subdivision, which is located along Anderson Oaks Road and Cane Creek Road and further identified by tax lot PINs 9674-04-2372 and 9664-95-0249.*

Report of Planning Department

The Board was provided with the submitted site plan (ATTACHMENT A), the variance application (ATTACHMENT B), and the findings of fact worksheet (ATTACHMENT C). Ms. Truempy reviewed the proposed variance for the Board.

Presentation of Application by Petitioner

Scott Bolyard, the landscape architect for the project, was present to represent the case. Mr. Bolyard described the project for the Board. Mr. Bolyard indicated that it was currently a very safe road with minimal grade. He stated that the fire marshal had reviewed and approved the requested variance. Mr. Bolyard stated that requiring the road to be widened would result in disturbance and the loss of many trees. The Board discussed the proposal, and questioned Staff as at what point if the applicant developed more land would he be required to upgrade the road.

Close of Public Hearing/Action on Petition

There being no one wishing to make public comment, Chairman Bell closed the public hearing. Ms. Waldrop made a motion to approve the findings of fact 1 through 3 and 4A inclusive. Ms. Walker seconded the motion and the motion passed unanimously. Parker Sloan arrived at the meeting. Mr.

Rittenberg made a motion to approve the variance as submitted. Ms. Walker seconded the motion and the motion passed unanimously.

SUB2015-00392: *Asheville Area Habitat for Humanity sought major subdivision approval for a 21 lot subdivision which is located along Beale Road and Ducker Road. The property is further identified by tax lot PIN 9654-03-0048.*

The Board was provided with the submitted site plan (ATTACHMENT D) and proposed staff conditions (ATTACHMENT E). Ms. Truempy reviewed the proposed subdivision for the Board. Jared Deridder was present to represent the application. He indicated that the subdivision would be served by public water and sewer, and the roads would eventually be turned over to NCDOT. There was discussion regarding proposed stormwater measures on the site. There being no one wishing to make public comment, Mr. Rittenburg made a motion to grant preliminary approval with proposed staff conditions. Mr. Sloan seconded the motion and the motion passed unanimously.

Public Hearing: Revisions to the text of the Zoning Ordinance, including the adoption of standards for Community Oriented Developments (ZPH2015-00040)

The Board was provided with the proposed language (ATTACHMENT F) and proposed consistency statement (ATTACHMENT G). The Board was provided with emails regarding the proposal and some statements from citizens who were present (ATTACHMENT H). Ms. Truempy briefly reviewed the proposed changes. Ms. Truempy reviewed staff's reasoning for allowing duplexes in all districts.

The following people made comments regarding the proposal:

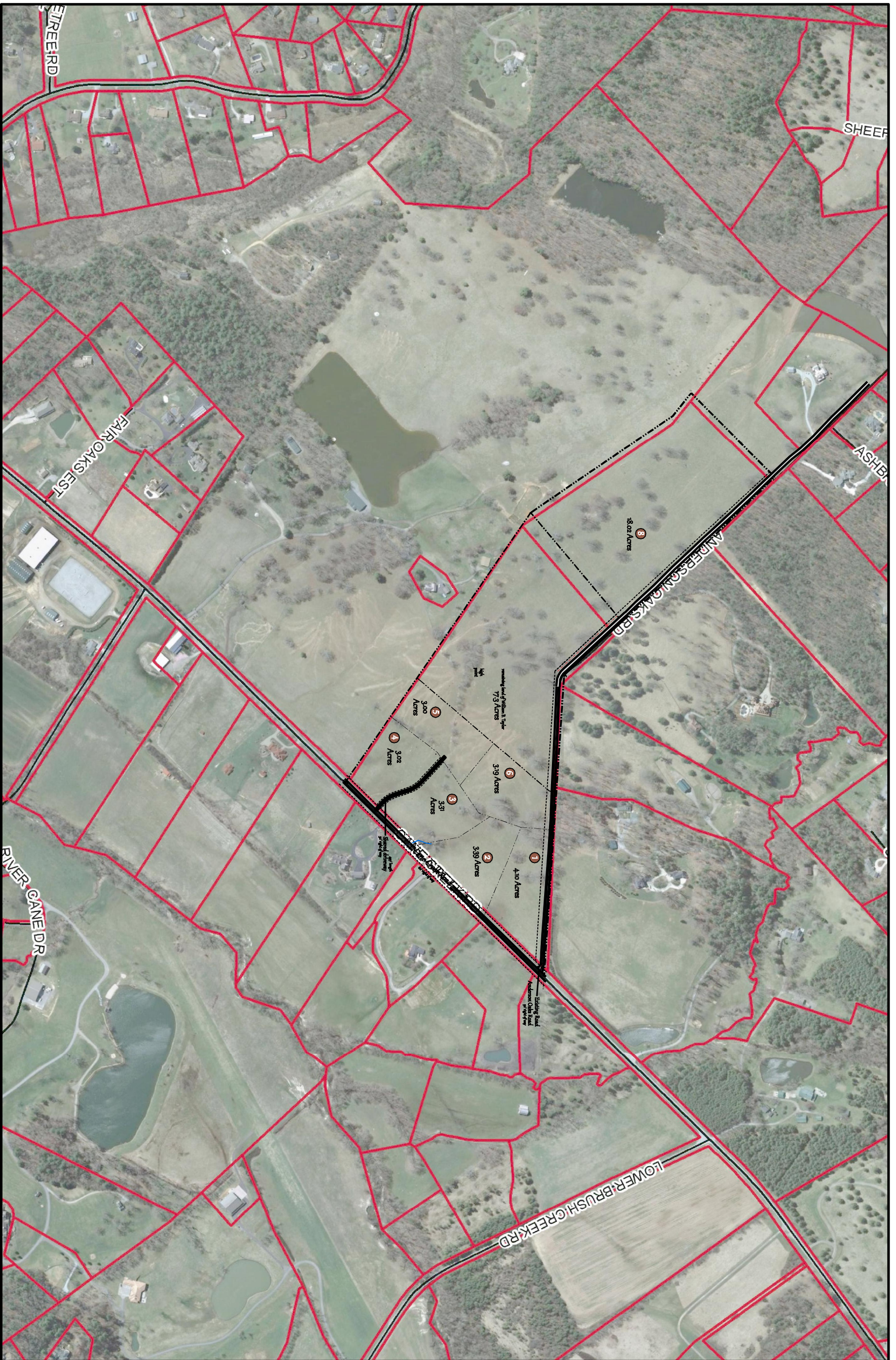
- Ron Patton indicated that he was against allowing duplexes in all districts, especially the R-1 and BDM district which have never allowed attached dwellings.
- Marsha Szerlip indicated that the Beaverdam area was unique, and should be treated as such. She indicated that the intent of the original Beaverdam Zoning Ordinance should be protected.
- Al Gumpert characterized duplexes as lower end construction and raised concerns that duplexes in the Beaverdam zoning district would reduce property values.
- William Boyd voiced his opposition to allowing duplexes in the BDM area and indicated that it appeared to be a social engineering project.
- Joe Sechler raised opposition to the proposal of allowing duplexes in the BDM zoning district and indicated that it appeared to be geared towards special interest groups. Mr. Sechler also indicated that duplexes were not allowed within the original Beaverdam Zoning Ordinance.
- Dwight Bohm raised opposition to allowing duplexes in the Beaverdam Zoning District and indicated that it would allow for the expansion of multifamily uses into the Beaverdam area.
- Dede Stiles raised concerns regarding the screening requirements proposed for daycares.

Chairman Bell closed the public hearing, as there was no one else wishing to speak. The Board discussed the proposal. Concern was raised regarding allowing duplexes in Beaverdam. There was discussion regarding removing duplexes as an allowed use in Beaverdam. Staff indicated to the Board that any change to the proposed language would require re-advertisement and another public hearing. The Board further discussed the proposal. There was discussion regarding what constituted a mother-in-law suite, how the North Carolina General Statute did not allow architectural controls for single family homes, and how allowing duplexes in all districts addressed the lack of housing stock in the County. Chairman Bell then allowed some of the citizens present to again voice their opposition to allowing

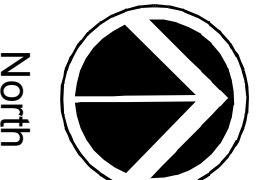
duplexes in certain districts. The Board further discussed the proposal. Mr. Martin made a motion to not recommend the proposal indicating that it was not in the public interest. Mr. Lewis seconded the motion. The motion failed with Mr. Lewis, Mr. Rittenburg, and Mr. Martin voting for it and the remaining Board members voting against it. Ms. Walker made a motion to recommend the proposed language with the consistency statement provided in Attachment G. Mr. Sloan seconded the motion, and the motion passed 5 to 3 with Mr. Lewis, Mr. Rittenburg, and Mr. Martin voting against it. Mr. Taylor then made a motion to revisit allowing duplexes in the Beaverdam zoning district in the future. Ms. Walker seconded the motion and the motion passed unanimously.

Adjournment

Mr. Rittenburg made a motion to adjourn the meeting. Ms. Walker seconded the motion and the motion passed unanimously.

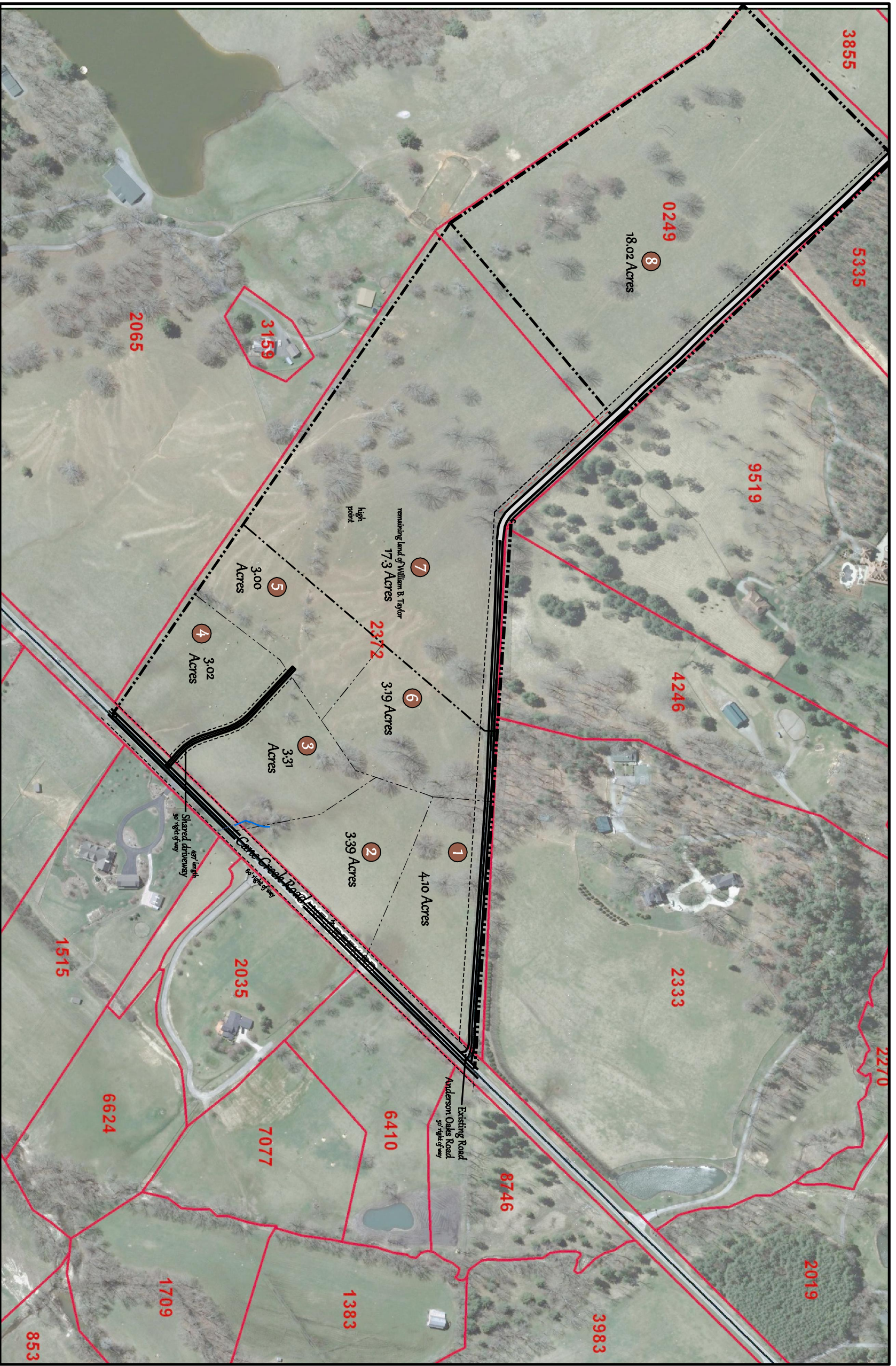


County GIS Vicinity Map

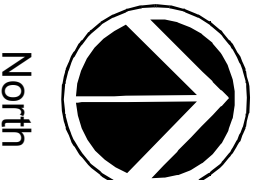


North

0' 500' 1,000' 2,000'
 SCALE : 1" = 500'-0"



County Aerial Map



North

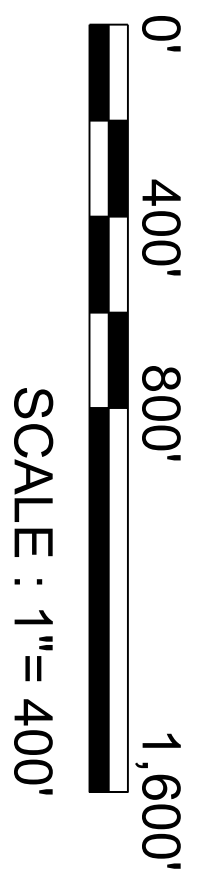
0' 300' 600' 1,200'
 SCALE : 1" = 300'

Debris Flow Map

Buncombe County

- Known Debris Flow
- Potential Debris Flow Pathways
- Areas of Past Debris Flow Activity

There are no mapped Debris Flows on or adjacent to the property.

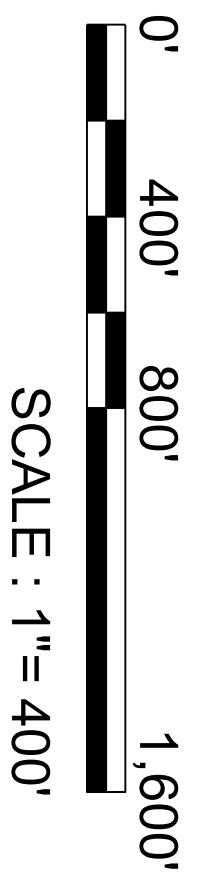


NRCS Map

U.S. Department Agriculture

soil types

- HpA - Hemphill Loam; 0% to 3% slopes, rarely flooded
- JbB - Junaluska Brasstown Complex; 2% to 8% slopes
- JbC - Junaluska Brasstown Complex; 8% to 15% slopes
- JbD - Junaluska Brasstown Complex; 15% to 30% slopes
- KsB - Kanuga - Swannanoa Complex; 2% to 8% slopes
- Tab - Tate Loam; 2% to 8% slopes
- TaC - Tate Loam; 8% to 15% slopes
- UnB - Unison Loam; 2% to 8% slopes
- UnC - Unison Loam; 8% to 15% slopes

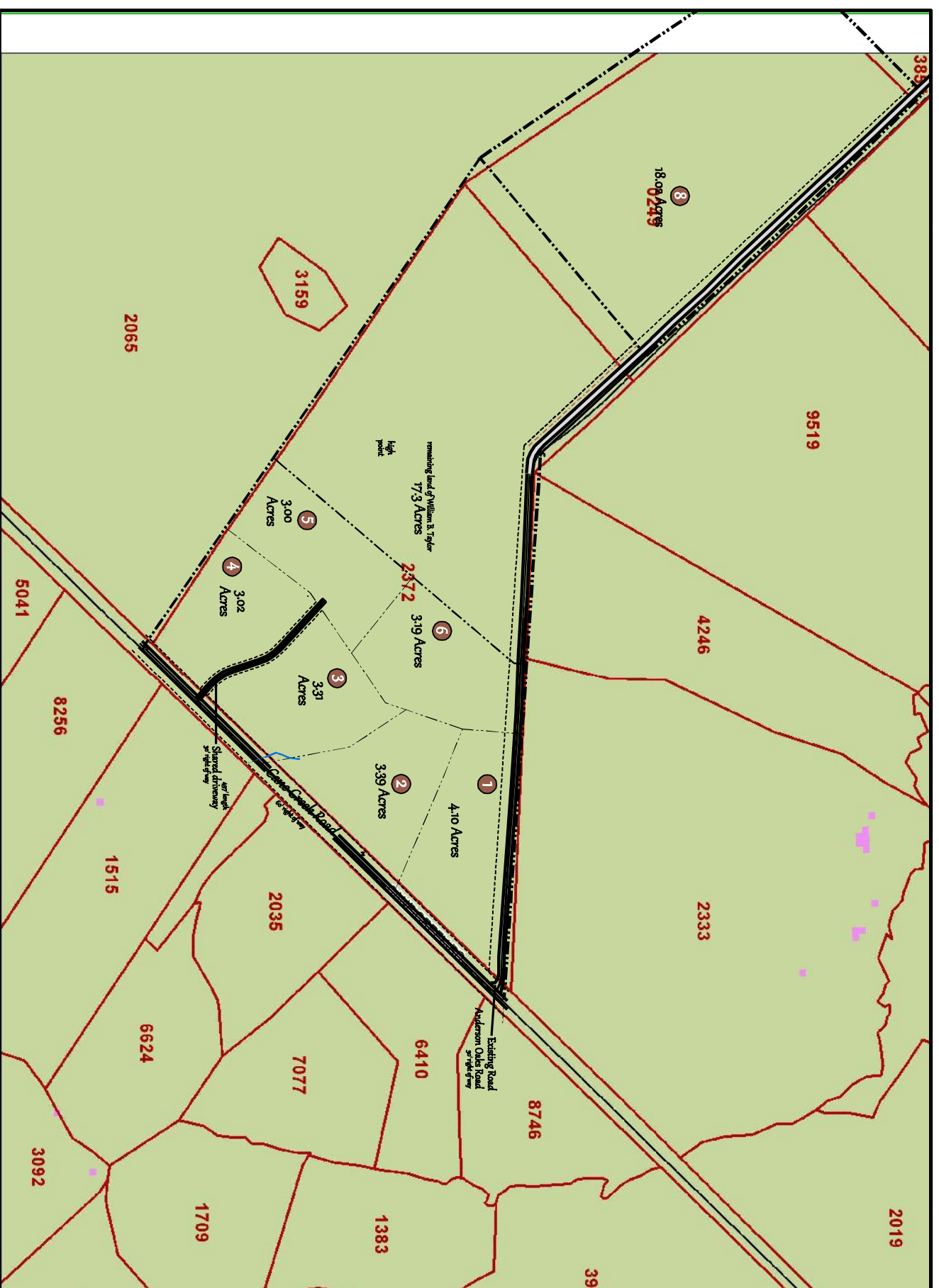
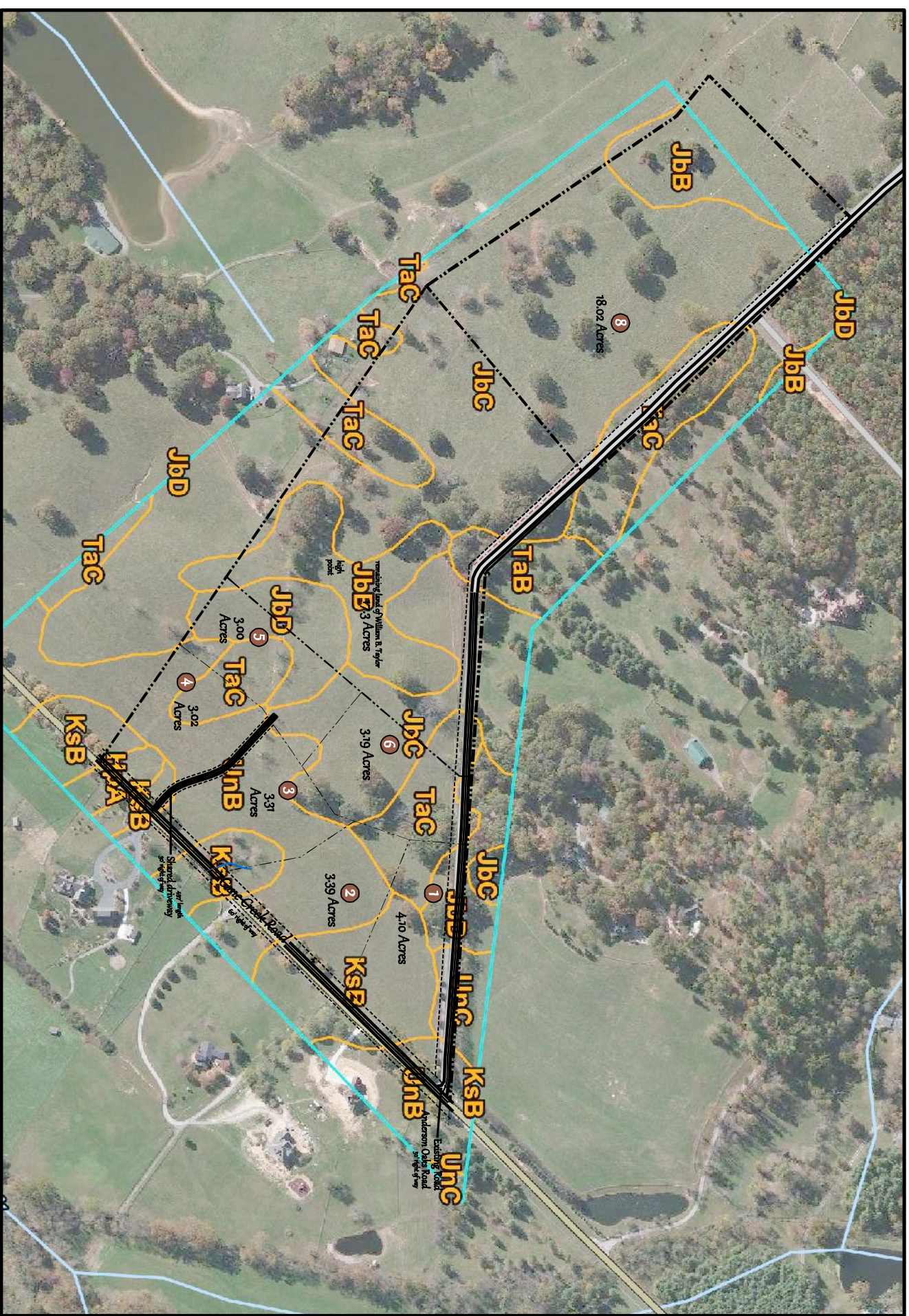
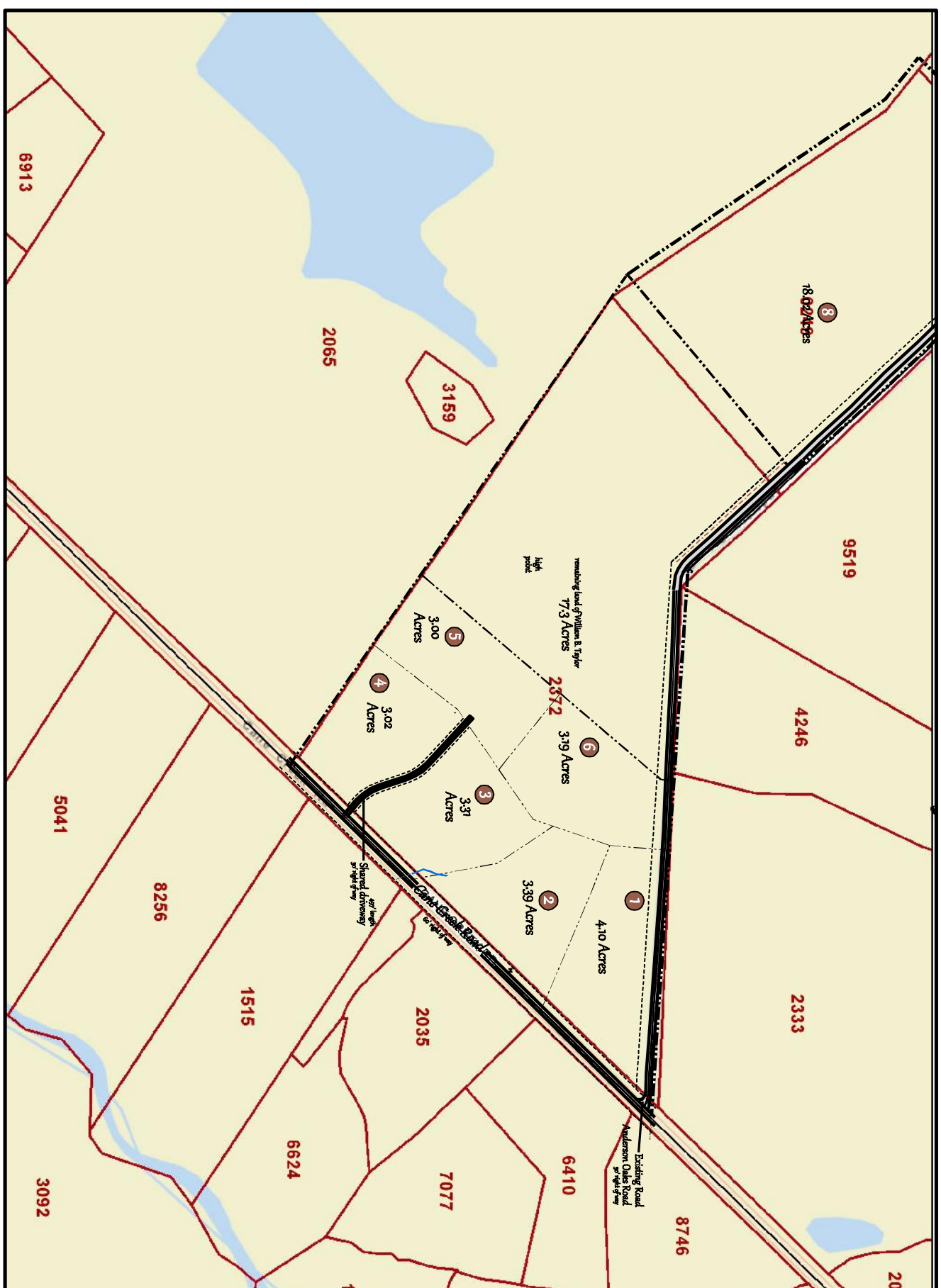
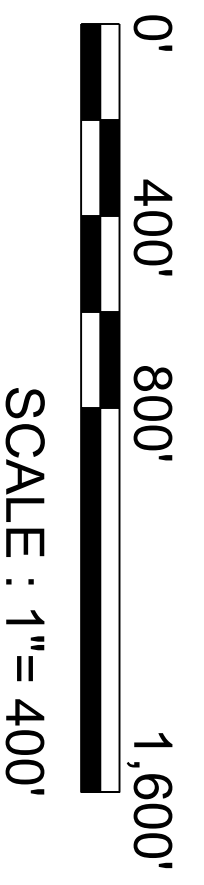


Stability Index Map

Buncombe County

- High Hazard
- Moderate Hazard
- Low Hazard

There is no proposed road construction on any slopes in excess of 30% natural slope or in any areas designated as High Hazard or Moderate Hazard on the Buncombe County Stability Index Map.



Other Consultants
 Surveyor: Dale Cipar - Ciphar, Ingles, Anders
 Civil Engineer

Owner:
 William B. Taylor
 1005 Cane Creek Road
 Fletcher, North Carolina, 28732
 phone - 828-684-6650

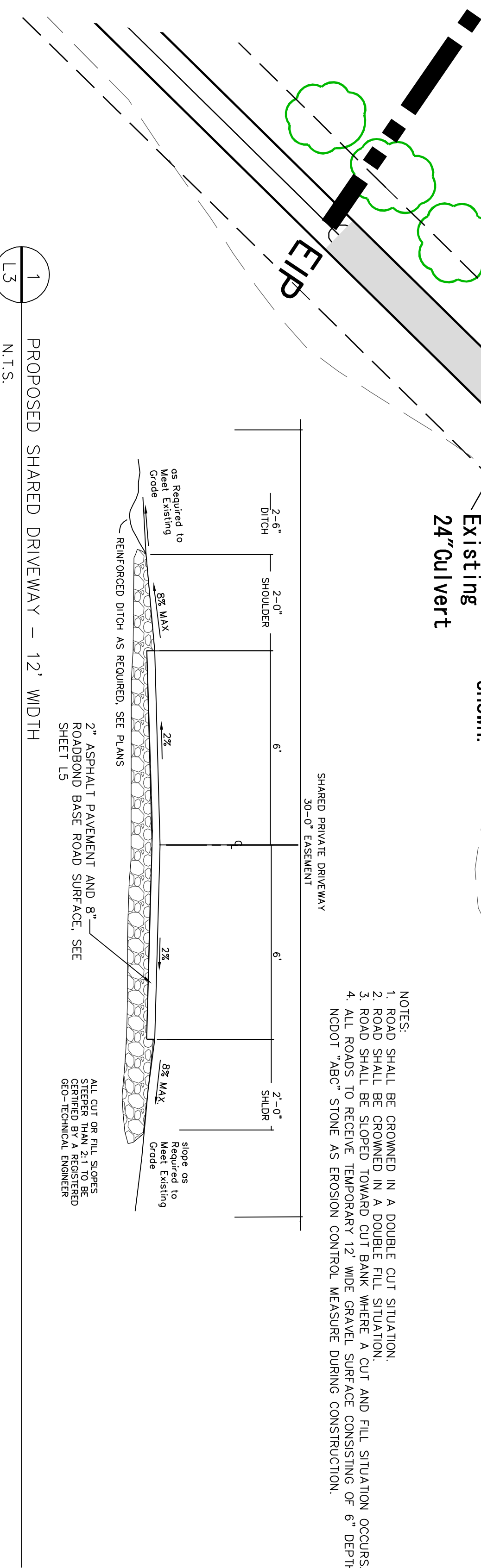
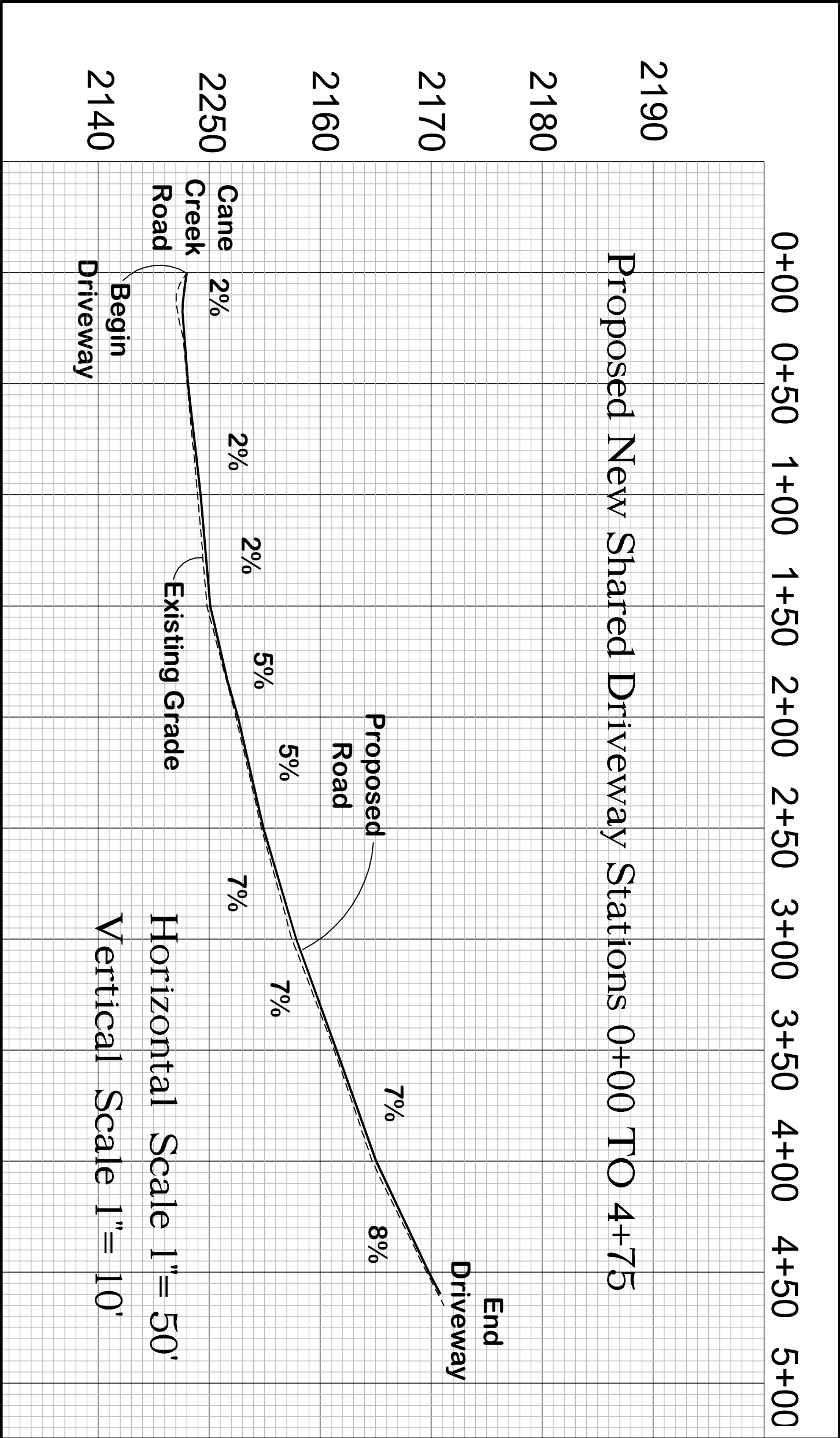
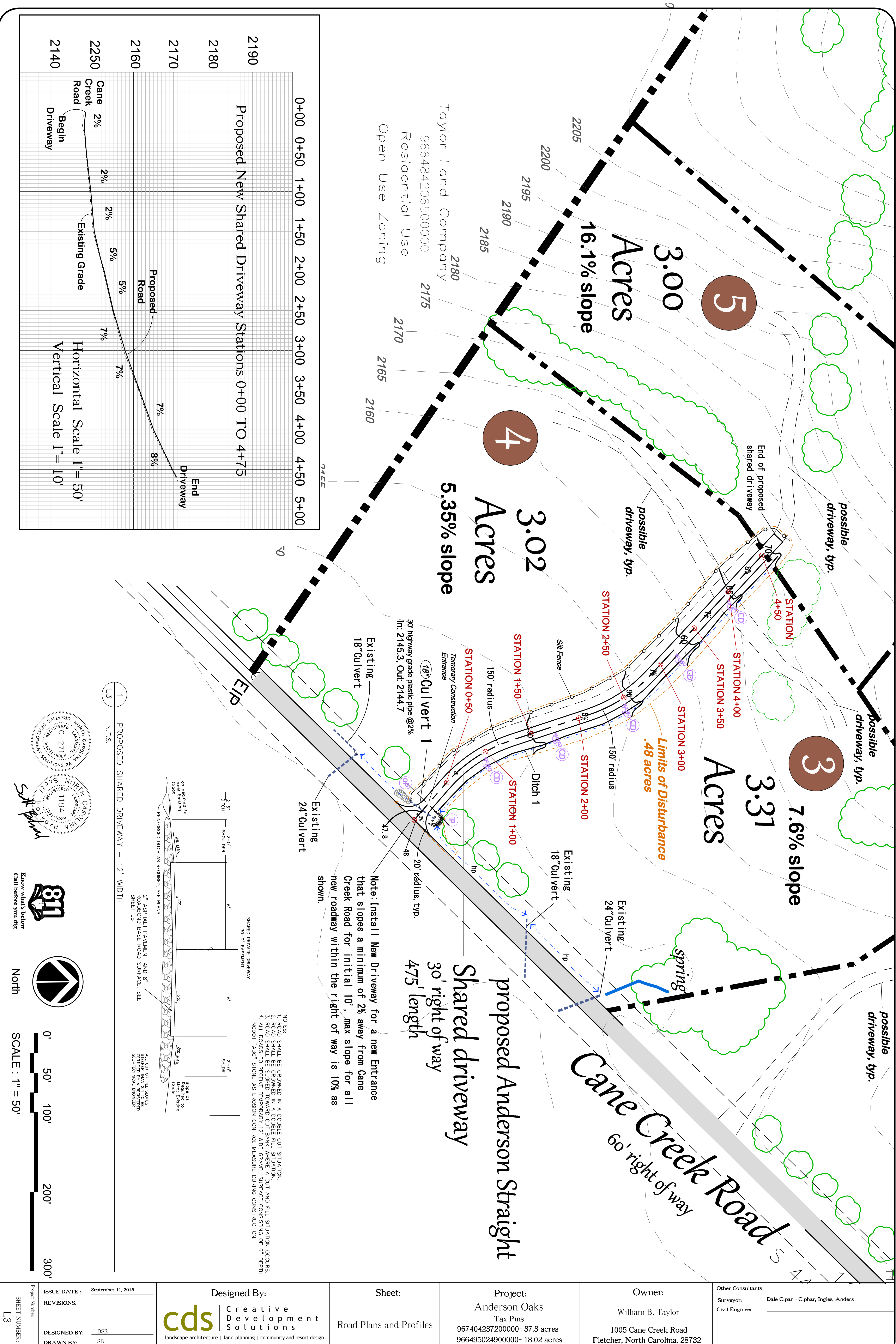
Project:
 Anderson Oaks
 Tax Pins
 9674042372000000- 37.3 acres
 9664950249000000- 18.02 acres
 Buncombe County, North Carolina

Sheet:
 Property Maps

Designed By:
cds Creative Development Solutions
 landscape architecture | land planning | community and resort design
 1003 4th avenue west, hendersonville, north carolina 28739
 p 828 696 9992 | f 828 696 9954

ISSUE DATE : September 11, 2015
 REVISIONS:
 DESIGNED BY: DSB
 DRAWN BY: SB
 APPROVED BY: DSB

Project Number:
 SHEET NUMBER:
 L1



Note: Install New Driveway for a new Entrance that slopes a minimum of 2% away from Cane Creek Road for initial 10', max slope for all new roadway within the right of way is 10% as shown.

Shared driveway
30' right of way
475' length

- NOTES:
1. ROAD SHALL BE CROWNED IN A DOUBLE CUT SITUATION.
 2. ROAD SHALL BE CROWNED IN A ROAD FILL SITUATION.
 3. ROAD SHALL BE SLOPED TOWARD CUT BANK WHERE A CUT AND FILL SITUATION OCCURS.
 4. ALL ROADS TO RECEIVE TEMPORARY 12" WIDE GRAVEL SURFACE CONSISTING OF 6" DEPTH (NOOT) ABC STONE AS EROSION CONTROL MEASURE DURING CONSTRUCTION.

ISSUE DATE: September 11, 2015

DESIGNED BY: DSB

DRAWN BY: SB

APPROVED BY: DSB

Designed By:

cds Creative Development Solutions

landscape architecture | land planning | community and resort design

1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

Sheet:

Road Plans and Profiles

Project:

Anderson Oaks
Tax Pins
9674042372000000- 37.3 acres
9664950249000000- 18.02 acres
Buncombe County, North Carolina

Owner:

William B. Taylor
1005 Cane Creek Road
Fletcher, North Carolina, 28732
phone - 828-684-6650

Other Consultants

Surveyor: Dale Cipar - Ciphar, Ingles, Anders
Civil Engineer:

Project Number:

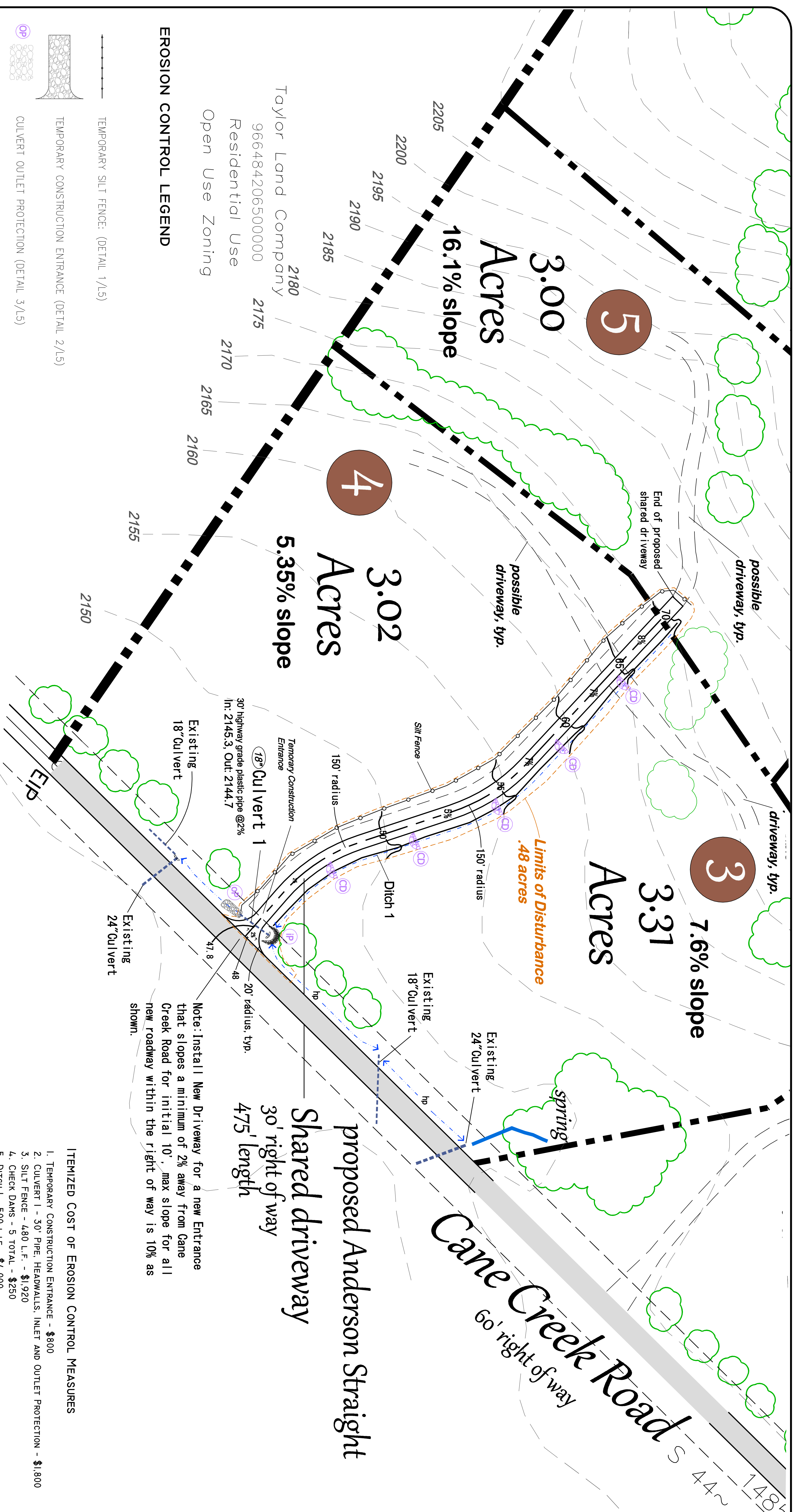
SHEET NUMBER: L3

Scale: 1" = 50'

Professional Engineer Seal: Dale Cipar, No. 2711, State of North Carolina

Professional Engineer Seal: Scott Ingles, No. 1194, State of North Carolina

Professional Engineer Seal: William B. Taylor, No. 811, State of North Carolina



EROSION CONTROL LEGEND

- TEMPORARY SILT FENCE: (DETAIL 1/1/5)
- TEMPORARY CONSTRUCTION ENTRANCE: (DETAIL 2/1/5)
- CULVERT OUTLET PROTECTION (DETAIL 3/1/5)
- TEMPORARY CHECK DAM (DETAIL 3/1/6)
- CULVERT INLET PROTECTION (DETAIL 1/1/6)
- CULVERT PIPE AND HEADWALLS (DETAILS 2/1/6, 3/1/5)
- REINFORCED GRASS DITCH (DETAIL 6/1/5)
- LIMITS OF DISTURBED AREA - .48 acres

OUTLET PROTECTION CALCULATIONS

Pipe/Culvert	Q=C/A	Pipe Size	Slope Ft/Ft	Velocity Ft/Sec	Length of Apron (Ft.)	Width of Apron (Ft.)	Class of Stone	Median Stone Size (inches)	Max. Stone Size	Min. Thickness of Stone
1	11.29	18"	0.020	9.13	9.0	3.0	B	6	9	18"

DITCH CALCULATIONS

Swale/Ditch	Total Acres	Total 100% TOC	Rain 1" A (CFS)	Q=C/A	Length of Ditch (FT)	Average Slope	Swale/Ditch Liner Type	Swale/Ditch Liner Size
1	3.15	1.36	3.00	7.43	10.03	4.50'	grass	c125

CULVERT CALCULATIONS

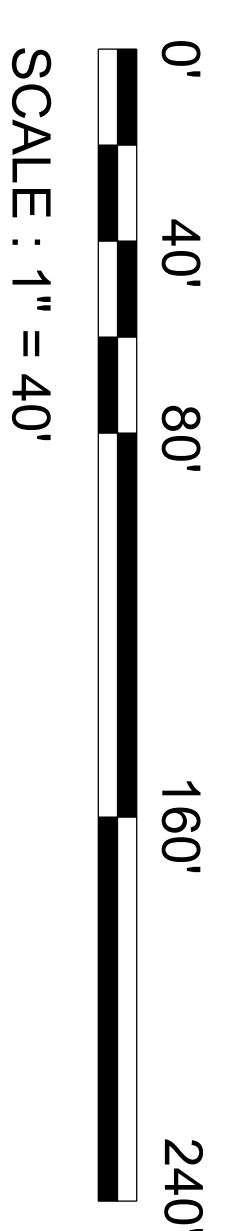
Culvert	Total sheet Acres	Total 100% TOC "CA"	Rain 1" A (CFS)	Q=C/A	Pipe Size	Slope Ft/Ft	Velocity Ft/Sec	Length of Apron (Ft.)	Width of Apron (Ft.)	Class of Stone	Median Stone Size (inches)	Max. Stone Size	Min. Thickness of Stone	Fall in Pipe	Length of Pipe	Profile			
																Upper Invert	Lower Invert		
1	3.64	1.52	3.0	7.43	11.29	18"	9.13	9.13	3.0	B	6	9	18"	30.00	2145.30	2144.70	1.248	15.75	9.207

Note: Install New Driveway for a new Entrance that slopes a minimum of 2% away from Cane Creek Road for initial 10', max slope for all new roadway within the right of way is 10% as shown.

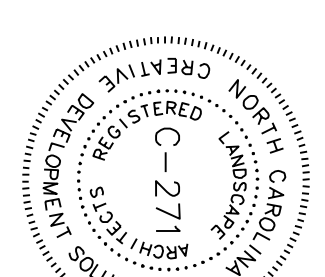
proposed Anderson Straight
Shared driveway
30' right of way
475' length

ITEMIZED COST OF EROSION CONTROL MEASURES

1. TEMPORARY CONSTRUCTION ENTRANCE - \$800
 2. CULVERT 1 - 30' PIPE, HEADWALLS, INLET AND OUTLET PROTECTION - \$1,800
 3. SILT FENCE - 480 L.F. - \$1,920
 4. CHECK DAMS - 5 TOTAL - \$250
 5. DITCH 1 - 500 L.L.F. - \$4,000
 6. SEEDING ALL DISTURBED SLOPES - \$1,500
- TOTAL COST OF EROSION CONTROL MEASURES = \$10,270



Know what's below
Call before you dig



ISSUE DATE: September 11, 2015

REVISIONS:

DESIGNED BY:	DSB
DRAWN BY:	SB
APPROVED BY:	DSB

Project Number: _____

SHEET NUMBER: L4

Designed By:

cds Creative Development Solutions

landscape architecture | land planning | community and resort design

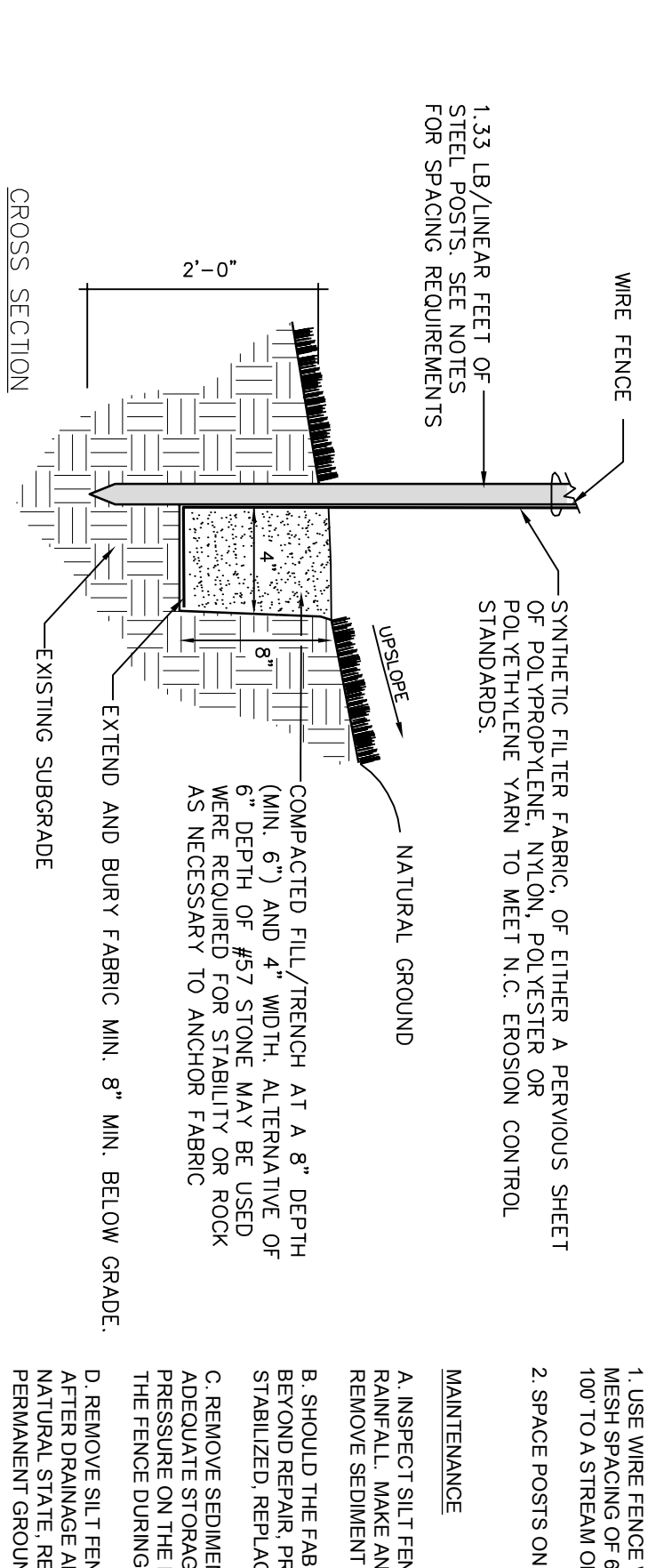
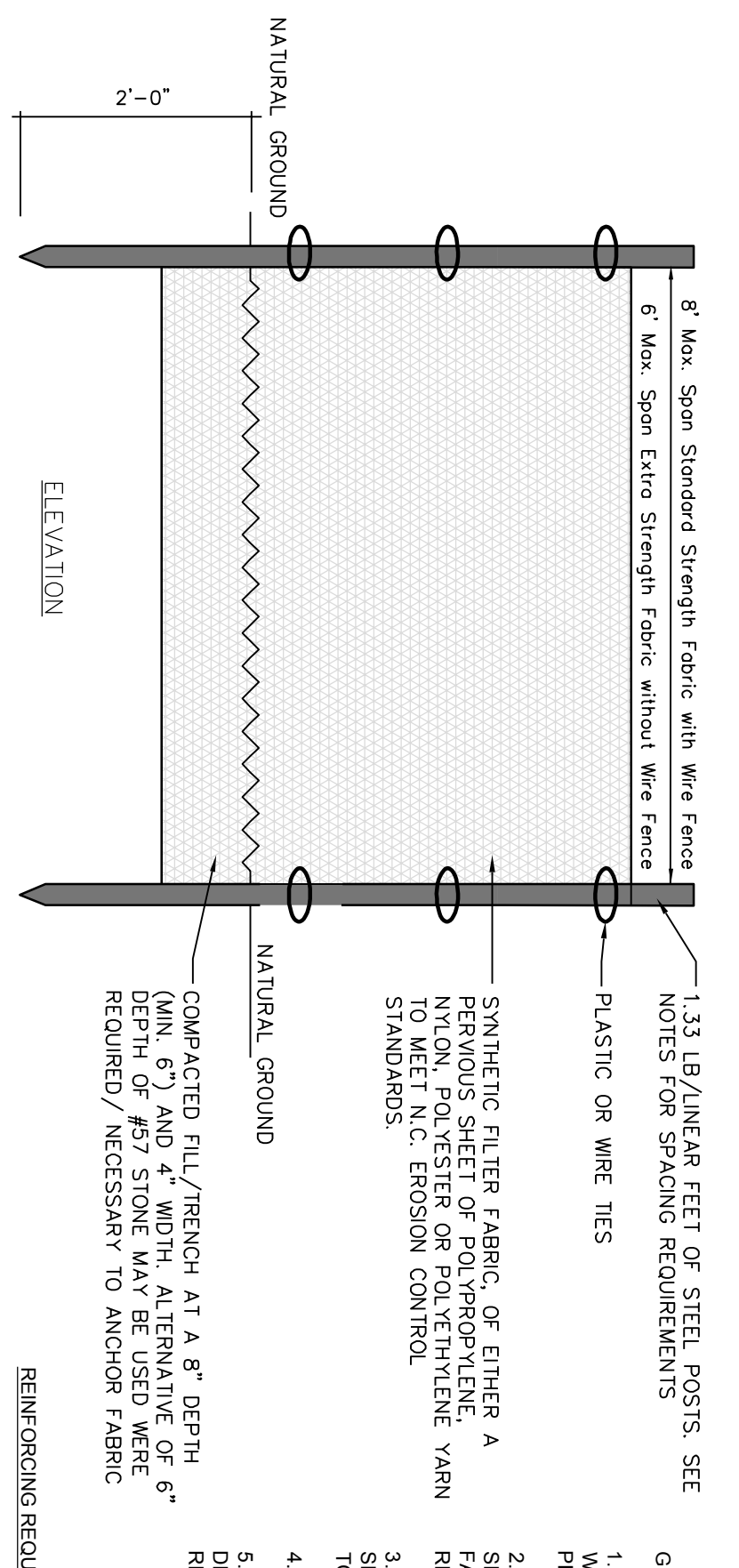
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

Sheet: Erosion Control Plan

Project: Anderson Oaks Tax Pins
967404237200000 - 37.3 acres
966495024900000 - 18.02 acres
Buncombe County, North Carolina

Owner: William B. Taylor
1005 Cane Creek Road
Fletcher, North Carolina, 28732
phone - 828-684-6650

Other Consultants
Surveyor: Dale Cipar - Ciphar, Ingles, Anders
Civil Engineer: _____



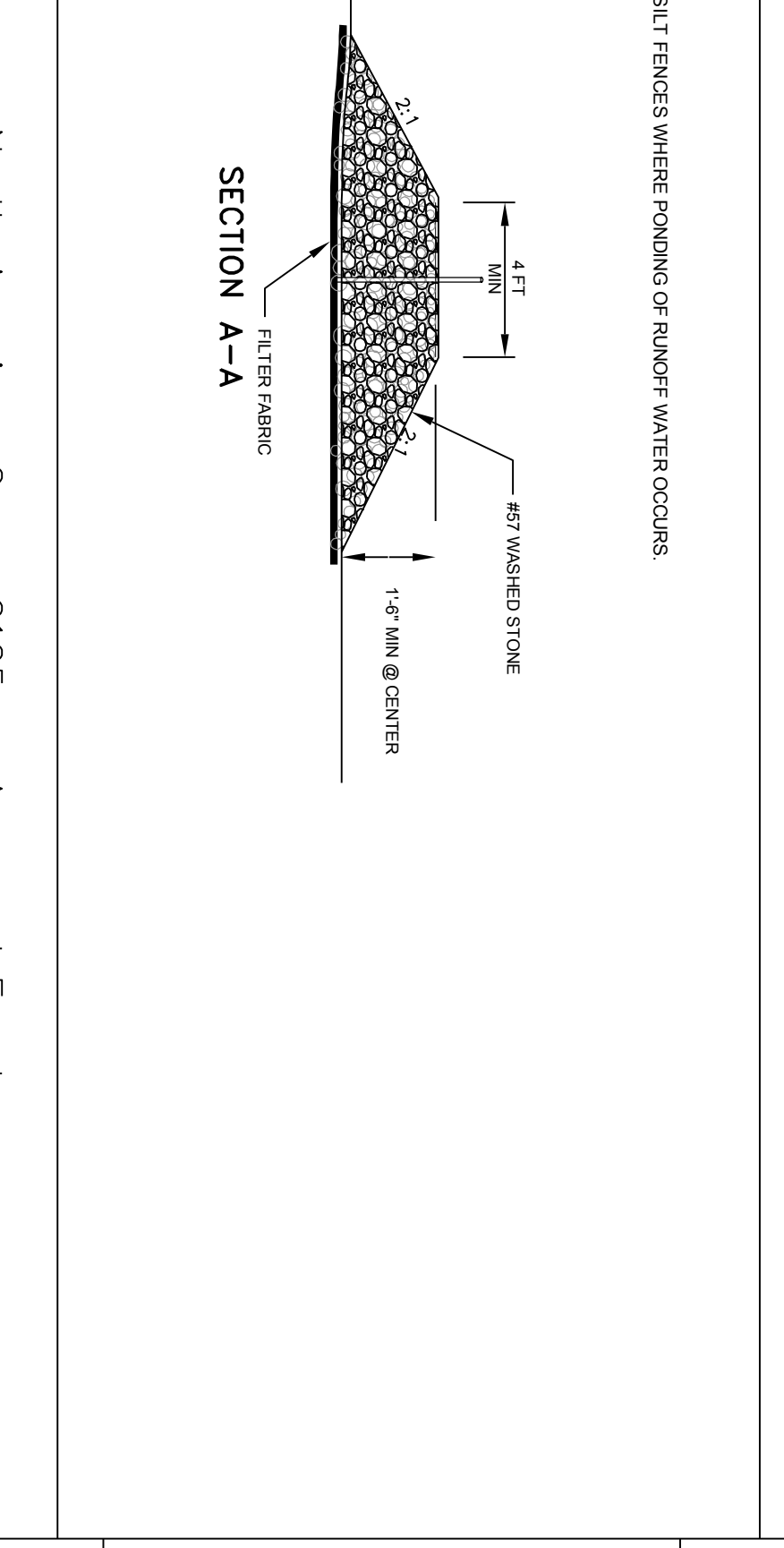
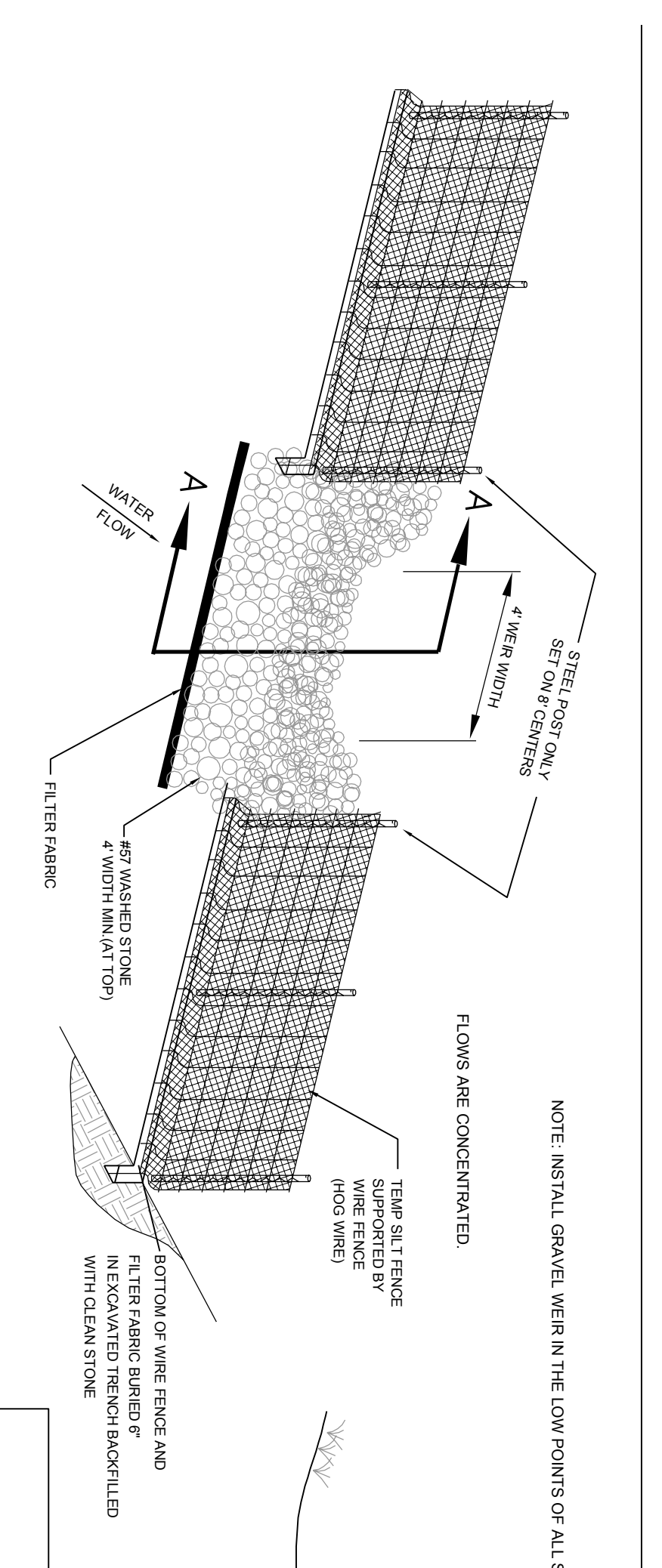
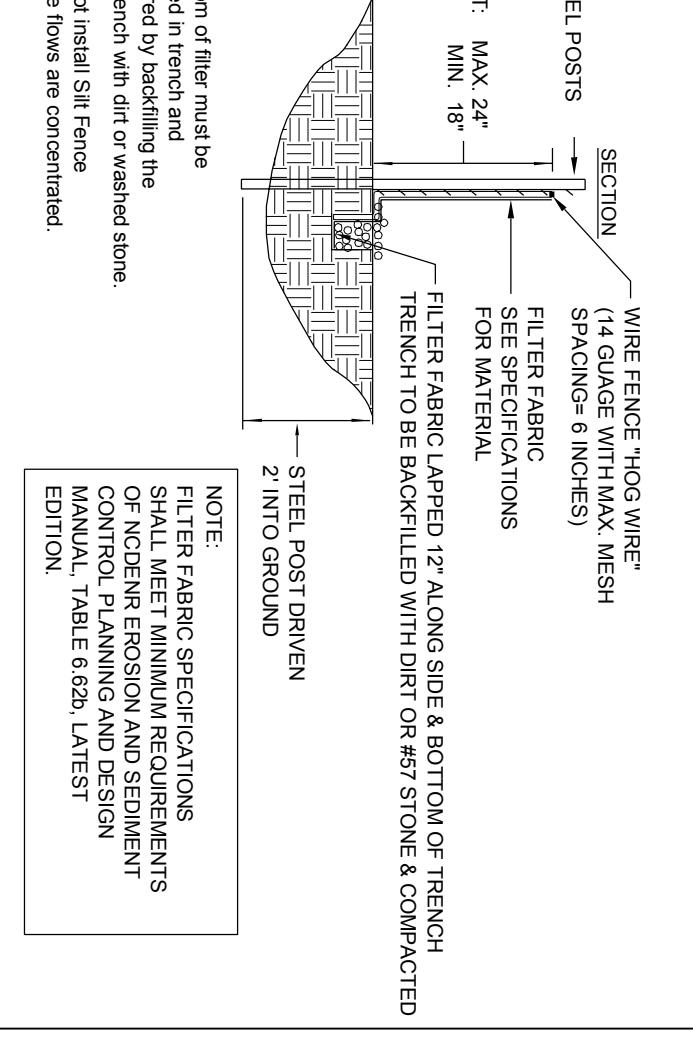
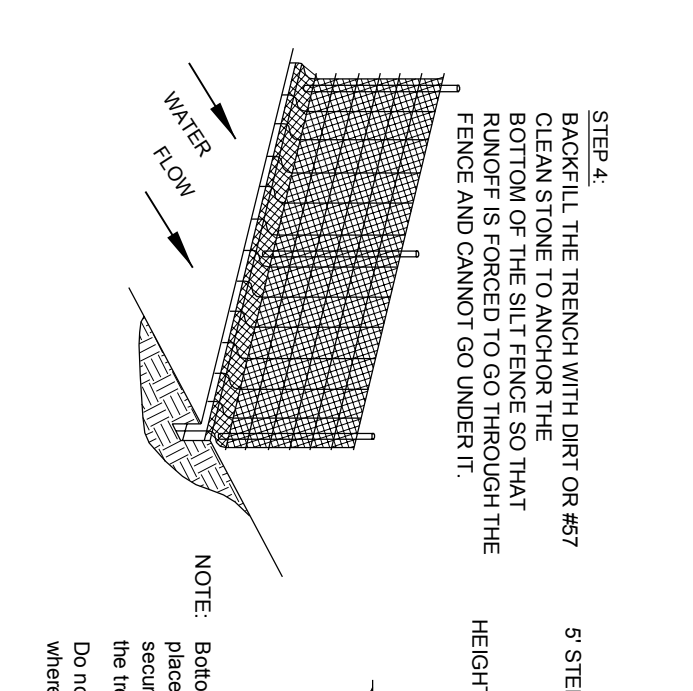
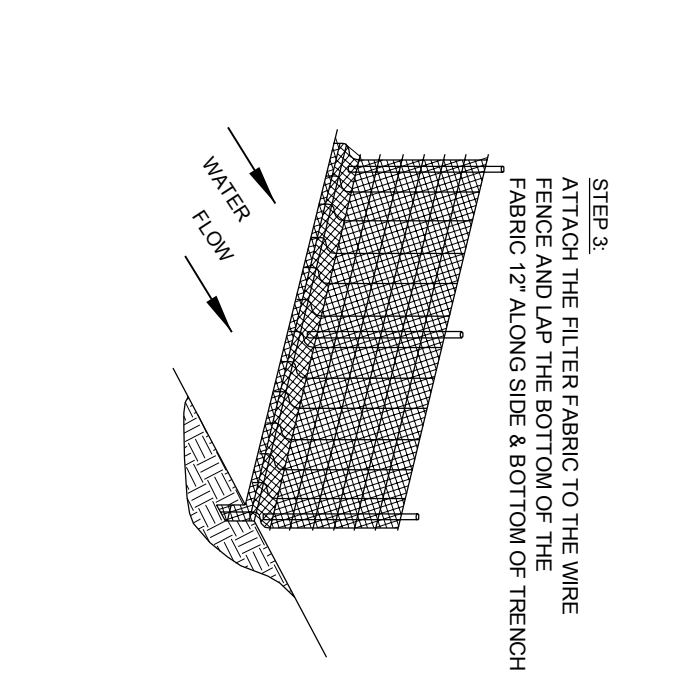
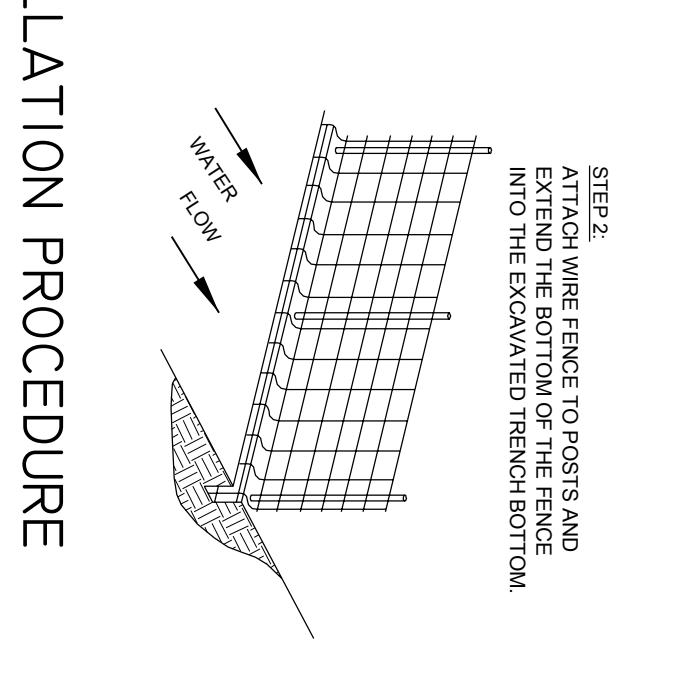
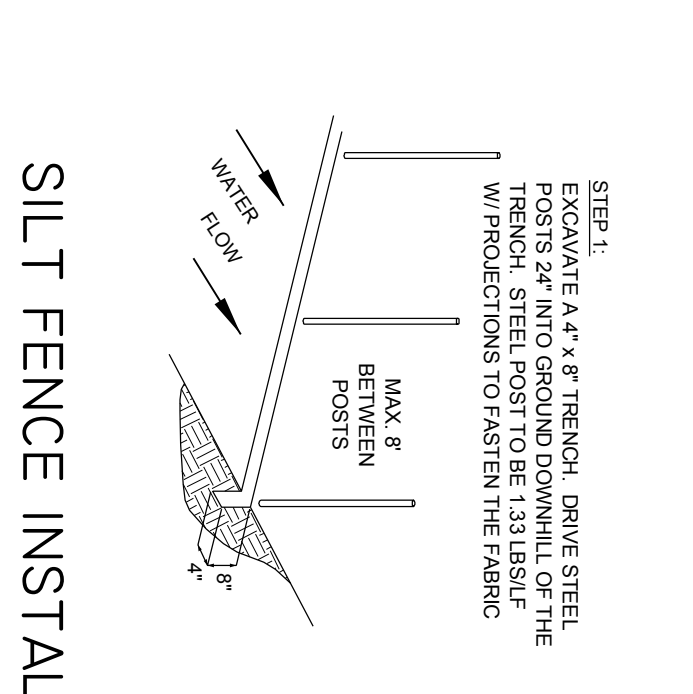
1 SILT FENCE
NOT TO SCALE

REINFORCING REQUIREMENTS

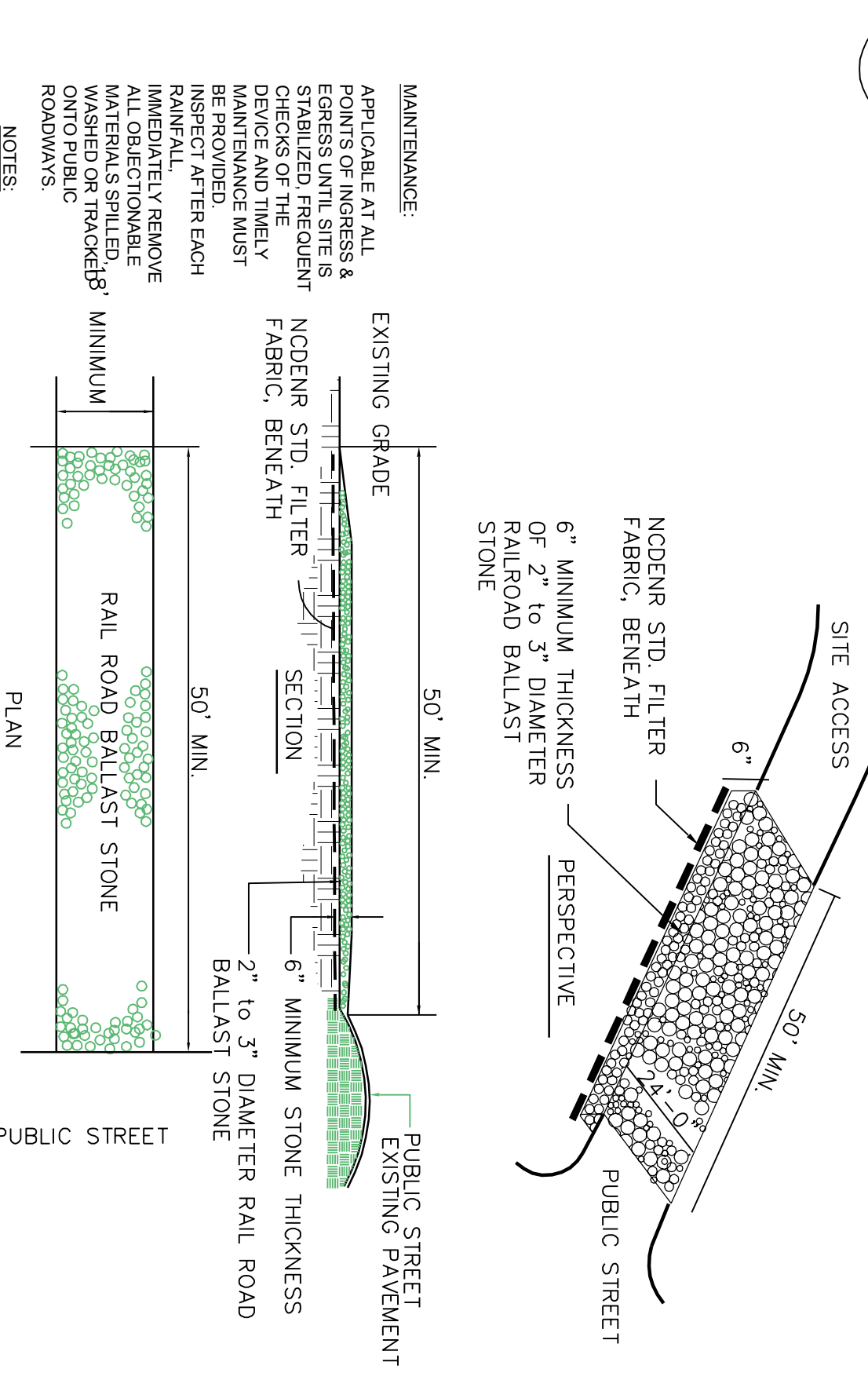
- USE WIRE FENCE WITH A MINIMUM OF 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES ANYTIME SILT FENCE OCCURS WITHIN 100 TO A STRIP OR SLOPE OTHER THAN 20% SLOPED IN LENGTH.
- SPACE POSTS ON REINFORCED SILT FENCE A MAXIMUM OF 8'-0"

MAINTENANCE

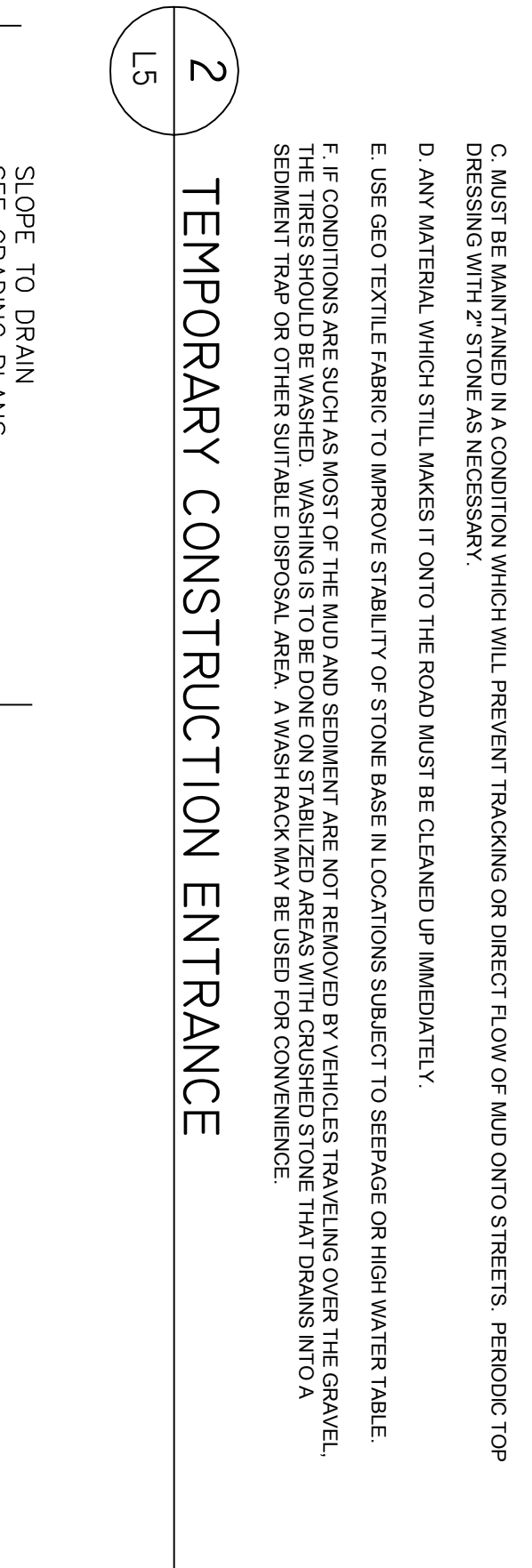
- INSPECT SILT FENCES ONCE A WEEK AND AFTER ANY RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM FENCE WHEN HALF FULL.
- SHOULD THE FABRIC DECOMPOSE OR BECOME DAMAGED BEYOND REPAIR PRIOR TO THE DRAINAGE AREA BEING STABILIZED, REPLACE THE SILT FENCE IMMEDIATELY.
- REMOVE SEDIMENT DEPOSITS AS REQUIRED TO MAINTAIN ADEQUATE STORAGE FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
- REMOVE SILT FENCE AND UNSTABLE SEDIMENT DEPOSITS AFTER DRAINAGE AREA IS STABILIZED. REMOVE AREA TO A MINIMUM OF 10' FROM THE FENCE. PERMANENTLY REINFORCE PERMANENT GROUND COVER TO ALL DISTURBED AREAS.



GRAVEL WEIR IN SILT FENCE (INSTALL ONLY AS REQUIRED ON SITE IN LOW AREAS OF CONCENTRATED FLOW)

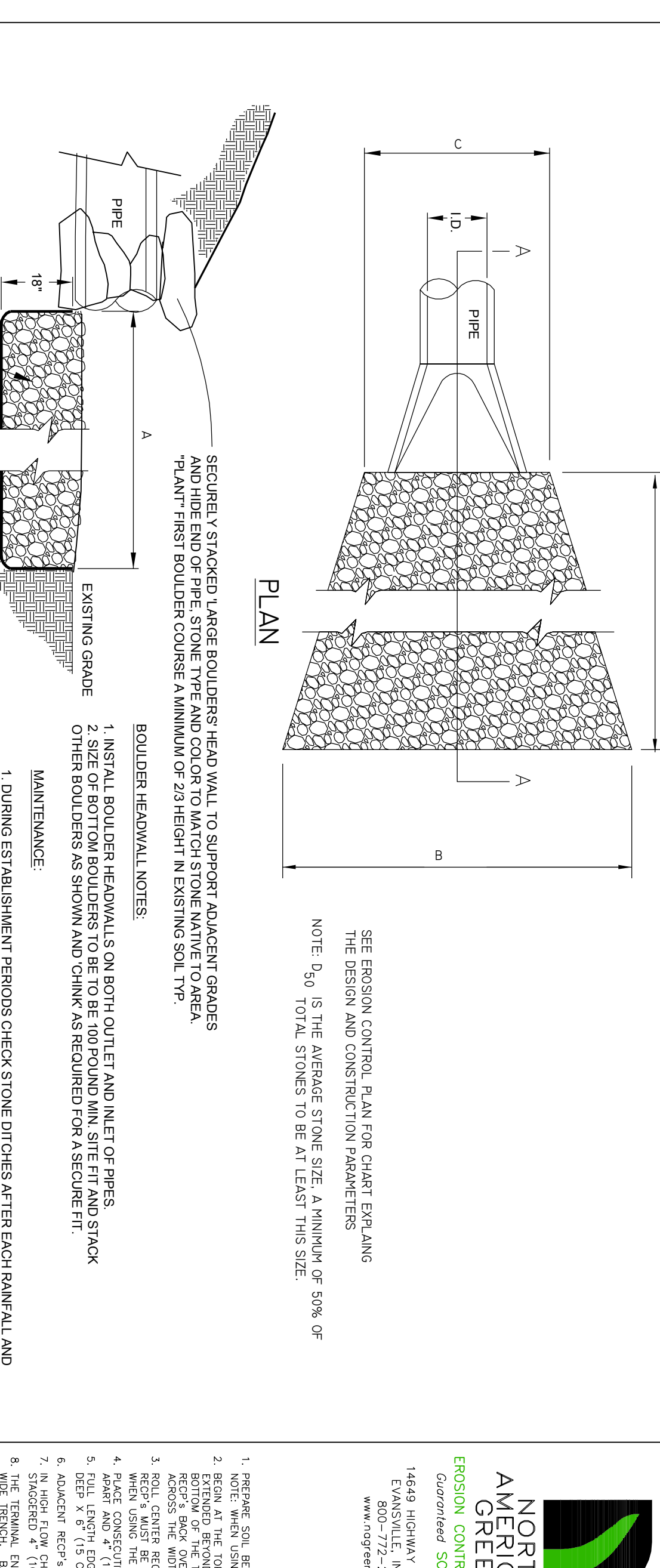


2 TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

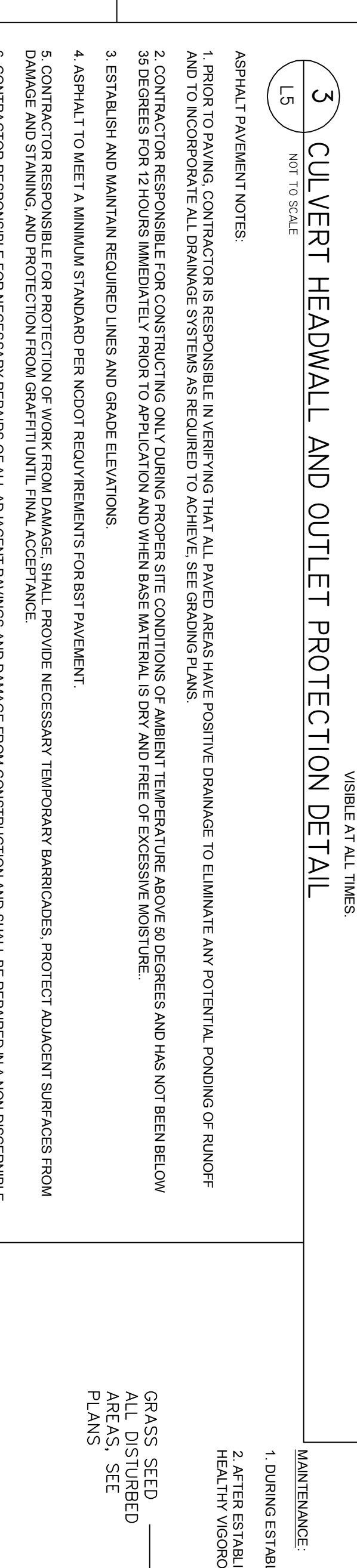


4 GRAVEL DRIVEWAY
NOT TO SCALE

5 ASPHALT PAVEMENT
NOT TO SCALE



3 CULVERT HEADWALL AND OUTLET PROTECTION DETAIL
NOT TO SCALE



6 REINFORCED GRASS DITCH
NOT TO SCALE

REINFORCING REQUIREMENTS

- USE WIRE FENCE WITH A MINIMUM OF 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES ANYTIME SILT FENCE OCCURS WITHIN 100 TO A STRIP OR SLOPE OTHER THAN 20% SLOPED IN LENGTH.
- SPACE POSTS ON REINFORCED SILT FENCE A MAXIMUM OF 8'-0"

MAINTENANCE

- INSPECT SILT FENCES ONCE A WEEK AND AFTER ANY RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM FENCE WHEN HALF FULL.
- SHOULD THE FABRIC DECOMPOSE OR BECOME DAMAGED BEYOND REPAIR PRIOR TO THE DRAINAGE AREA BEING STABILIZED, REPLACE THE SILT FENCE IMMEDIATELY.
- REMOVE SEDIMENT DEPOSITS AS REQUIRED TO MAINTAIN ADEQUATE STORAGE FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
- REMOVE SILT FENCE AND UNSTABLE SEDIMENT DEPOSITS AFTER DRAINAGE AREA IS STABILIZED. REMOVE AREA TO A MINIMUM OF 10' FROM THE FENCE. PERMANENTLY REINFORCE PERMANENT GROUND COVER TO ALL DISTURBED AREAS.

ASPHALT PAVEMENT NOTES

- PRIOR TO PAVING, CONTRACTOR IS RESPONSIBLE IN VERIFYING THAT ALL PAVED AREAS HAVE POSITIVE DRAINAGE TO ELIMINATE ANY POTENTIAL PONDING OR RUNOFF AND TO INCORPORATE ALL DRAINAGE SYSTEMS AS REQUIRED TO ACHIEVE. SEE GRADING PLANS.
- CONTRACTOR RESPONSIBLE FOR CONSTRUCTING ONLY DURING PROPER SITE CONDITIONS OF AMBIENT TEMPERATURE ABOVE 40 DEGREES AND HAS NOT BEEN BELOW 35 DEGREES FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION AND WHEN BASE MATERIAL IS DRY AND FREE OF EXCESSIVE MOISTURE.
- ESTABLISH AND MAINTAIN REQUIRED LINES AND GRADE ELEVATIONS.
- ASPHALT TO MEET A MINIMUM STANDARD PER MCDOT REQUIREMENTS FOR BEST PAVEMENT.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF WORK FROM DAMAGE. SHALL PROVIDE NECESSARY TEMPORARY BARRICADES, PROTECT ADJACENT SURFACES FROM DAMAGE AND STABILIZE ADJACENT AREAS PRIOR TO START OF PAVING.
- CONTRACTOR RESPONSIBLE FOR NECESSARY REPAIRS OF ALL ADJACENT PAVINGS AND DAMAGE FROM CONSTRUCTION AND SHALL BE REPAIRED IN A NON-DISCREPANT FASHION.

GENERAL NOTES

- WOVEN FILTER FABRIC TO BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
- STEEL POSTS SHALL BE OF THE SELF-FASTENER ANGLE STEEL ATTACH FABRIC WITH PLASTIC OR WIRE TIES AS REQUIRED FOR SECURE FIT.
- WASHED STONE SHALL BE USED TO ADJUST TO A CHANNEL, CHECKER BOARD.
- TURN SILT FENCE UP SLOPE AT ENDS.
- MAXIMUM SPACING FOR POSTS AS SHOWN IN SECTION OF FABRIC AND WIRE.

BOULDER HEADWALL NOTES

- INSTALL BOULDER HEADWALLS ON BOTH OUTLET AND INLET OF PRESS.
- SIZE OF BOTTOM BOULDERS TO BE TO BE 100 POUND MIN. SIZE FIT AND STACK OTHER BOULDERS AS SHOWN AND CHINK AS REQUIRED FOR A SECURE FIT.

MAINTENANCE

- DURING ESTABLISHMENT PERIODS CHECK STONE DITCHES AFTER EACH RAINFALL AND IMMEDIATELY MAKE REPAIRS AS NEEDED.
- AFTER ESTABLISHMENT CHECK AFTER HEAVY RAINFALLS CHECK CHANNEL, OUTLET FOR BANK STABILITY AND REMOVE SEDIMENT ACCUMULATIONS. KEEP GRASS IN A HEALTHY MCDOT STATE AT ALL TIMES.

GRASS SEED ALL DISTURBED AREAS. SEE PLANS.

SEE EROSION CONTROL PLAN FOR CHART EXPLAINING THE DESIGN AND CONSTRUCTION PARAMETERS.

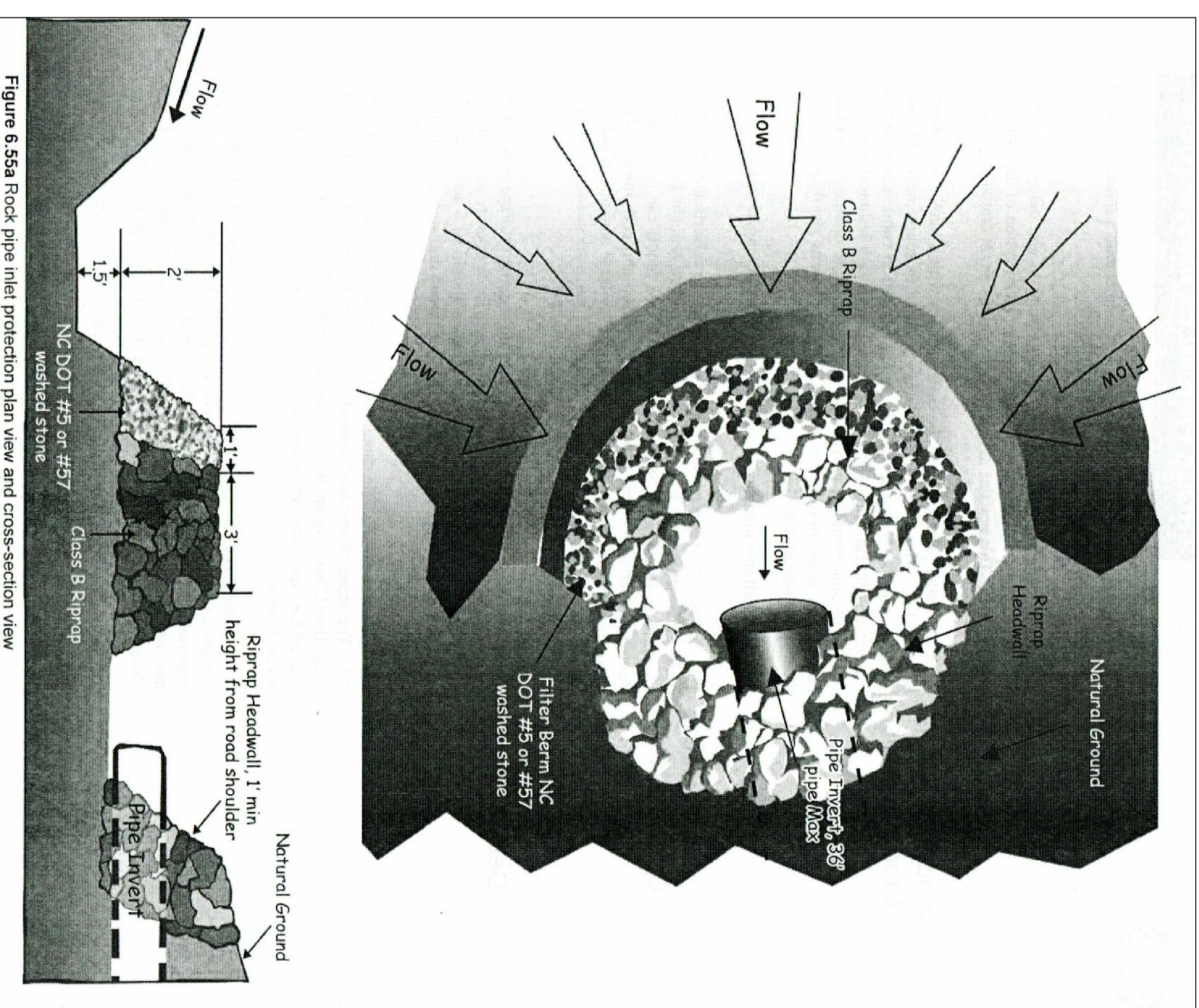
NOTE: CONTRACTOR TO PROVIDE C125 PERMANENT TURF REINFORCEMENT MAT AND STAPLES AS AVAILABLE FROM NORTH AMERICAN GREEN. www.namgreen.com OR APPROVED EQUAL.

2. ALL EROSION CONTROL REINFORCING MATS AND STAPLES FOR SWALE SECTIONS TO BE INSTALLED PER MANUFACTURERS STANDARDS AND SPECIFICATIONS.

3. CONTRACTOR TO INSURE A FULL COVERAGE OF GRASS COVER IN ALL DITCH SECTIONS.

NOTE: BOTTOM OF FILTER MUST BE PROTECTED FROM THE TRENCH WITH DIRT OR WASHED STONE. DO NOT INSTALL SILT FENCE WHERE FLOWS ARE CONCENTRATED.

NOTE: FILTER FABRIC SPECIFICATIONS SHALL MEET MINIMUM REQUIREMENTS OF ROCKING EROSION AND SEDIMENT MANUAL, TABLE 6.22, LATEST EDITION.



- NOTES:
1. Clear the area of all debris that might hinder excavation and disposal of spoil.
 2. Install the Class B or Class I riprap in a circumscribe around the pipe inlet. The stone must minimum cover each end where it fits into the embankment between width of 11 feet. The minimum height should be 2 feet, but also 1 foot lower than the shoulder or the embankment or depression.
 3. A 1 foot thick layer of NC DOT #57 or #57 stone should be placed on the outside slope of the riprap.
 4. The sediment storage area should be excavated around the outside of the stone horsehoop 18 inches below natural grade.
 5. When the contributing drainage area has been stabilized, fill depression and establish final grading elevations, compact area properly, and stabilize with ground cover.

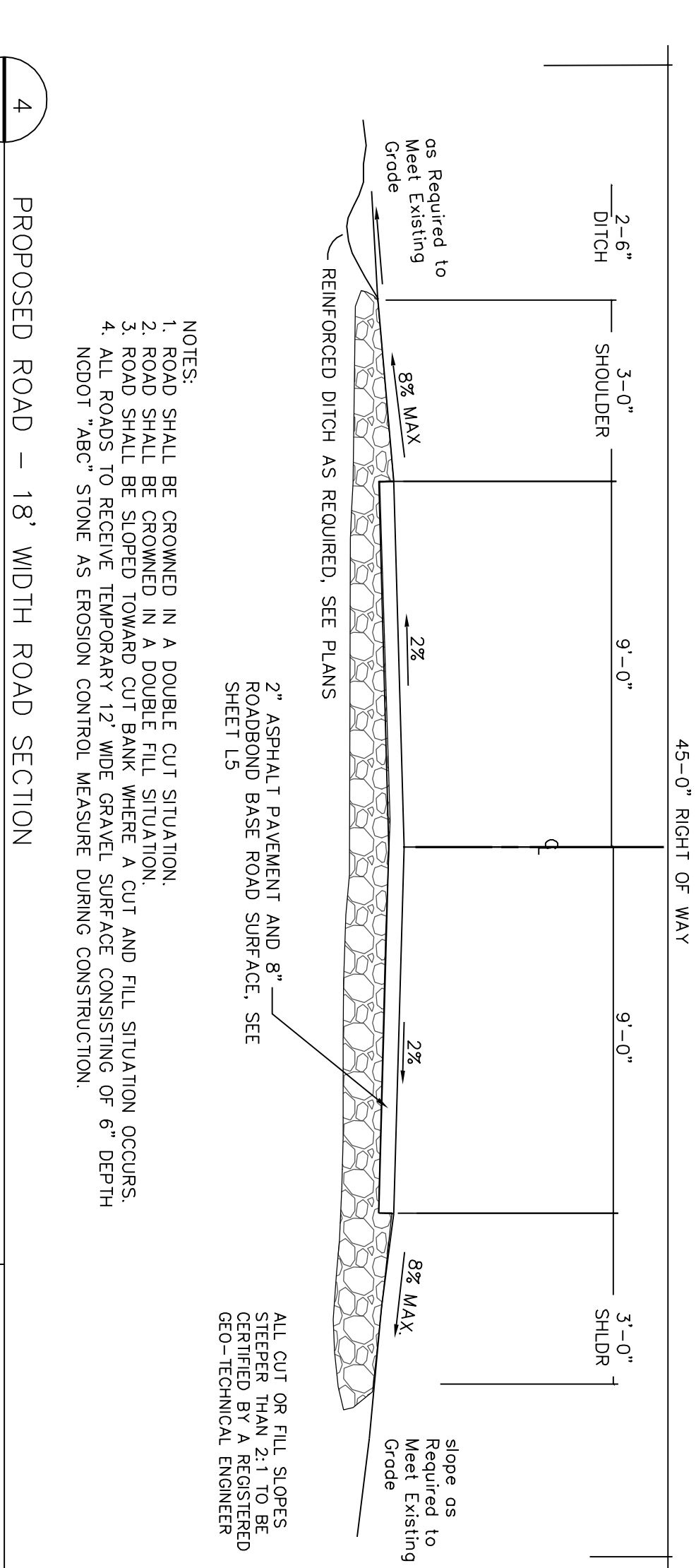
MAINTENANCE:

Inspect rock pipe inlet protection at least weekly and after each significant (½ inch or greater) rainfall event and repair immediately. Remove sediment and restore the sediment storage area to its original dimensions when the sediment has accumulated to one-half the design depth of the trap. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.

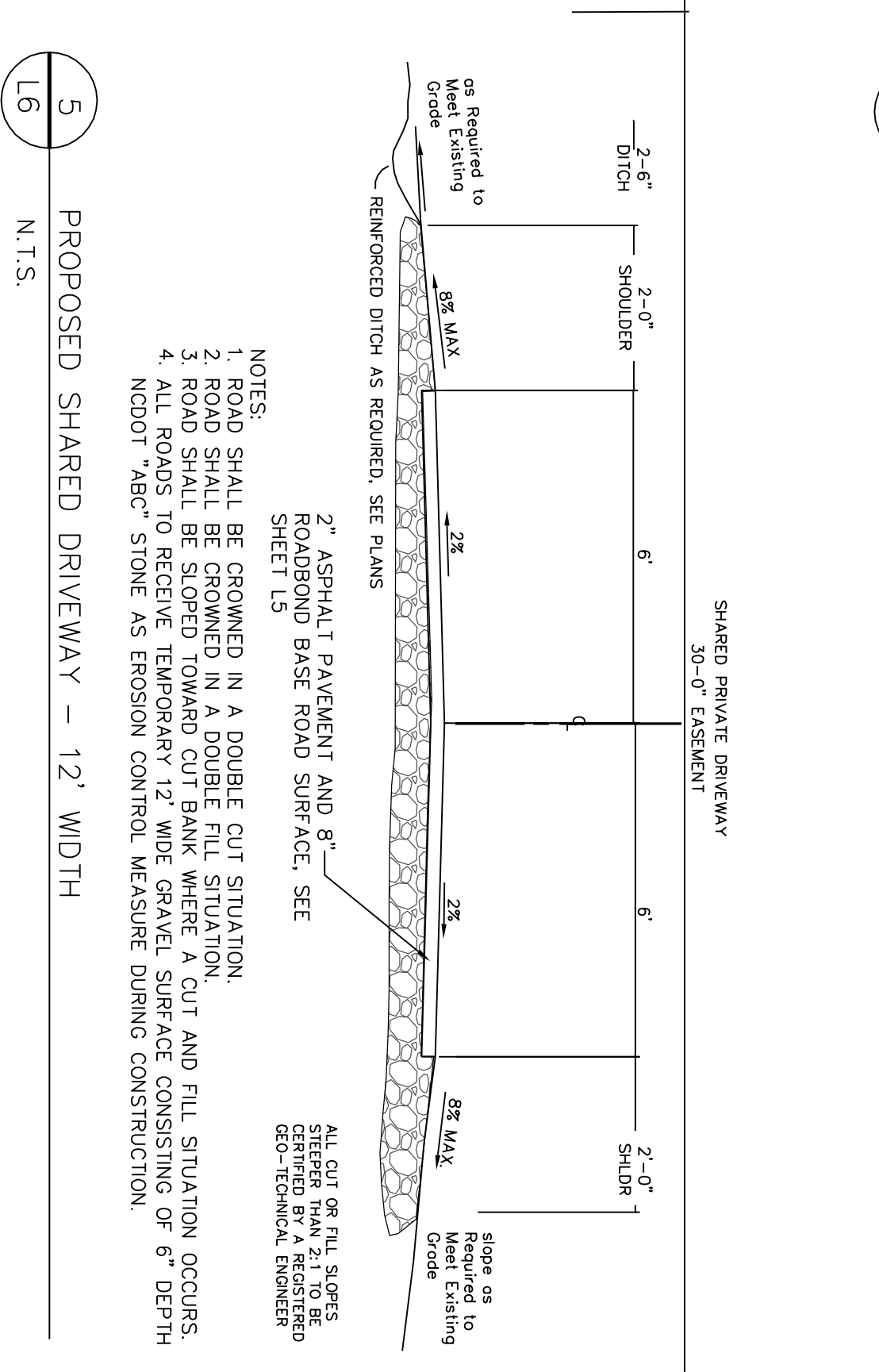
Check the structure for damage. Any riprap displaced from the stone horsehoop must be replaced immediately.

After all the sediment-producing areas have been permanently stabilized based with the adjoining areas and provide permanent ground cover (Surface Stabilization).

1 CULVERT INLET PROTECTION
NOT TO SCALE

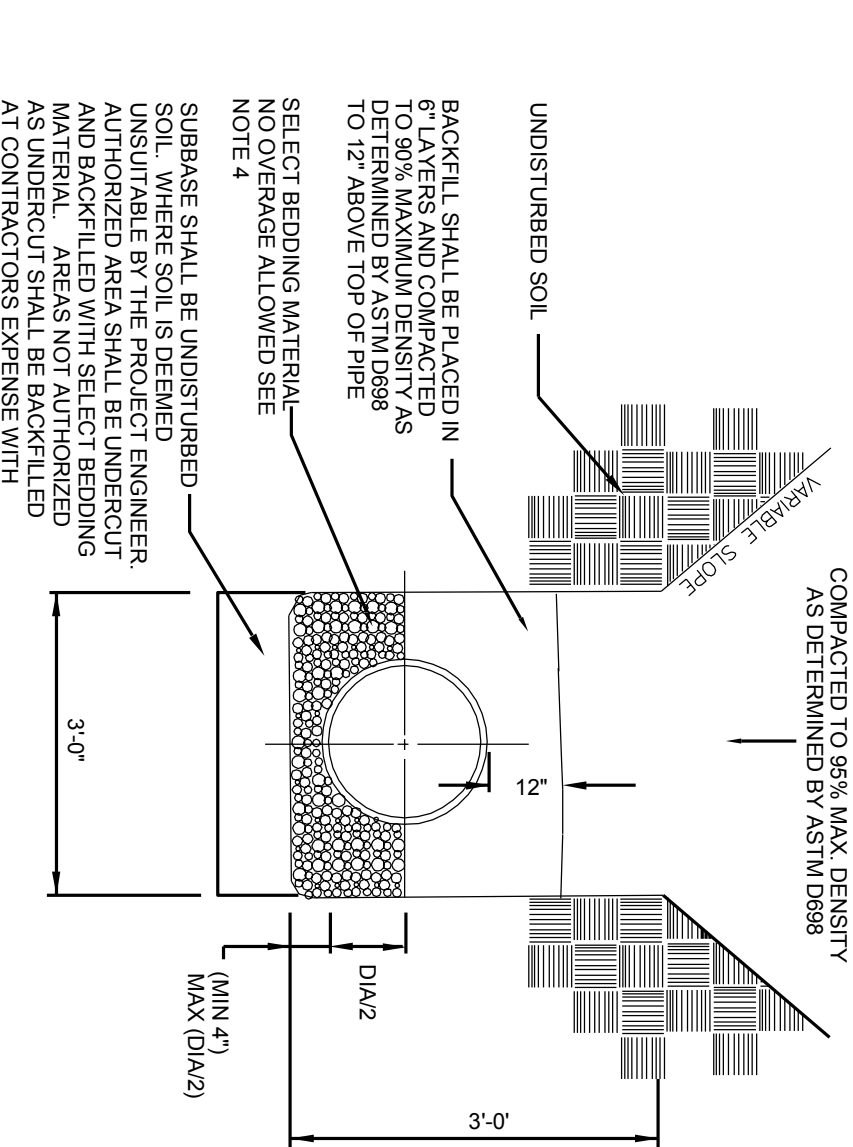


- NOTES:
1. ROAD SHALL BE GROWN IN A DOUBLE CUT SITUATION.
 2. ROAD SHALL BE GROWN IN A DOUBLE CUT SITUATION.
 3. ROAD SHALL BE SLOPED TOWARD CUT BANK WHERE A CUT AND FILL SITUATION OCCURS.
 4. ALL ROADS TO RECEIVE TEMPORARY 12' WIDE GRAVEL SURFACE CONSISTING OF 6\"/>
- 2\"/>



- NOTES:
1. ROAD SHALL BE GROWN IN A DOUBLE CUT SITUATION.
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 3. ROAD SHALL BE SLOPED TOWARD CUT BANK WHERE A CUT AND FILL SITUATION OCCURS.
 4. ALL ROADS TO RECEIVE TEMPORARY 12' WIDE GRAVEL SURFACE CONSISTING OF 6\"/>

5 PROPOSED SHARED DRIVEWAY - 12' WIDTH
NOT TO SCALE



- NOTES:
1. THE INSTALLATION OF ALL EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO LAND DISTURBING ACTIVITIES AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NCGENRACIAL JURISDICTION EROSION AND SEDIMENT CONTROL HANDBOOK ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NCGENRACIAL JURISDICTION EROSION AND SEDIMENT CONTROL HANDBOOK.
 2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NCGENRACIAL JURISDICTION EROSION AND SEDIMENT CONTROL HANDBOOK.
 3. ALL GRADED SLOPES, TRENCH DICES, SWALES, AND DITCHES MUST BE STABILIZED PER THE GROUND STABILIZATION CHART.
 4. ALL FILL SLOPES WILL HAVE SILT FENCE INSTALLED AT THE TOP OF SLOPES. SEE PLANS.
 5. A 20 FT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED, EXCEPT AS SHOWN AND PERMITTED.
 6. THE CONTRACTOR SHALL NOTIFY NCGENRACIAL JURISDICTION (PLAN APPROVING AUTHORITY) ONE WEEK PRIOR TO THE RECONSTRUCTION CONCERNING ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
 7. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT AND INSPECTION REPORTS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
 8. ALL DISTURBED AREAS ARE TO BE GRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
 9. ALL AREAS DISTURBED BY CONSTRUCTION UNLESS OTHERWISE IMPROVED SHALL BE SOODED OR SEEDED AS INDICATED AND STABILIZED.
 10. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
 11. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RAINFALL-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
 12. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY CONTRACTOR ONCE STABILIZATION OF A SUFFICIENT GROUND COVER HAS BEEN ESTABLISHED OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. NCGENRACIAL JURISDICTION OF FINAL APPROVAL IS REQUIRED.
 13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND ALL CONSTRUCTION ACCESS LOCATIONS INTO UNGRAVED AREA.

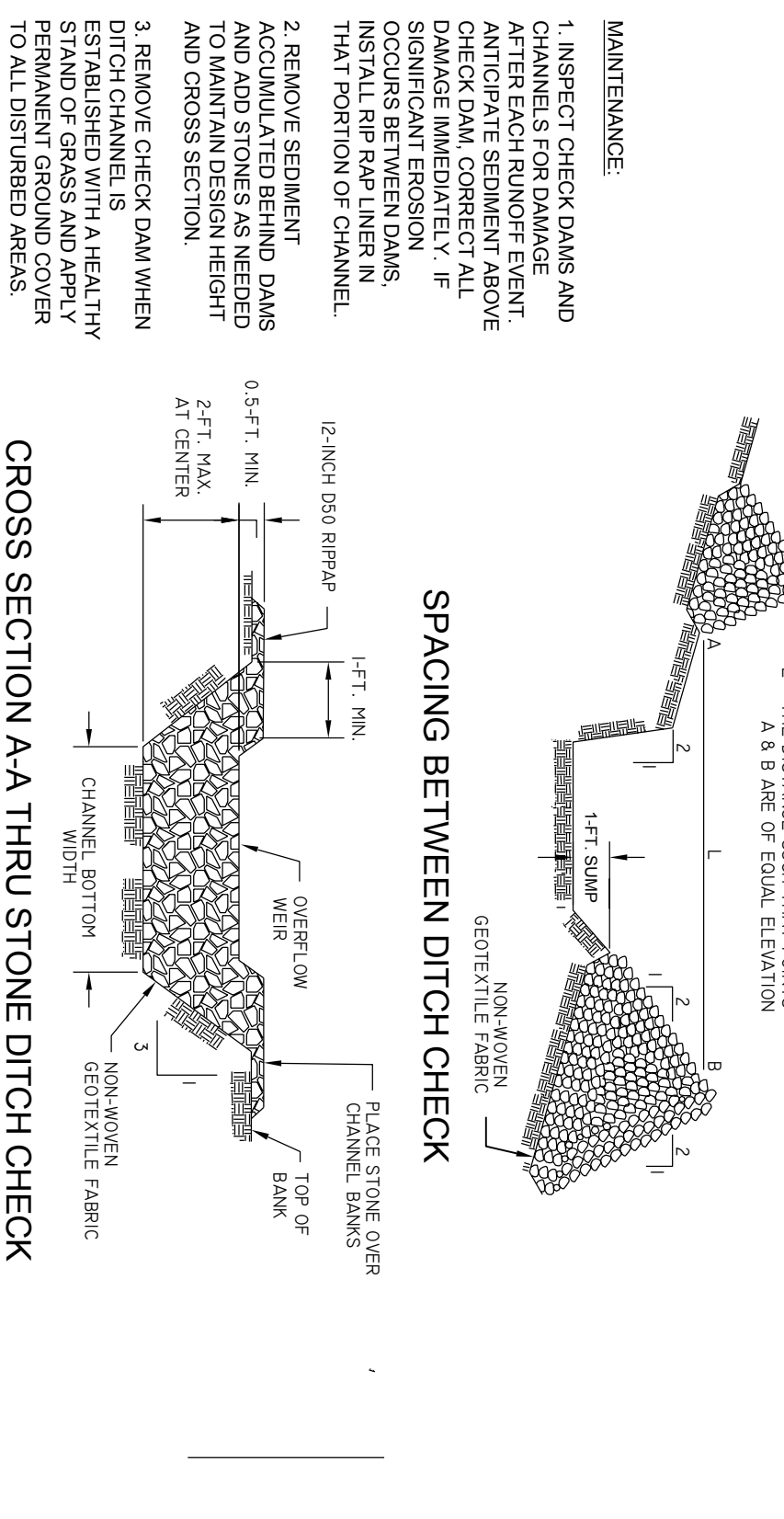
2 PIPE BEDDING DETAIL
NOT TO SCALE

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING NORTH CAROLINA 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. ALL WORKMANSHIP WILL CONFORM TO MCKERN STANDARDS.
4. THE CONTRACTOR SHALL VERIFY INVERT ELEVATIONS FOR EXISTING/PROPOSED PIPES AND EXISTING ROADWAY ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. SILT BARBERS/PENCES MUST BE IN PLACE PRIOR TO BEGINNING GRADING/CLEANING. NO GRADING MAY BEGIN UNTIL SILT FENCE INSTALLATION IS COMPLETE. CONTRACTOR MUST CALL FOR AN INSPECTION OF EROSION CONTROL MEASURES BY NCGENRACIAL JURISDICTION PRIOR TO BEGINNING GRADING ACTIVITY.
6. ALL MANHOLES AND STORM TRENCHES HAVING A DEPTH OF 4'-0\"/>

GENERAL NOTES

1. THE CONTRACTOR SHALL ADHERE TO THE WEIGHT LIMITS RESPECIFIED ON COUNTY AND STATE MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMITS.
9. THE CONTRACTOR IS RESPONSIBLE TO REMOVE OR CLEAN-OUT ANY SILT, DIRT, OR MUD, OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND AND IS DEPOSITED OFF SITE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY OF THE ITEMS MENTIONED THAT ARE DEPOSITED ONTO PRIVATE OR COUNTY OWNED PROPERTY, INCLUDING RIGHT-OF-WAY AREA.
7. SUPERVISOR TO LAUNCH PROJECT INITIAL CLEANING, LIMITS, AND CENTERLINE OF ROADS THREE; CONTRACTOR IS RESPONSIBLE FOR ALL FURTHER FIELD LAYOUT OR PROPOSED IMPROVEMENTS DUE TO MOUND OR DAMAGED STAKES.



- NOTE: ROCK CHECK TO BE REMOVED IMMEDIATELY AFTER GRADING CONTRACTOR AFTER EROSION CONTROL MEASURES ARE ESTABLISHED.
- AREA WHERE SEDIMENT IS TRAPPED.
- LENGTH AS REQUIRED IN FIELD OR 4 FT.

3 TYPICAL CHECK DAM DETAIL
NOT TO SCALE

SEEDING SPECIFICATIONS

- SEEDING MIXTURES FOR ALL SLOPES, DITCHES, ROADSIDES
- | SPECIES | RATE (LBS/ACRE) |
|----------------------|-----------------|
| CHEMUNIS PERGUE | 50 |
| GREENING RED PERSUJE | 100 |
| ANNUAL RYE | 50 |
- SEEDING DATES:
- | EARLY SPRING | FALL | Possible |
|------------------|-------------------|-------------------|
| FEB. 15 - MAY 20 | SEPT. 1 - OCT. 31 | FEB. 15 - APR. 30 |
- ADDITIONAL SEEDING NOTES:**
1. GRADING CONTRACTOR IS RESPONSIBLE FOR SEEDING ALL DISTURBED AREAS OF THE PROJECT.
 2. LOOSEN COMPACTED SUBGRADE AND UNGRAVED SUBGRADE TO A MINIMUM DEPTH OF 4\"/>

TYPICAL PROJECT - CONSTRUCTION SEQUENCE

- A. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- B. INSTALL TEMPORARY ENTRANCE.
- C. FLAG THE WORK LIMITS AND MARK THE TREES TO BE REMOVED OR REMAIN.
- D. HOLD PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
- E. TIMBER THE SITE.
- F. INSTALL SILT FENCE PRIOR TO ANY GRADING OR GRUBBING OPERATIONS.
- F. CLEAR AND GRUB SITE. BEGIN ROUGH GRADING OF SITE. STOPPILE SEDIMENT TRAPS, SILT FENCES, AND SLOTTED SLEUTHS.
- G. CROSSINGS: CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
- G. INSTALL ADDITIONAL SILT FENCE AS NEEDED.
- H. ONCE CULVERTS AND STREAM CROSSINGS ARE COMPLETE AND STABILIZED: INSTALL DIVERSION BERMS AND GRADE THE SITE AS REQUIRED.
- I. COMPLETE SURFACE ROUGHENING. CONSTRUCT THE ROAD PROJECT IN SMALLER SECTIONS SO THAT GRASS SEEDING WILL BE INSTALLED ON ALL SLOPES WITHIN (20) DAYS OF THE COMPLETION OF ANY PHASE OF GRADING, AND TO MAKE A PERMANENT GROUND COVER FOR ALL AREAS WITHIN (15) WORKING DAYS FOLLOWING THE COMPLETION OF CONSTRUCTION.
- I. COMPLETE FINAL GRADING. INSTALL DITCHES, CHECK DAMS, INLET PROTECTION, AND OUTLET PROTECTION AS GRADING PERMITS.
- J. INSTALL TEMPORARY STONE BASE FOR PAVEMENT AREAS AS GRADING PERMITS.
- K. INSTALL BUFFER LANDSCAPE, AND TEMPORARY/PERMANENT SEEDING ON ALL FINISHED GRADED SLOPES.
- L. INSPECT AND MAINTAIN ALL EROSION CONTROL PRACTICES DAILY AND AFTER A RAIN FALL EVENT. MAKE NECESSARY REPAIRS IMMEDIATELY.
- N. UPON COMPLETION OF ROAD OR BUILDING CONSTRUCTION AND STABILIZATION OF SITE, REMOVE ALL TEMPORARY MEASURES AND COMPLETE PERMANENT VEGETATIVE COVER.
- O. ESTIMATED TIME FOR CONSTRUCTION SEQUENCE AND STABILIZATION - 3 MONTHS.

- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL OF OFF-SITE BORROW PITS AND DISPOSAL AREAS UNLESS RELEASED IN WRITING BY PROPERTY OWNER.
 2. WATER SITE TO CONTROL DUST DURING PERIODS OF DRY WEATHER.

Owner:	William B. Taylor
Other Consultants:	Surveyor: Dale Cipar - Ciphar, Ingles, Anders Civil Engineer:
Project:	Anderson Oaks Tax Pins
	967404237200000- 37.3 acres 966495024900000- 18.02 acres Buncombe County, North Carolina
	1005 Cane Creek Road Fletcher, North Carolina, 28732 phone - 828-684-6650

Project Number:	L6
ISSUE DATE :	September 11, 2015
DESIGNED BY:	DSB
DRAWN BY:	SB
APPROVED BY:	DSB

Designed By:

cds Creative Development Solutions

landscape architecture | land planning | community and resort design

1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

Sheet:

Details

Project Data

Owner = William B. Taylor
 1005 Cane Creek Road
 Fletcher, NC, 28732

Tax Pins = 967404237200000- 37.3 acres
 Dated = Book 3738, pg. 0589, plat bk. 0000, plat page 0081
 966495024900000- 18.02 acres
 Dated = Book 4064, pg. 0197, plat bk. 0000, plat page 0081

Project County Zoning - Open Use
 Adjacent Properties County Zoning - Open Use
 Total Project Area = 55.32 total acres of property
 20.00 Acres for lots 1 thru 6
 17.3 Acres Lot 7 (remaining lands)
 18.02 Acres Lot 8

Number of Proposed Lots = 8
 This project is not phased and will be constructed entirely.
 Property Density = average 6.915 acres per lot

Utilities

Water - Private Individual Well
 Septic - Private Individual Systems
 Electrical Service - Progress Energy (Cane Creek Road)
 Phone Service - AT&T (Cane Creek Road)
 Natural Gas - PSNC (Cane Creek Road)
 Sanitary Sewers culverts, ponds, drainage - AS SHOWN

Roads

New 12' width shared private driveway = 475'
 Road Construction Limits of Disturbance = 48 Acres

Hillside Zoning Requirements

Overall slope calculation: $\frac{.0023 \times 3 \times 43.999}{59.32} = 9.13\%$

This property is not subject to Hillside Standards. It is not a drastic variation.

Disclosures:

All proposed roads are private and will not be maintained by Buncombe County or State of NC.

There are no density bonus used for the project.

There are no land disturbing or stormwater permits required for this project, under 1 acre of disturbance.

All lots meet the requirements for lot width, per the lot slope perpendicular to the road.

Lot Width Table

Lot	Slope	Frontage Required	Frontage Provided
1	9.9%	0'	1,225'
2	6.47%	0'	540'
3	7.6%	0'	720'
4	5.35%	0'	695'
5	16.1%	0'	30'
6	12.43%	0'	205'
7	10.46%	0'	1,060'
8	7.36%	0'	1,122'

Other Details

Topographic Information - 5' Interval Interpolated from GIS by Landscape Architect and supplemented with observed field conditions

Natural Features - Spring along Cane Creek Road
 Pastures and Woodland Clearings

Flood Hazard and Floodway Boundaries - None
 January 6, 2010 FEMA Floodplain Maps

No known Cemeteries on or adjacent to Project
 No bridges, or railroads on or adjacent to Project
 There are no existing structures on the property.

Existing Property Land Use - Agricultural / Meadow/
 Existing Adjacent Properties Land Use
 Northern Boundary - Agricultural / Residential
 Eastern Boundary - Cane Creek Road / Residential
 Southern Boundary - Agricultural / Residential
 Western Boundary - Agricultural / Residential

Proposed Parks / Open Space for the Project = 0 acres
 See Itemized Estimate for Erosion Controls Costs
 All frontage of slopes perpendicular to proposed road and driveway are less than 18%

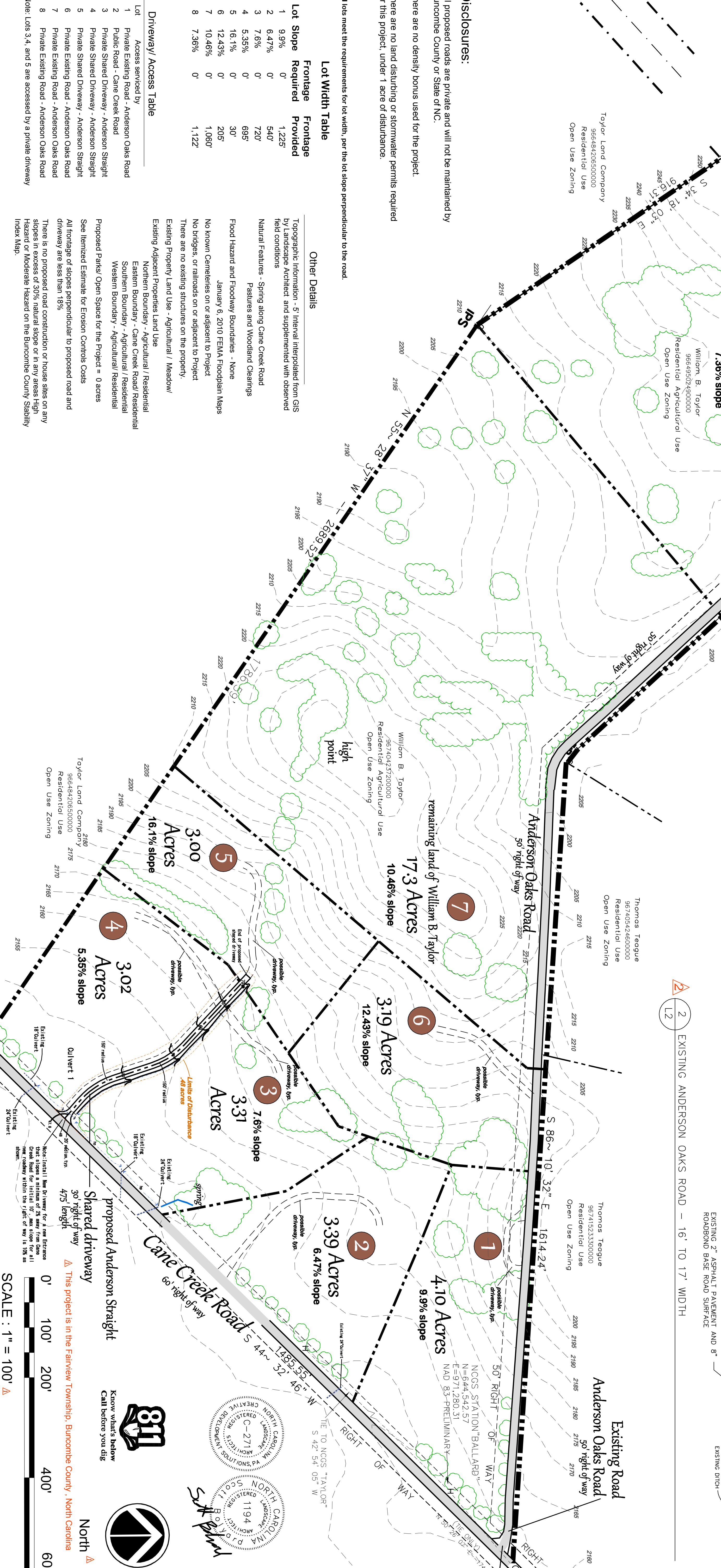
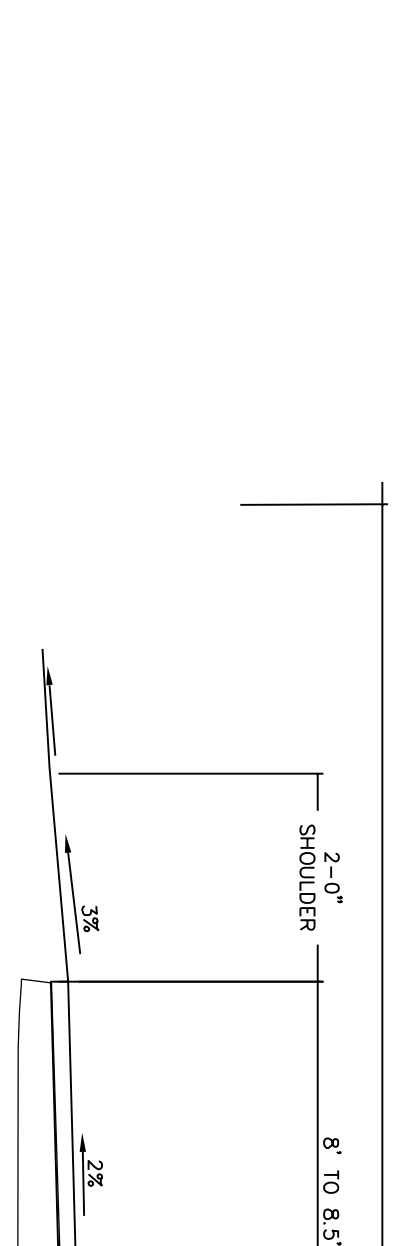
There is no proposed road construction or house sites on any slopes in excess of 30% natural slope or in any areas high hazard or moderate hazard on the Buncombe County Stability Index Map.

Driveway / Access Table

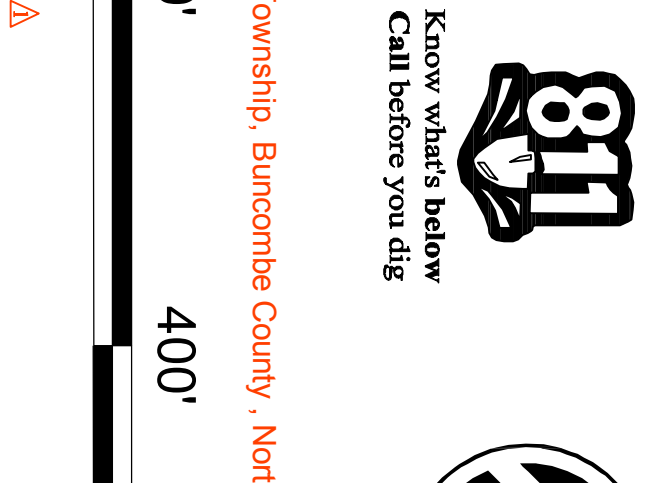
Lot	Access served by
1	Private Existing Road - Anderson Oaks Road
2	Public Road - Cane Creek Road
3	Private Shared Driveway - Anderson Straight
4	Private Shared Driveway - Anderson Straight
5	Private Shared Driveway - Anderson Straight
6	Private Shared Driveway - Anderson Straight
7	Private Existing Road - Anderson Oaks Road
8	Private Existing Road - Anderson Oaks Road

Notes:

- ROAD SHALL BE CROWNED IN A DOUBLE CUT SITUATION.
- ROAD SHALL BE CROWNED IN A DOUBLE CUT SITUATION.
- ROAD SHALL BE SLOPED TOWARD CUT BANK WHERE A CUT AND FILL SITUATION OCCURS.
- ALL ROADS TO RECEIVE TEMPORARY 12' WIDE GRAVEL SURFACE CONSISTING OF 6" DEPTH NDOT "ABC" STONE AS EROSION CONTROL MEASURE DURING CONSTRUCTION.



<p>ISSUE DATE: September 11, 2015</p> <p>REVISIONS: October 14, 2015 October 14, 2015</p> <p>DESIGNED BY: DSB DRAWN BY: SB APPROVED BY: DSB</p>	<p>Designed By:</p> <p>cds Creative Development Solutions landscape architecture land planning community and resort design 1003 4th avenue west, hendersonville, north carolina 28739 p 828 696 9992 f 828 696 9954</p>	<p>Sheet:</p> <p>Concept Master Plan</p>	<p>Project:</p> <p>Anderson Oaks Tax Pins 967404237200000- 37.3 acres 966495024900000- 18.02 acres Buncombe County, North Carolina</p>	<p>Owner:</p> <p>William B. Taylor 1005 Cane Creek Road Fletcher, North Carolina, 28732 phone - 828-684-6650</p>	<p>Other Consultants</p> <p>Surveyor: Dale Cipar - Ciphar, Ingles, Anders Civil Engineer:</p>
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811 Know what's below Call before you dig

Proposed Shared Driveway 30' right of way 475' length
 Proposed Anderson Straight 30' right of way

Notes:
 1. ROAD SHALL BE CROWNED IN A DOUBLE CUT SITUATION.
 2. ROAD SHALL BE CROWNED IN A DOUBLE CUT SITUATION.
 3. ROAD SHALL BE SLOPED TOWARD CUT BANK WHERE A CUT AND FILL SITUATION OCCURS.
 4. ALL ROADS TO RECEIVE TEMPORARY 12' WIDE GRAVEL SURFACE CONSISTING OF 6" DEPTH NDOT "ABC" STONE AS EROSION CONTROL MEASURE DURING CONSTRUCTION.

Disclosures:
 All proposed roads are private and will not be maintained by Buncombe County or State of NC.
 There are no density bonus used for the project.
 There are no land disturbing or stormwater permits required for this project, under 1 acre of disturbance.
 All lots meet the requirements for lot width, per the lot slope perpendicular to the road.

Buncombe County Government

Application for a variance from the Land Development and Subdivision Ordinance of Buncombe County



Planning and Development
www.buncombecounty.org

46 Valley Street
Asheville, NC 28801
Telephone (828) 250-4830
Fax (828) 250-6086

Please complete all sections of the application.

A. CONTACT INFORMATION

Date: November 5, 2015

PROPERTY INFORMATION

Subdivision Name: ANDERSON OAKS

Phase # and/or Name of Phase (if part of a Master Plan for Phased Development):
n/a.

Address/Street Location of Property: CANE CREEK ROAD / SOUTH OF ANDERSON OAKS INTERSECTION

PIN Number(s) of Property to be Subdivided:
967404237200000 - 37.3 ACRES
966495024900000 - 18.02 ACRES

CONTACT INFORMATION

Owner Name: William B. TAYLOR
Address: 1005 CANE CREEK ROAD, FLETCHER, NC, 28732
Phone: 828-684-6705

Surveyor/Engineer Landscape Architect Name and Company Name:
CREATIVE DEVELOPMENT SOLUTIONS, P.A. — DENNIS SCOTT BOLYARD
Address: 1003 4th AVENUE WEST, HENDERSONVILLE, NC, 28739
Phone: 828-696-9992
Email: Scott@cdsdesigngroup.com

Primary Contact for Submission: DENNIS SCOTT BOLYARD
Address: 1003 4th AVENUE WEST, HENDERSONVILLE, NC, 28739
Phone: 828-696-9992
Email: Scott@cdsdesigngroup.com

B. APPLICATION FOR VARIANCE

Application is hereby made to the Buncombe County Planning Board for a VARIANCE from the literal provisions of the Buncombe County Land Development and Subdivision Ordinance, because, under the interpretation given to me by the Subdivision Administrator, I am prohibited from using the parcel of land indicated above in a manner shown by the submitted preliminary subdivision plans (please attach one copy of the submitted preliminary plans to this application). The preliminary plans I have submitted include the following:

- a note regarding the type of variance I am seeking
- location of the variance I am seeking shown on the submitted plans (if applicable)

I request a variance from the following provisions of the ordinance:

Section number: 70-67 Section title: ROAD and DESIGN STANDARDS
Subsection letters and/or number: (2) E-1 Subsection title(s): PRIVATE USE / MASS SUBDIVISION /
MINIMUM PAVEMENT WIDTH.

C. FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Planning Board does not have unlimited discretion in deciding whether to grant a variance. In the spaces provided below, indicate the *factors you intend to show* and the *arguments that you intend to make* to convince the Board that it can properly grant the variance as provided for in §70-10, Variances of the Land Development and Subdivision Ordinance of Buncombe County (if necessary please provide the information on a separate sheet of paper).

- (a) Indicate how a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact:

ANDERSON OAKS IS AN EXISTING ROAD THAT IS IN VERY GOOD CONDITION. WIDENING THE EXISTING ROAD WOULD BE DIFFICULT TO ACHIEVE DUE TO EXISTING UTILITIES, LOSS OF LARGE TREES, AND THE CHANGE OF CHARACTER. THE WIDENING OF THE ROAD WOULD ALSO COST SIGNIFICANTLY MORE BECAUSE OF THESE FACTORS.

- (b) Indicate how granting the variance will not be detrimental to the public health, safety, or welfare; and

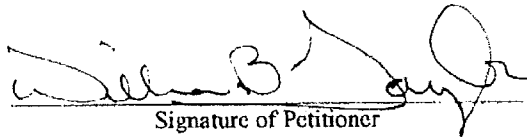
ANDERSON OAKS IS A LOW TRAFFIC ROAD THAT EXISTS IN A RURAL CHARACTER. THE ROAD DOES NOT EXCEED 10% IN GRADE AND IS SAFE FOR PUBLIC HEALTH, SAFETY, AND WELFARE. ANDERSON OAKS MEETS ALL OTHER REQUIREMENTS FOR ROAD AND DESIGN STANDARDS.

- (c) Indicate how granting the variance would support the general objectives contained within the Land Development and Subdivision Ordinance of Buncombe County.

THE VARIANCE WOULD ALLOW THE CURRENT RURAL CHARACTER TO REMAIN. LOSS OF LARGE TREES WOULD BE ELIMINATED AND STORM WATER RUNOFF WOULD NOT INCREASE.

D. CERTIFICATION AND SIGNATURE

I certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief.


Signature of Petitioner

8 11 5 15
Month Day Year

OFFICE USE ONLY:
Date received: _____
Case number: _____
Scheduled Planning Board meeting: _____



October 28, 2015

Gillian Phillips
Buncombe County Planning Department
49 Valley Street
Asheville, North Carolina 28801

RE: Anderson Oaks Road Extension

Dear Ms. Phillips:

Our staff has recently inspected the previously installed roadway constructed at the subject site, located off of Cane Creek Road in south Buncombe County, from the intersection with Cane Creek Road north to a point approximately 400' south of Ashebrooke Meadows, a distance of approximately 3,170'.

Based on our site inspection, review of the alignment of the installed roadway, we concur that the roadway construction meets the requirements of Section 70-67 for private subdivision roads. The road structure consists of 8" minimum of CABC and a minimum of 2" asphalt surface course overlay. The width of the roadway varies from 16' to 17' and is in very good condition with no areas of distress.

Should you have any questions, please feel free to call.

Sincerely,
DAVIS CIVIL SOLUTIONS, P.A.

GARY D. DAVIS, P.E.



**HEARING ON REQUEST FOR A VARIANCE BEFORE THE BUNCOMBE
COUNTY PLANNING BOARD**

Subdivision Name: Anderson Oaks (SUB2015-00326)
Address: Anderson Oaks Road
Hearing Date: December 7, 2015

MOTION TO ADOPT FINDINGS OF FACT

Mr. Chair, based upon the evidence presented to this Board, including the following exhibits: the petitioner's application, the submitted development plan, the findings of fact worksheet _____, and _____;

I move that this Board adopt the following FINDINGS OF FACT:

1. The applicant is requesting a variance from the Buncombe County Land Development and Subdivision Ordinance to facilitate the construction of a minor subdivision.
2. The applicant is requesting a variance from Sec. 70-67(2)(e)(1). Road and design standards (minimum pavement width) to allow Anderson Oaks Road to remain as it currently exists, as shown on the submitted site plan.
3. That §70-10 of the Buncombe County Land Development and Subdivision Ordinance was used to evaluate this request.

4A. This application does meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty, unnecessary hardship or adverse environmental impact, as:

Anderson Oaks is an existing road that is in very good condition. Widening the existing road would be difficult to achieve due to established utilities, loss of large trees, and the change of character of an established neighborhood. The widening of the road would also cost significantly more because of these factors.

- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, as:

Anderson Oaks is a low traffic road that exists in a rural character. The road does not exceed 10% in grade and is safe for public health, safety, and welfare. Anderson Oaks meets all other requirements for road and design standards.

- c. That the granting of the variance would support general objectives contained within this chapter, as:

The variance would allow the current rural character to remain. Loss of large trees would occur and storm water runoff would increase if the road was widened.

4B. This application does not meet the requirements for granting a variance by demonstrating an unnecessary hardship on the owner for the following reasons:

- a. *That a strict or literal interpretation and enforcement of the specified standard or requirement would not result in practical difficulty, unnecessary hardship or adverse environmental impact and the applicant should be required to meet the requirements of the Ordinance.*
- b. *That the granting of the variance would not support the general objectives contained within this Chapter.*

MOTION OF ACCEPTANCE OF FINDINGS OF FACT

Motion by: _____
Seconded by: _____
Vote for: _____
Vote against: _____

MOTION TO APPROVE/DENY THE VARIANCE

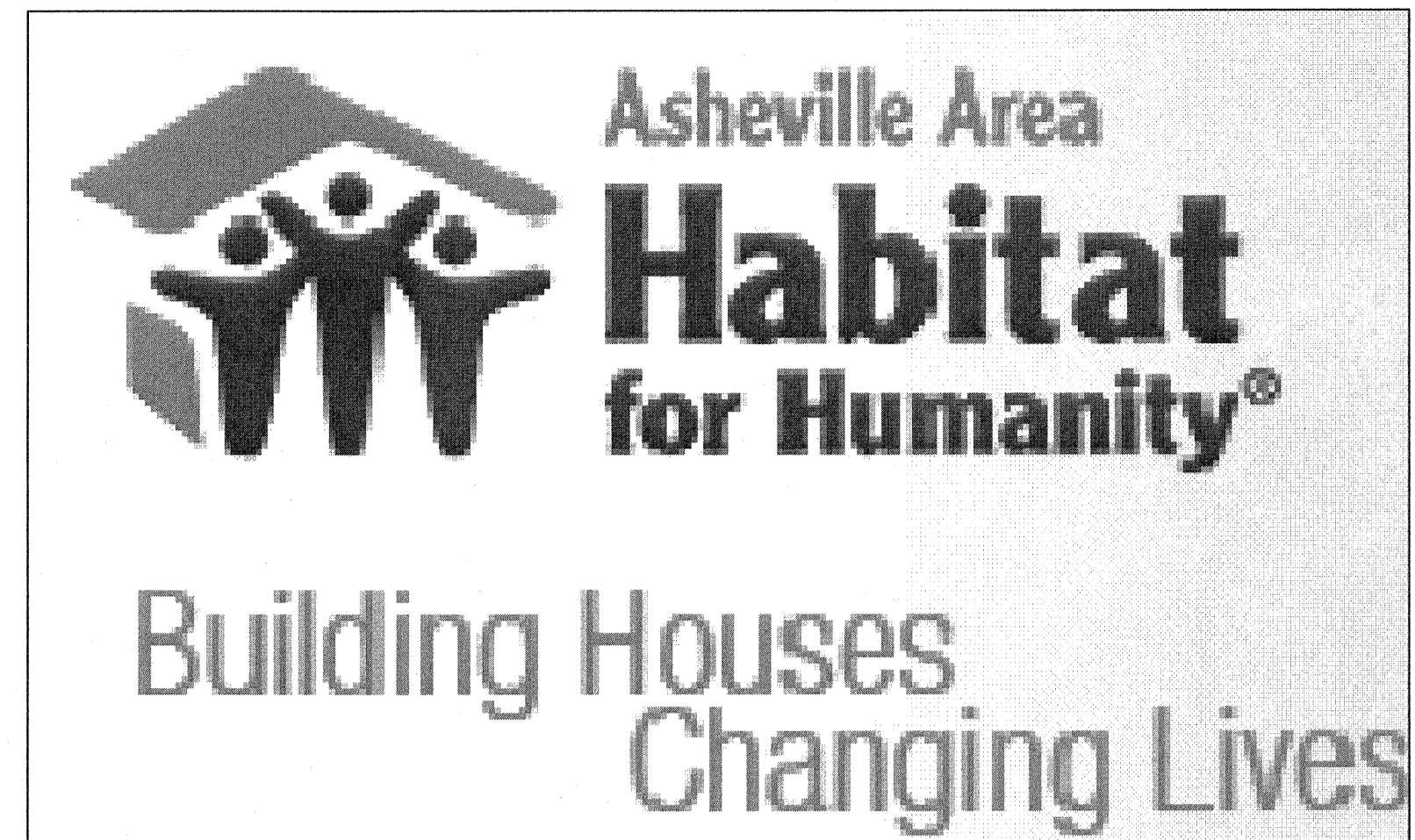
Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that the requested variance be **approved/denied**.

Motion by: _____
Seconded by: _____
Vote for: _____
Vote against: _____

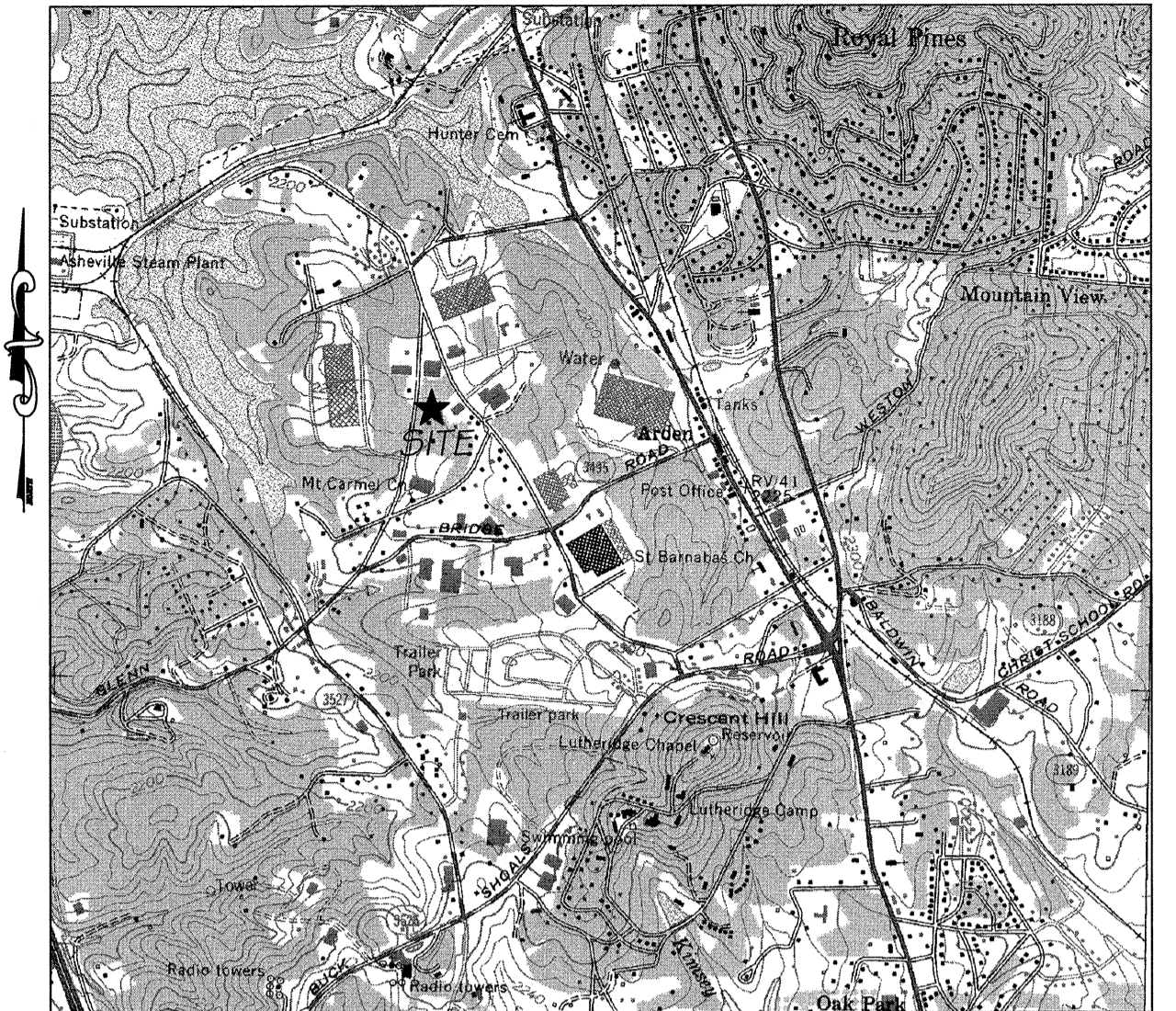
WGLA Project Number: 14165

Revisions:

RELEASED FOR
PERMITTING & BIDDING



SUB2015-00392
SUBMITTED 11/5/2015
FIRE MARSHAL APPROVED 12/1/2015
GRANTED APPROVAL WITH CONDITIONS AT THE 12/7/2015 PB MEETING



VICINITY MAP
1" = 2000'

ATTACHMENT D

BEALE ROAD SUBDIVISION

BUNCOMBE COUNTY

NORTH CAROLINA

1. 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.*
2. Provide a written statement from the Buncombe County Stormwater Ordinance 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.*
3. Provide a copy of the approved North Carolina Department of Transportation driveway permit.
4. 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.
5. Provide proof of approval of system design for Metropolitan Sewerage District (MSD) 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.
6. Provide proof of approval of E-911 addressing or indicate approved addresses and road names on final plat.
7. Indicate provision of utilities or indicate that no such provision has been provided.
8. Indicate FEMA flood hazard information and map panel number on the submitted plans.
9. Indicate delineation of woods and open areas.
10. Indicate the existing use of land within and abutting the subdivision.
11. Provide proof of a consultation of a geotechnical engineer for road construction in areas of a tract in excess of 30 percent natural slope or areas designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map. If no such areas exist indicate this on the submitted plan.
12. Indicate 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% by standard proctor method.
13. Indicate curve radii for road centerline.
14. Provide a maintenance and financial responsibility plan for the roads within the subdivision covering the period between the time lots begin and when the roads are accepted by the state division of highways.
15. Provide proof from the NCDOT Department of Transportation that a 40-foot right of way is adequate for the roads to be turned over to the NCDOT for public use.

DEVELOPMENT BLOCK:

PROJECT NAME: ASHEVILLE AREA HABITAT - ARDEN SITE
 PROJECT ADDRESS: BEALE RD.
 PROJECT COORDINATES: 35°27'58"N, 82°31'39"W
 OWNER/DEVELOPER: ASHEVILLE AREA HABITAT FOR HUMANITY
 33 MEADOW ROAD
 ASHEVILLE, NC 28803
 (828) 777-2177
 CONTACT PERSON: PAUL REEVES
 33 MEADOW ROAD
 ASHEVILLE, NC 28803
 (828) 777-0743
 ENGINEER: JARED L. DERIDDER, P.E.
 WGLA ENGINEERING, PLLC.
 214 N. KING STREET
 HENDERSONVILLE, NC 28792
 (828) 687-7177
 PIN #: 9654-03-2177
 TOTAL PROPERTY SIZE: 4.9± AC.
 TOTAL # OF PROPOSED LOTS: 21 LOTS
 DENSITY: 1 LOT / 0.233 AC.
 PROPOSED ROAD: 865 LF±
 CORRIDOR 90' OR LESS: 865 LF (100%)
 CORRIDOR 91' TO 135': 0 LF (0%)
 MAX. CORRIDOR HEIGHT: 28'
 DEED REF: D.B. 5303 PG. 1227
 ZONING: EMPLOYMENT DISTRICT [EMP]
 (BUNCOMBE COUNTY)
 TOWNSHIP: LIMESTONE
 BUILDING SETBACKS:

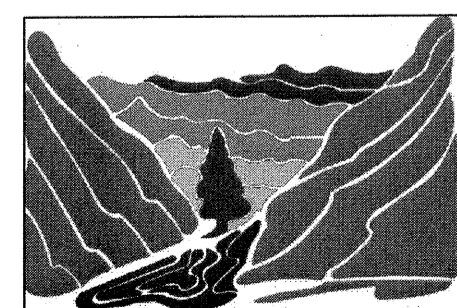
	REQUIRED	PROPOSED
FRONT	20'	20'
SIDE	10'	10'
REAR	20'	20'

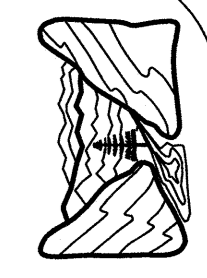
INDEX

SHEET NO.	DESCRIPTION
C-100	MASTER SITE PLAN
C-300	ROADWAY PLAN & PROFILE
C-400	STORM WATER MANAGEMENT PLAN
C-401	BIORETENTION BASIN PLAN AND DETAILS
C-402	STORM WATER DETAILS
C-403	STORM WATER DETAILS
C-500	WATER SYSTEM LAYOUT
C-501	WATER MAIN "A" PLAN & PROFILE
C-502	WATER SYSTEM DETAILS
C-503	WATER SYSTEM DETAILS
C-600	SANITARY SEWER SYSTEM LAYOUT
C-601	SANITARY SEWER MAIN "A" PLAN & PROFILE
C-602	SANITARY SEWER MAIN "B" PLAN & PROFILE
C-603	SANITARY SEWER SYSTEM DETAILS

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 NC License No: P-1342
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 Hendersonville, North Carolina 28792
 (828) 687-7177
 wglA.com



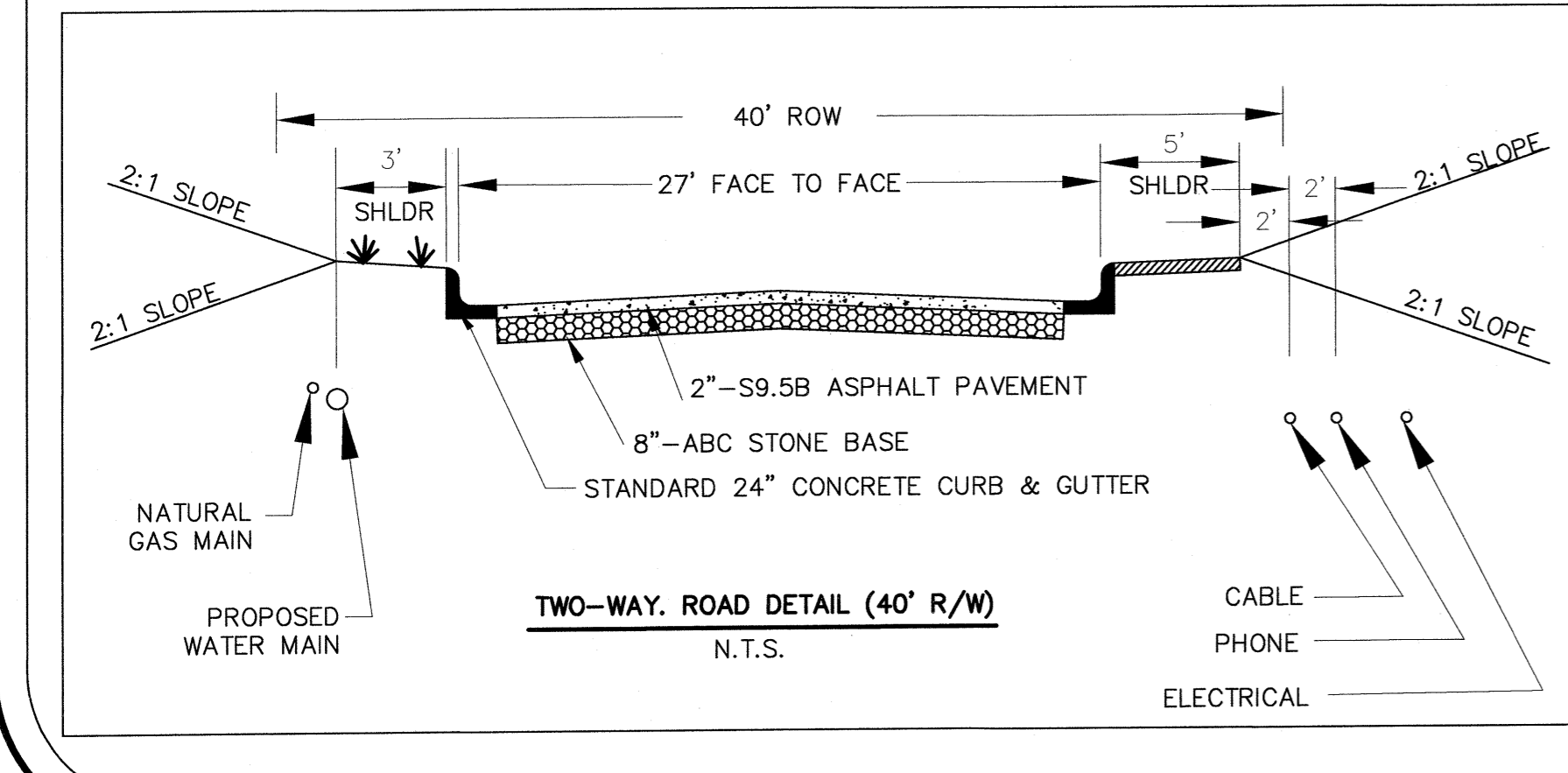
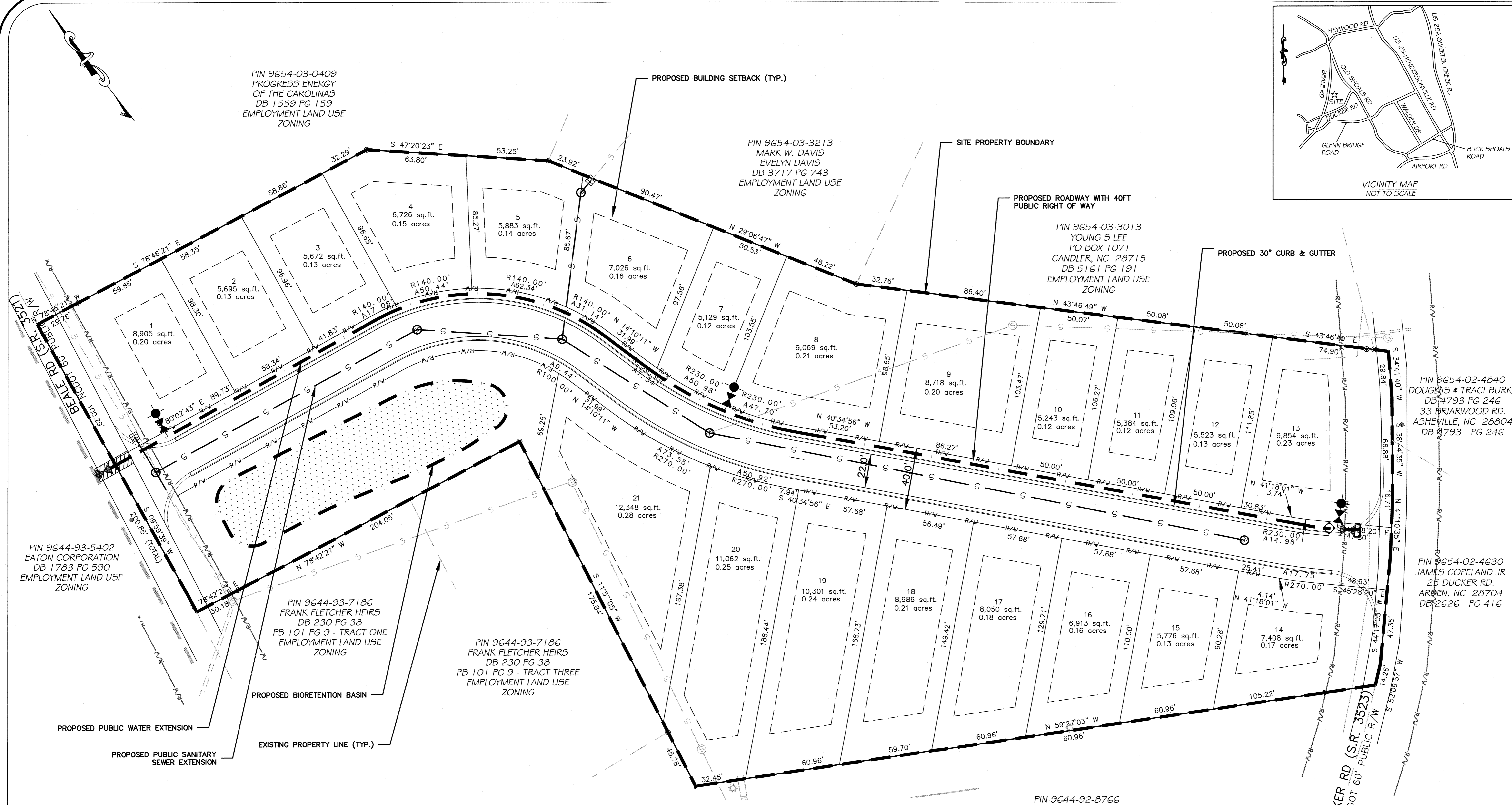
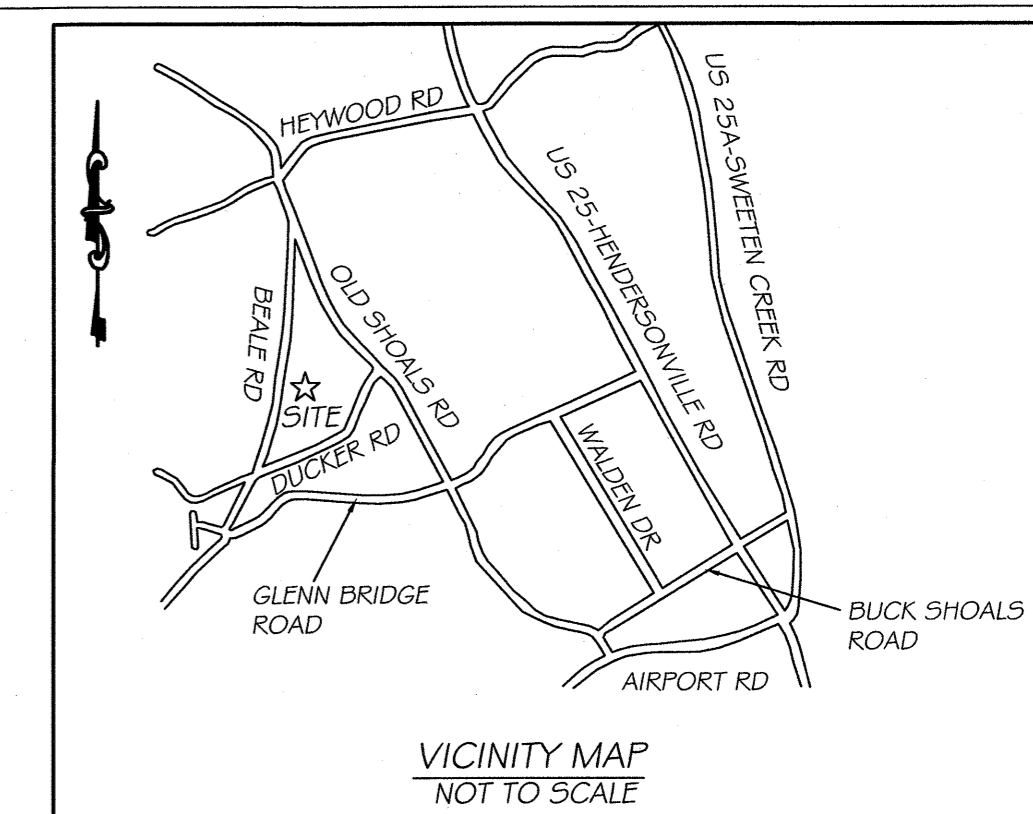


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HENDERSONVILLE, NORTH CAROLINA

ASHEVILLE AREA HABITAT
BEALE ROAD SUBDIVISION
BUNCOMBE COUNTY
NORTH CAROLINA

SITE PLAN

sheet
C-100



DEVELOPMENT BLOCK:
PROJECT NAME: ASHEVILLE AREA HABITAT FOR HUMANITY BEALE ROAD SUBDIVISION
PROJECT ADDRESS: BEALE RD. & DUCKER RD.
PROJECT COORDINATES: 35°27'58"N, 82°31'39"W
OWNER/DEVELOPER: ASHEVILLE AREA HABITAT FOR HUMANITY
 33 MEADOW ROAD
 ASHEVILLE, NC 28803
 (828) 777-2177
CONTACT PERSON: KEITH LEVI
 33 MEADOW ROAD
 ASHEVILLE, NC 28803
 (828) 777-2177
ENGINEER: JARED L. DERIDDER, P.E.
 WGLA ENGINEERING, PLLC
 214 N. KING STREET
 HENDERSONVILLE, NC 28792
 (828) 687-7177
PIN #: 9654-03-0048

TOTAL PROPERTY SIZE: 4.9± AC.
TOTAL # OF PROPOSED LOTS: 21 LOTS
DENSITY: 1 LOT / 0.233 AC.
PROPOSED ROAD: 865 LF±
CORRIDOR 90' OR LESS: 865 LF (100%)
CORRIDOR 91' TO 135': 0 LF (0%)
MAX. CORRIDOR HEIGHT: 28'
DEED REF: D.B. 5303 PG. 1227
ZONING: EMPLOYMENT DISTRICT [EMP]
 (BUNCOMBE COUNTY)
TOWNSHIP: LIMESTONE
BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT	20'	20'
SIDE	10'	10'
REAR	20'	20'

NOTE(S):
 1.) THIS SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.

GRAPHIC SCALE
 0 15 30 60 120
 (IN FEET)
 1 inch = 30 ft.

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 (828) 687-7177
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RELEASED FOR PERMITTING & BIDDING

Know what's below.
Call before you dig.

Revisions

date: 10/20/15
job: 14165
drawn: JLD

PIN 9654-03-0409
 PROGRESS ENERGY
 OF THE CAROLINAS
 DB 1559 PG 159
 EMPLOYMENT LAND USE
 ZONING

PIN 9654-03-3213
 MARK W. DAVIS
 EVELYN DAVIS
 DB 3717 PG 743
 EMPLOYMENT LAND USE
 ZONING

PIN 9654-03-3013
 YOUNG S LEE
 PO BOX 1071
 CANDLER, NC 28715
 DB 5161 PG 191
 EMPLOYMENT LAND USE
 ZONING

PIN 9654-02-4840
 DOUGLAS & TRACI BURKE
 DB 4793 PG 246
 33 BRIARWOOD RD.
 ASHEVILLE, NC 28804
 DB 2793 PG 246

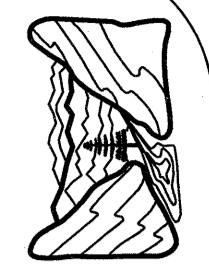
PIN 9654-02-4630
 JAMES COPELAND JR
 25 DUCKER RD.
 ARDEN, NC 28704
 DB 2626 PG 416

PIN 9644-93-5402
 EATON CORPORATION
 DB 1783 PG 590
 EMPLOYMENT LAND USE
 ZONING

PIN 9644-93-7186
 FRANK FLETCHER HEIRS
 DB 230 PG 38
 PB 101 PG 9 - TRACT ONE
 EMPLOYMENT LAND USE
 ZONING

PIN 9644-93-7186
 FRANK FLETCHER HEIRS
 DB 230 PG 38
 PB 101 PG 9 - TRACT THREE
 EMPLOYMENT LAND USE
 ZONING

PIN 9644-92-8766
 YEZREAL LLC
 DB 5037 PG 512
 PB 138 PG 137 - LOT TWO
 EMPLOYMENT LAND USE
 ZONING

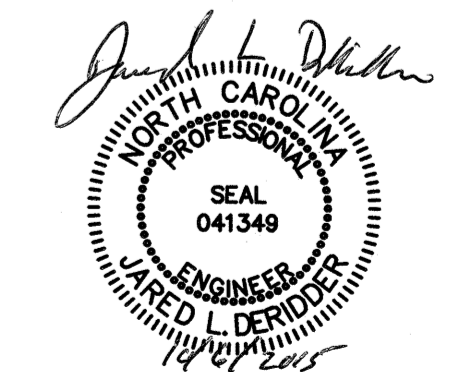
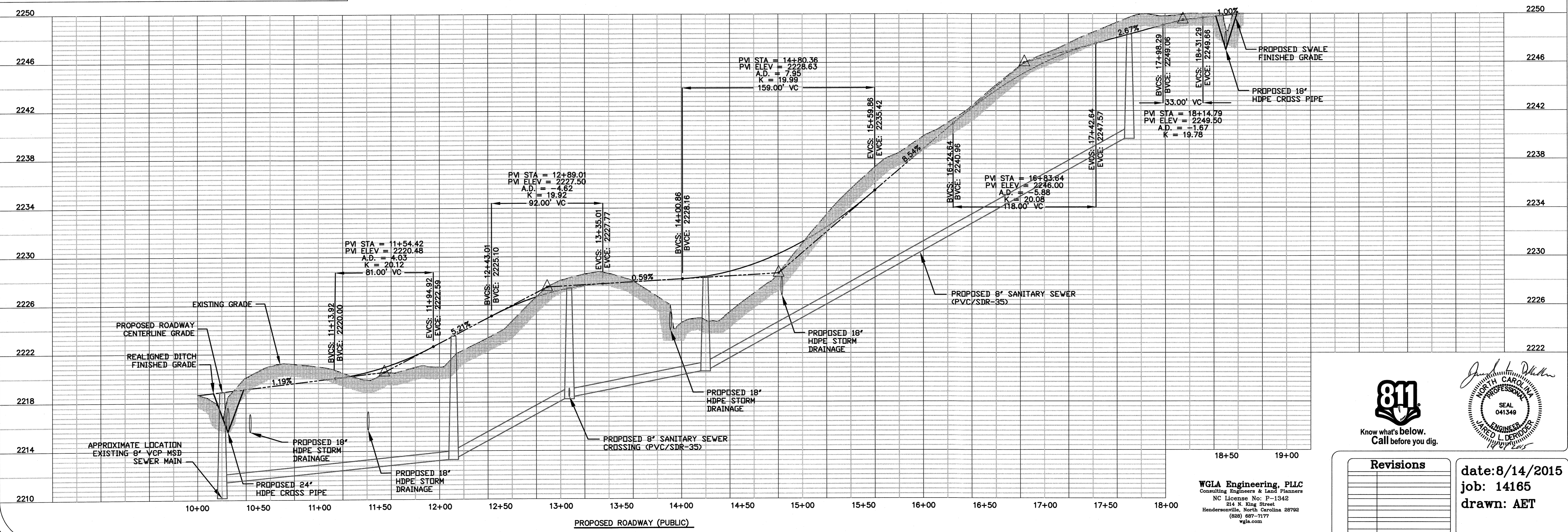
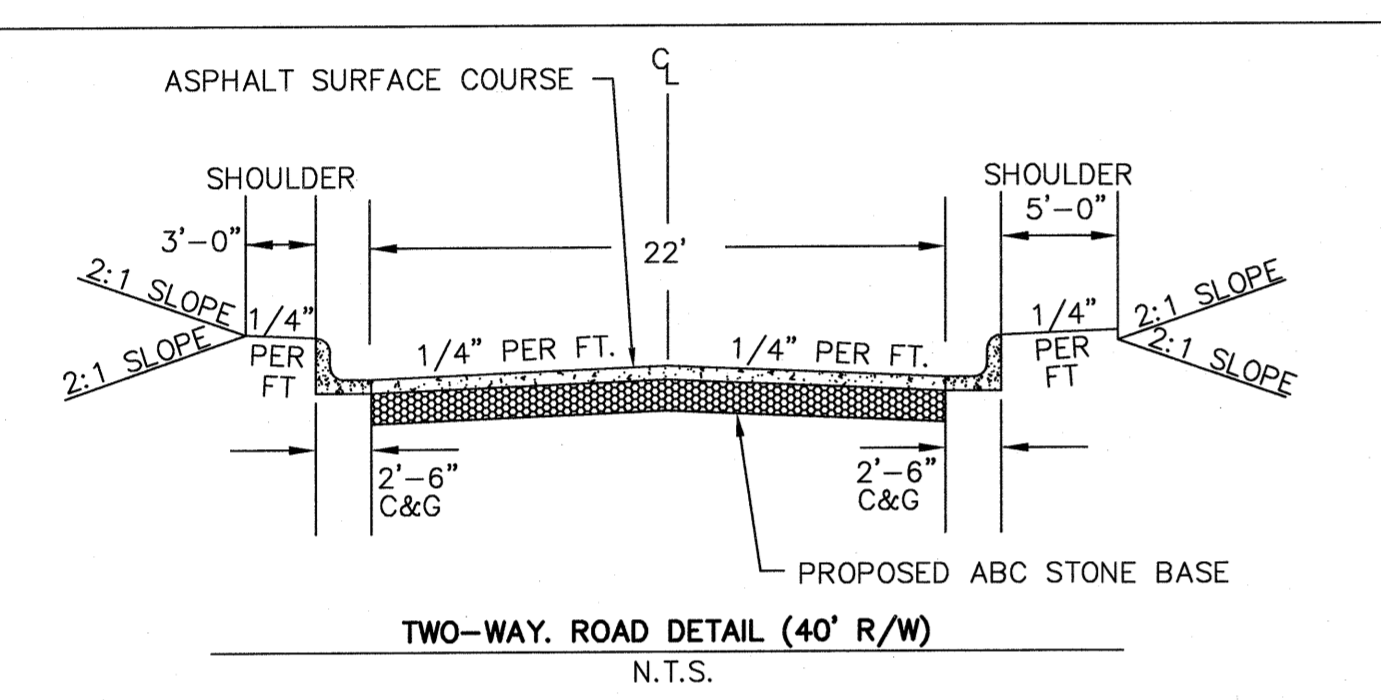
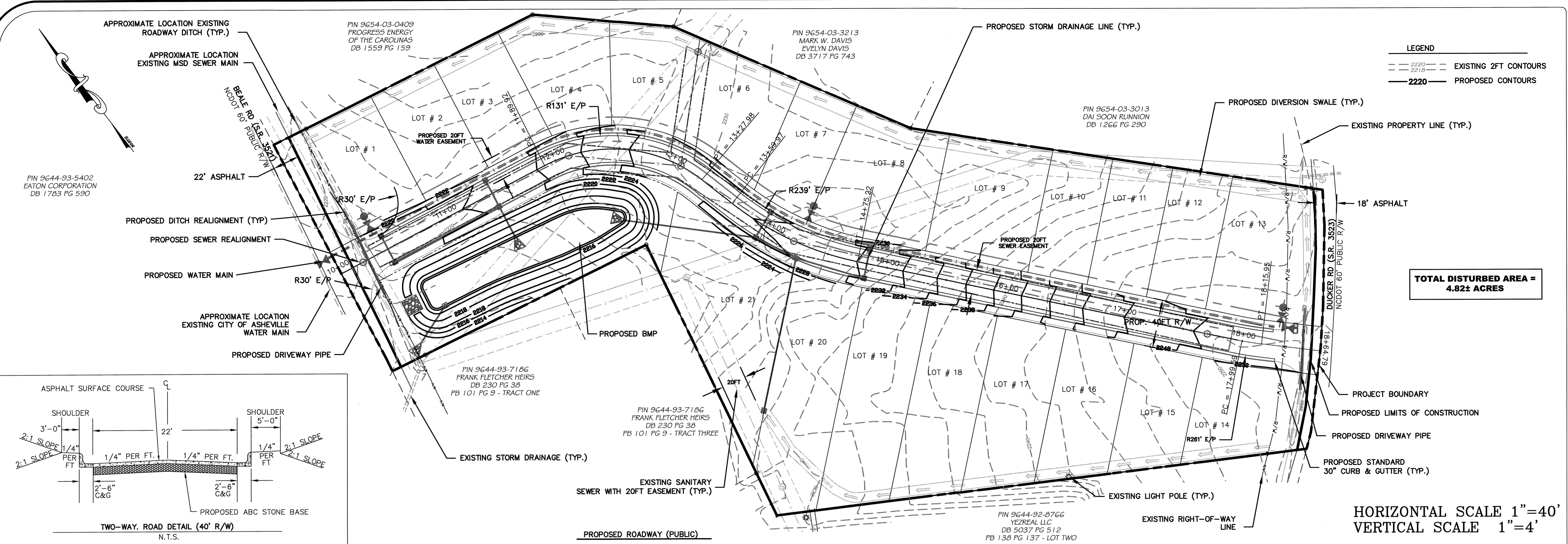


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ASHEVILLE AREA HABITAT FOR HUMANITY
LIMESTONE TOWNSHIP
BUNCOMBE COUNTY, NC

PROPOSED ROADWAY
PLAN & PROFILE

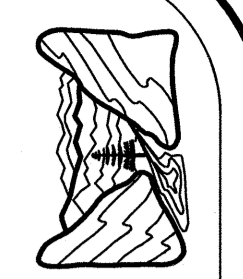
sheet
C-300



Revisions

date: 8/14/2015
job: 14185
drawn: AET

WGLA Engineering, PLLC
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Hendersonville, North Carolina 28792
(828) 687-7177
wgle.com

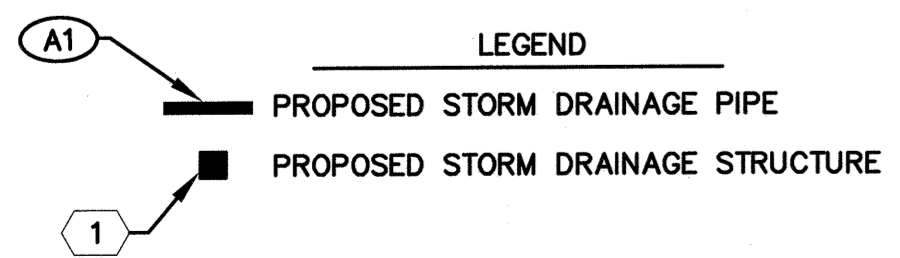
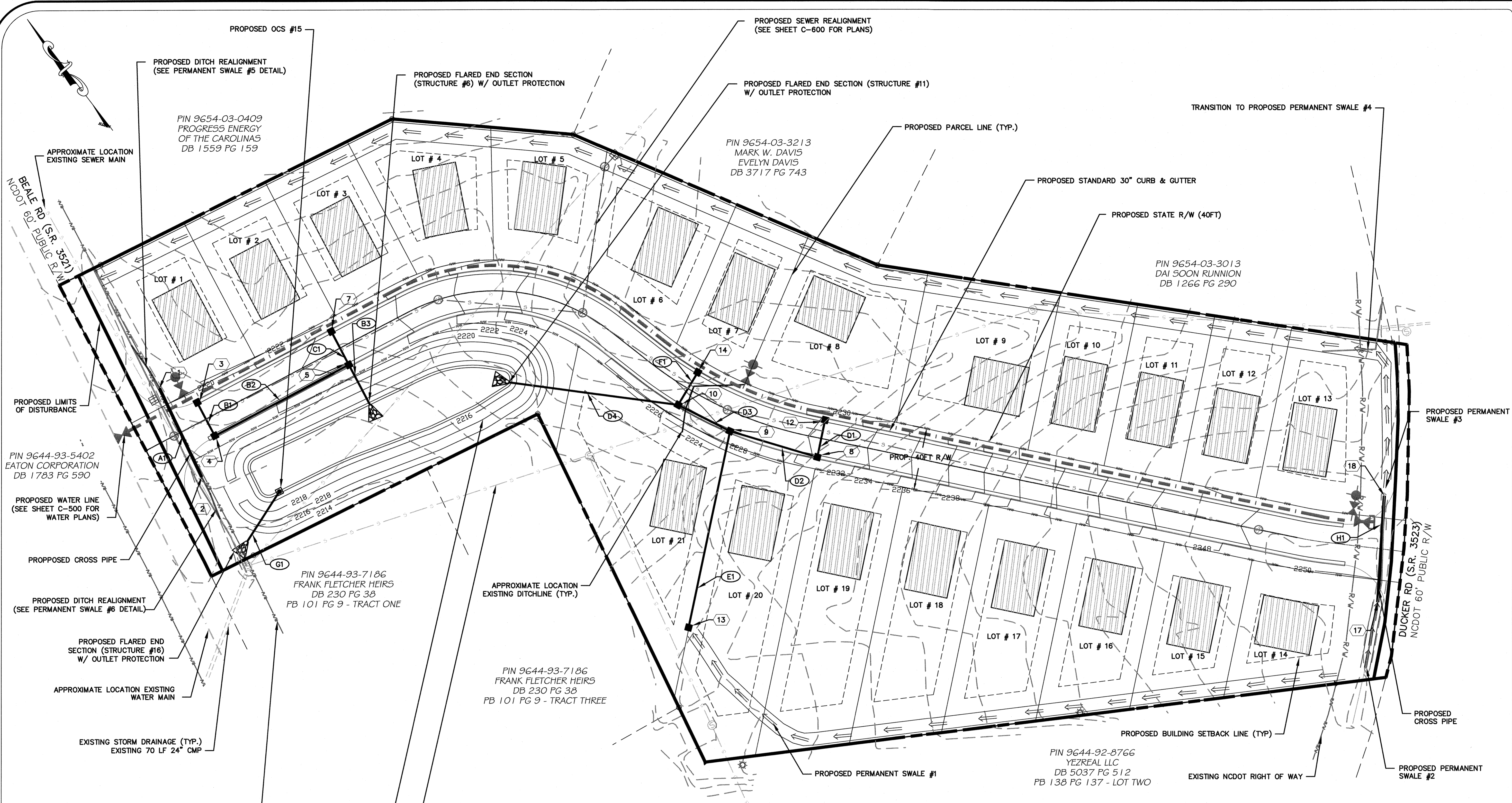


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ASHEVILLE AREA HABITAT FOR HUMANITY
 LIMESTONE TOWNSHIP
 BUNCOMBE COUNTY, NORTH CAROLINA

STORM WATER MANAGEMENT PLAN

sheet
 C-400

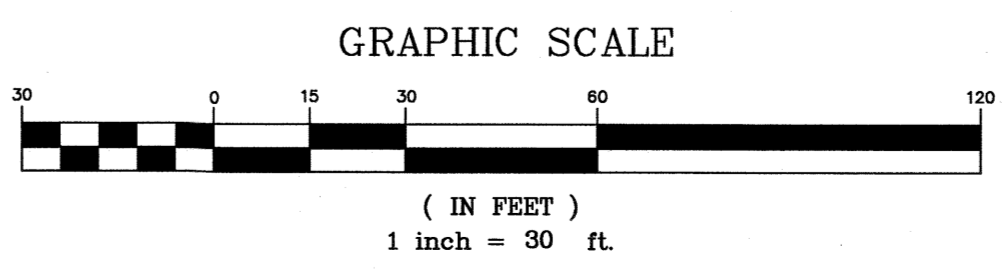


**TOTAL DISTURBED AREA =
 4.82± ACRES**

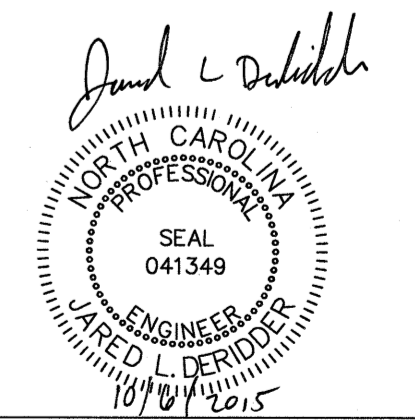
STRUCTURE TABLE					
STRUCTURE ID	TOP	INV.	INV. DROP	PIPE DEPTH (FT)	TYPE
1	N/A	2217.60		N/A	PIPE END
2	N/A	2215.75		N/A	PIPE END
3	2218.90	2215.65		3.25	CURB INLET
4	2218.90	2215.53		3.37	CURB INLET
5	2220.24	2215.65	2214.64 (B2)	4.59	CURB INLET
6	N/A	2214.50		N/A	FES
7	2220.24	2215.89		4.35	CURB INLET
8	2230.06	2226.66		3.40	CURB INLET
9	2228.21	2221.40		6.81	CURB INLET
10	2227.83	2221.21	2215.05 (D4)	6.62	CURB INLET
11	N/A	2214.50		N/A	FES
12	2230.06	2226.81		3.25	CURB INLET
13	2228.60	2222.05		6.55	DROP INLET
14	2227.83	2224.58		3.25	CURB INLET
15	2217.83	2211.50		6.33	OCS
16	N/A	2211.31		N/A	FES
17	N/A	2248.97		N/A	PIPE END
18	N/A	2248.12		N/A	PIPE END

NOTE: FES = FLARED END SECTION
 OCS = OUTLET CONTROL STRUCTURE
 WT = WATER TIGHT JOINTS

PIPING CHART						
SEGMENT	FROM	TO	LENGTH (LF)	SIZE (Ø)	SLOPE (%)	MATERIAL
A1	1	2	63	24	3.44%	HDPE
B1	3	4	24	18	0.50%	HDPE
B2	4	5	97	18	0.91%	HDPE
B3	5	6	29	18	0.50%	HDPE
C1	7	5	24	18	1.00%	HDPE
D1	12	8	25	18	0.60%	HDPE
D2	8	9	59	18	5.40%	HDPE
D3	9	10	37	18	0.50%	HDPE
D4	10	11	110	24	0.50%	HDPE
E1	13	9	129	18	0.50%	HDPE
F1	14	10	25	18	13.74%	HDPE
G1	15	16	38	18	0.50%	HDPE (WT)
H1	17	18	69	18	1.69%	HDPE

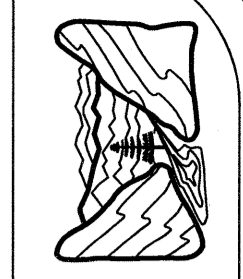


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Revisions

date: 8/24/2015
 job: 14165
 drawn: AET



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HENDERSONVILLE, NORTH CAROLINA

ASHEVILLE AREA HABITAT FOR HUMANITY
LIMESTONE TOWNSHIP
BUNCOMBE COUNTY, NORTH CAROLINA

BIORETENTION BASIN
PLAN AND DETAILS

sheet
C-401

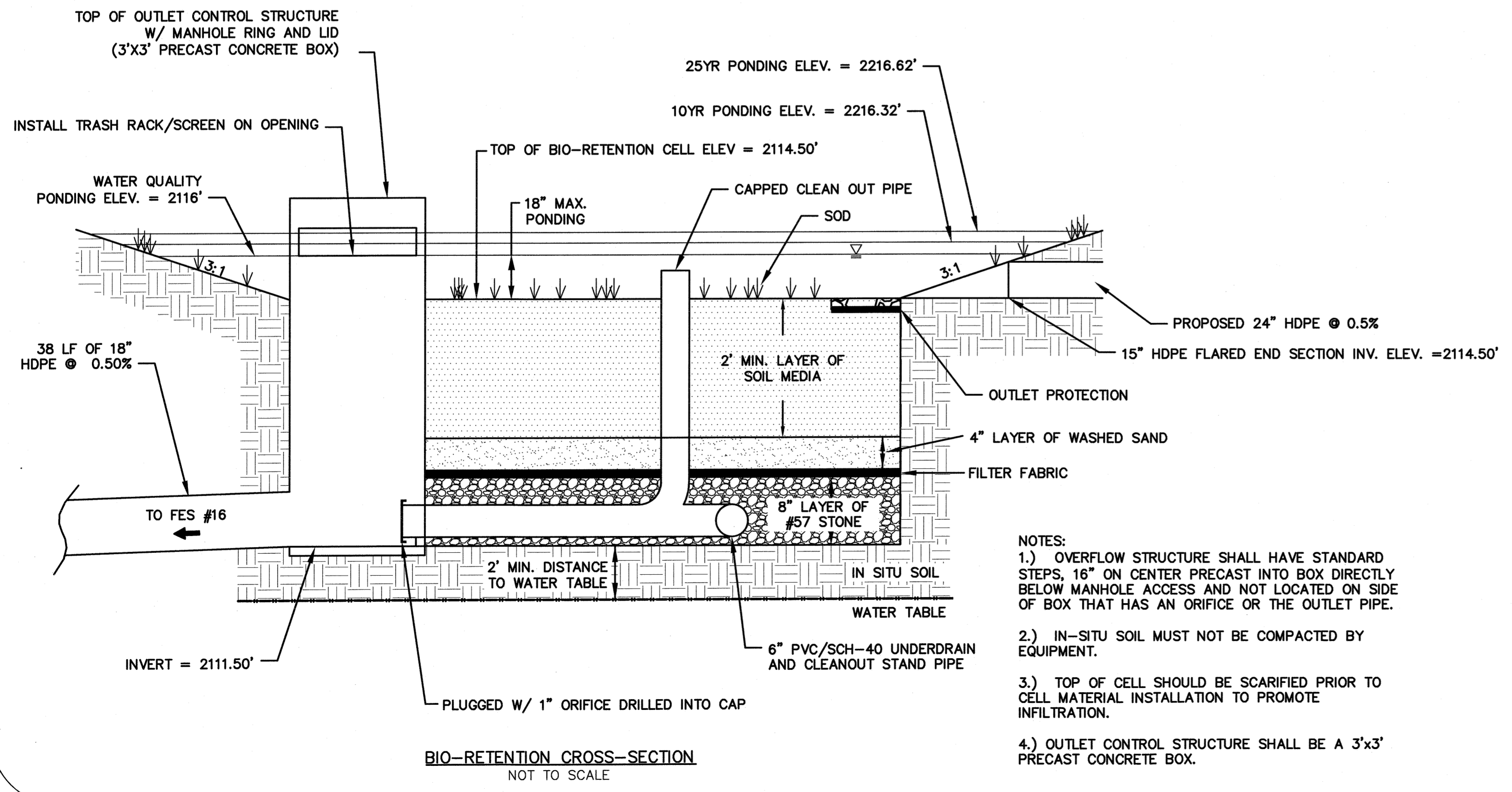
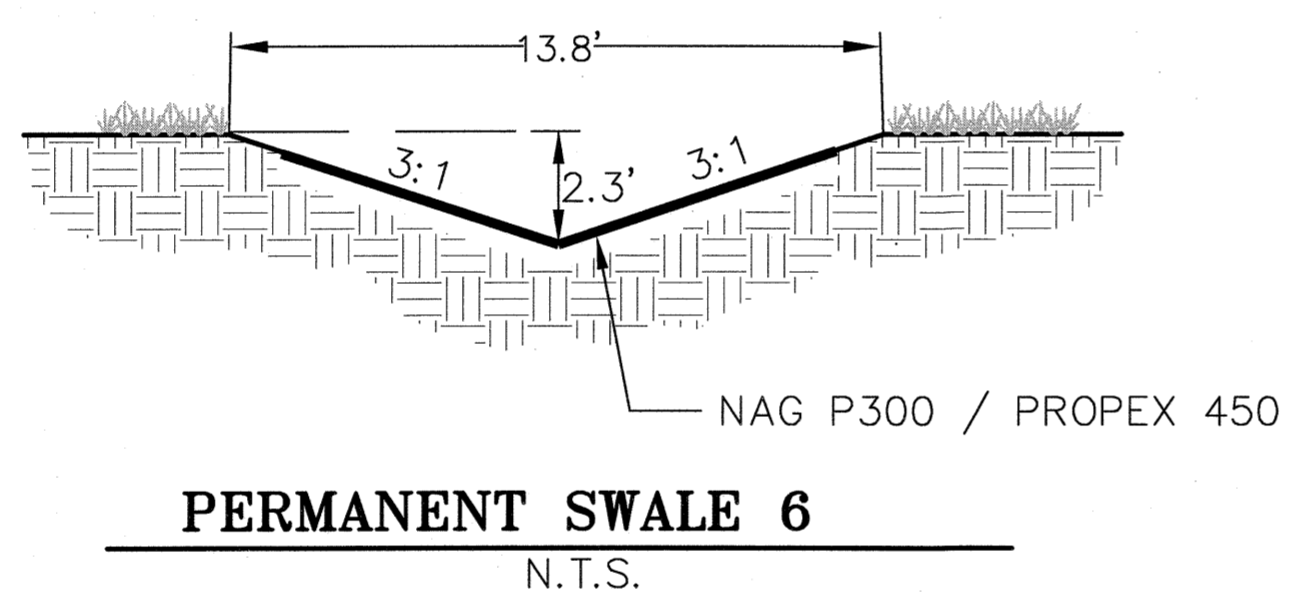
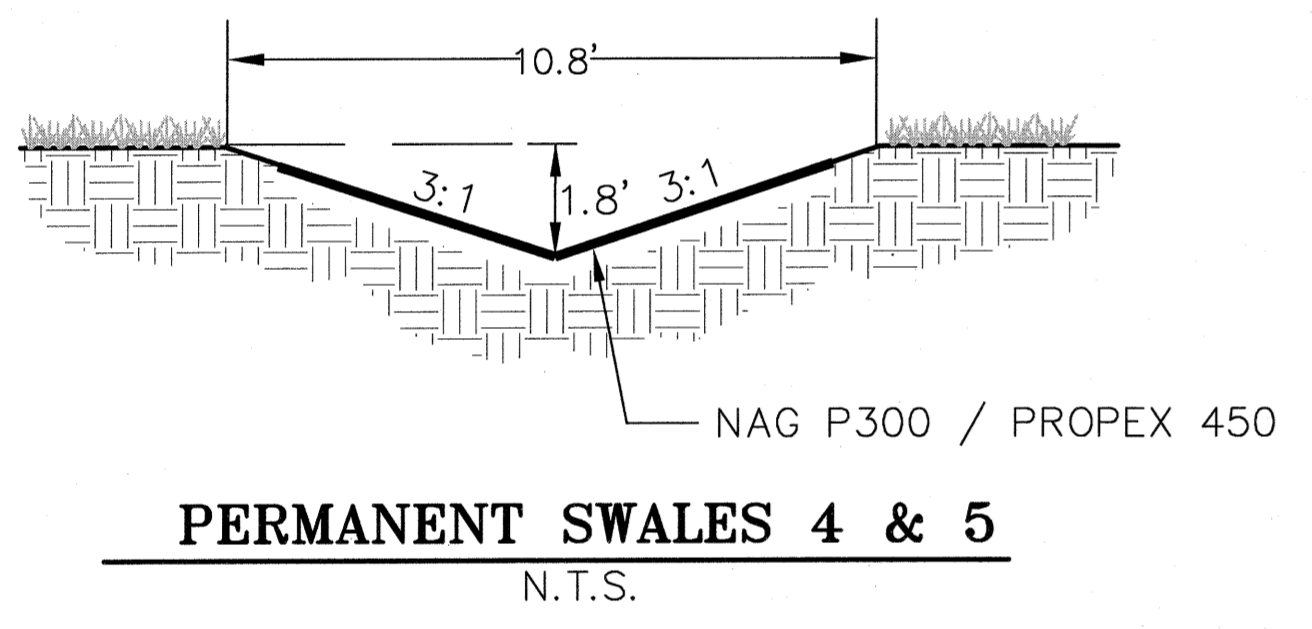
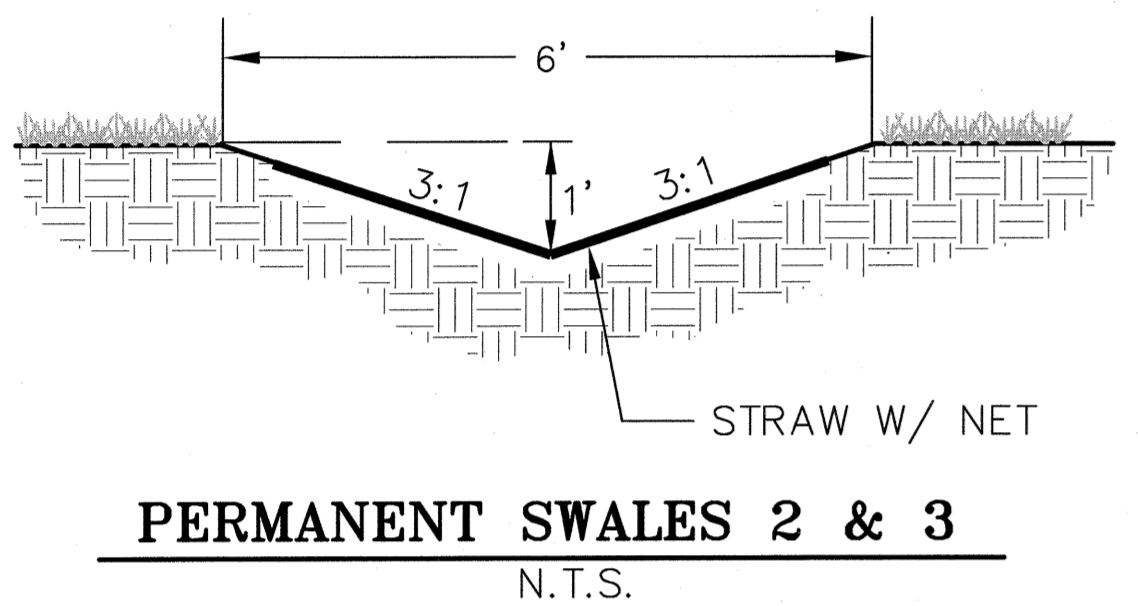
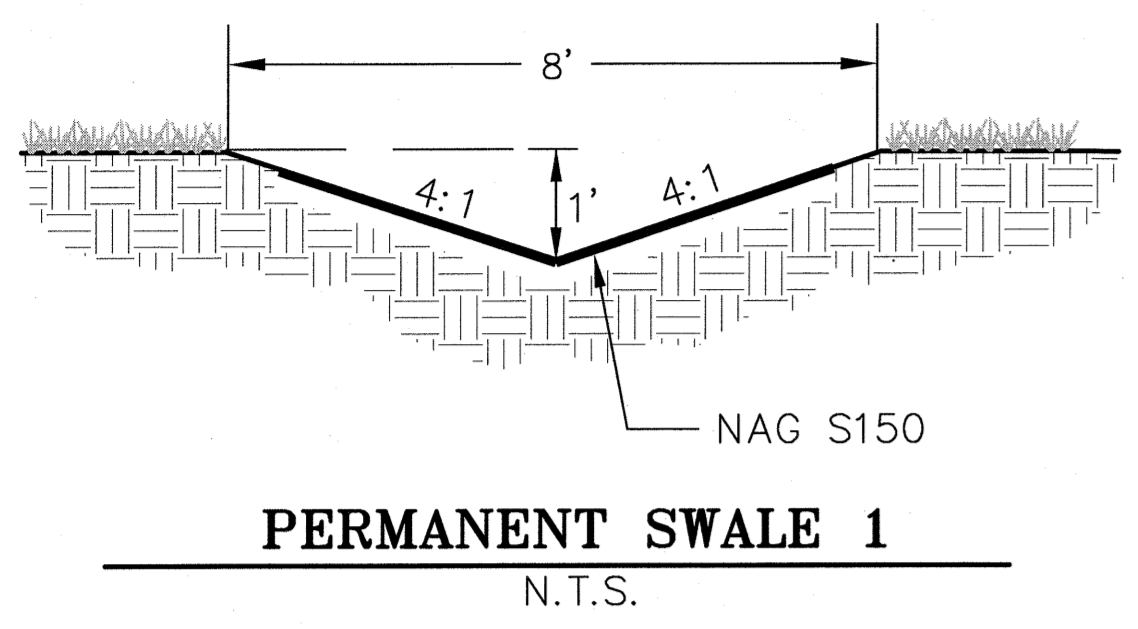
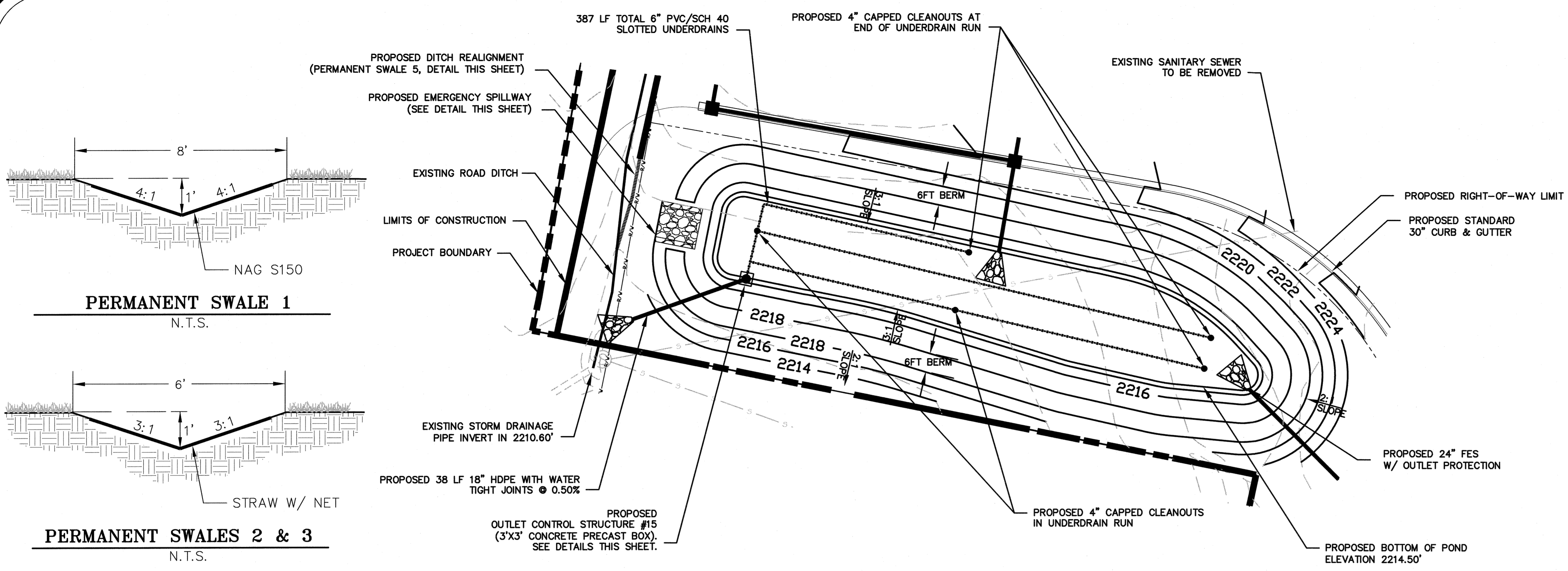
BMP CONSTRUCTION SEQUENCE:

- 1.) DO NOT ALLOW FLOW INTO BIO-RETENTION CELL UNTIL SITE IS STABILIZED. (PAVED / GRASS)
- 2.) CLEAN OUT CELL IF USED AS A SEDIMENT TRAP DURING CONSTRUCTION.
- 3.) INSTALL 8" LAYER OF STONE, UNDERDRAINS.
- 4.) INSTALL FILTER FABRIC, 4" WASHED SAND AND SOIL MEDIA.
- 5.) INSTALL SOD IN ENTIRE CELL.

SOIL MEDIA REQUIREMENTS (BY VOLUME)

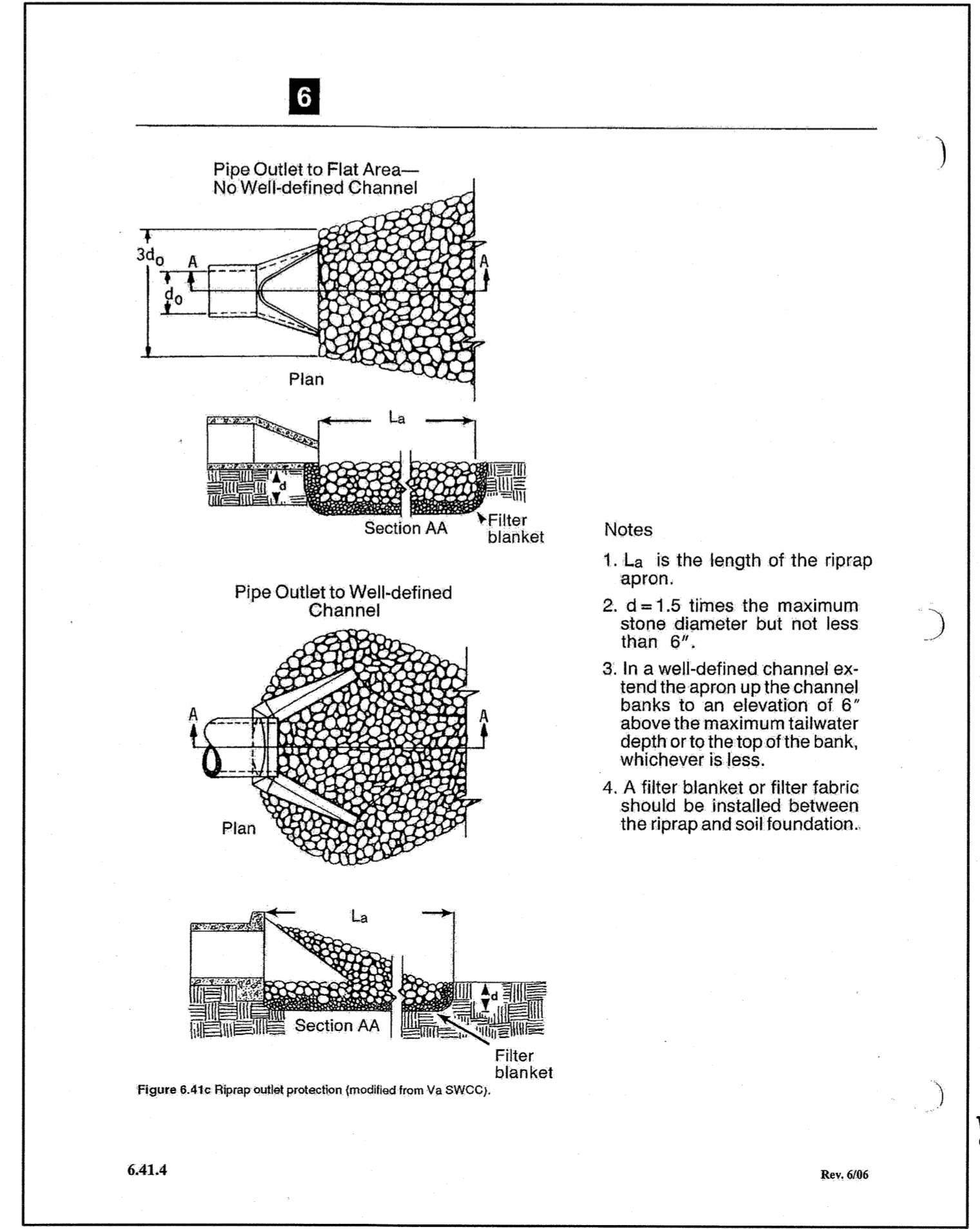
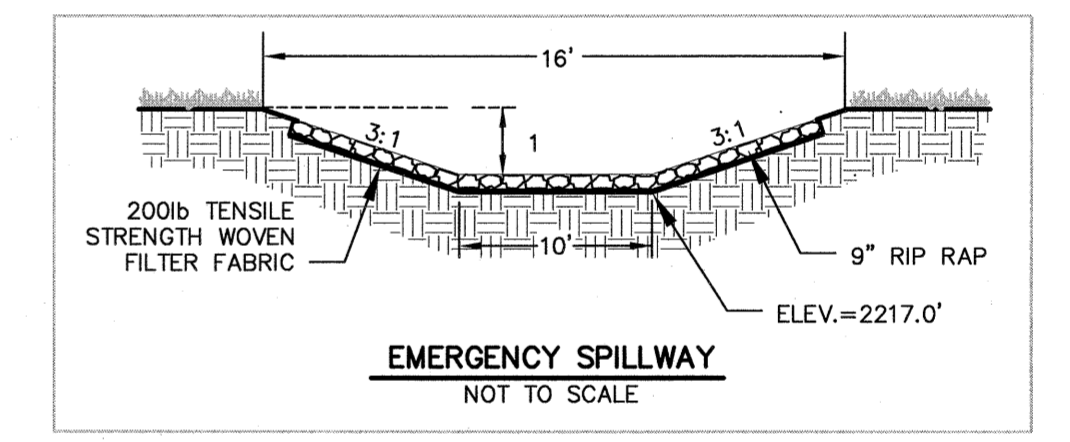
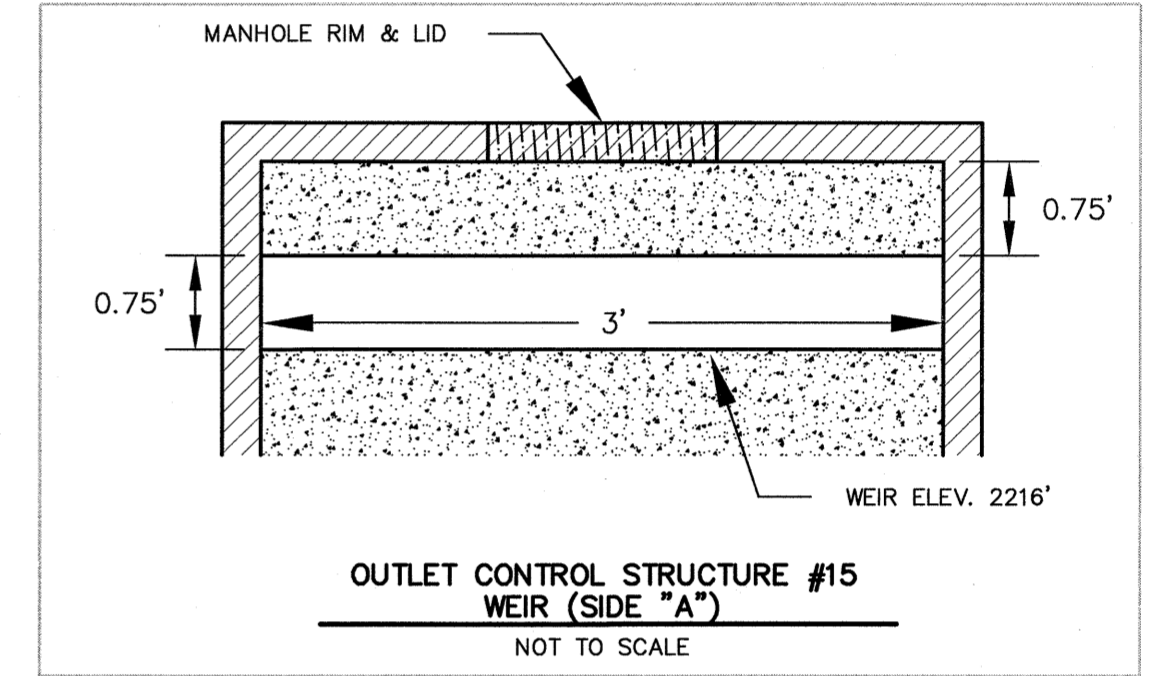
- 85-88% SAND
- 8-12% FINES
- 3-5% ORGANIC
- 10-30 P INDEX

SOIL MEDIA PERMEABILITY = 1.5 IN/HR



NOTES:

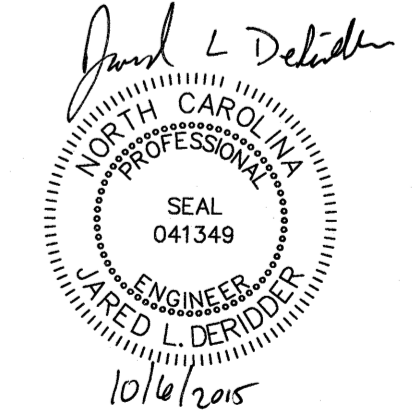
- 1.) OVERFLOW STRUCTURE SHALL HAVE STANDARD STEPS, 16" ON CENTER PRECAST INTO BOX DIRECTLY BELOW MANHOLE ACCESS AND NOT LOCATED ON SIDE OF BOX THAT HAS AN ORIFICE OR THE OUTLET PIPE.
- 2.) IN-SITU SOIL MUST NOT BE COMPACTED BY EQUIPMENT.
- 3.) TOP OF CELL SHOULD BE SCARIFIED PRIOR TO CELL MATERIAL INSTALLATION TO PROMOTE INFILTRATION.
- 4.) OUTLET CONTROL STRUCTURE SHALL BE A 3'x3' PRECAST CONCRETE BOX.



OUTLET PROTECTION
NOT TO SCALE

STR. NO.	DO	LA	d50 SIZE
6	18"	10'	9"
11	24"	10'	9"
16	18"	10'	9"

NOTES
d50 = MEDIAN STONE SIZE
dMAX = 1.5 X d50



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Hendersonville, North Carolina 28792
(828) 687-7177
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Revisions

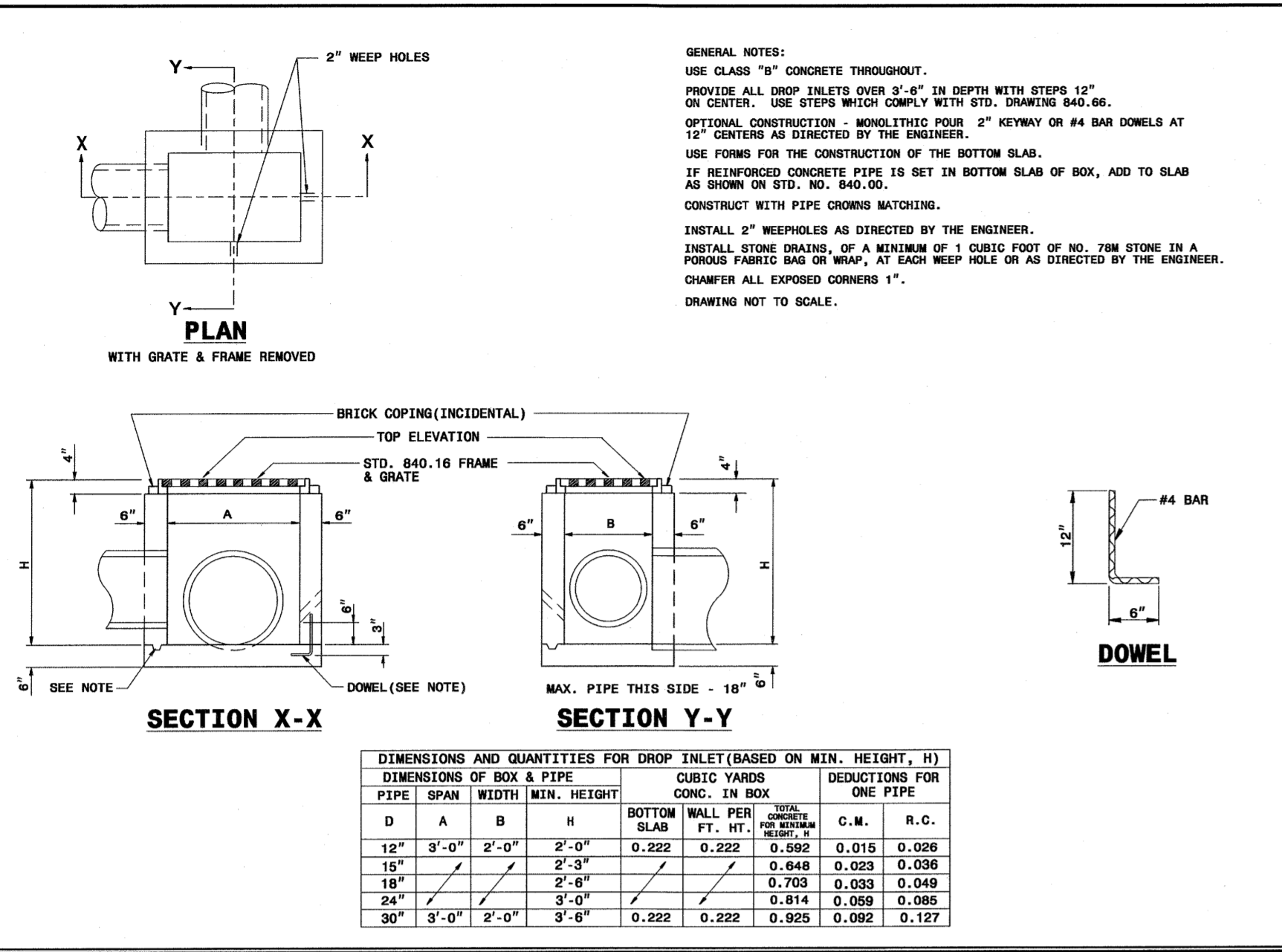
No.	Description

date: 9/15/15
job: 14165
drawn: AET

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

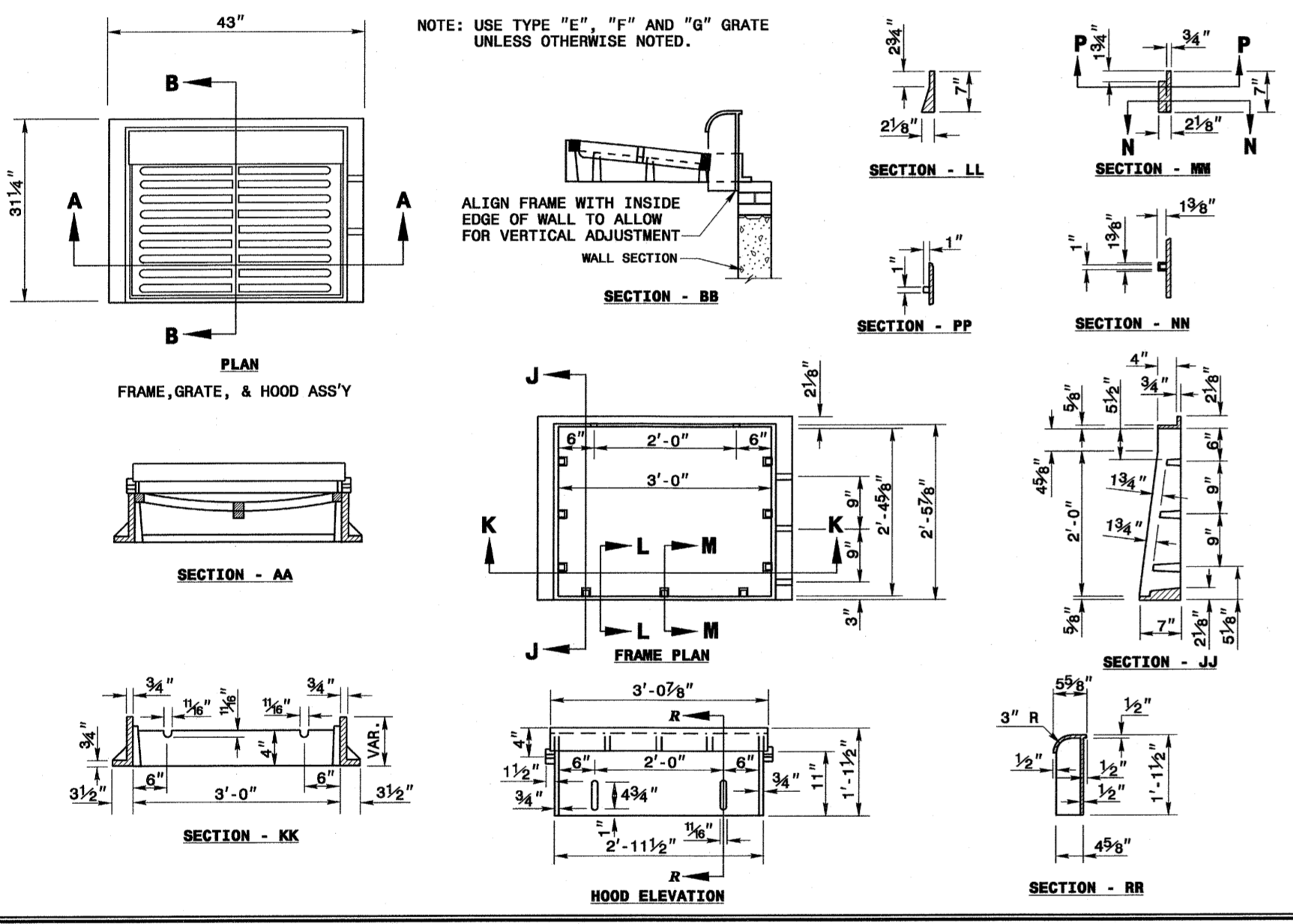
SHEET 1 OF 1
840.14



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

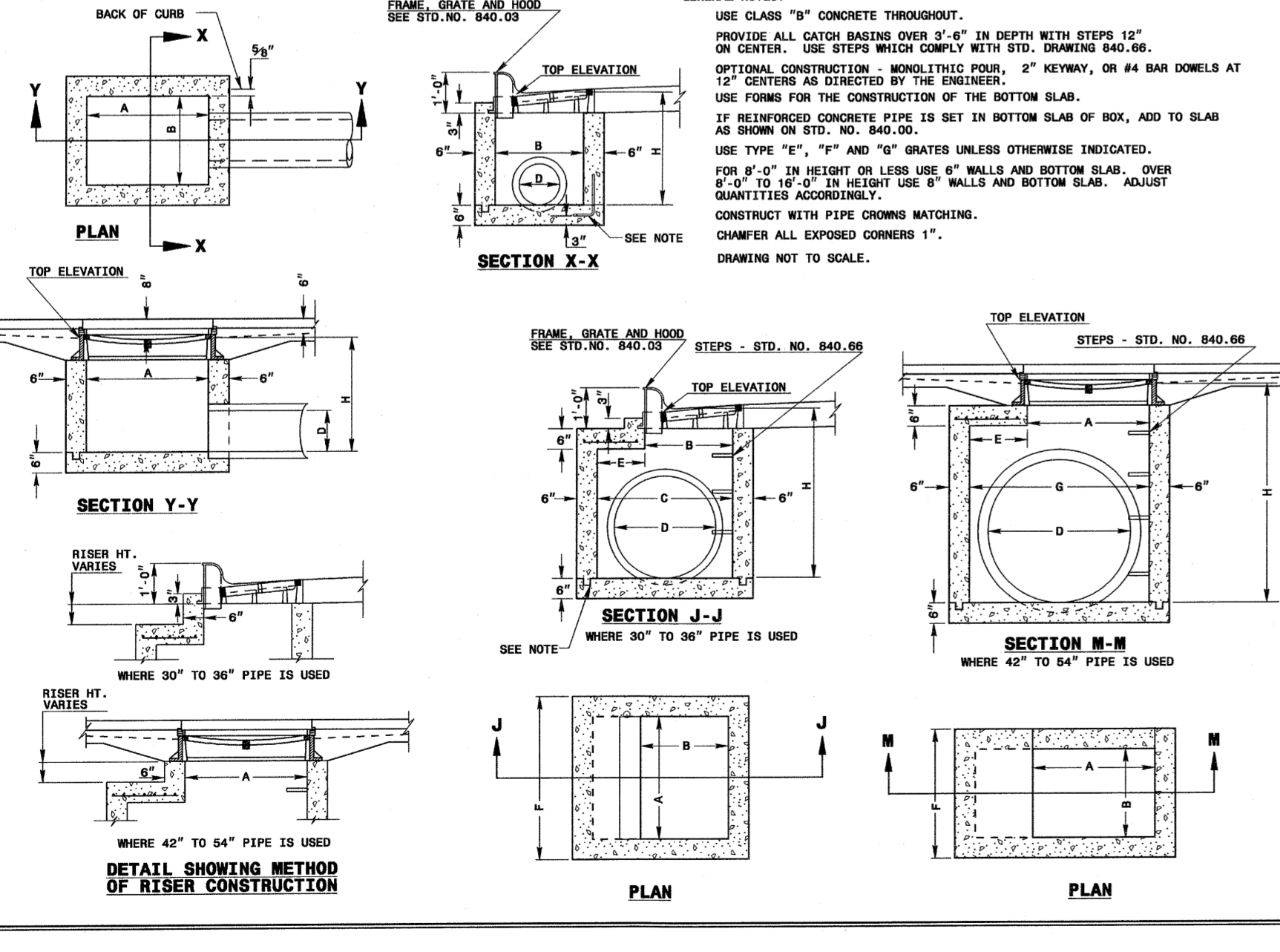
SHEET 1 OF 2
840.03



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

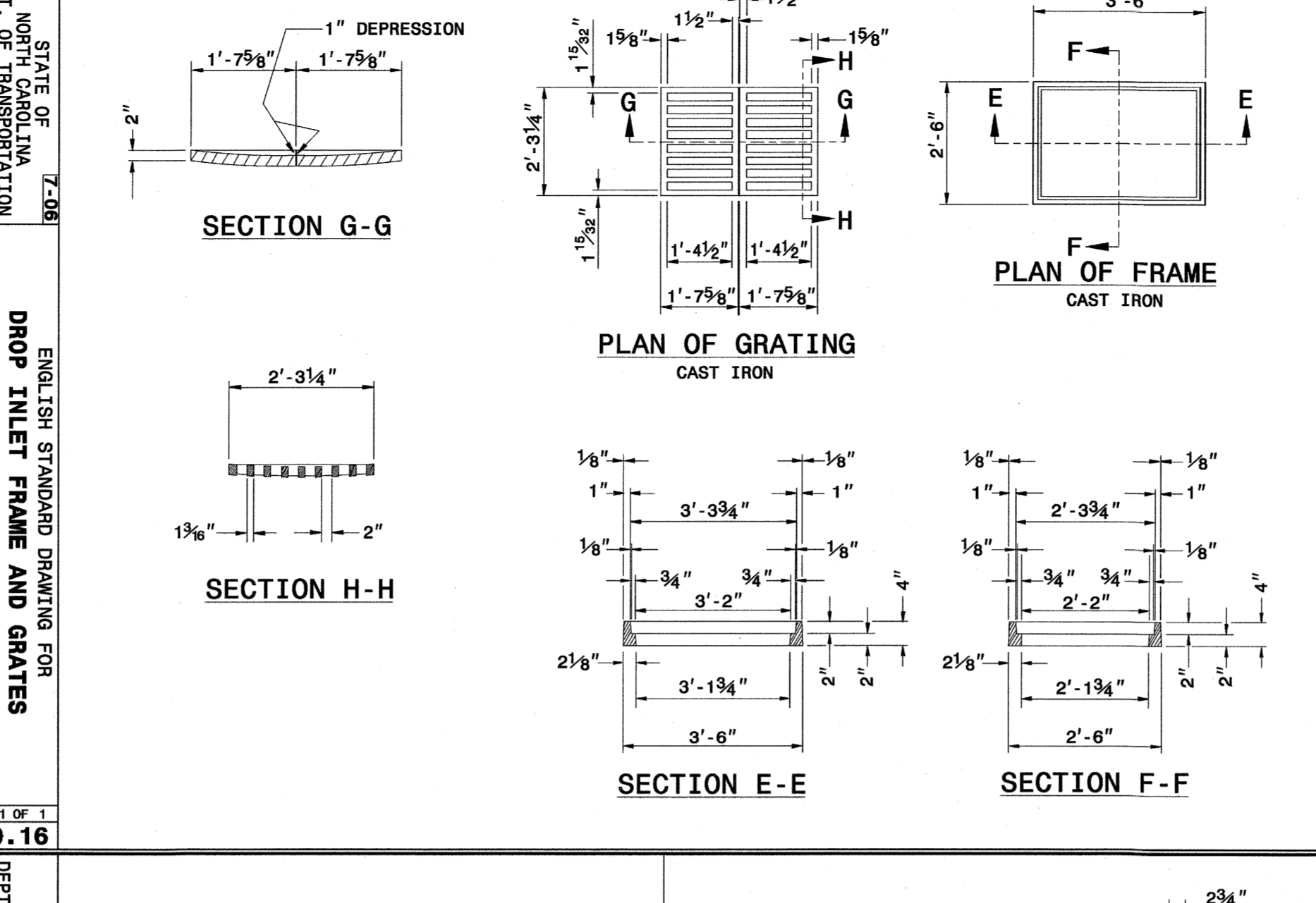
SHEET 1 OF 2
840.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

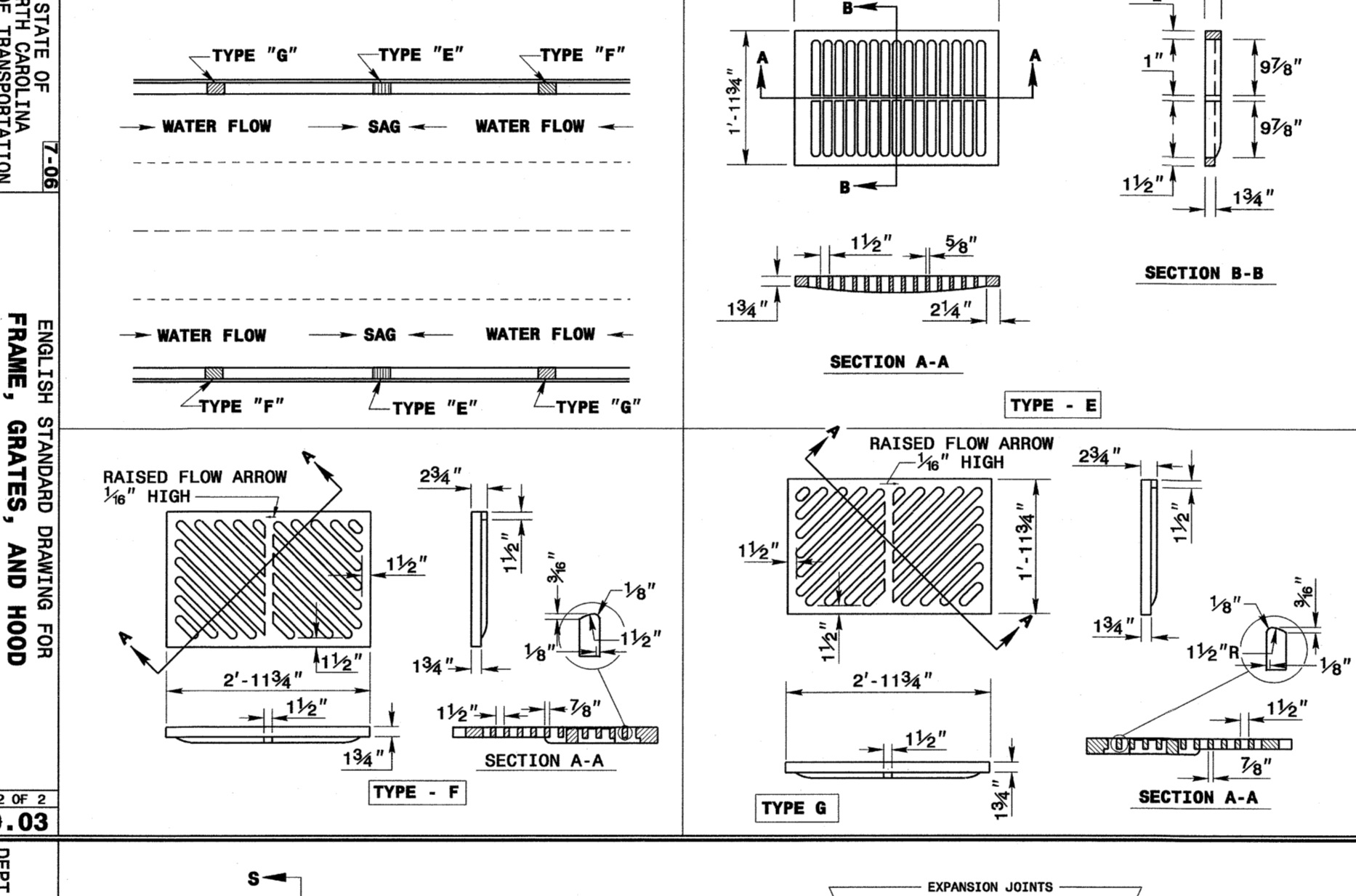
SHEET 1 OF 1
840.16



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

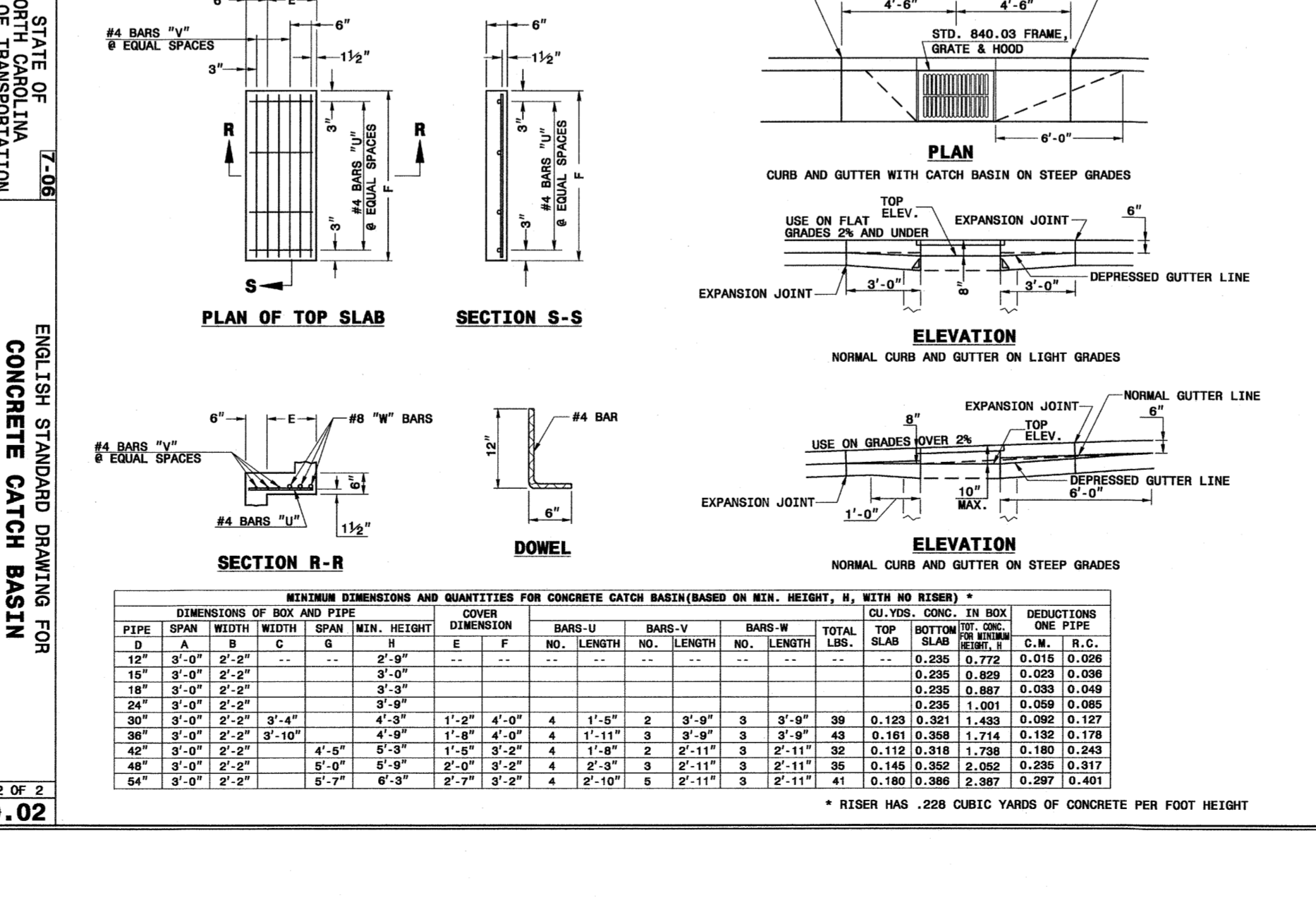
SHEET 2 OF 2
840.03



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

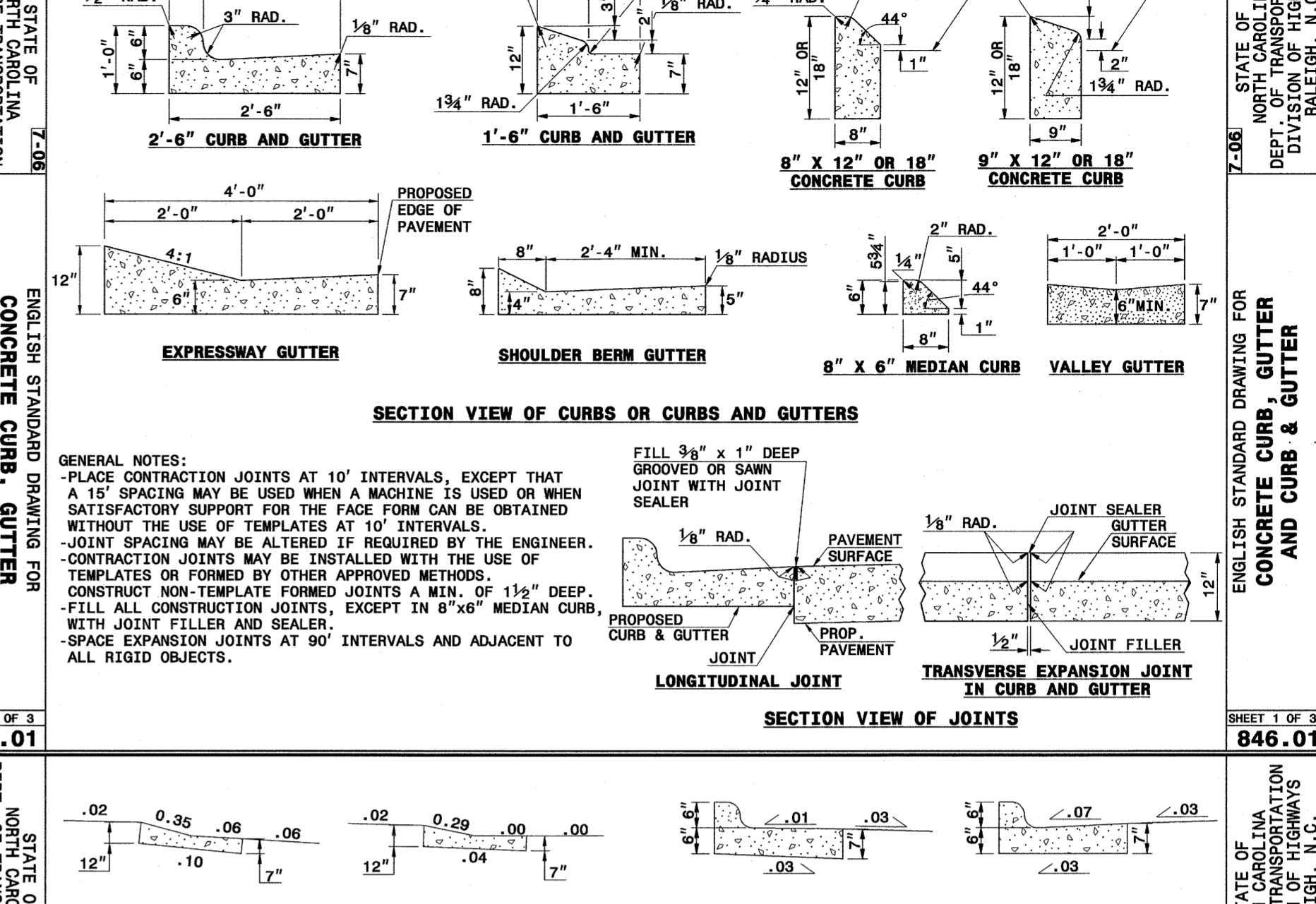
SHEET 2 OF 2
840.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DIMS 840.14 AND 840.15

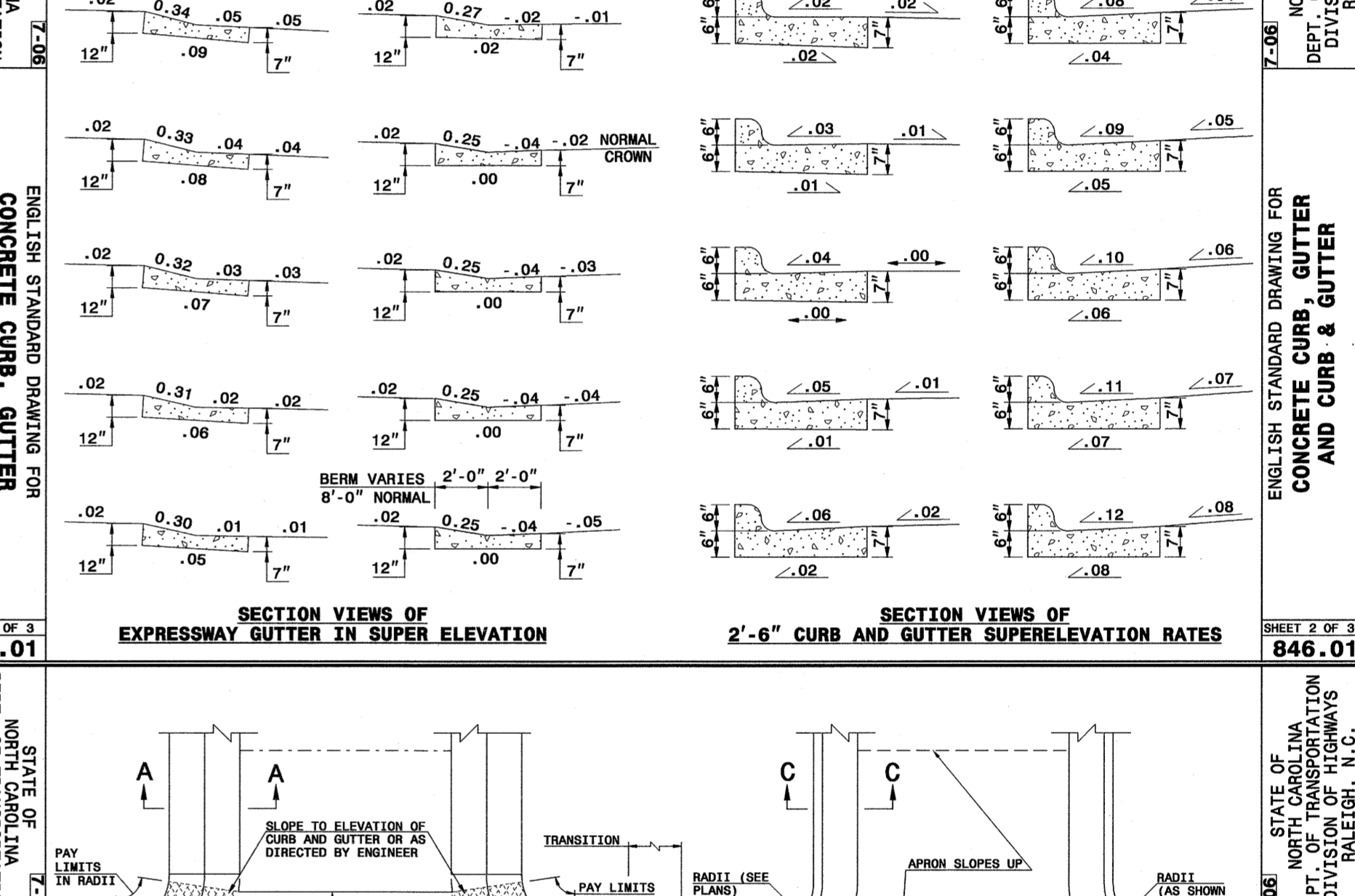
SHEET 1 OF 1
840.16



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

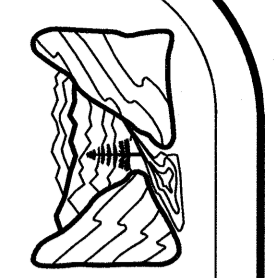
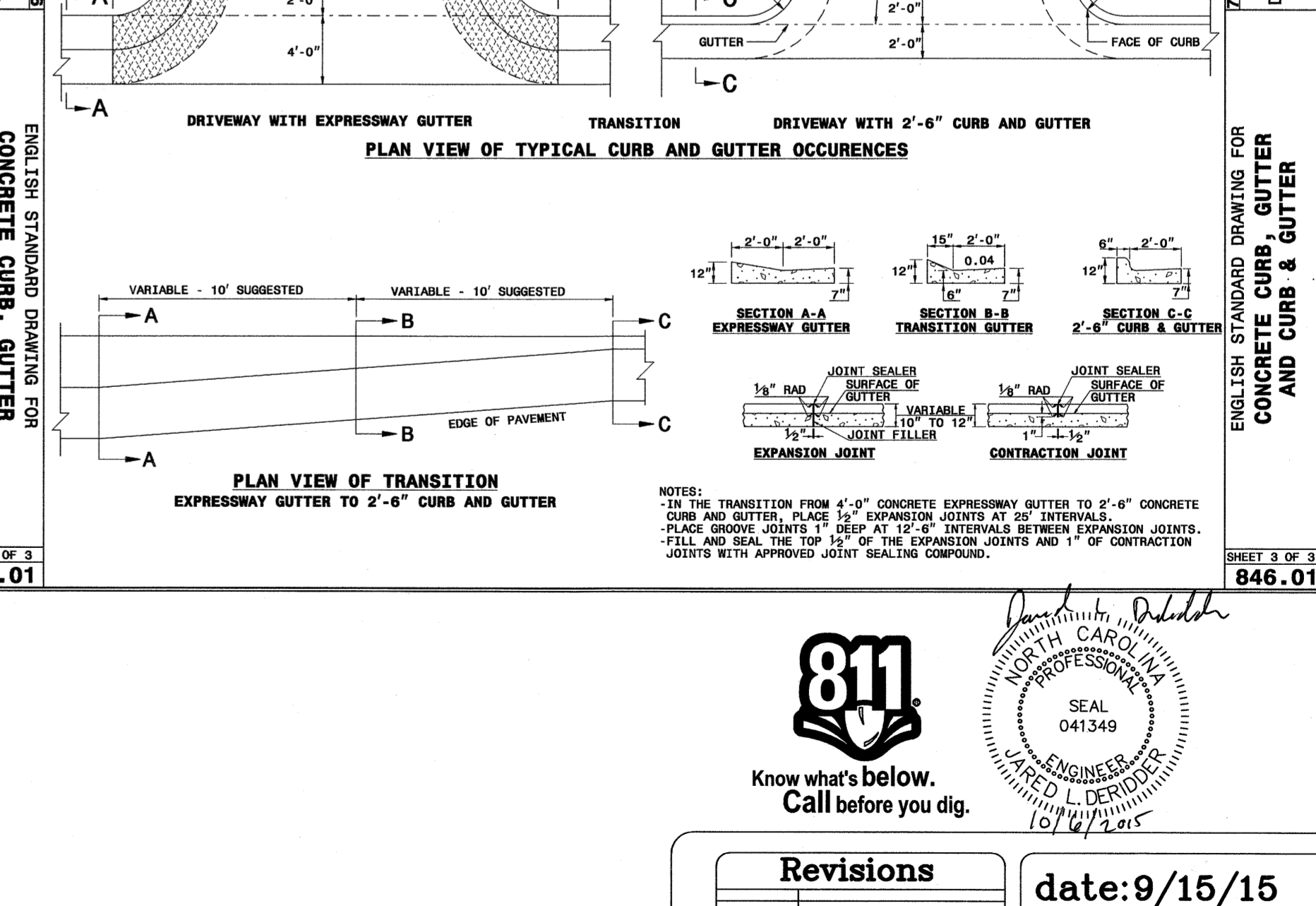
SHEET 2 OF 2
840.03



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

SHEET 2 OF 2
840.02



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CONSULTING ENGINEERS & LAND PLANNERS
HENDERSONVILLE, NORTH CAROLINA

ASHEVILLE AREA HABITAT FOR HUMANITY
LIMESTONE TOWNSHIP
BUNCOMBE COUNTY
NORTH CAROLINA

STORM WATER DETAILS



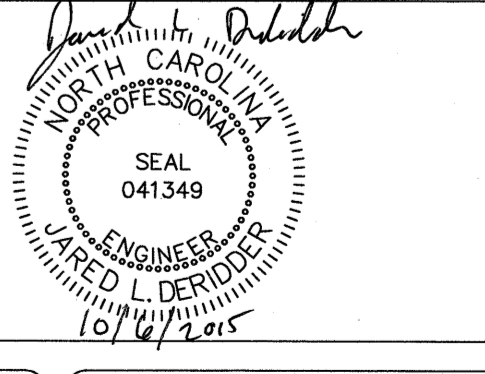
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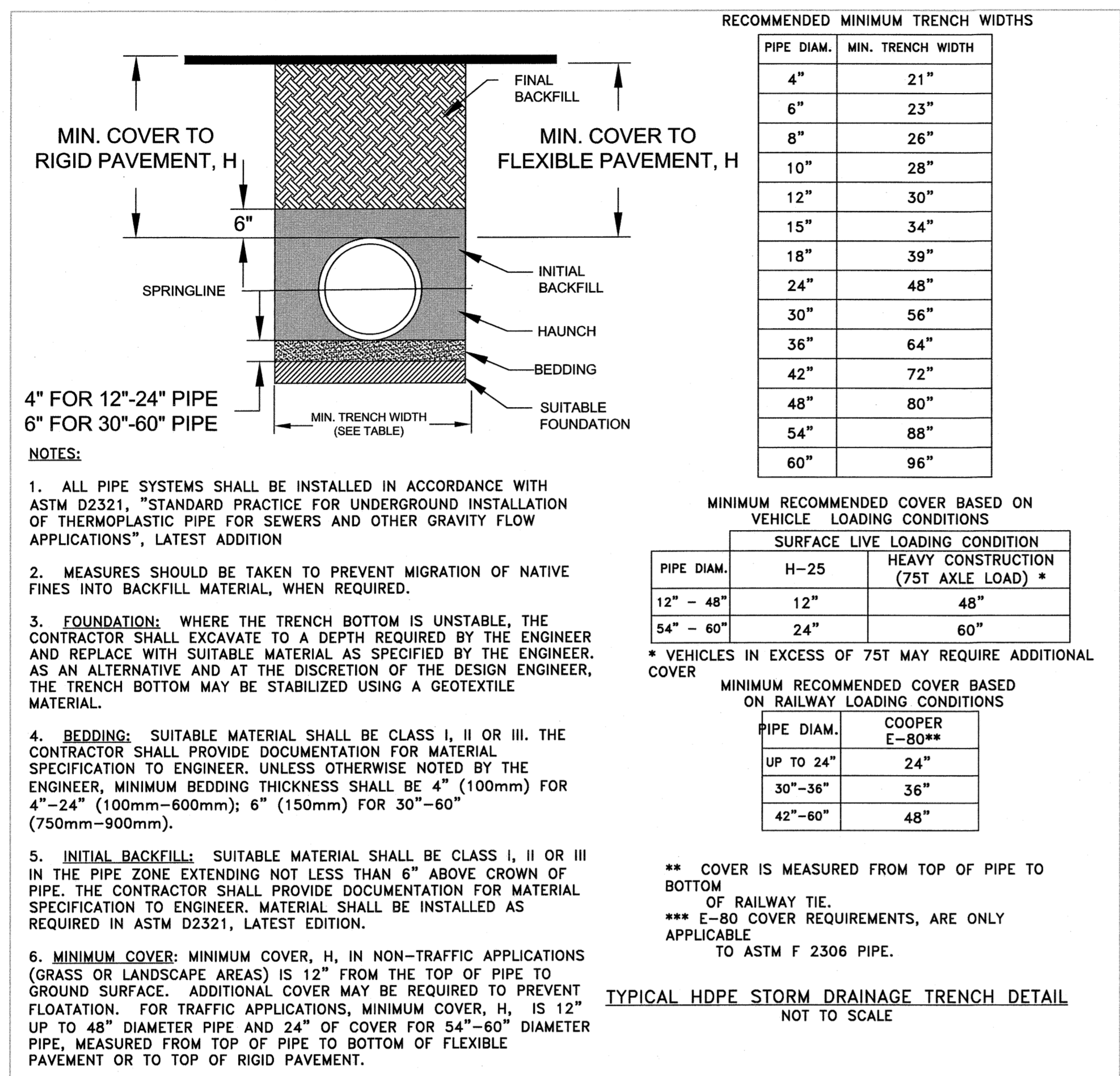
NO.	REVISIONS

date: 9/15/15
job: 14165
drawn: AET

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C-402

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214 N. King Street
Hendersonville, North Carolina 28792
(866) 687-7177
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- NOTES:**
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. **BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 5. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 6. **MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**	
	UP TO 24"	24"
30"-36"	36"	
42"-60"	48"	

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
 *** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

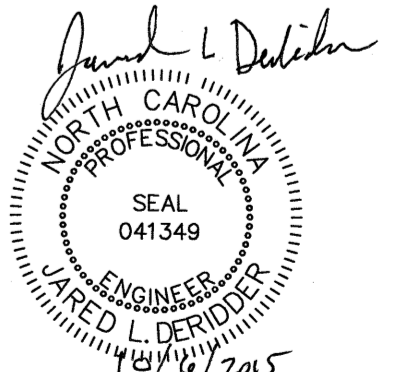
TYPICAL HDPE STORM DRAINAGE TRENCH DETAIL
 NOT TO SCALE

STORM DRAINAGE CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL AND APPLICABLE PERMITS
2. HOLD PRE CONSTRUCTION CONFERENCE.
3. INSTALL EROSION CONTROL MEASURE AS SHOWN ON APPROVED PLANS.
4. CLEAR AND GRUB AREA FOR STORM DRAINAGE INSTALLATION.
5. CONSTRUCT STORM DRAINAGE SYSTEM.
6. INSTALL INLET PROTECTION AROUND EACH CATCH BASIN AND PIPE INLET.
7. FINE GRADE SITE.
8. AFTER SITE IS FINE GRADED, PERMANENT VEGETATION SHALL BE INSTALLED WITHIN 15 WORKING DAYS OR 90 CALENDAR (WHICHEVER IS SHORTER) DAYS ON ALL DISTURBED AREAS AND REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE SITE HAS STABILIZED & APPROVAL HAS BEEN GRANTED BY THE APPROPRIATE AGENCIES.

GENERAL STORM DRAINAGE NOTES:

- 1.) ALL STORM DRAINAGE PIPING SHALL BE HDPE SMOOTH INTERIOR WALL BELL AND SPIGOT WITH SOIL TIGHT JOINTS, UNLESS OTHERWISE NOTED ON PLANS.
- 2.) ALL PENETRATIONS INTO STORM DRAINAGE STRUCTURES SHALL BE PROPERLY REPAIRED INSIDE AND OUTSIDE WITH BRICK AND / OR NON SHRINK GROUT.
- 3.) ALL ROOF LEADERS SHALL BE TIED INTO THE STORM DRAINAGE SYSTEM.
- 4.) ALL ROUND STORM DRAINAGE STRUCTURES SHALL BE 5ft INSIDE DIAMETER UNLESS OTHERWISE NOTED.

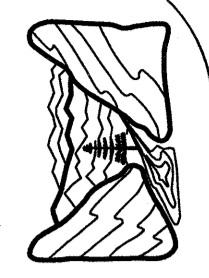


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Revisions

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sheet
 C-403



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ASHEVILLE AREA HABITAT FOR HUMANITY
 LIMESTONE TOWNSHIP
 BUNCOMBE COUNTY
 NORTH CAROLINA

STORM WATER DETAILS

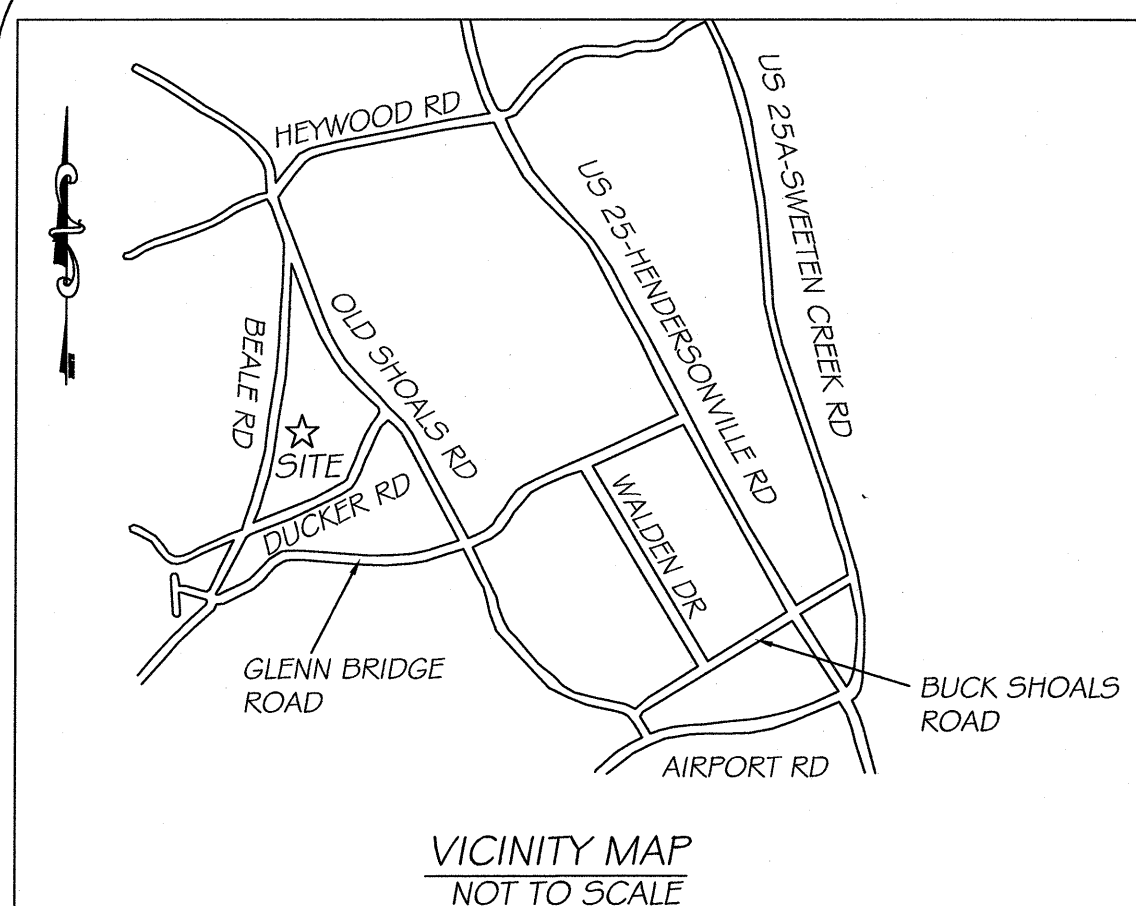


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HABITAT FOR HUMANITY - ARDEN SITE
 BEALE ROAD SUBDIVISION
 BUNCOMBE COUNTY
 NORTH CAROLINA

WATER SYSTEM LAYOUT

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 C-500



- NOTES:
- CITY OF ASHEVILLE STANDARDS SUPERSEDE ALL OTHERS.
 - INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF ASHEVILLE'S CURRENT DESIGN GUIDELINES UNDER THE INSPECTION OF THE CITY OF ASHEVILLE AND BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
 - THE WATERLINE SHALL BE PLACED WITHIN THE BENCH WITH A MINIMUM 2' SEPARATION FROM THE EDGE OF PAVEMENT AND A MINIMUM OF 3' SEPARATION FROM THE EDGE OF SLOPES.
 - ALL WATER METERS SHALL BE PLACED IN FRONT OF THE PROPERTY WHICH THEY WILL SERVE, AND THEY MUST BE INSTALLED IN RELATIVELY FLAT AREAS NOT IN STEEP BANKS OR SLOPES.
 - ALL FIRE HYDRANTS MUST BE PLACED IN RELATIVELY FLAT AREAS, NOT IN STEEP BANKS OR SLOPES, AND MUST HAVE 3' OF CLEAR SPACE AROUND THE HYDRANT.
 - ALL BRASS FITTINGS MUST BE CERTIFIED LEAD FREE.
 - ALL METERS SHALL BE PLACED PER CITY OF ASHEVILLE DETAIL AS SHOWN ON DETAIL SHEET.
 - ALL PROPOSED ROADS ARE TO BE PRIVATE.
 - A MINIMUM OF 3 FEET IS REQUIRED BETWEEN THE WATER LINES AND ANY OTHER UNDERGROUND UTILITY.
 - MAINTAIN 3 FEET OF COVER OVER ALL PUBLIC WATER LINES, EXCEPT AS APPROVED BY THE CITY OR WHERE SHOWN ON THE APPROVED CONSTRUCTION PLANS AT UTILITY CROSSINGS. ALL FIRE HYDRANTS, WATER METERS AND AIR RELEASE VALVES SHALL BE LOCATED OUTSIDE DRIVEWAYS.
 - RESTRAINED JOINTS BY A CITY OF ASHEVILLE APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC WATER LINES; THRUST BLOCKS ARE PERMITTED WHERE CONNECTIONS ARE MADE TO EXISTING WATER MAIN OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.
 - ALL WATER METERS ARE TO BE LOCATED WITHIN 5' OF THE BACK OF CURB OR IN ACCORDANCE WITH DETAIL W.06 FOR WATER MAINS NEXT TO SIDEWALKS.
 - 911 ADDRESSES ISSUED FROM BUNCOMBE COUNTY ARE REQUIRED BY BUNCOMBE COUNTY BEFORE WATER RELEASE.
 - NO LANDSCAPING SHALL BE INSTALLED WITHIN THE CITY WATER LINE EASEMENT.

DEVELOPMENT BLOCK:

PROJECT NAME: ASHEVILLE AREA HABITAT - ARDEN SITE
 PROJECT ADDRESS: BEALE RD.
 OWNER/DEVELOPER: ASHEVILLE AREA HABITAT FOR HUMANITY
 33 MEADOW ROAD
 ASHEVILLE, NC 28803
 (828) 777-2177

CONTACT PERSON: PAUL REEVES
 33 MEADOW ROAD
 ASHEVILLE, NC 28803
 (828) 777-0743

ENGINEER: JARED L. DERIDDER, P.E.
 WGLA ENGINEERING, PLLC.
 214 N. KING STREET
 HENDERSONVILLE, NC 28792
 (828) 687-7177

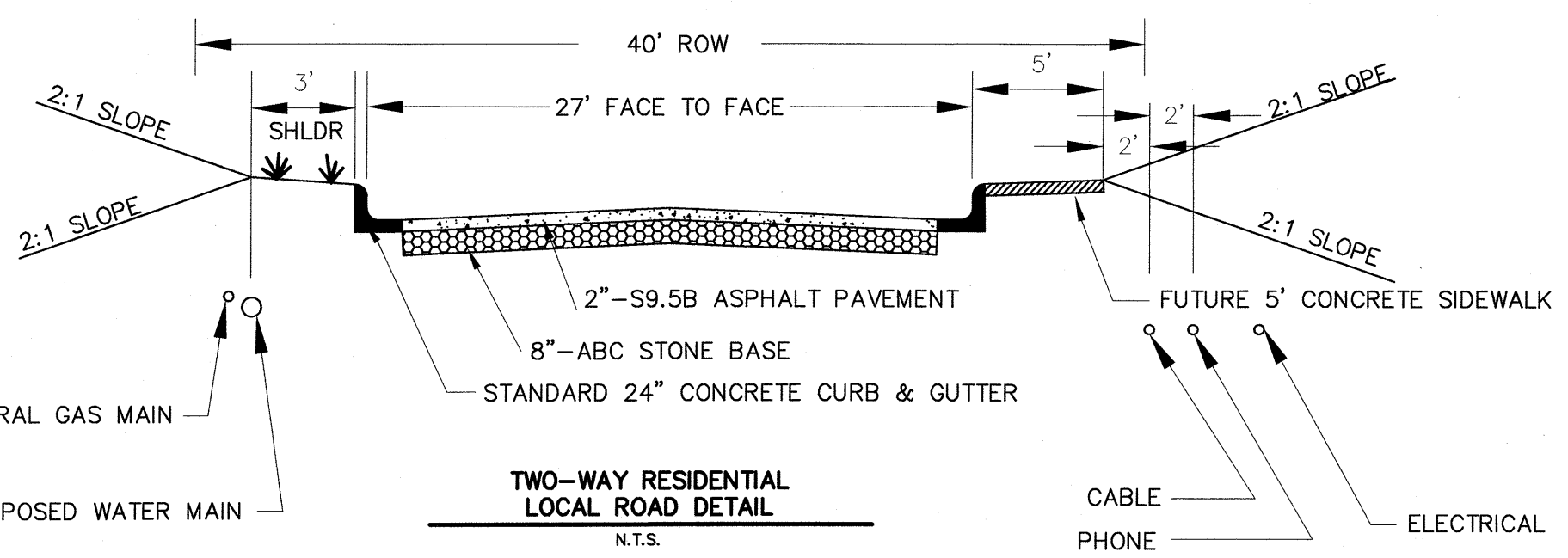
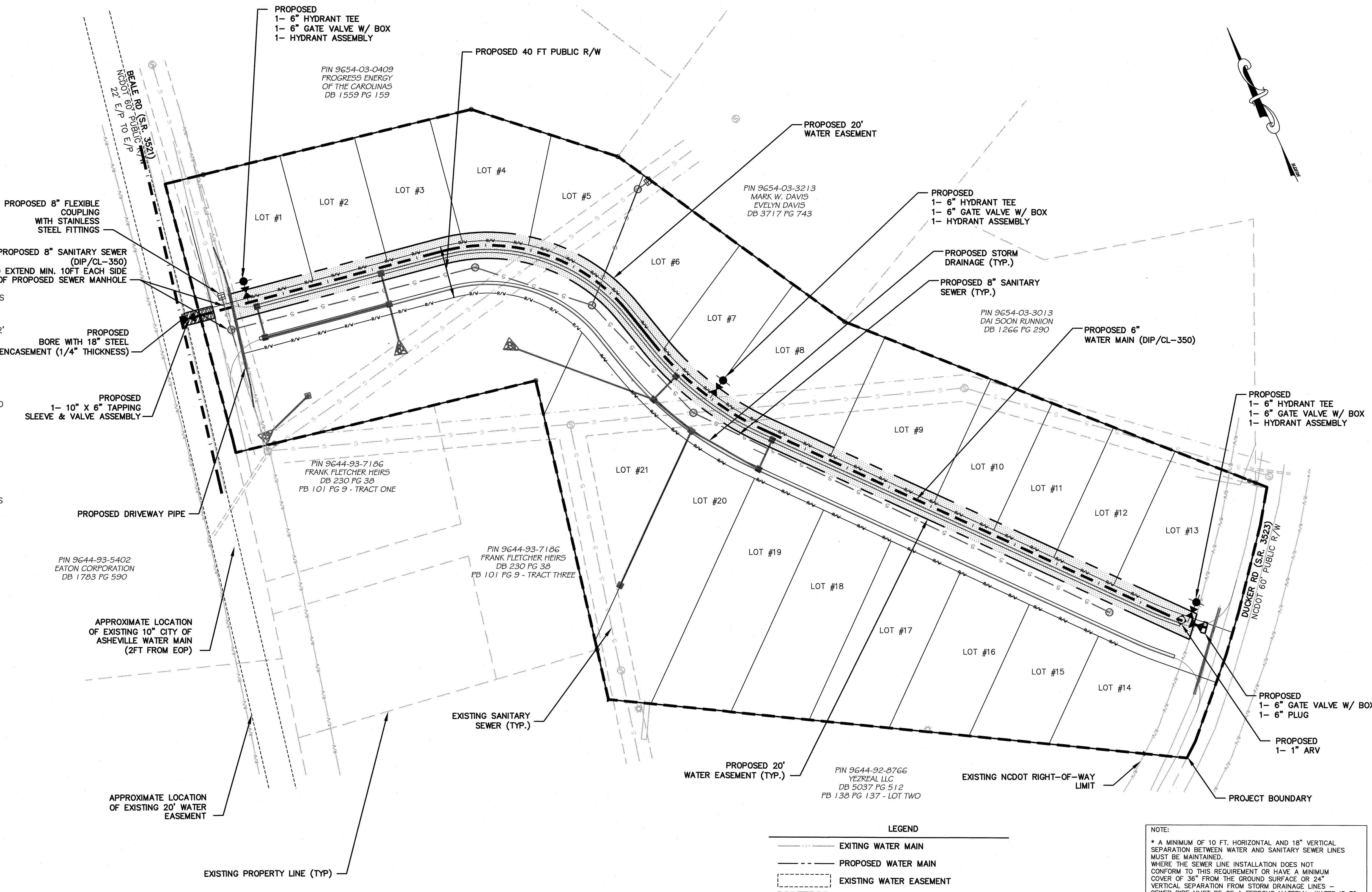
PIN #: 9654-03-2177

TOTAL PROPERTY SIZE: 4.9± AC.
 TOTAL # OF PROPOSED LOTS: 21 LOTS
 DENSITY: 1 LOT / 0.233 AC.
 PROPOSED ROAD: 865 LF±

CORRIDOR 90' OR LESS: 865 LF (100%)
 CORRIDOR 91' TO 135': 0 LF (0%)
 MAX. CORRIDOR HEIGHT: 28'

DEED REF: D.B. 5303 PG. 1227
 ZONING: EMPLOYMENT DISTRICT [EMP] (BUNCOMBE COUNTY)
 TOWNSHIP: LIMESTONE

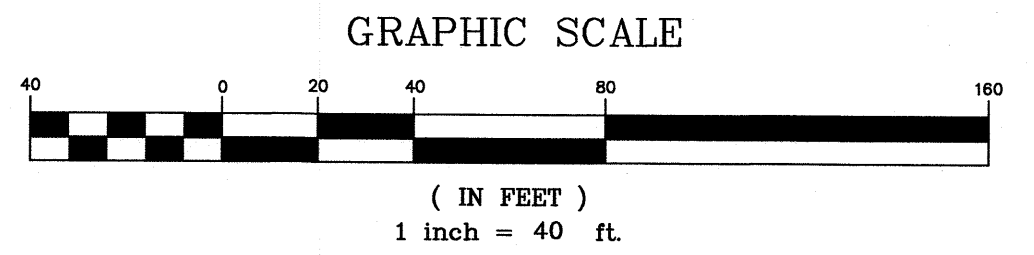
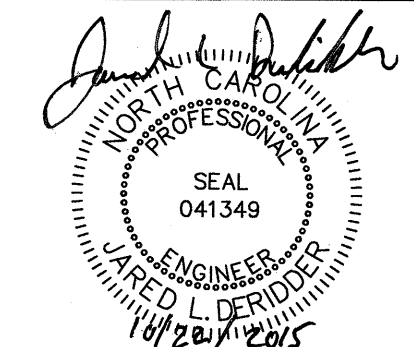
BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT -	20'	20'
SIDE -	10'	10'
REAR -	20'	20'



- LEGEND**
- EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - EXISTING WATER EASEMENT
 - PROPOSED WATER EASEMENT
 - PROPOSED FIRE HYDRANT
 - PROPOSED AIR RELEASE VALVE
 - EXISTING SANITARY SEWER MAIN
 - PROPOSED SANITARY SEWER MAIN
 - EXISTING SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED STORM DRAINAGE

NOTE:
 * A MINIMUM OF 10 FT. HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES MUST BE MAINTAINED. WHERE THE SEWER LINE INSTALLATION DOES NOT CONFORM TO THIS REQUIREMENT OR HAVE A MINIMUM COVER OF 36" FROM THE GROUND SURFACE OR 24" VERTICAL SEPARATION FROM STORM DRAINAGE LINES - SEWER PIPE MUST BE OF A FERROUS MATERIAL. WATER IS TO BE INSTALLED OVER SEWER.

CITY OF ASHEVILLE PROJECT NO. WPFY 14-15-025
 WATER LINE EASEMENT PLAT PB _____ PG _____
 WATER LINE EASEMENT DOCUMENT DB _____ PG _____
 ESTOPPEL CERTIFICATE REQUIRED YES_X_NO _____

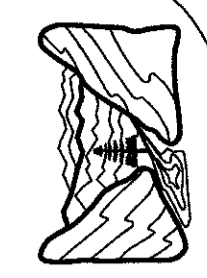


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Revisions

NO.	DESCRIPTION

date: 9/17/2015
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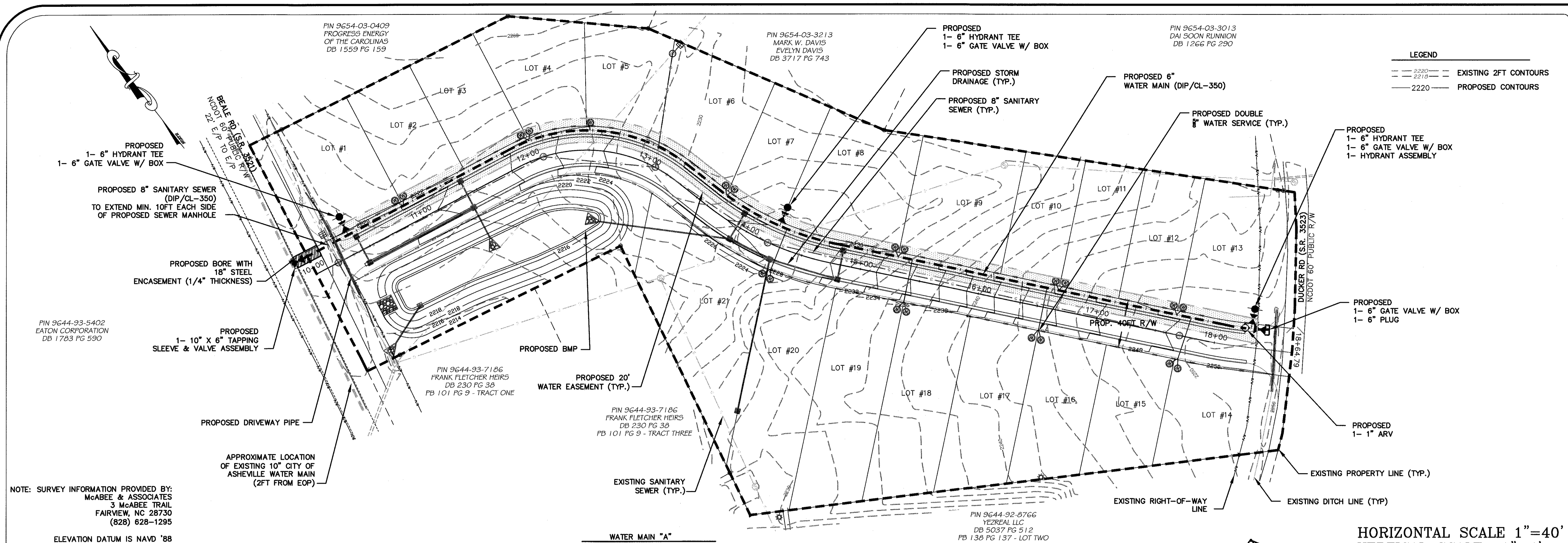
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 BUNCOMBE COUNTY
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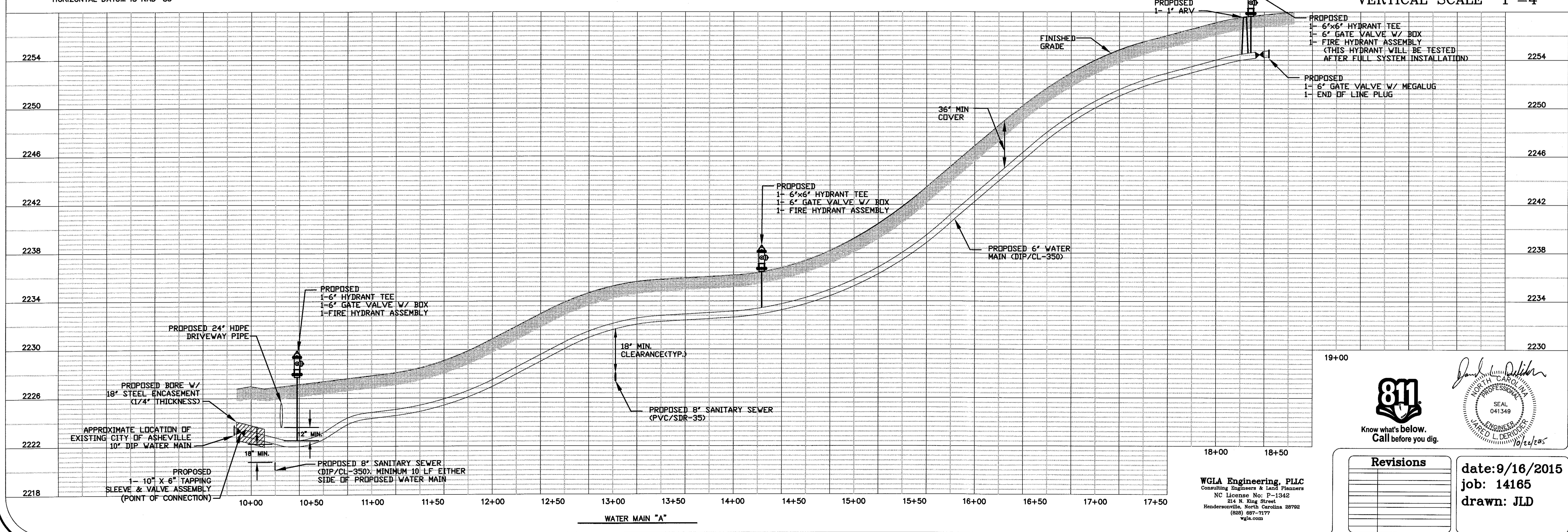
WATER MAIN "A"
 PLAN & PROFILE

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 C-501

LEGEND
 --- 2220 --- EXISTING 2FT CONTOURS
 --- 2210 ---
 --- 2220 --- PROPOSED CONTOURS



HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=4'



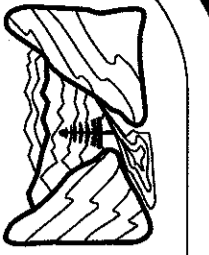
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Professional Engineer Seal:
 NORTH CAROLINA PROFESSIONAL ENGINEER
 SEAL 041349
 WALTER L. DERRICK, III
 10/24/2015

Revisions

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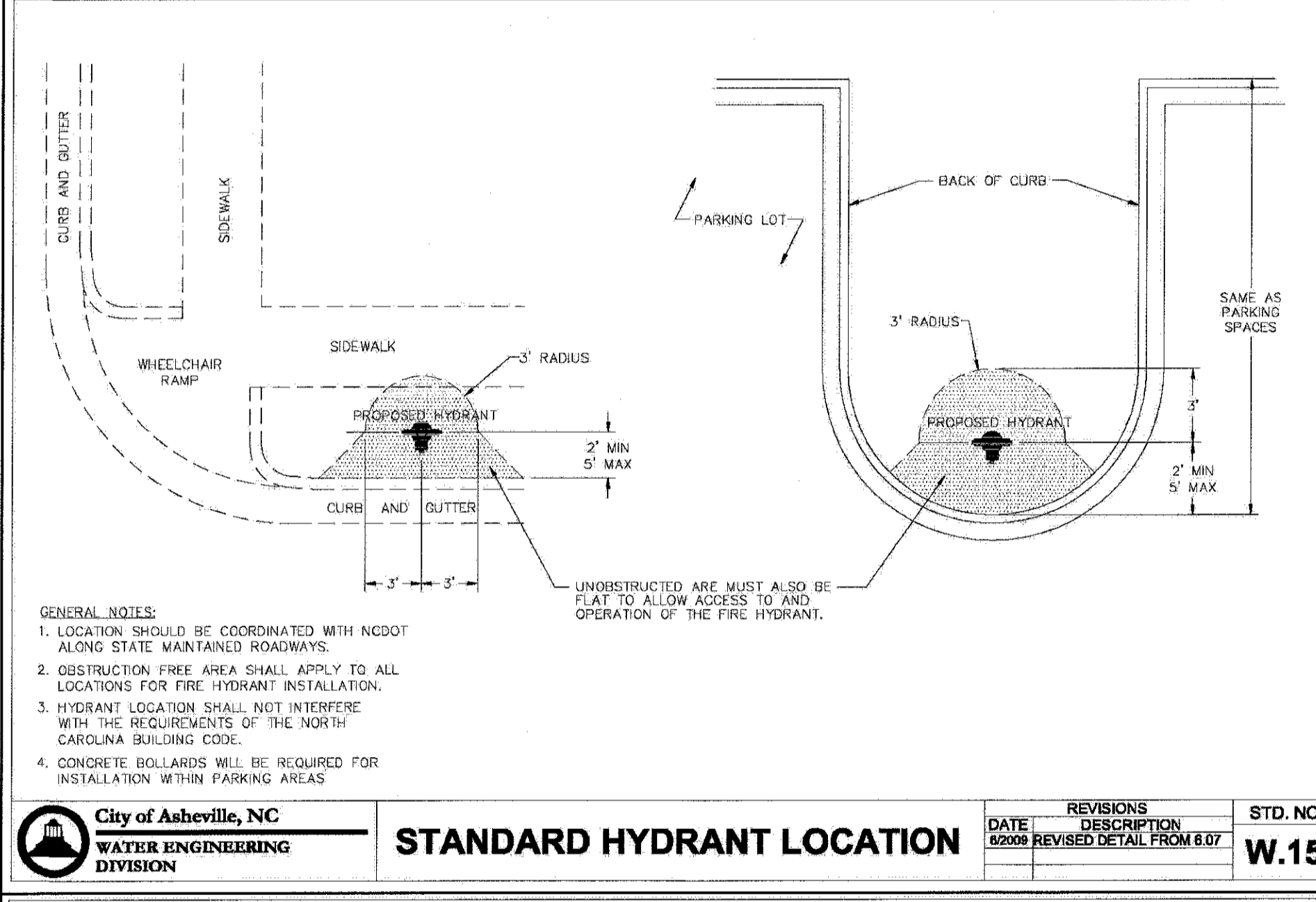
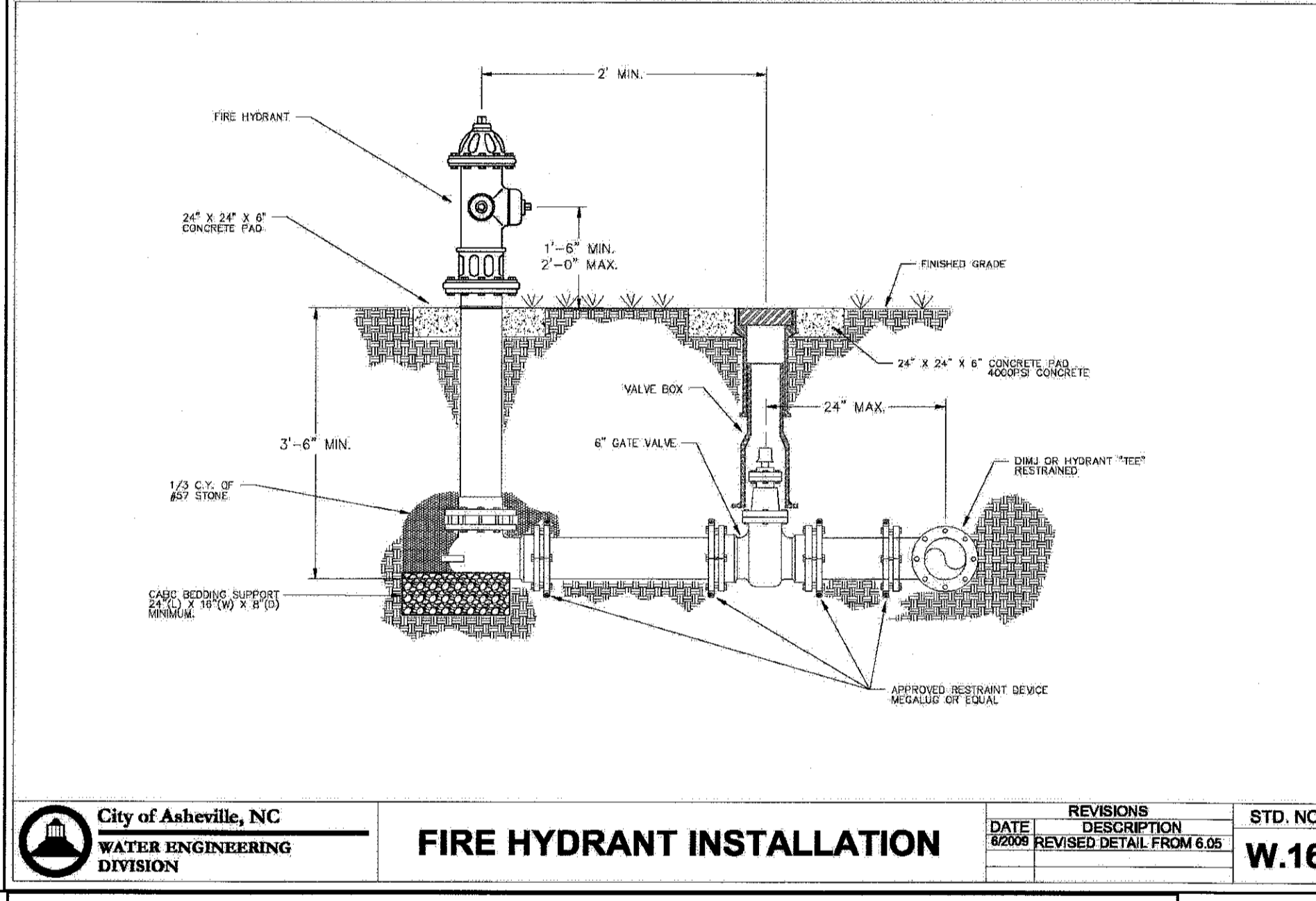
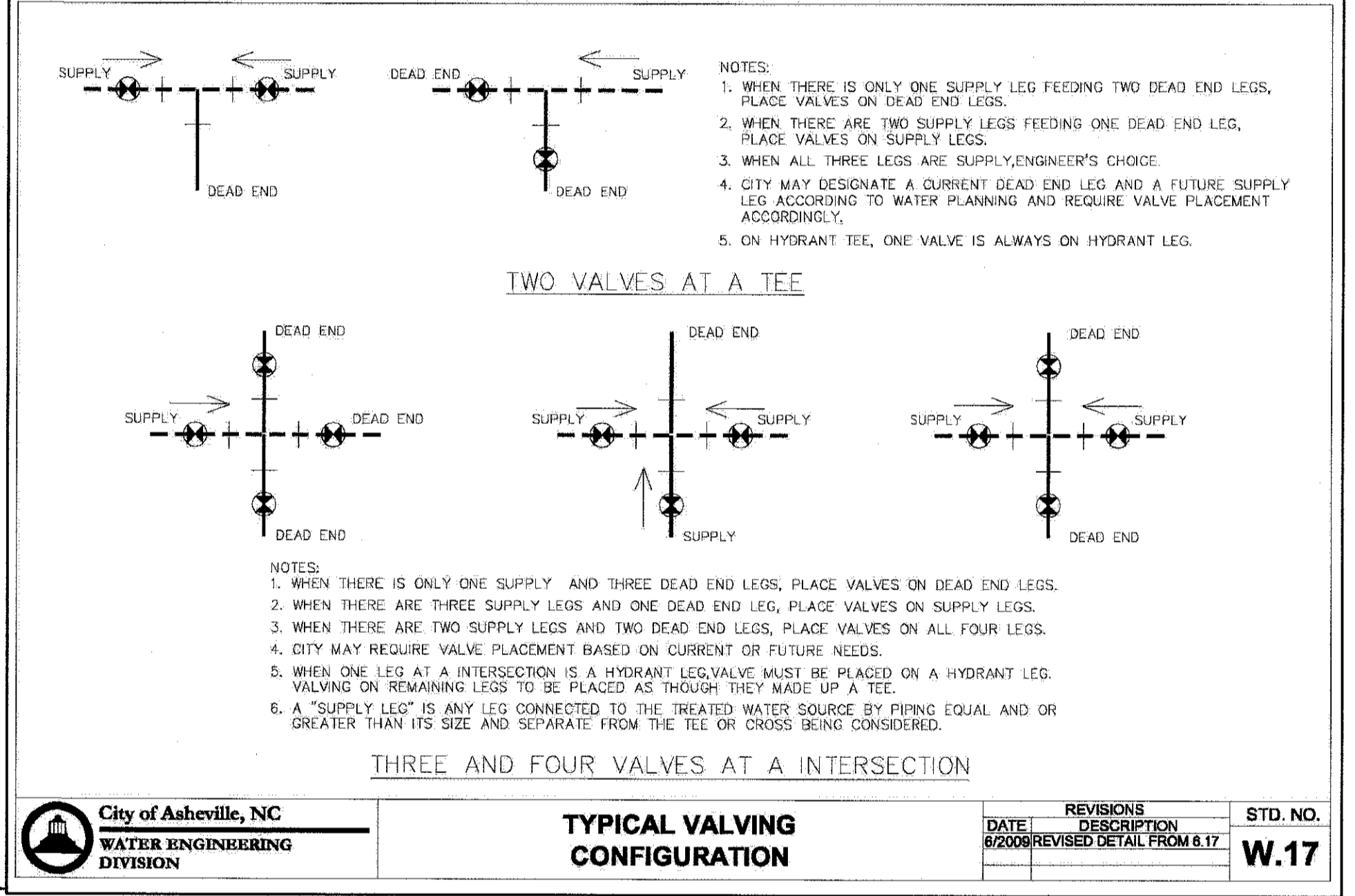
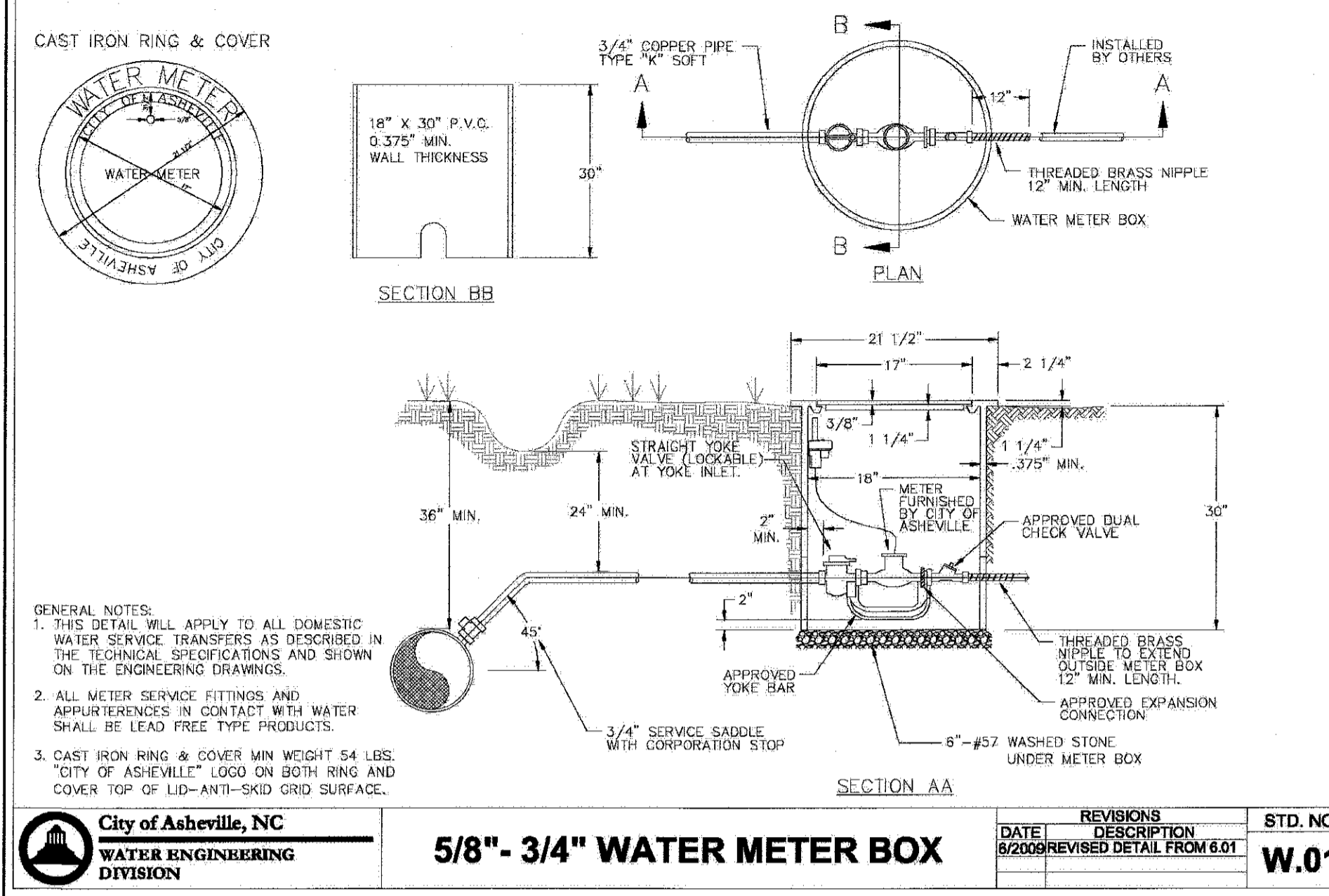
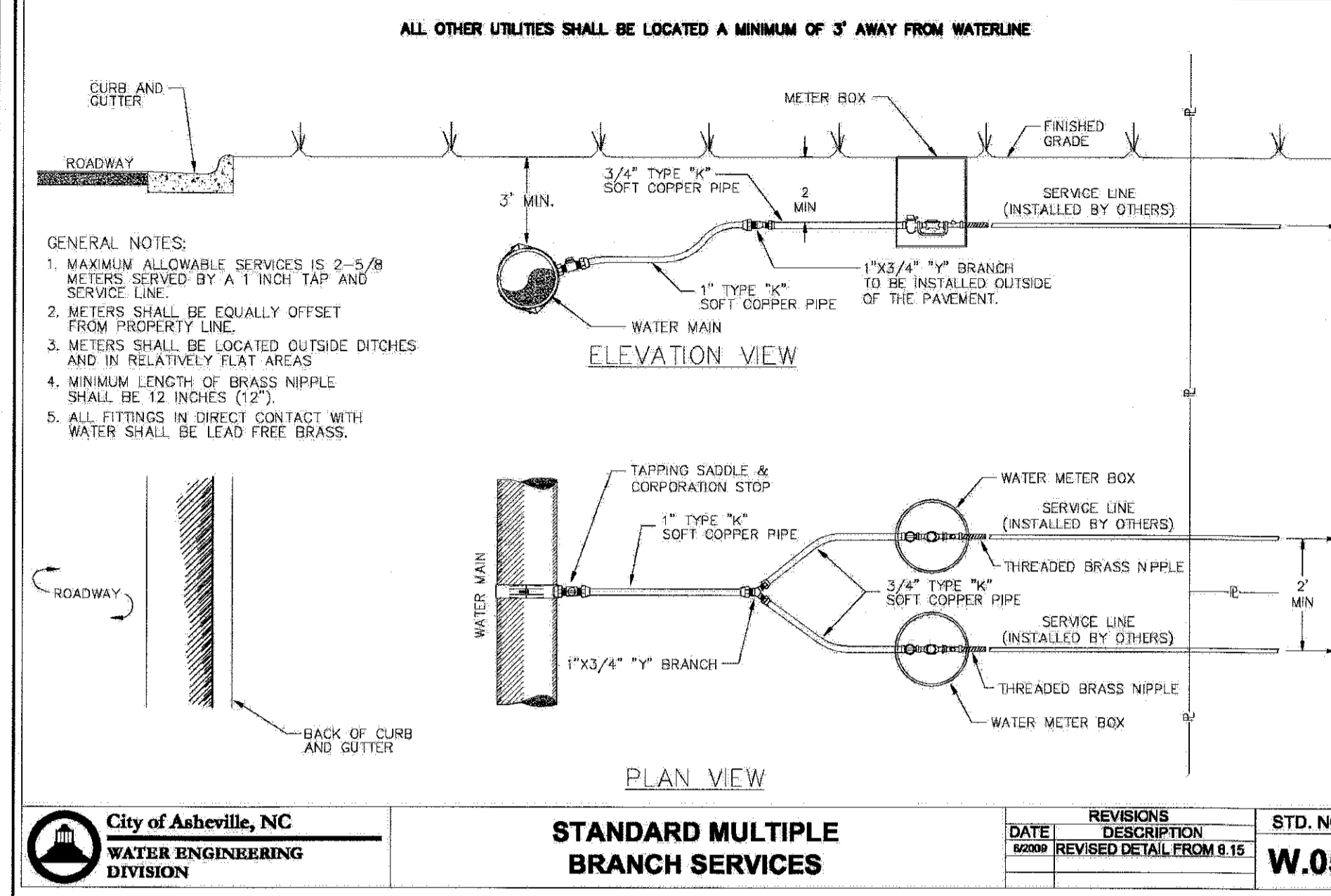
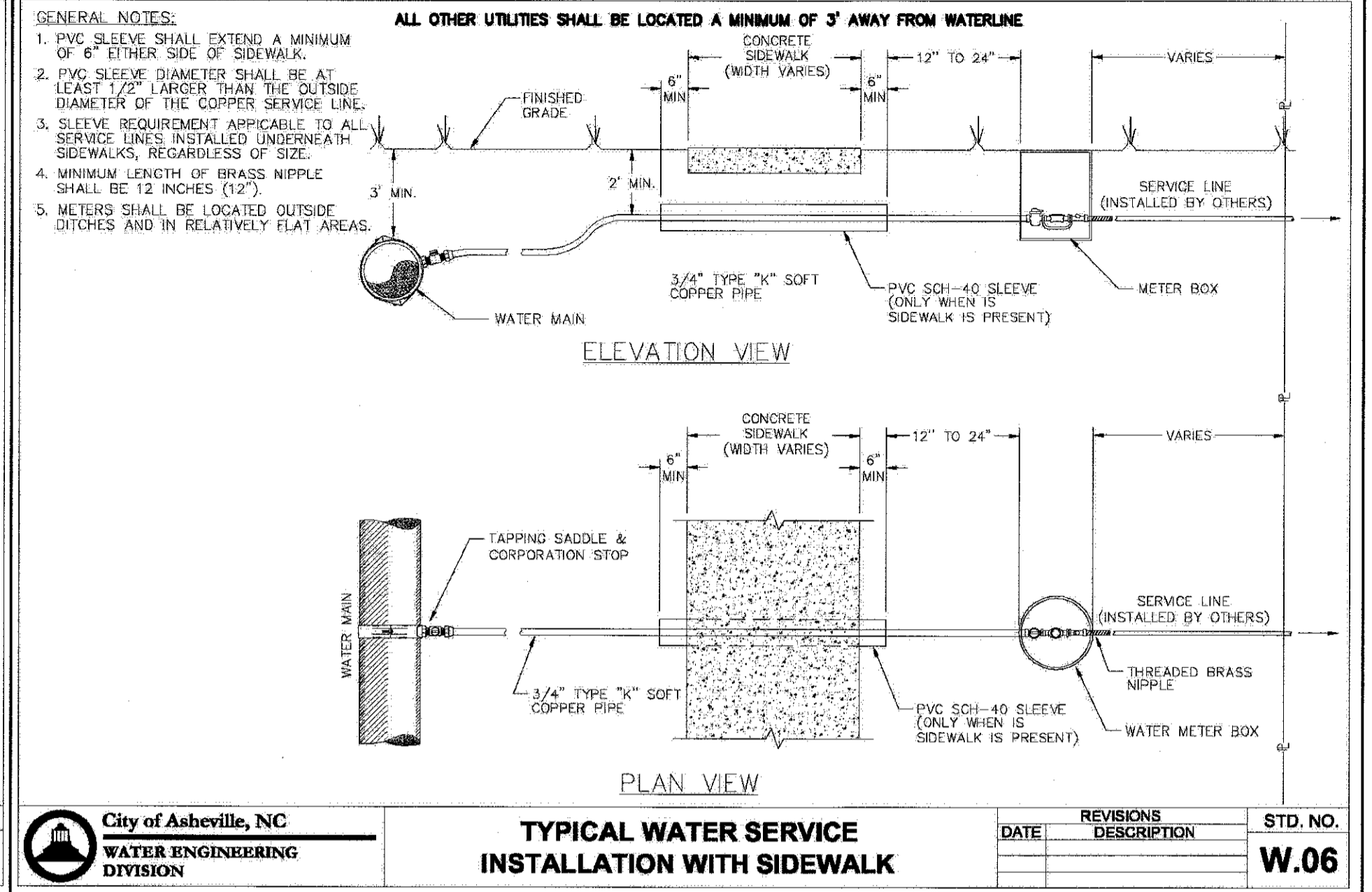
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ASHEVILLE AREA HABITAT FOR HUMANITY
 LIMESTONE TOWNSHIP
 BUNCOMBE COUNTY, NC

WATER SYSTEM DETAILS

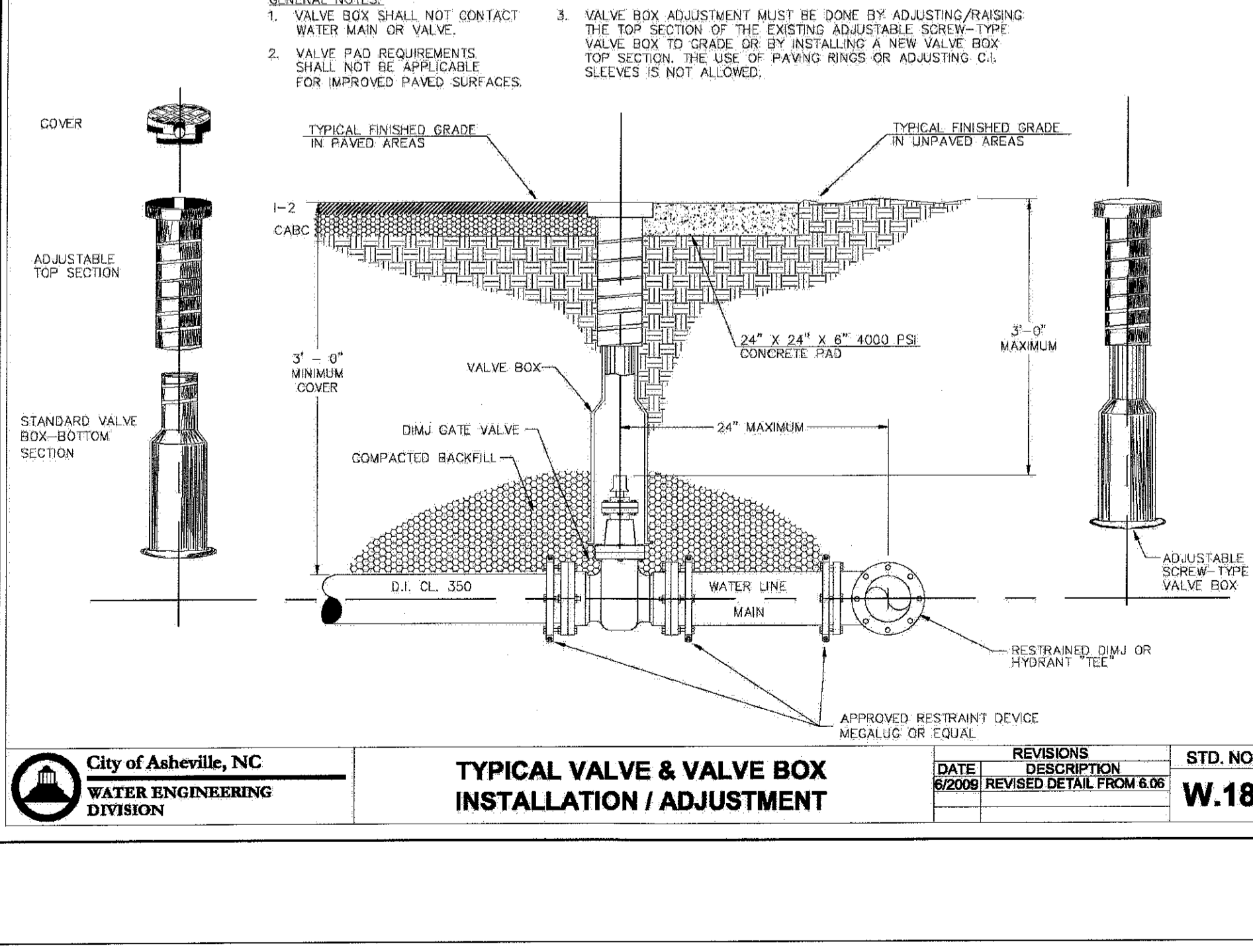
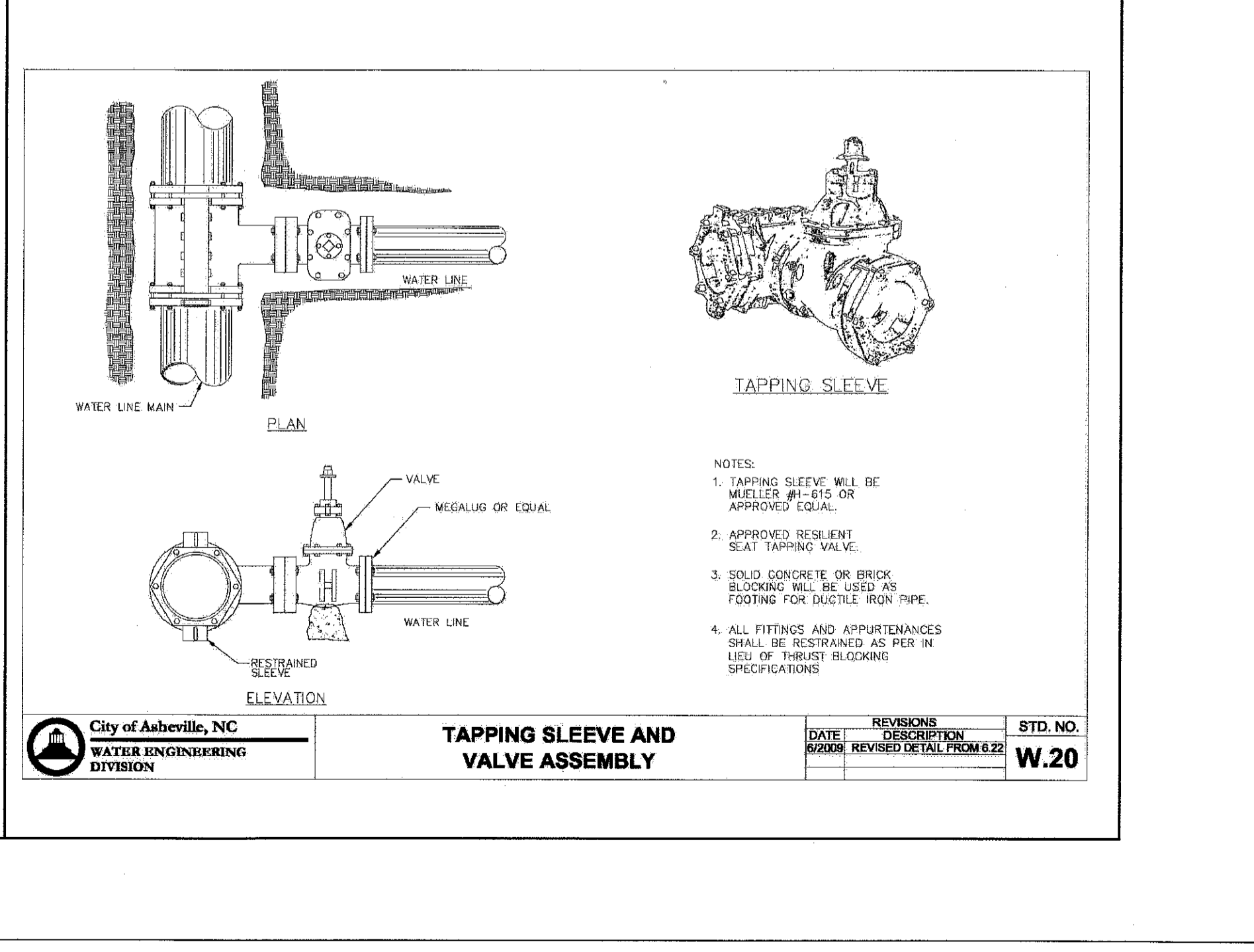


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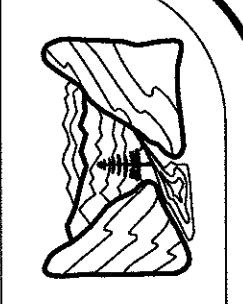
Revisions	DATE	DESCRIPTION

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 job: 14165
 drawn: JLD



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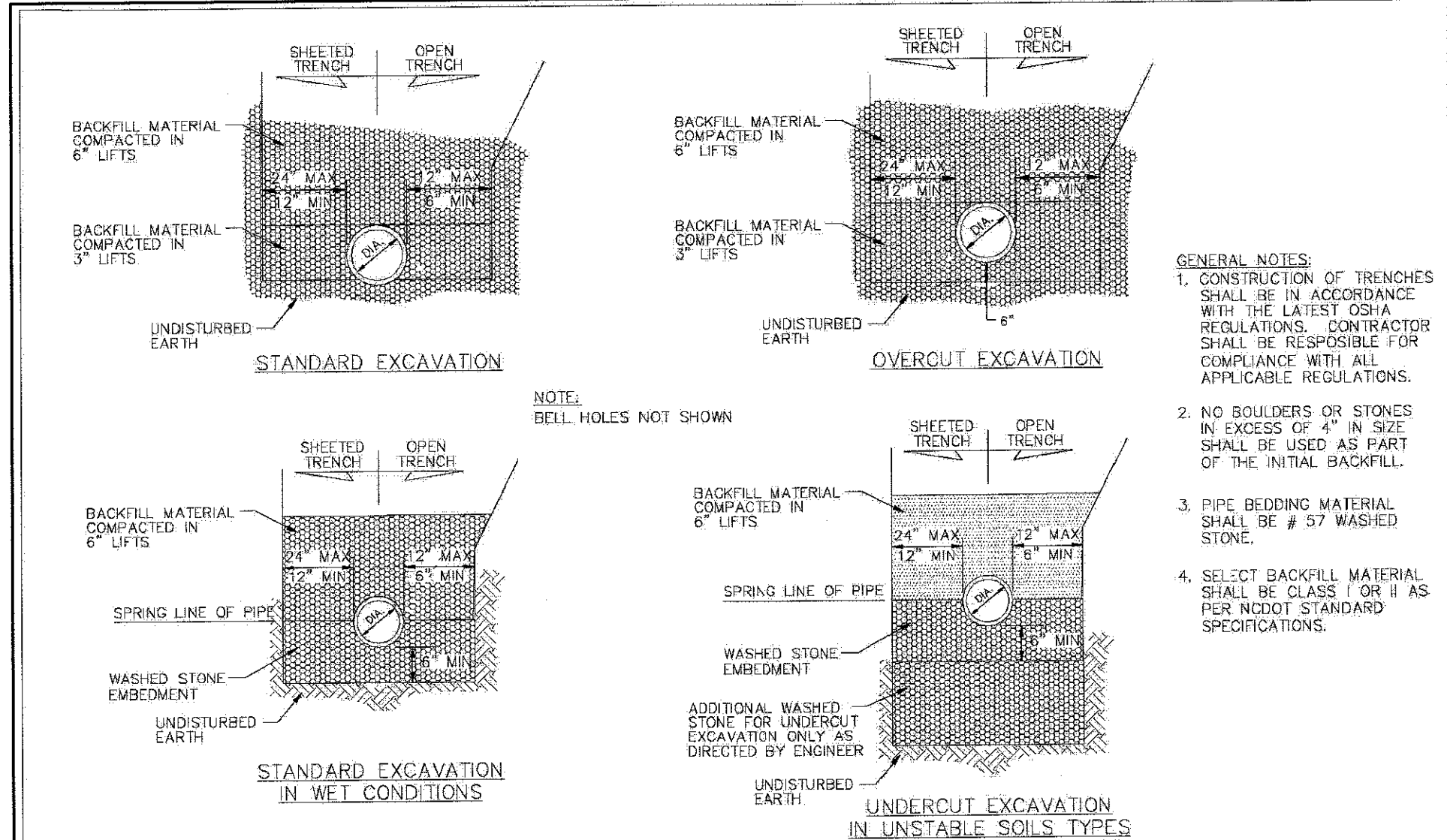


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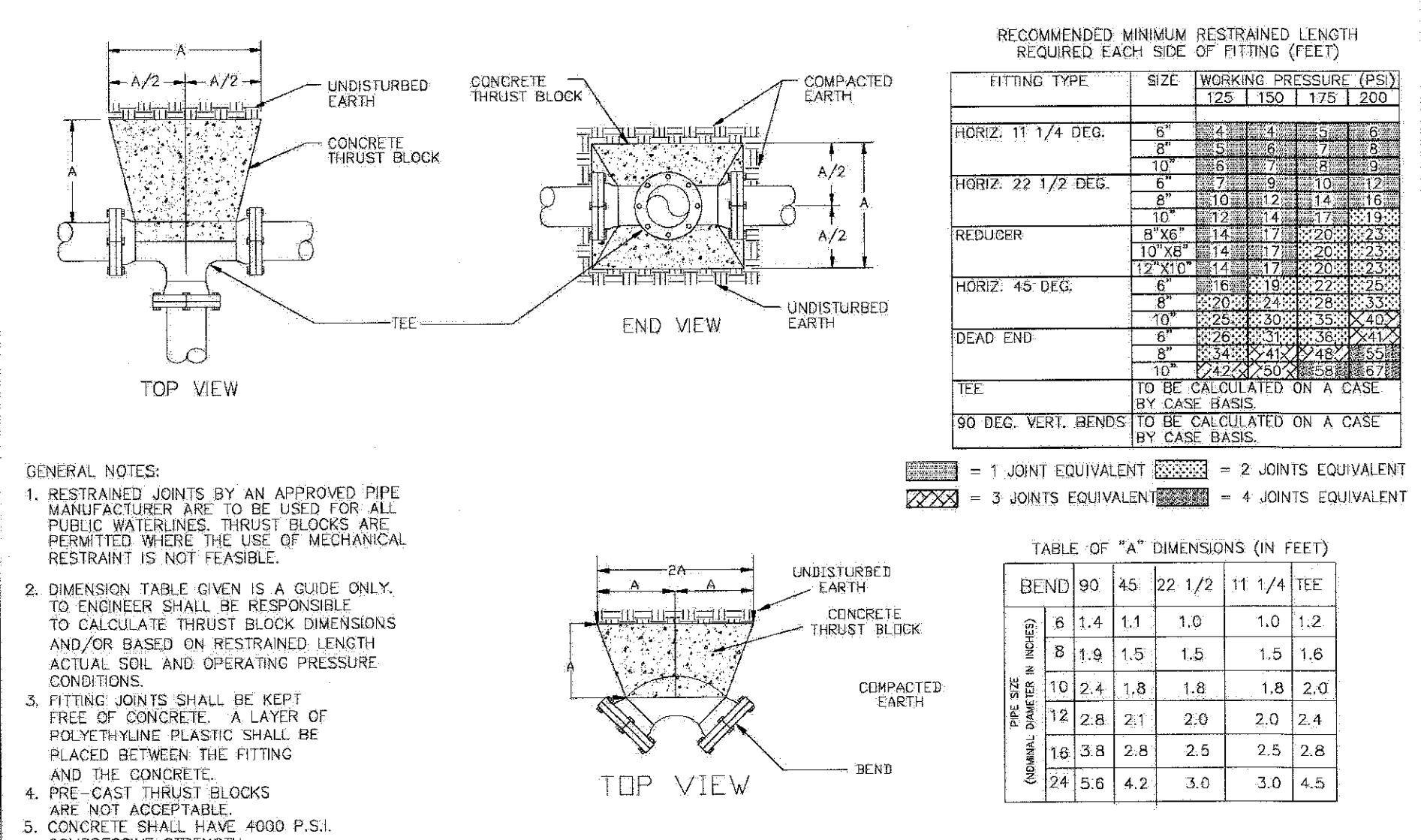
ASHEVILLE AREA HABITAT FOR HUMANITY
 LIMESTONE TOWNSHIP
 BUNCOMBE COUNTY, NC

WATER SYSTEM DETAILS

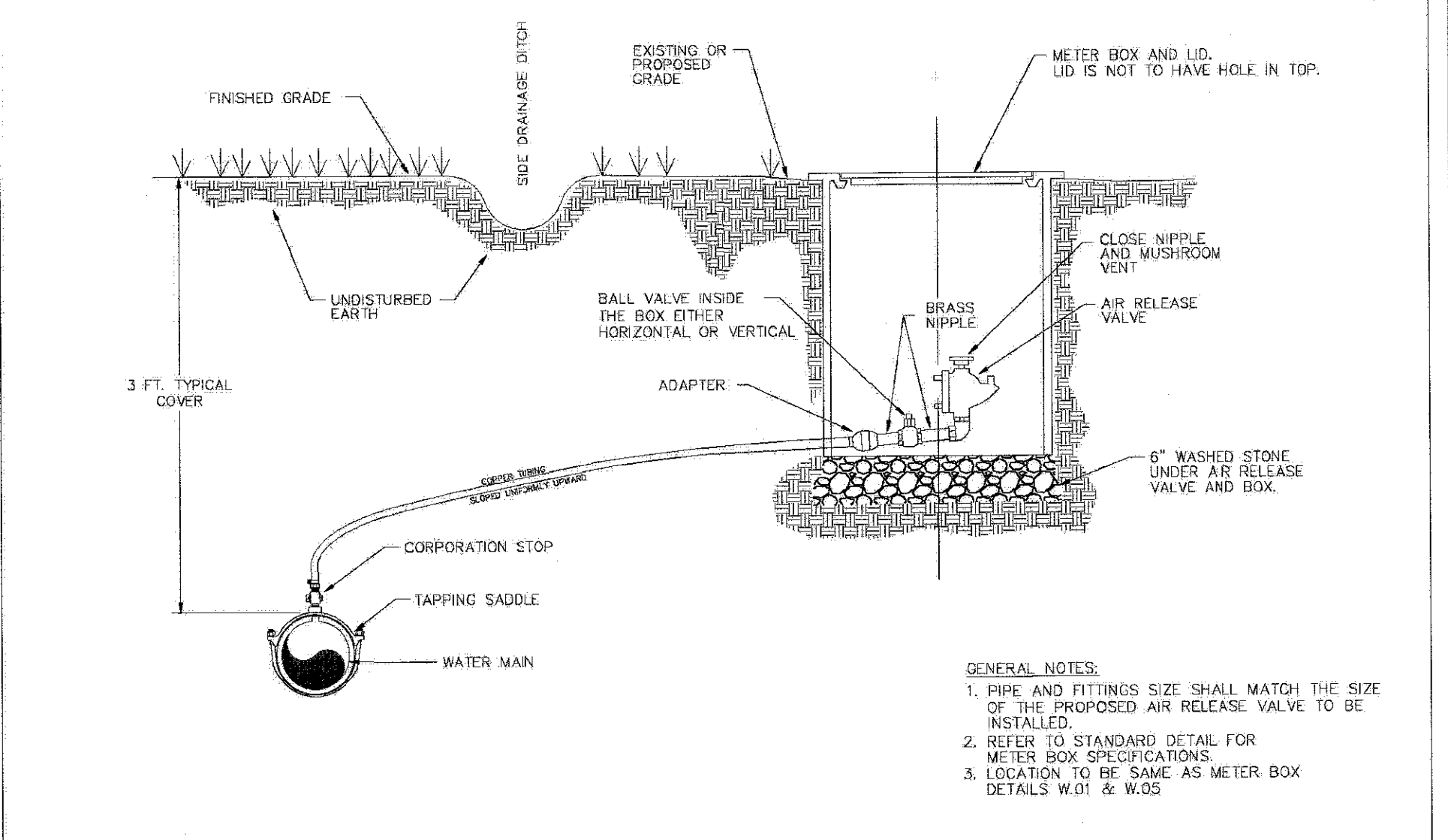
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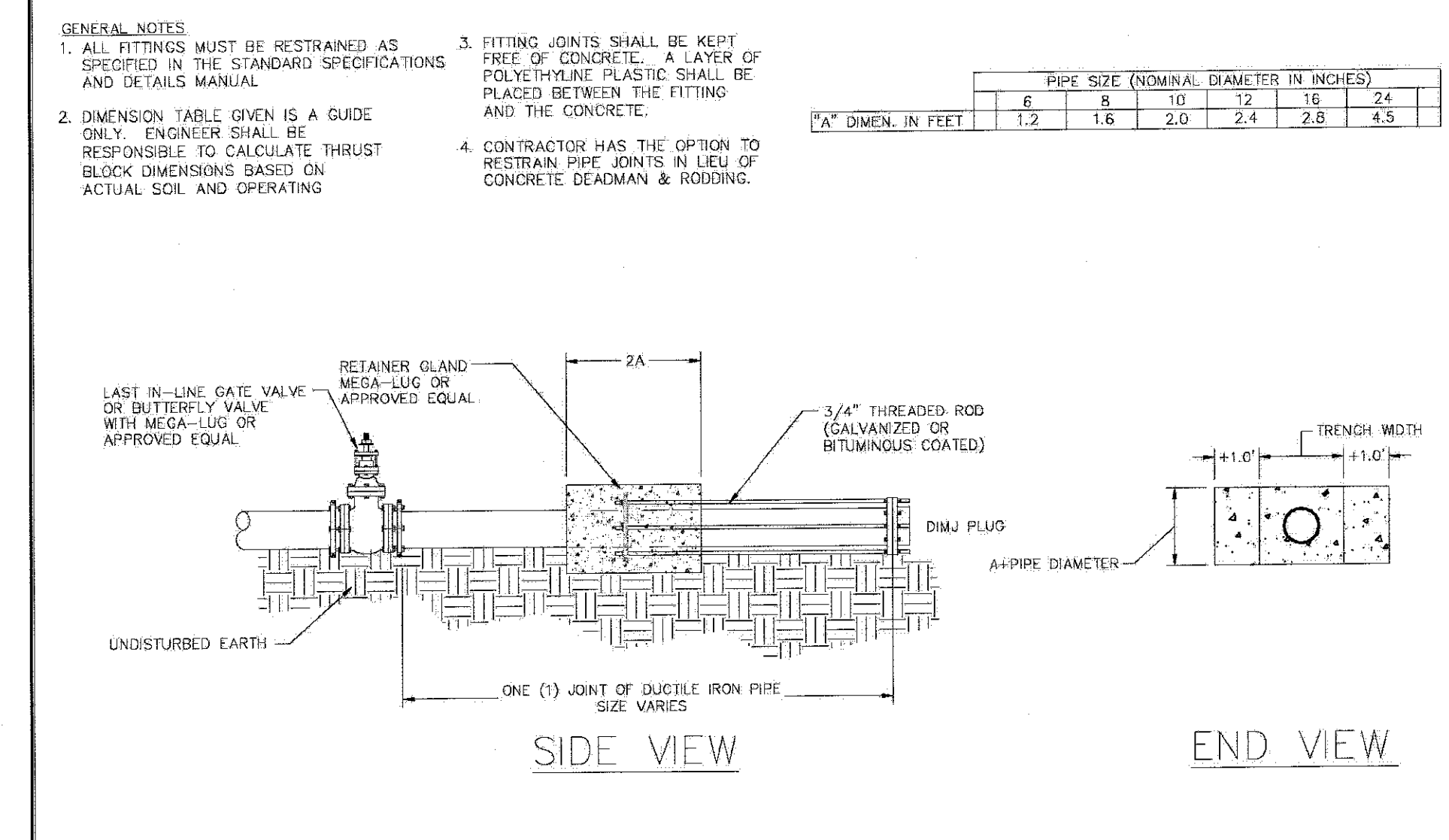
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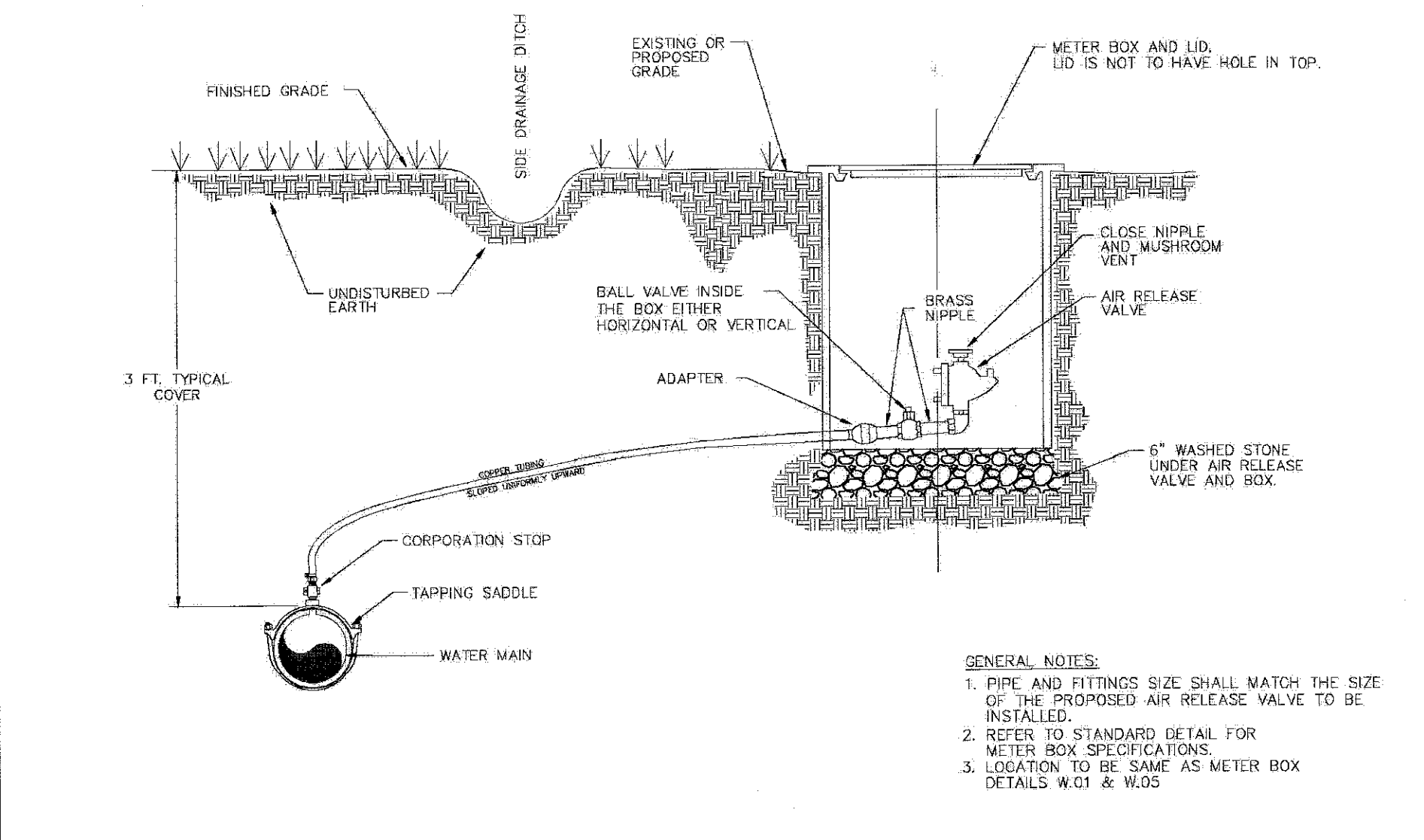
City of Asheville, NC WATER ENGINEERING DIVISION	REVISIONS DATE DESCRIPTION 6/2009 REVISED DETAIL FROM 6.13 NOTE 1 REVISED	STD. NO. W.22
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City of Asheville, NC WATER ENGINEERING DIVISION	REVISIONS DATE DESCRIPTION 6/2009 REVISED DETAIL FROM 6.10	STD. NO. W.24
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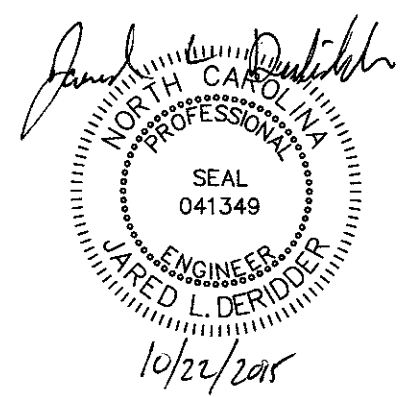
City of Asheville, NC WATER ENGINEERING DIVISION	REVISIONS DATE DESCRIPTION 6/2009 REVISED DETAIL FROM 6.14	STD. NO. W.23
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City of Asheville, NC WATER ENGINEERING DIVISION	REVISIONS DATE DESCRIPTION 6/2009 REVISED DETAIL FROM 6.10	STD. NO. W.24
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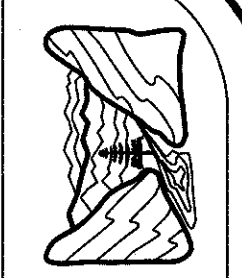
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Revisions

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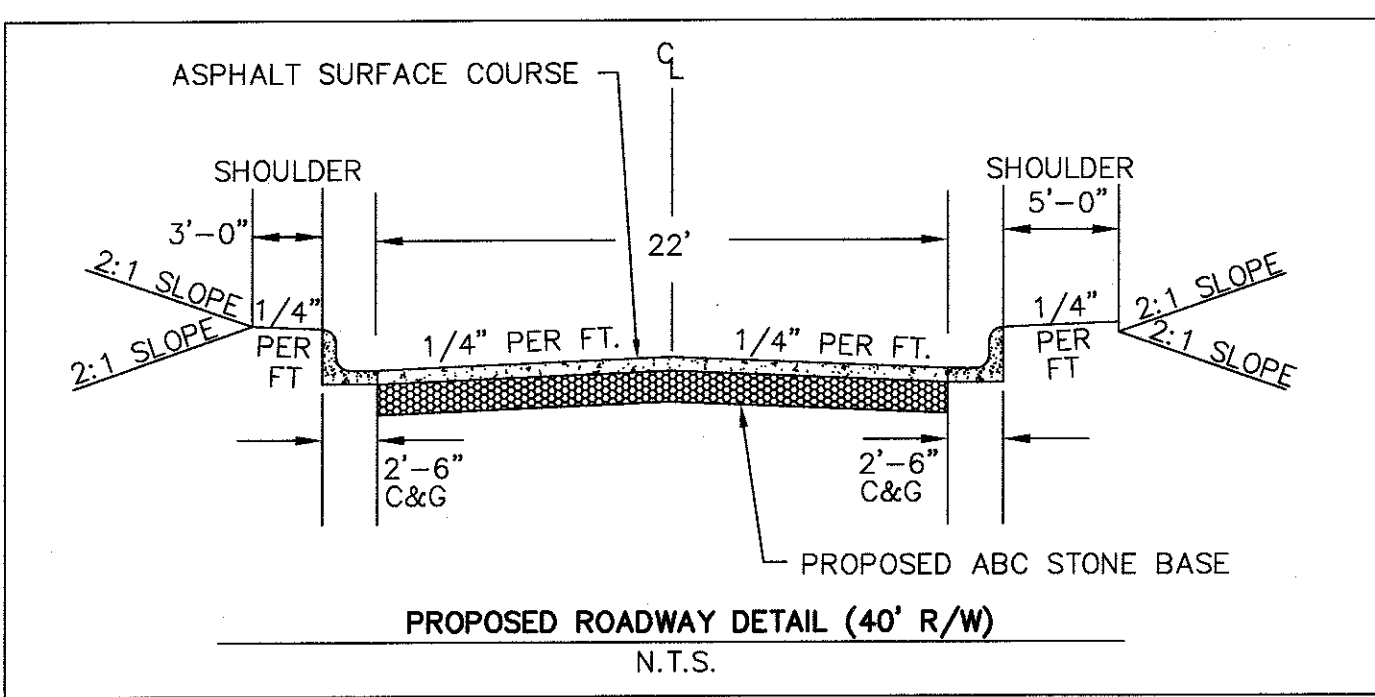
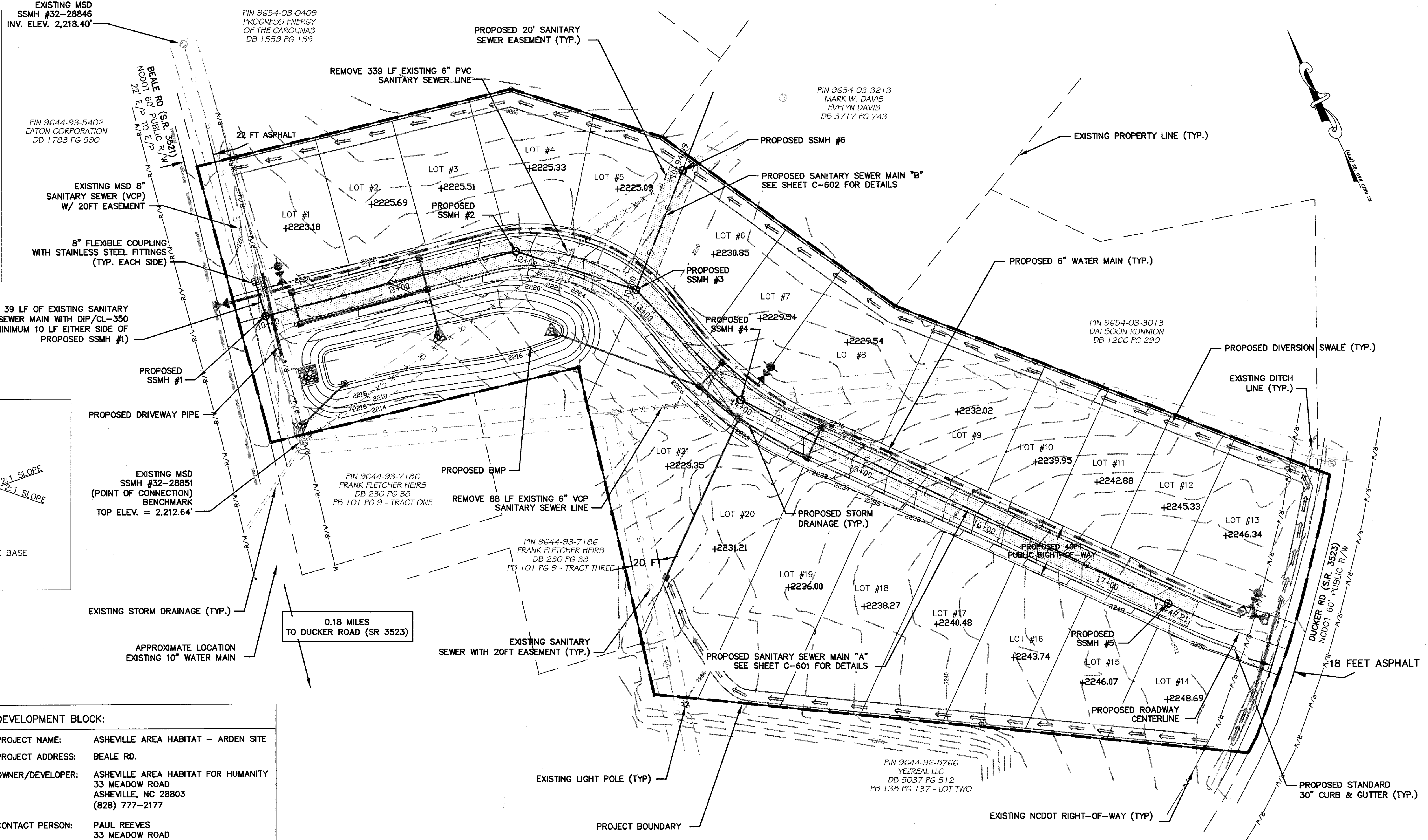
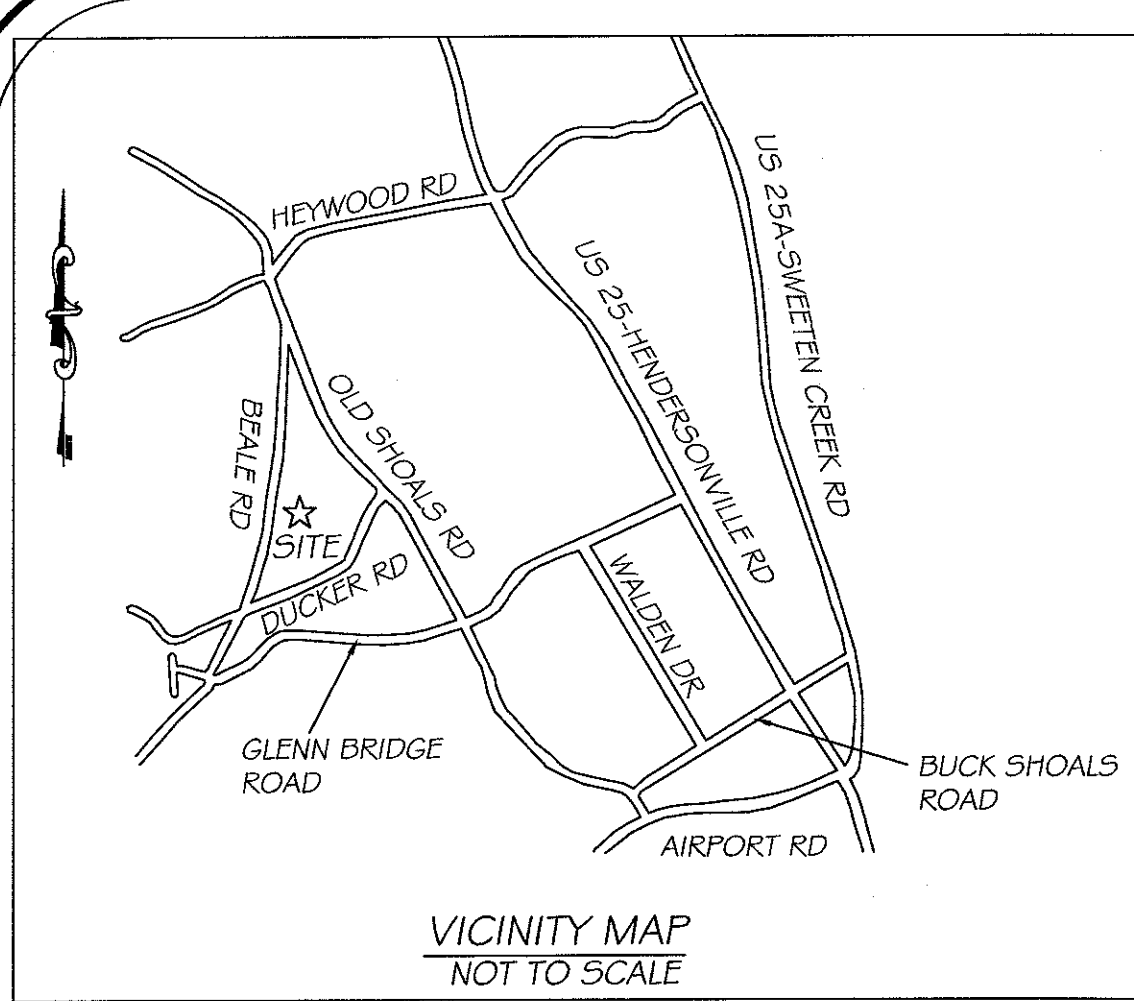


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ASHEVILLE AREA HABITAT - ARDEN SITE
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 BUNCOMBE COUNTY
 NORTH CAROLINA

SANITARY SEWER SYSTEM LAYOUT

sheet
 C-800



- NOTES:
- 1) THE SPECIFICATIONS AND REQUIREMENTS OF THE METROPOLITAN SEWAGE DISTRICT SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED EXTENSION(S).
 - 2) MSD MAINTENANCE OF SEWER SERVICES ENDS AT THE FIRST CLEANOUT. MAINTENANCE OF SERVICES BEYOND THIS POINT IS PRIVATE.
 - 3.) ALL SEWER SERVICES SHALL BE 4" UNLESS OTHERWISE NOTED.
 - 4.) CONTRACTOR SHALL USE DIP/CL-350 PIPING ON ALL SEWER LINES WHERE 3 FEET OF COVER IS NOT PROVIDED.
 - 5.) PIN # 9654-03-2177 IS THE ONLY PROPERTY AFFECTED BY THE PROPOSED SEWER LINE CONSTRUCTION.
 - 6.) ALL SANITARY SEWER WORK IS TO BE PERFORMED BY A LICENSED NORTH CAROLINA UTILITY CONTRACTOR.
 - 7.) BENCHMARK FOR THIS PROJECT SHALL BE EXISTING MSD MANHOLE #32-28851 TOP WITH ELEV. 2212.64'.
 - 8.) ALL SEWER EASEMENTS SHALL BE 20' WIDE UNLESS NOTED ON PLAN OTHERWISE.
 - 9.) ALL PROPOSED SANITARY SEWER LINES TO BE TURNED OVER TO MSD WILL BE GRAVITY LINES.
 - 10.) IF CONTRACTOR TRANSITIONS FROM PVC TO DIP, THEN A SOLID SLEEVE COUPLING WILL BE USED. ONLY ONE TRANSITION WILL BE ALLOWED BETWEEN MANHOLES.
 - 11.) SEE THE GRADING AND EROSION CONTROL PLANS FOR ALL EROSION MEASURES RELATED TO SEWER CONSTRUCTION.
 - 12.) HORIZONTAL CONTROL IS NAD 83, VERTICAL CONTROL IS NAD 88.
 - 13.) NO DOGHOUSE MANHOLES ALLOWED.
 - 14.) THE ENTIRE MSD PERMANENT SEWER EASEMENT MUST BE CLEARED AND REMAIN CLEAR OF TREE PLANTINGS & PERMANENT TYPE STRUCTURES.
 - 15.) FILL NEEDS TO BE COMPACTED TO 95% PROCTOR

DEVELOPMENT BLOCK:

PROJECT NAME: ASHEVILLE AREA HABITAT - ARDEN SITE
 PROJECT ADDRESS: BEALE RD.
 OWNER/DEVELOPER: ASHEVILLE AREA HABITAT FOR HUMANITY
 33 MEADOW ROAD
 ASHEVILLE, NC 28803
 (828) 777-2177

CONTACT PERSON: PAUL REEVES
 33 MEADOW ROAD
 ASHEVILLE, NC 28803
 (828) 777-0743

ENGINEER: JARED L. DERIDDER, P.E.
 WGLA ENGINEERING, PLLC.
 214 N. KING STREET
 HENDERSONVILLE, NC 28792
 (828) 687-7177

PIN #: 9654-03-2177
 TOTAL PROPERTY SIZE: 4.9± AC.
 TOTAL # OF PROPOSED LOTS: 21 LOTS
 DENSITY: 1 LOT / 0.233 AC.
 PROPOSED ROAD: 865 LF±

CORRIDOR 90' OR LESS: 865 LF (100%)
 CORRIDOR 91' TO 135': 0 LF (0%)
 MAX. CORRIDOR HEIGHT: 28'

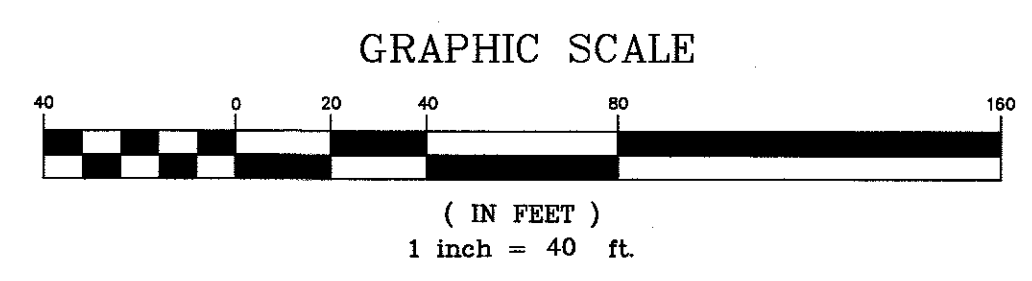
DEED REF: D.B. 5303 PG. 1227
 ZONING: EMPLOYMENT DISTRICT [EMP]
 (BUNCOMBE COUNTY)

TOWNSHIP: LIMESTONE

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT -	20'	20'
SIDE -	10'	10'
REAR -	20'	20'

PLAN NOTE: SPOT ELEVATION PROVIDED AT CENTER OF EACH LOT

- LEGEND**
- PROPOSED WATER MAIN
 - - - EXISTING SEWER EASEMENT
 - PROPOSED SEWER EASEMENT
 - EXISTING SANITARY SEWER MAIN
 - X X X X EXISTING SANITARY SEWER MAIN TO BE REMOVED
 - PROPOSED SANITARY SEWER MAIN
 - ⊙ EXISTING SEWER MANHOLE
 - ⊙ PROPOSED SEWER MANHOLE
 - PROPOSED STORM DRAINAGE
 - EXISTING 2' CONTOUR
 - PROPOSED 2' CONTOUR
 - EXISTING GRADE SPOT ELEVATION

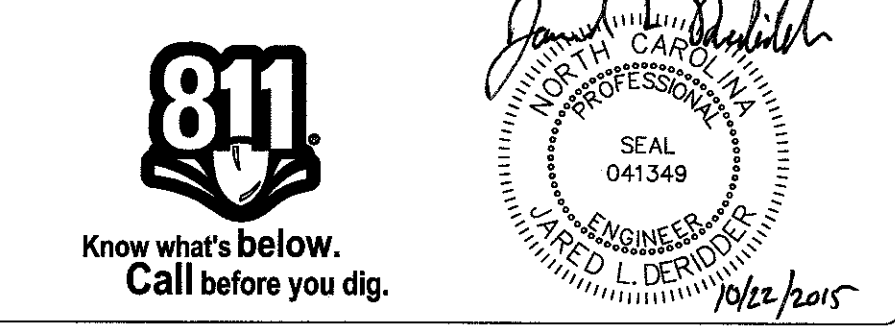


MSD PROJECT # 2014148

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 Hendersonville, North Carolina 28792
 (828) 687-7177
 wglacorp.com

NOTE:
 * A MINIMUM OF 10 FT. HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES MUST BE MAINTAINED.
 WHERE THE SEWER LINE INSTALLATION DOES NOT CONFORM TO THIS REQUIREMENT OR HAVE A MINIMUM COVER OF 36" FROM THE GROUND SURFACE OR 24" VERTICAL SEPARATION FROM STORM DRAINAGE LINES - SEWER PIPE MUST BE OF A FERROUS MATERIAL.

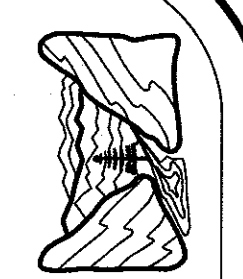
CITY OF ASHEVILLE PROJECT NO. WPFY 12-13-024
 WATER LINE EASEMENT PLAT PG. ____ PG. ____
 WATER LINE EASEMENT DOCUMENT DB. ____ PG. ____
 ESTOPPEL CERTIFICATE REQUIRED YES_X_NO ____



Revisions

NO.	DATE	DESCRIPTION

date: 9/18/2015
 job: 14165
 drawn: JLD

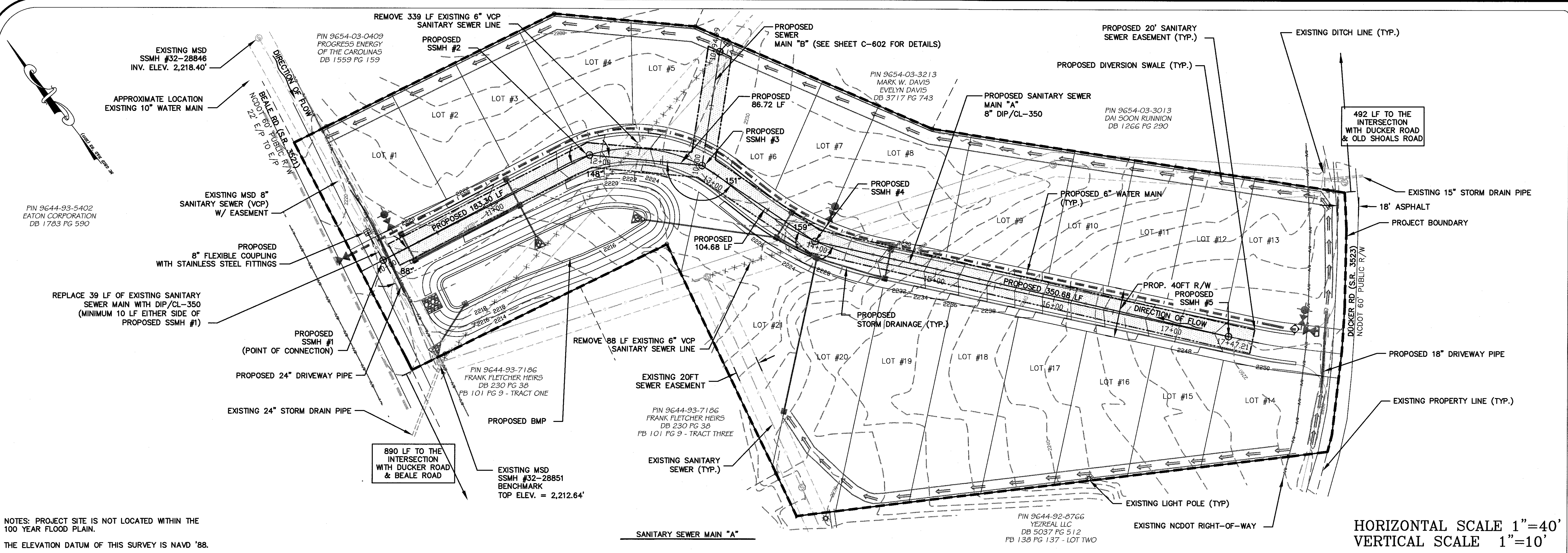


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 HENDERSONVILLE, NORTH CAROLINA

ASHEVILLE AREA HABITAT - ARDEN SITE
 BEALE ROAD SUBDIVISION
 BUNCOMBE COUNTY
 NORTH CAROLINA

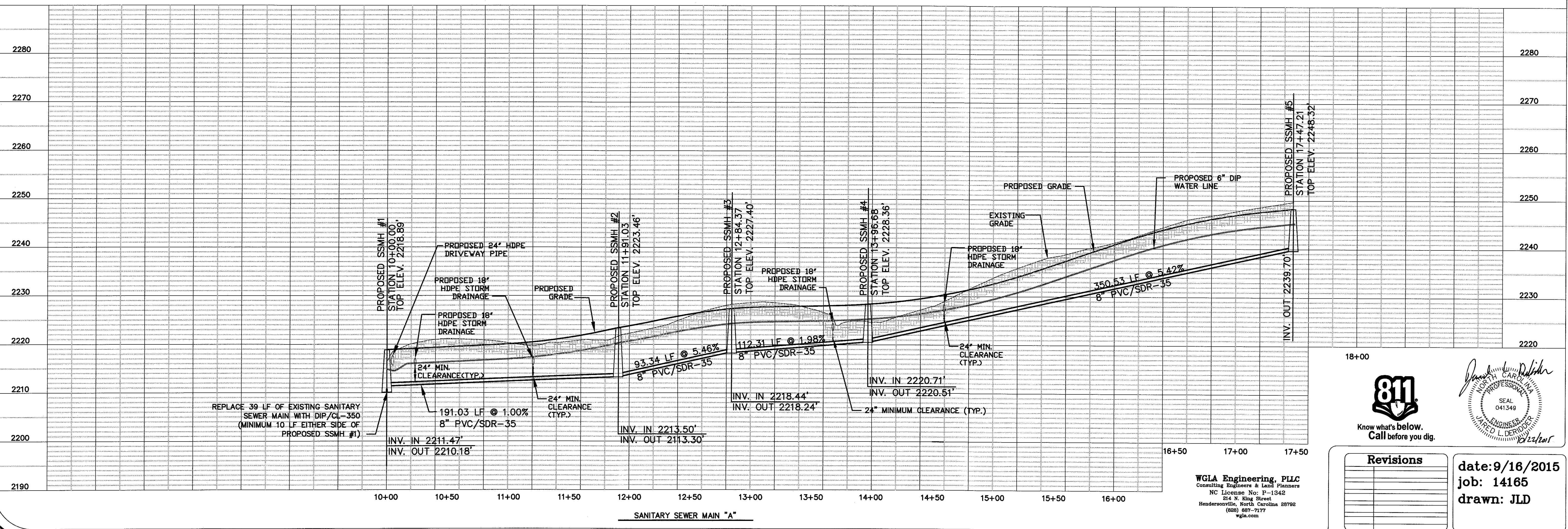
SANITARY SEWER MAIN "A"
 PLAN & PROFILE

sheet
 C-601



NOTES: PROJECT SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
 THE ELEVATION DATUM OF THIS SURVEY IS NAVD '88.

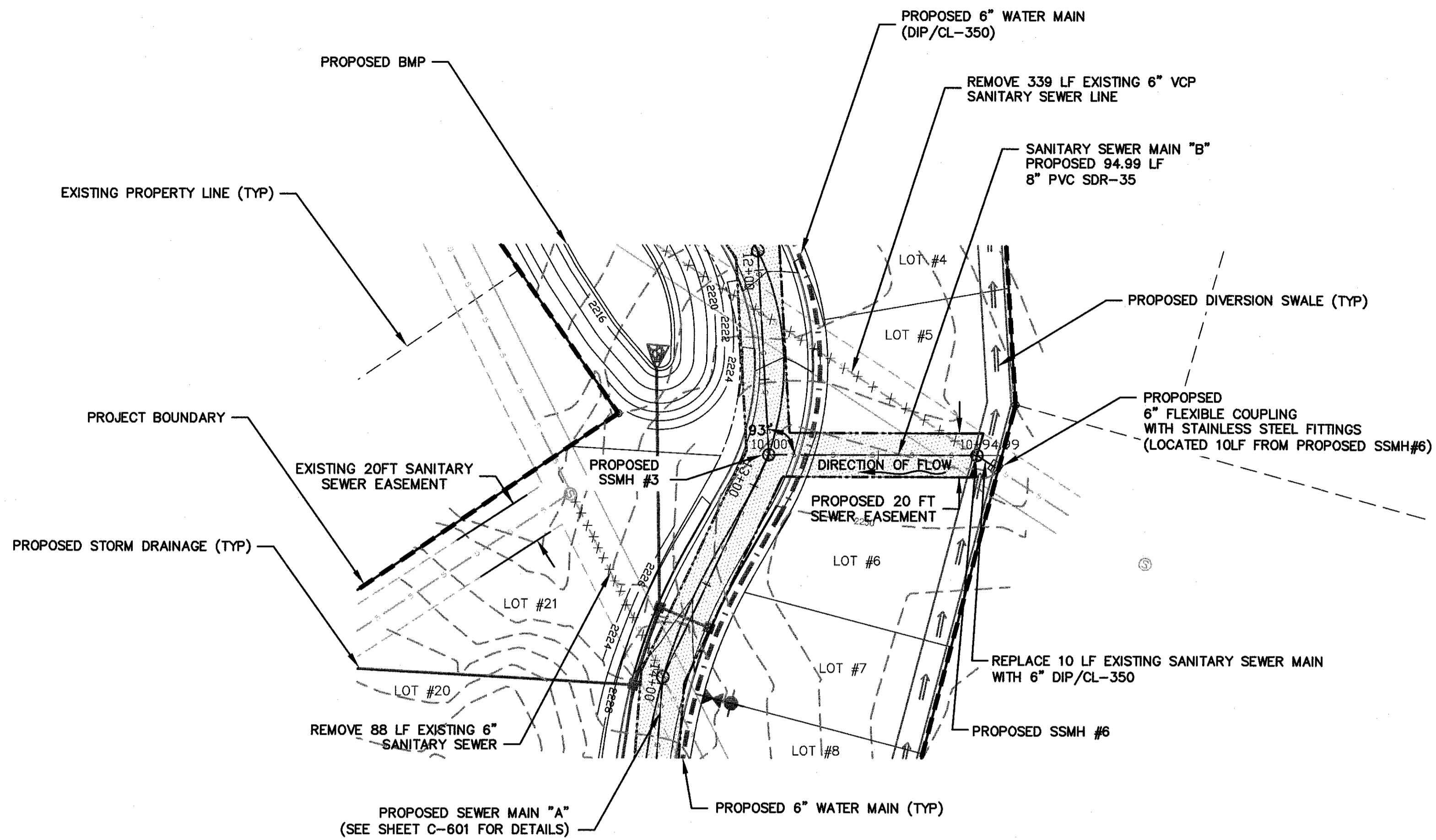
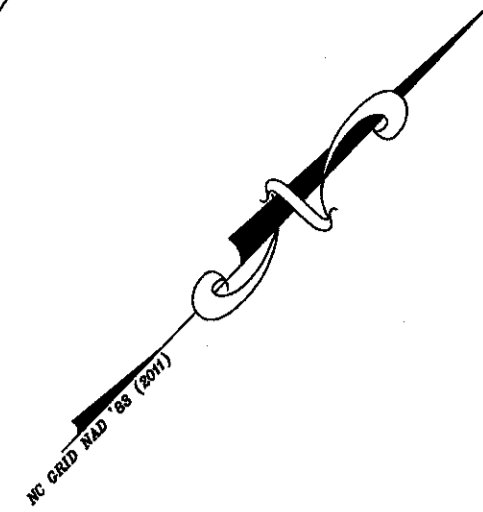
HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'



811 Know what's below. Call before you dig.

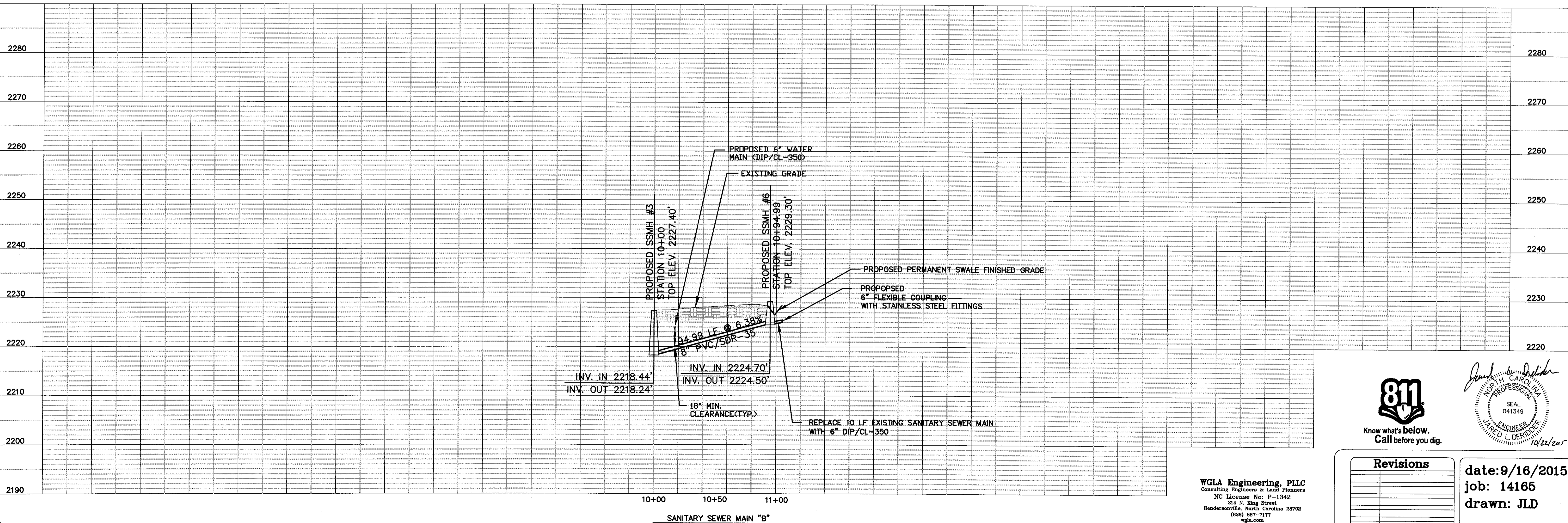
Revisions	date: 9/16/2015
	job: 14165
	drawn: JLD

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NOTES: PROJECT SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN
 THE ELEVATION DATUM OF THIS SURVEY IS NAVD '88.

HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'



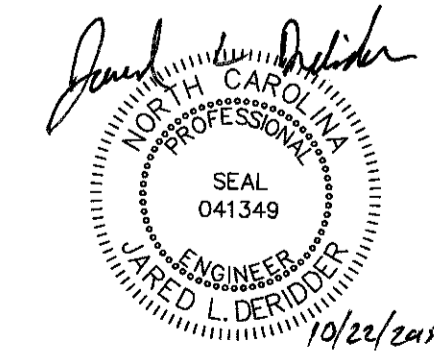
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 CONSULTING ENGINEERS & LAND PLANNERS
 HENDERSONVILLE, NORTH CAROLINA

ASHEVILLE AREA HABITAT - ARDEN SITE
 BEALE ROAD SUBDIVISION
 BUNCOMBE COUNTY
 NORTH CAROLINA

SANITARY SEWER MAIN "B"
 PLAN & PROFILE



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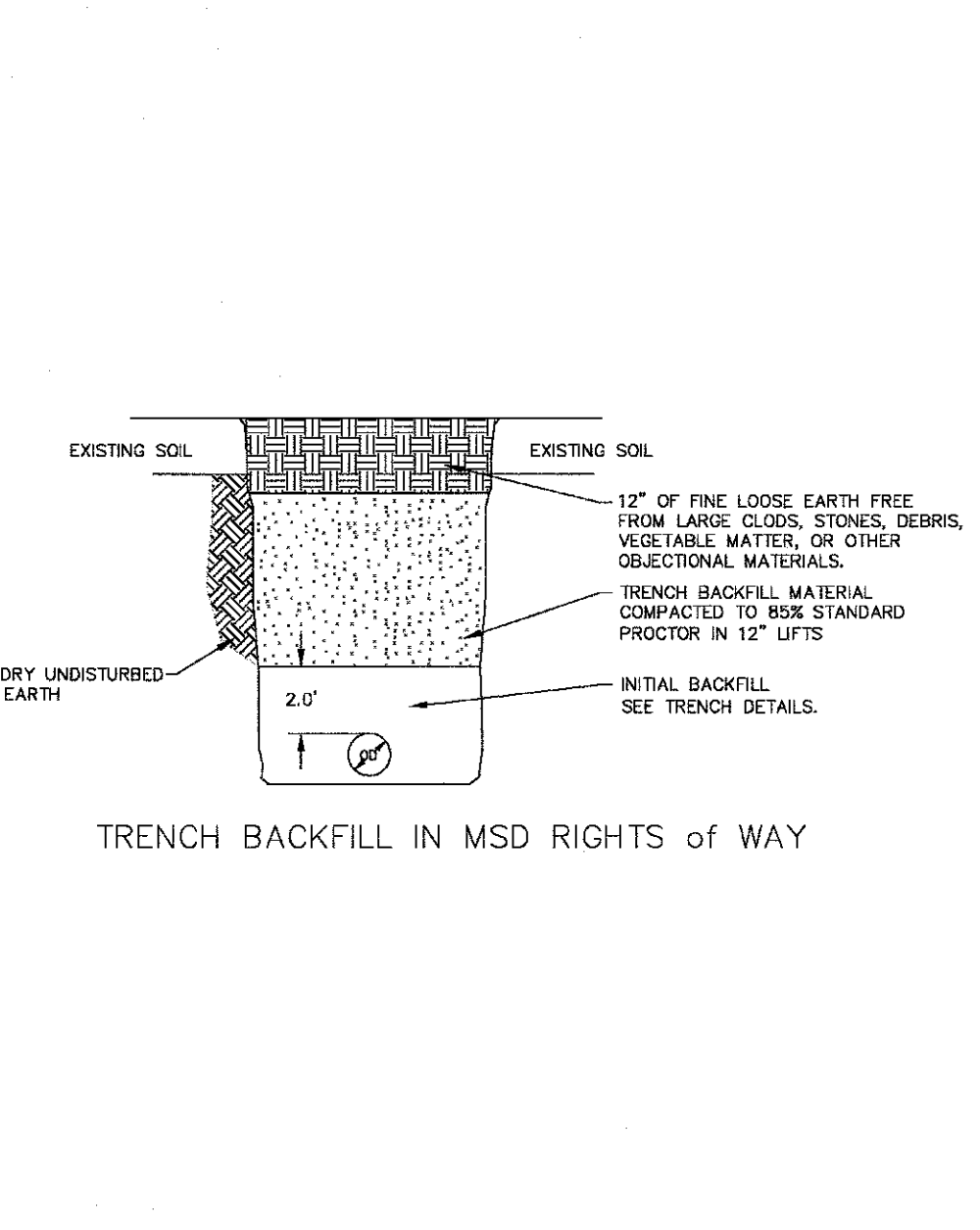
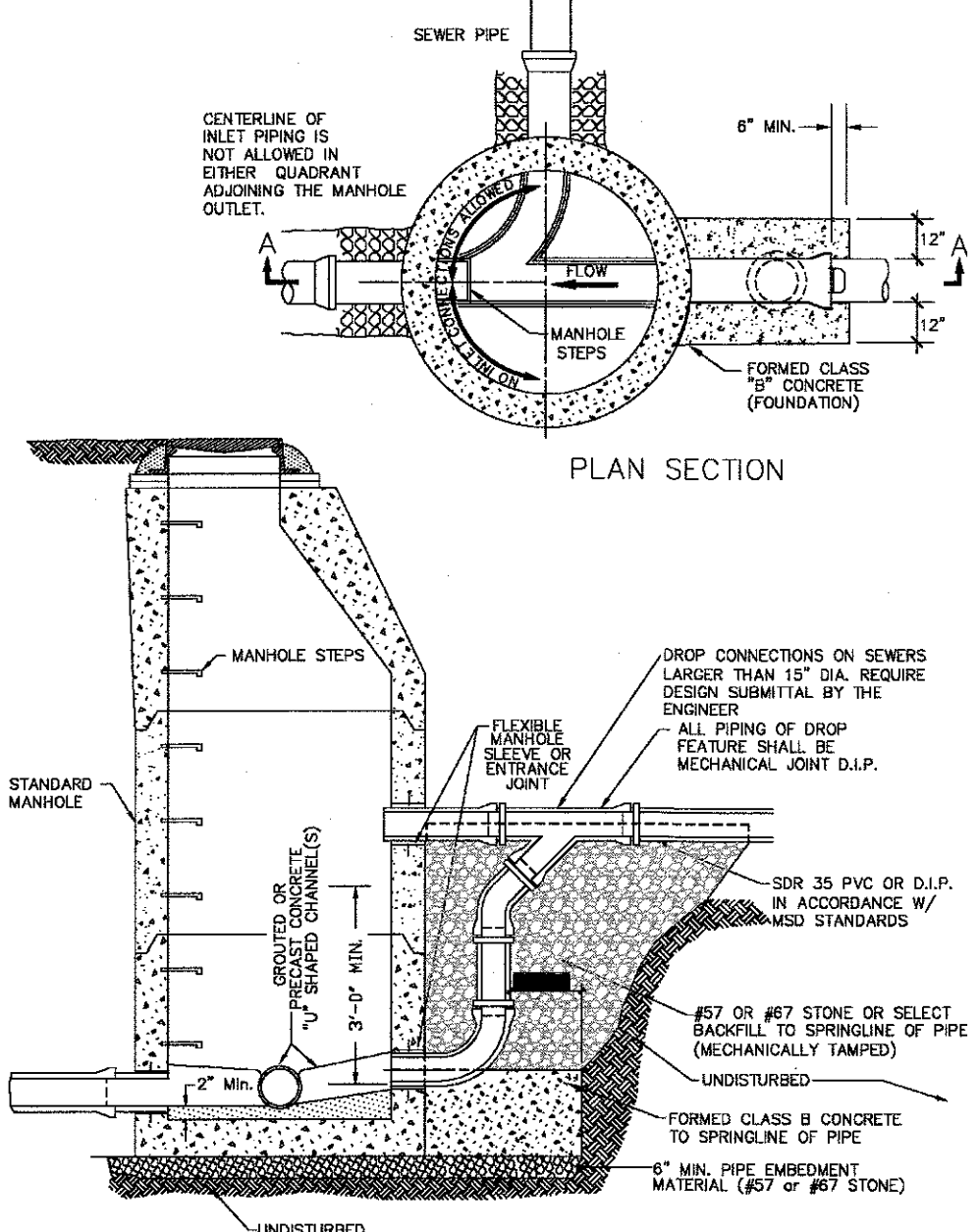
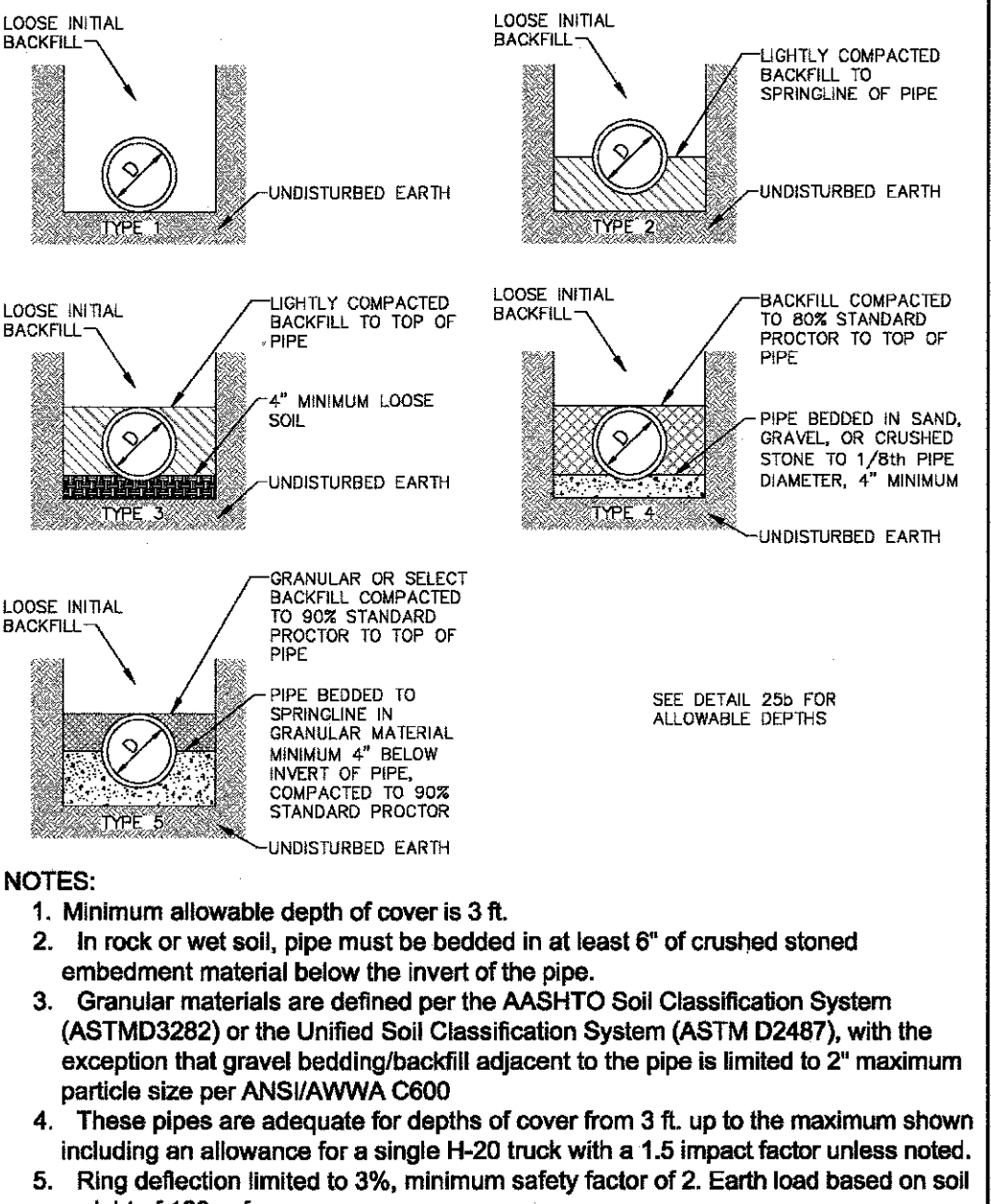
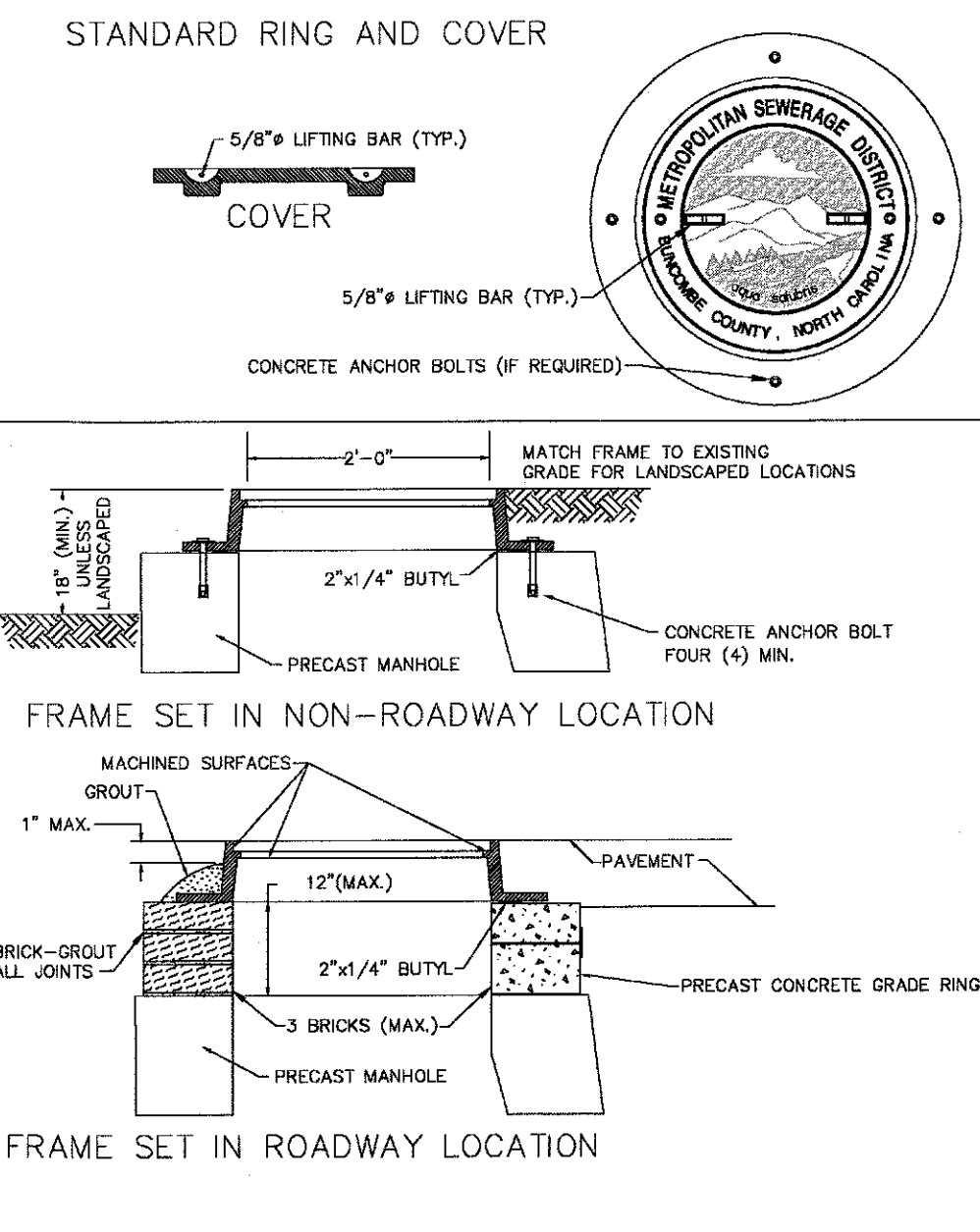
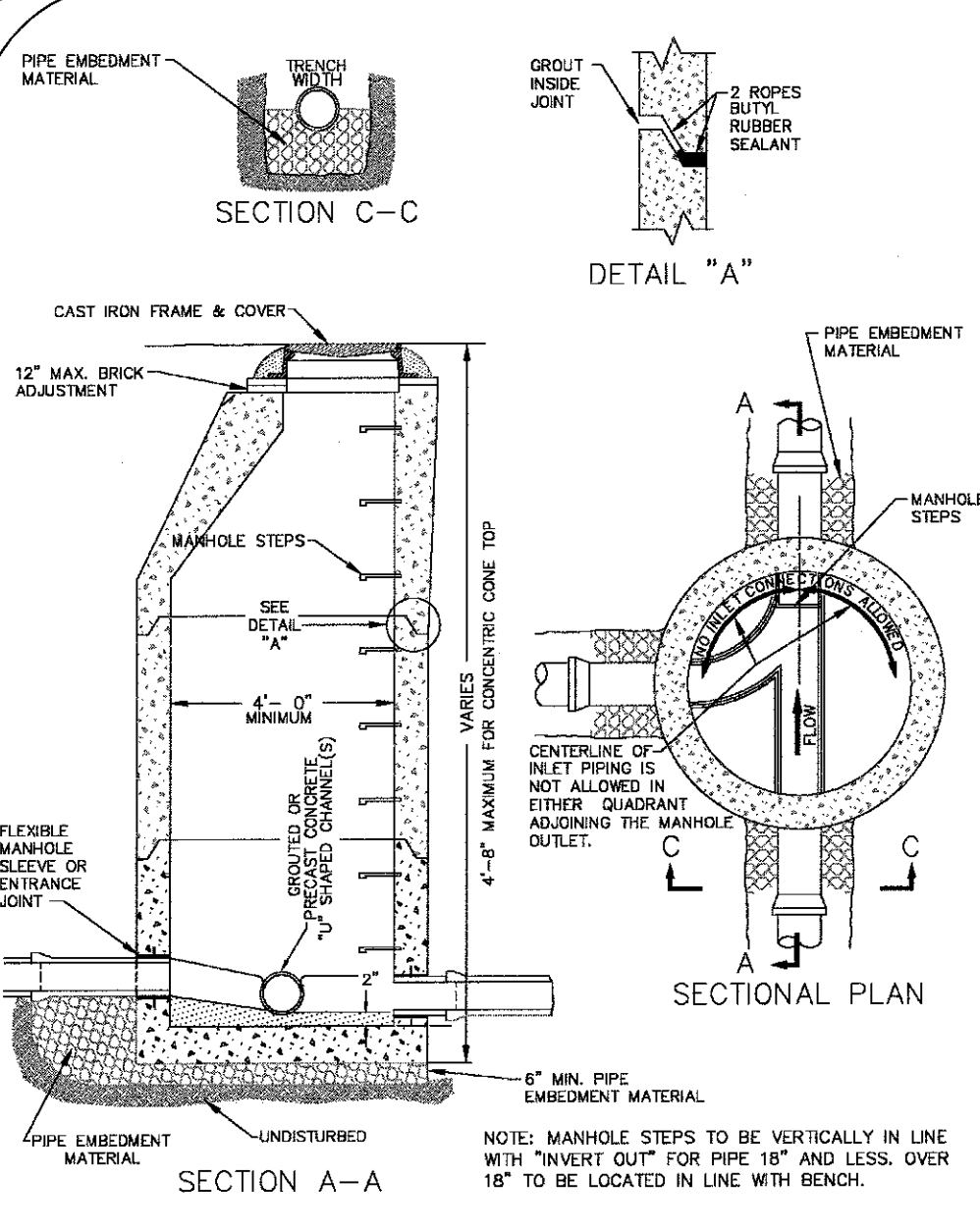


Revisions

date: 9/16/2015
 job: 14165
 drawn: JLD

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sheet
 C-602



Pipe Size	Pressure Class	Type 1	Type 2	Type 3	Type 4	Type 5
4	350	53	61	69	85	100
6	350	28	37	47	68	88
8	350	16	20	25	34	40
10	350	11	18	19	28	45
12	350	10	15	19	28	45
14	250	11	15	23	38	58
14	300	13	17	26	42	62
14	350	14	18	28	48	74
16	250	11	15	24	34	54
16	300	13	17	28	38	68
16	350	15	20	28	48	78
18	250	10	14	22	31	51
18	300	12	16	26	36	61
18	350	13	19	29	41	71
20	250	10	14	22	30	50
20	300	12	16	26	36	60
20	350	13	19	29	41	71
24	250	11	15	24	34	54
24	300	13	17	28	38	68
24	350	15	19	28	48	78
30	250	11	15	19	27	45
30	300	13	17	21	29	57
30	350	15	19	23	33	69
36	200	8	12	15	23	33
36	250	10	14	18	28	43
36	300	12	16	20	30	55
36	350	14	18	22	34	67
42	250	10	14	17	26	42
42	300	12	16	20	27	42
42	350	14	18	23	32	52
48	200	8	11	15	22	32
48	250	10	13	17	24	34
48	300	12	15	19	27	47
48	350	14	18	22	30	50
48	400	16	20	24	34	54
54	250	10	13	16	24	34
54	300	12	15	19	27	47
54	350	14	18	22	30	50
60	200	8	11	14	22	30
60	250	10	13	16	24	34
60	300	12	15	18	26	47
60	350	14	18	22	30	50
60	400	16	19	24	34	54
60	450	18	21	26	38	68
60	500	20	23	28	42	78
60	550	22	25	30	46	88
60	600	24	27	32	48	98
60	650	26	29	34	50	108
60	700	28	31	36	52	118
60	750	30	33	38	54	128
60	800	32	35	40	56	138
60	850	34	37	42	58	148
60	900	36	39	44	60	158
60	950	38	41	46	62	168
60	1000	40	43	48	64	178

STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
STANDARD MANHOLE	
APPROVED: FEBRUARY 25, 2010	2.11-01

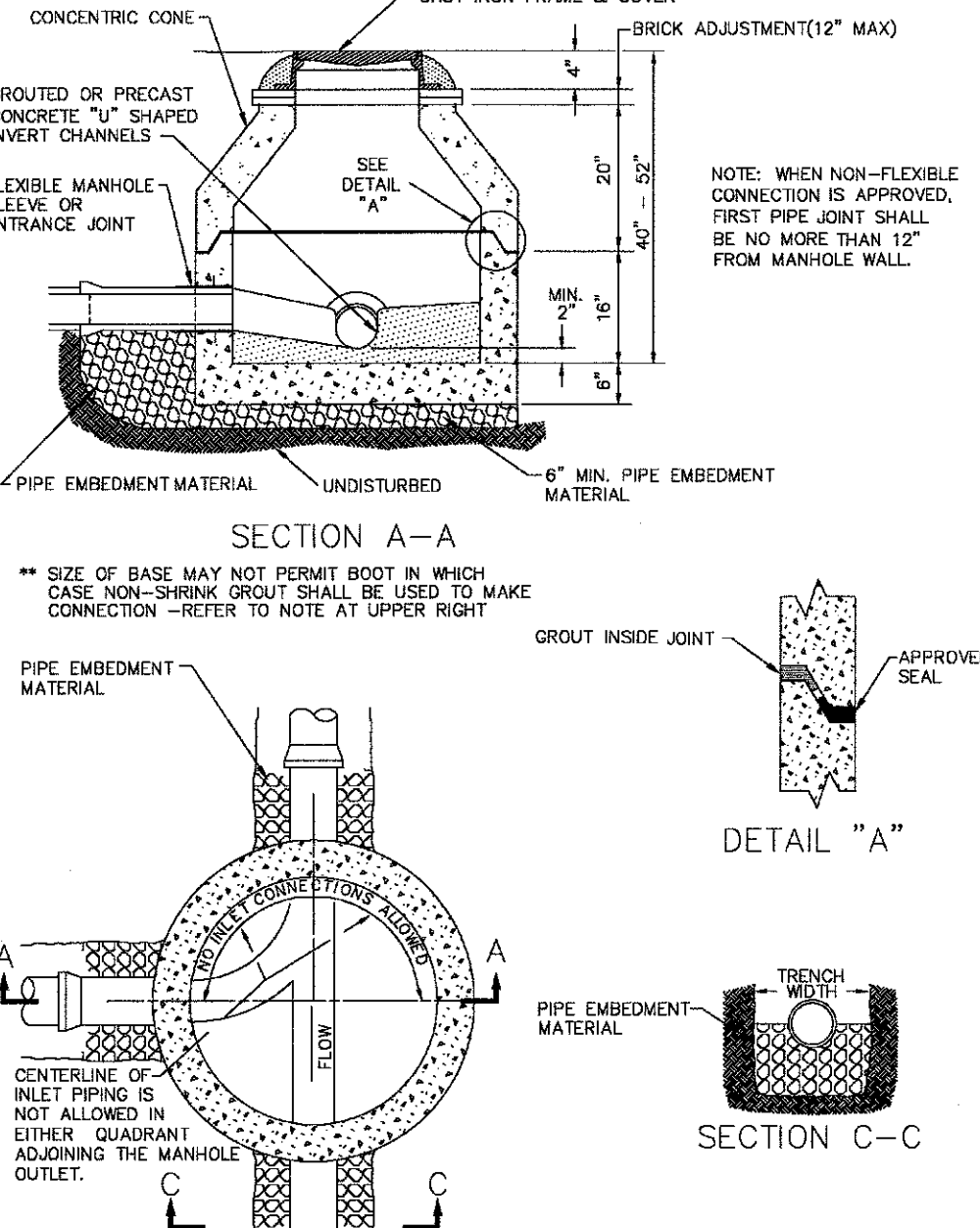
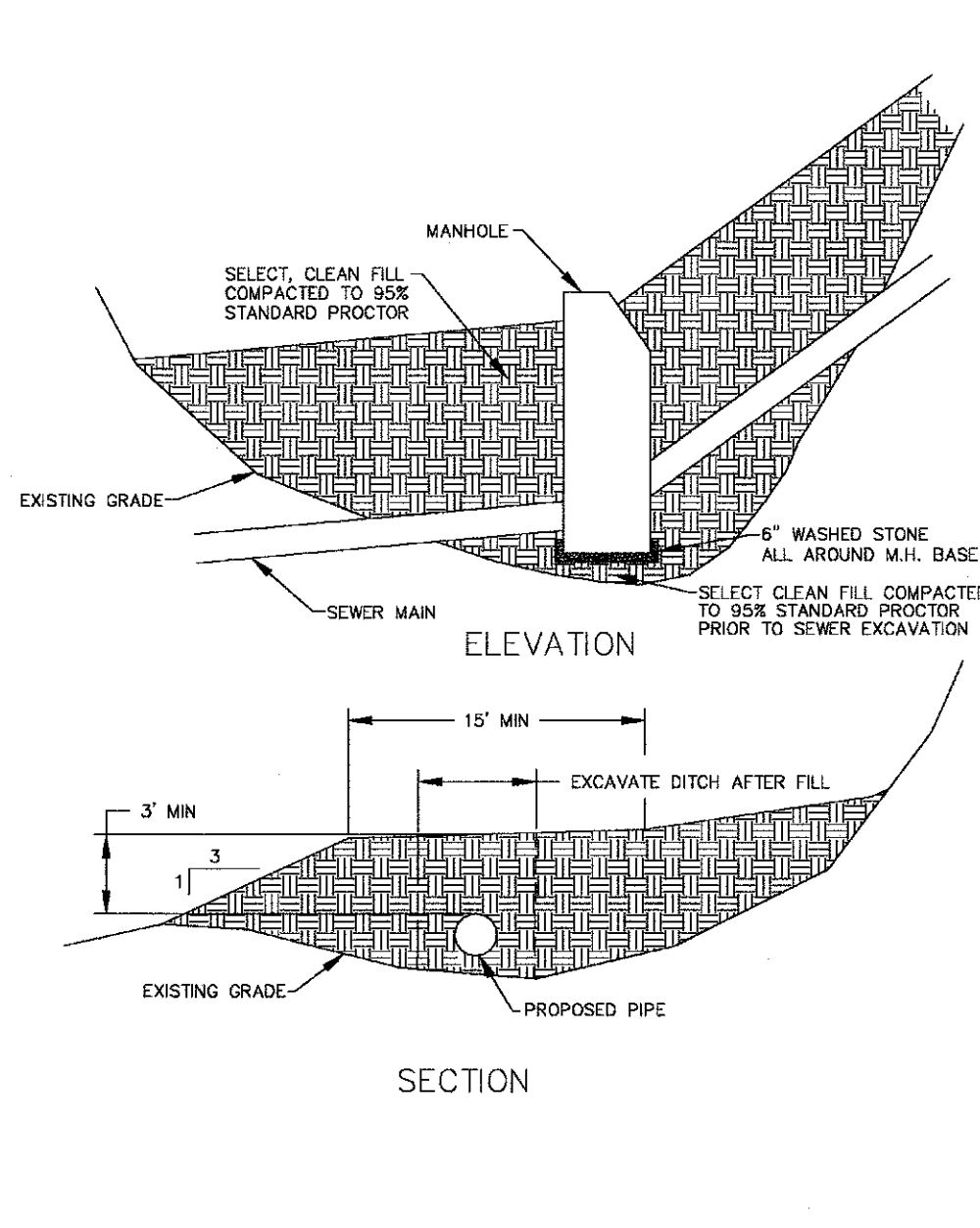
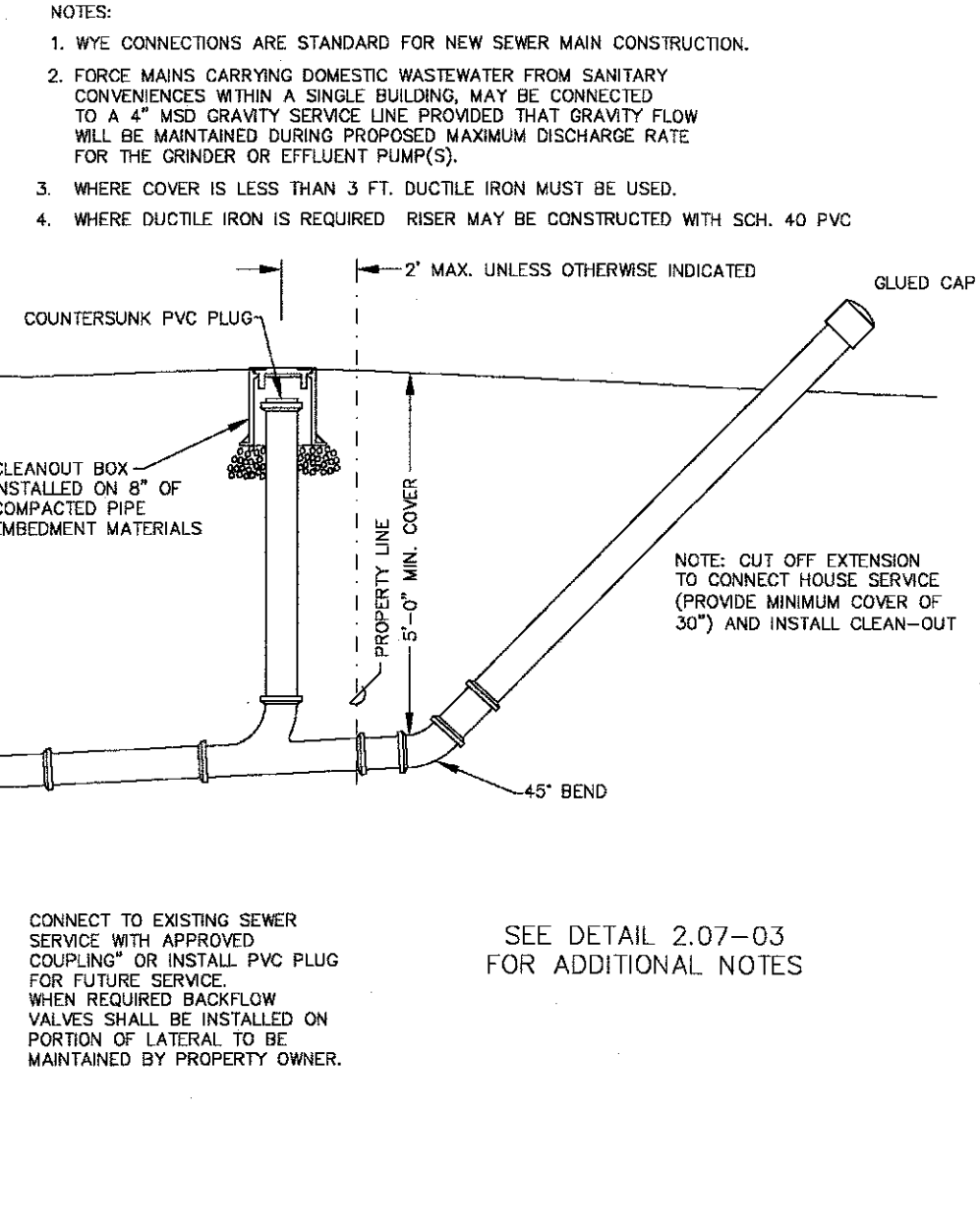
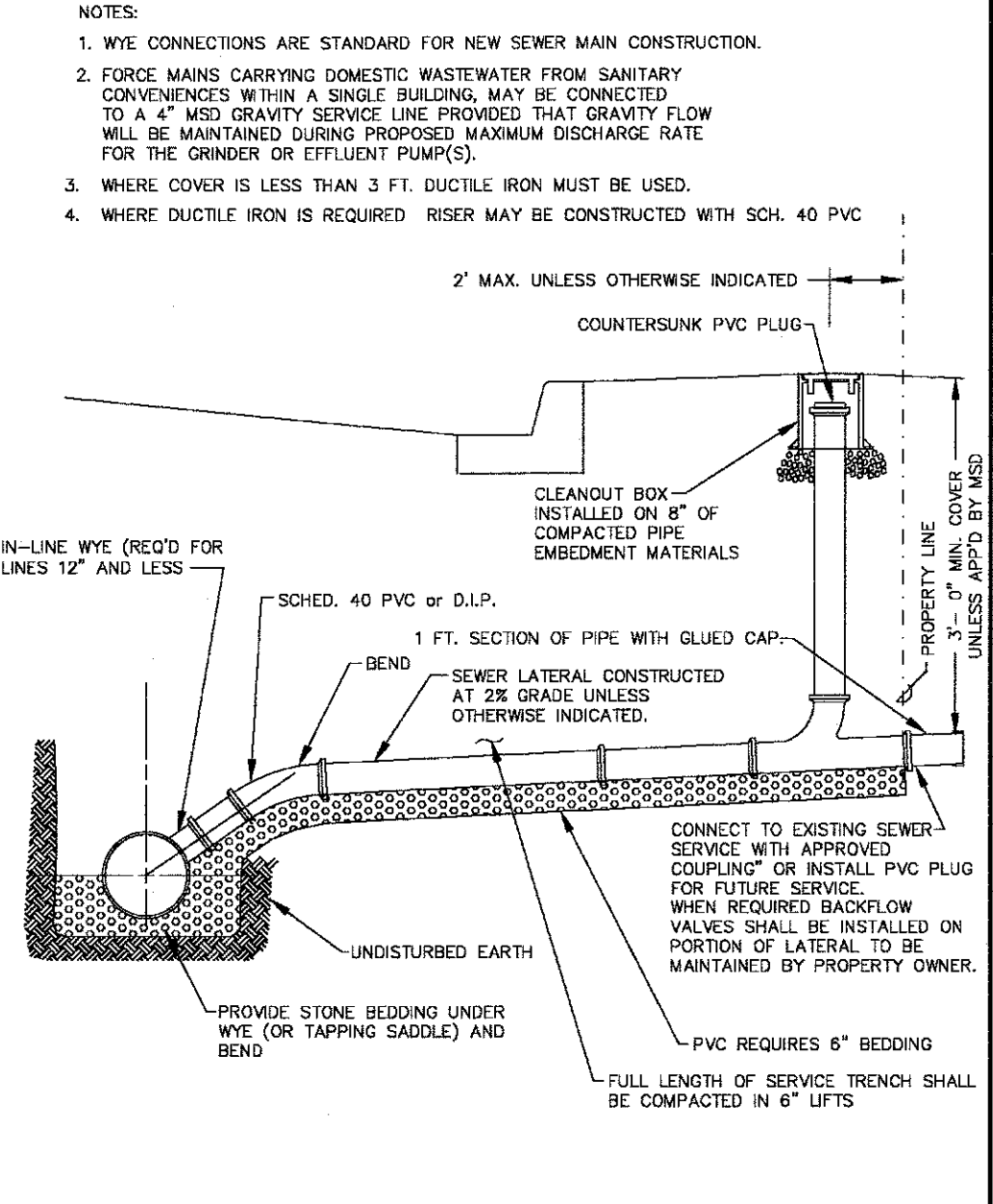
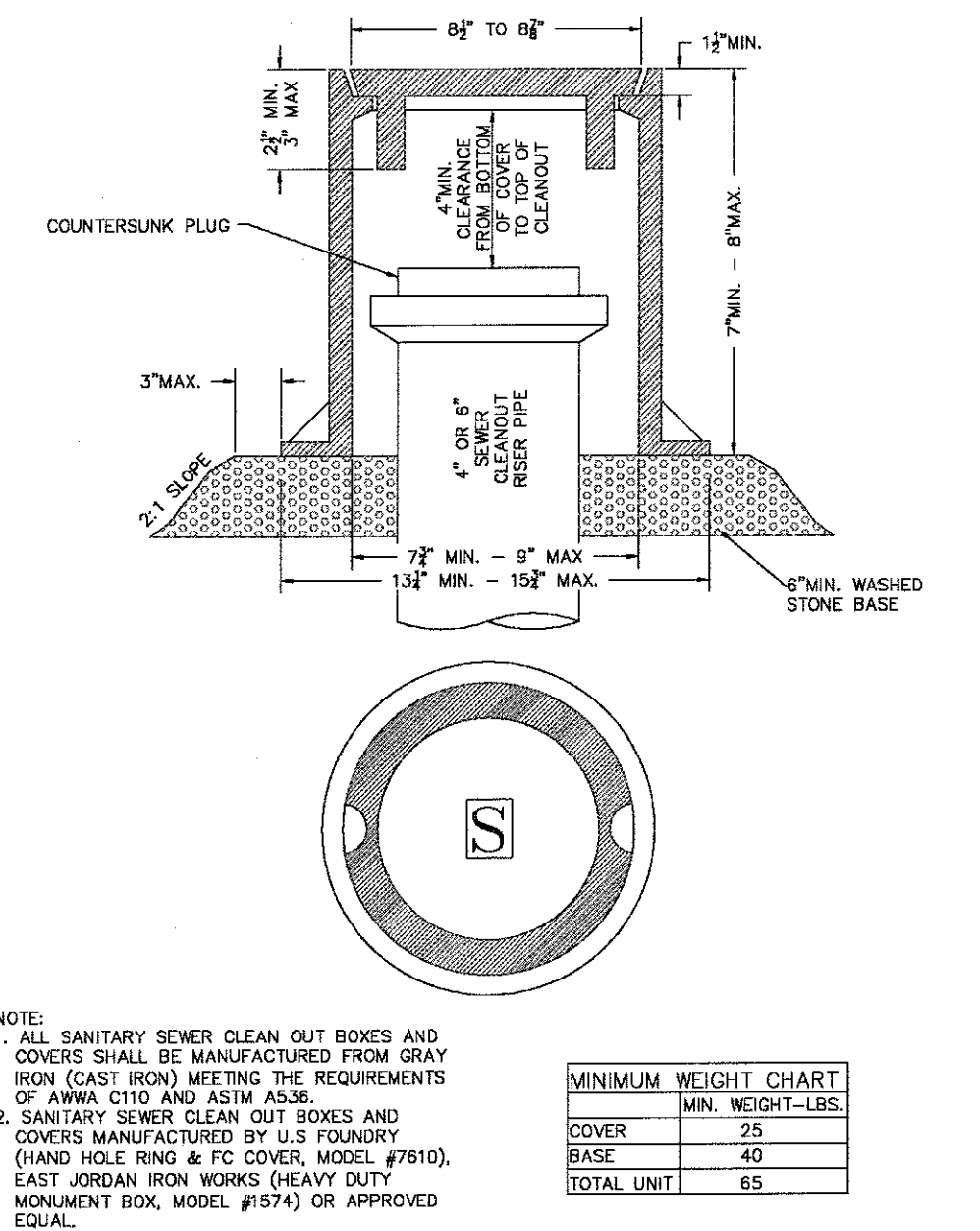
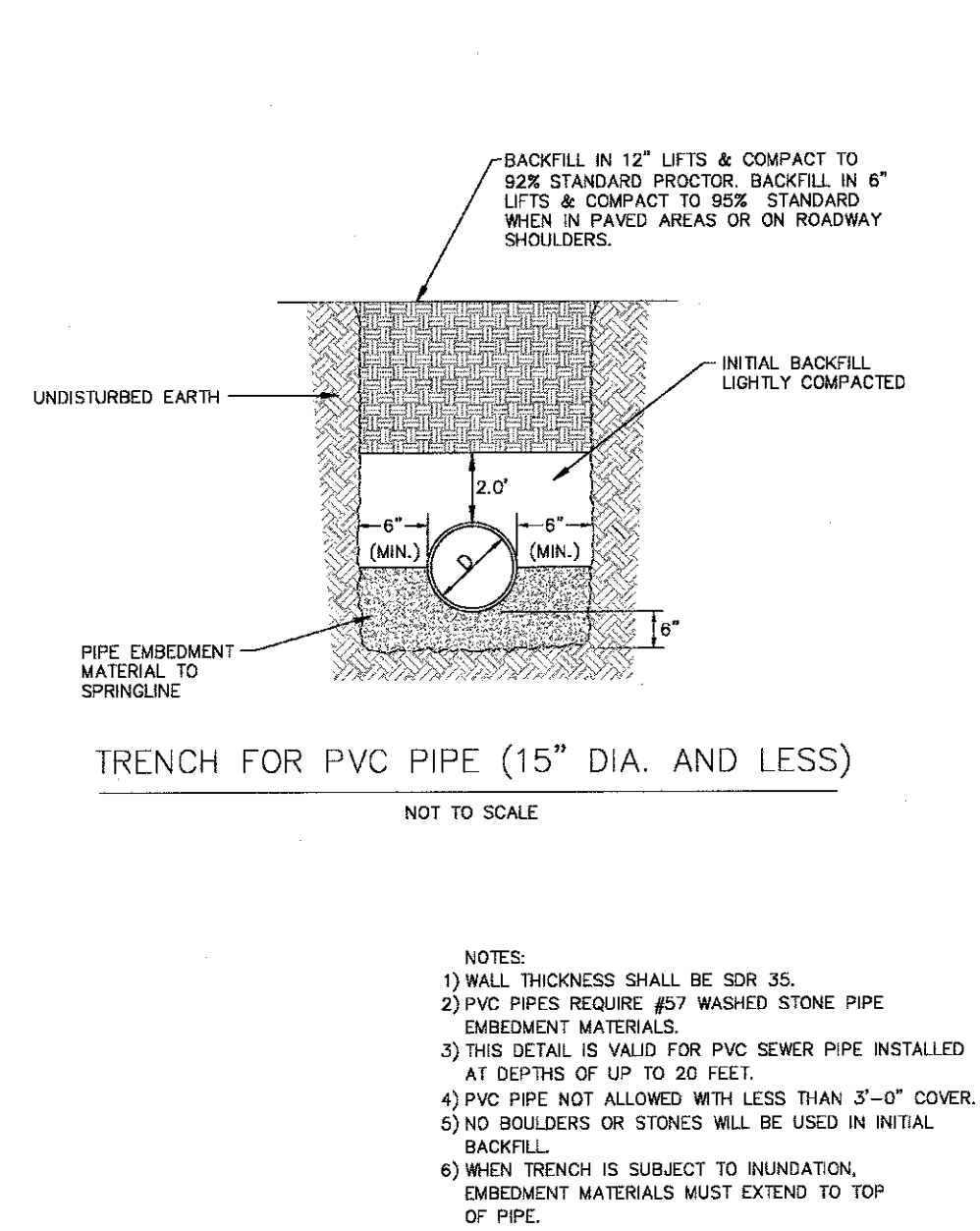
STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
STANDARD MANHOLE FRAME & COVER	
APPROVED: FEBRUARY 25, 2010	2.11-08.1

STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
TYPICAL TRENCH DETAIL FOR DUCTILE IRON PIPE-1	
APPROVED: FEBRUARY 25, 2010	2.09-01

STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
TYPE IV DROP CONNECTION	
APPROVED: FEBRUARY 25, 2010	2.11-06.4

STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
TRENCH BACKFILL	
APPROVED: FEBRUARY 25, 2010	1.16-01

STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
TYPICAL TRENCH DETAIL FOR DUCTILE IRON PIPE-2	
APPROVED: FEBRUARY 25, 2010	2.09-02



STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
TRENCH FOR PVC PIPE	
APPROVED: FEBRUARY 25, 2010	2.04-01

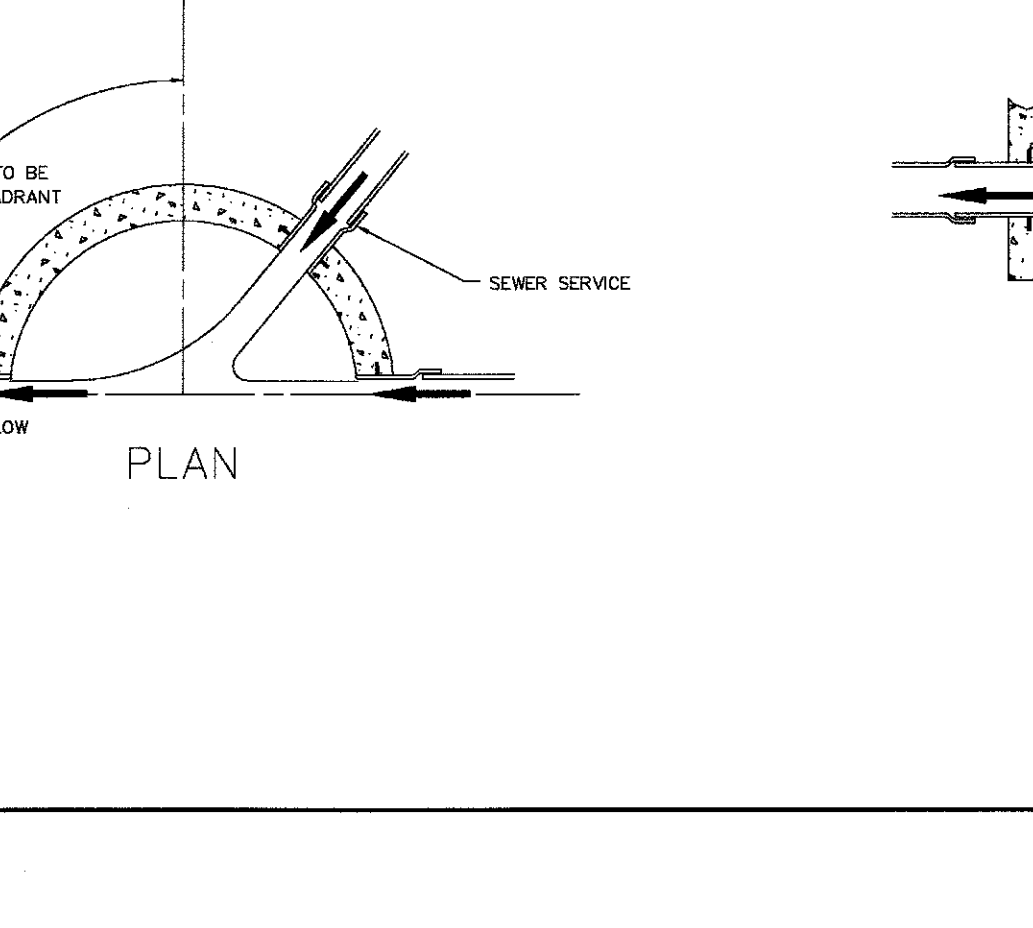
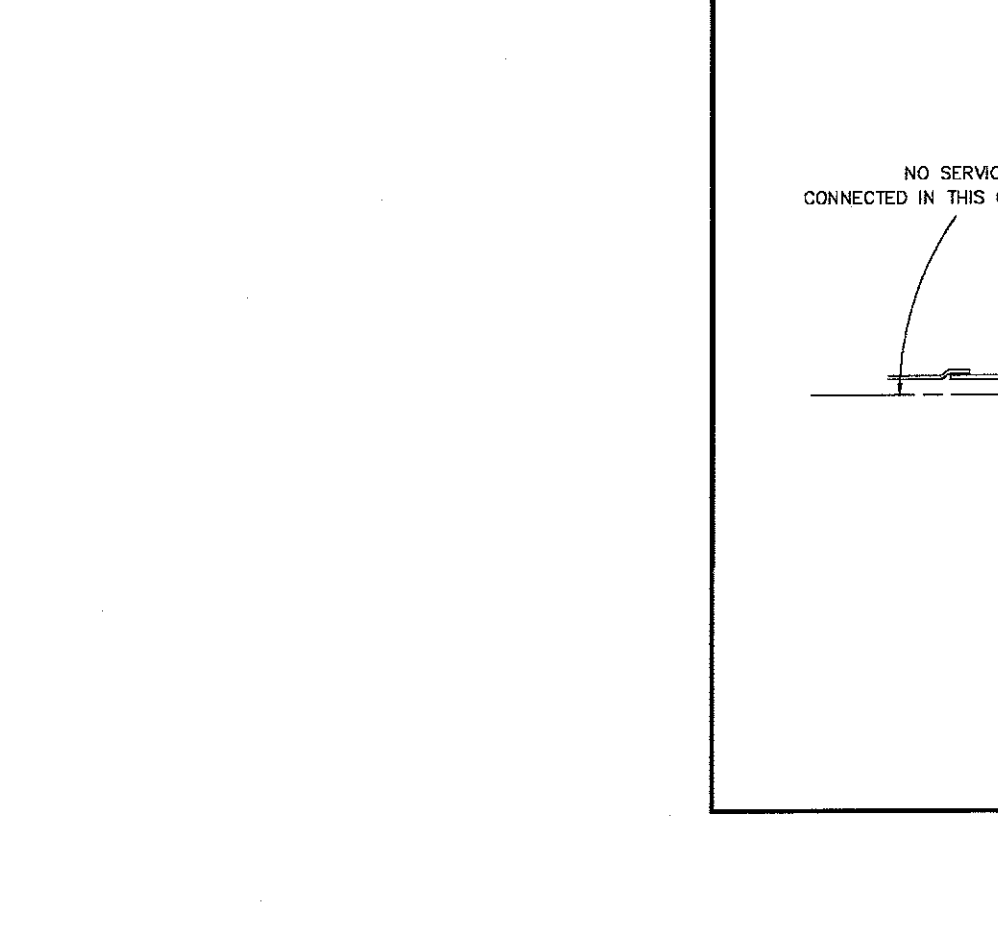
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Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
CLEANOUT BOX	
APPROVED: FEBRUARY 25, 2010	2.07-05

STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
SANITARY SEWER SERVICE LESS THAN 5' DEEP	
APPROVED: FEBRUARY 25, 2010	2.07-03

STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
SANITARY SEWER SERVICE MORE THAN 5' DEEP	
APPROVED: FEBRUARY 25, 2010	2.07-04

STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
SEWER MAIN IN FILL	
APPROVED: FEBRUARY 25, 2010	2.01-04

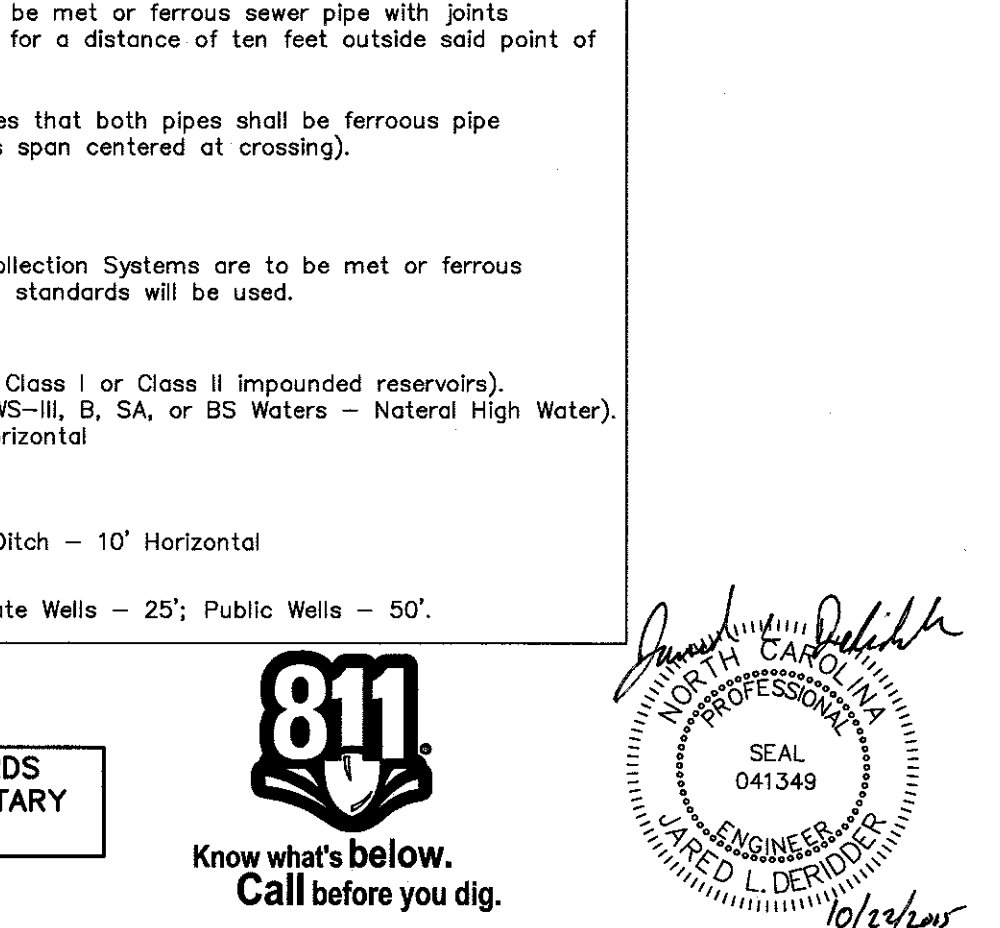
STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
SHALLOW MANHOLE TYPE I	
APPROVED: FEBRUARY 25, 2010	2.11-02



STANDARD DETAIL	
Metropolitan Sewerage District	
of	
Buncombe County, North Carolina	
SERVICE CONNECTIONS AT MANHOLES	
APPROVED: FEBRUARY 25, 2010	2.11-07.1

METROPOLITAN SEWERAGE DISTRICT					
REQUIRED PERMANENT EASEMENT WIDTHS					
WHERE THE DEPTH OF SANITARY SEWERS EXCEEDS TWENTY FEET (20') OR WHERE SLOPES EXCEED A RATIO OF THREE TO ONE (3:1) EASEMENT WIDTHS WILL BE DETERMINED BY THE DISTRICT ON A CASE BY CASE BASIS.					
TRENCH DEPTH	8'-12' SEWER RIGHT OF WAY	15'-18' SEWER RIGHT OF WAY	21'-27' SEWER RIGHT OF WAY	30'-36' SEWER RIGHT OF WAY	42'-54' SEWER RIGHT OF WAY
0-6	20'	20'	25'	25'	30'
6-8	20'	20'	25'	25'	30'
8-10	20'	25'	25'	25'	30'
10-12	20'	25'	25'	30'	30'
12-14	25'	30'	30'	35'	35'
14-16	30'	35'	35'	40'	40'
16-18	30'	35'	40'	40'	40'
18-20	30'	40'	45'	45'	45'

UTILITY CROSSING	
Clearance requirements are to be met or ferrous sewer pipe with joints equivalent to water main standards will be used for a distance of ten feet outside said point of crossing.	
Storm Sewer - 24\"/>	



Revisions

date: 9/16/2015
job: 14165
drawn: JLD

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Hendersonville, North Carolina 28702
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PIN 9644-93-5402
EATON CORPORATION
1000 EATON BLVD
CLEVELAND, OH 44122
DB 1783 PG 590

PIN 9644-93-4379
CUTLER HAMMER INC.
1000 EATON BLVD
CLEVELAND, OH 44122
DB 1783 PG 583

PIN 9654-03-0409
PROGRESS ENERGY
OF THE CAROLINAS
555 BREVARD ROAD
ASHEVILLE, NC 28806
DB 1559 PG 159

PIN 9654-03-3213
MARK W. DAVIS
EVELYN DAVIS
82 OLD SHOALS RD
ARDEN, NC 28704
DB 3717 PG 743

PIN 9644-93-7186
FRANK FLETCHER HEIRS
PO BOX 463
ARDEN, NC 28704
DB 230 PG 38
PB 101 PG 9 - TRACT ONE

PIN 9644-93-7186
FRANK FLETCHER HEIRS
PO BOX 463
ARDEN, NC 28704
DB 230 PG 38
PB 101 PG 9 - TRACT THREE

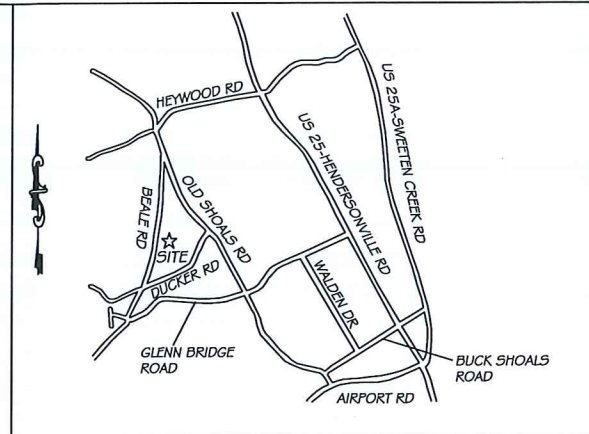
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FRANK FLETCHER HEIRS
PO BOX 463
ARDEN, NC 28704
DB 230 PG 38
PB 101 PG 9 - TRACT TWO

PIN 9644-92-8766
YEZREAL LLC
DB 5037 PG 512
65 BEALE ROAD
ARDEN, NC 28704
PB 138 PG 137 - LOT TWO

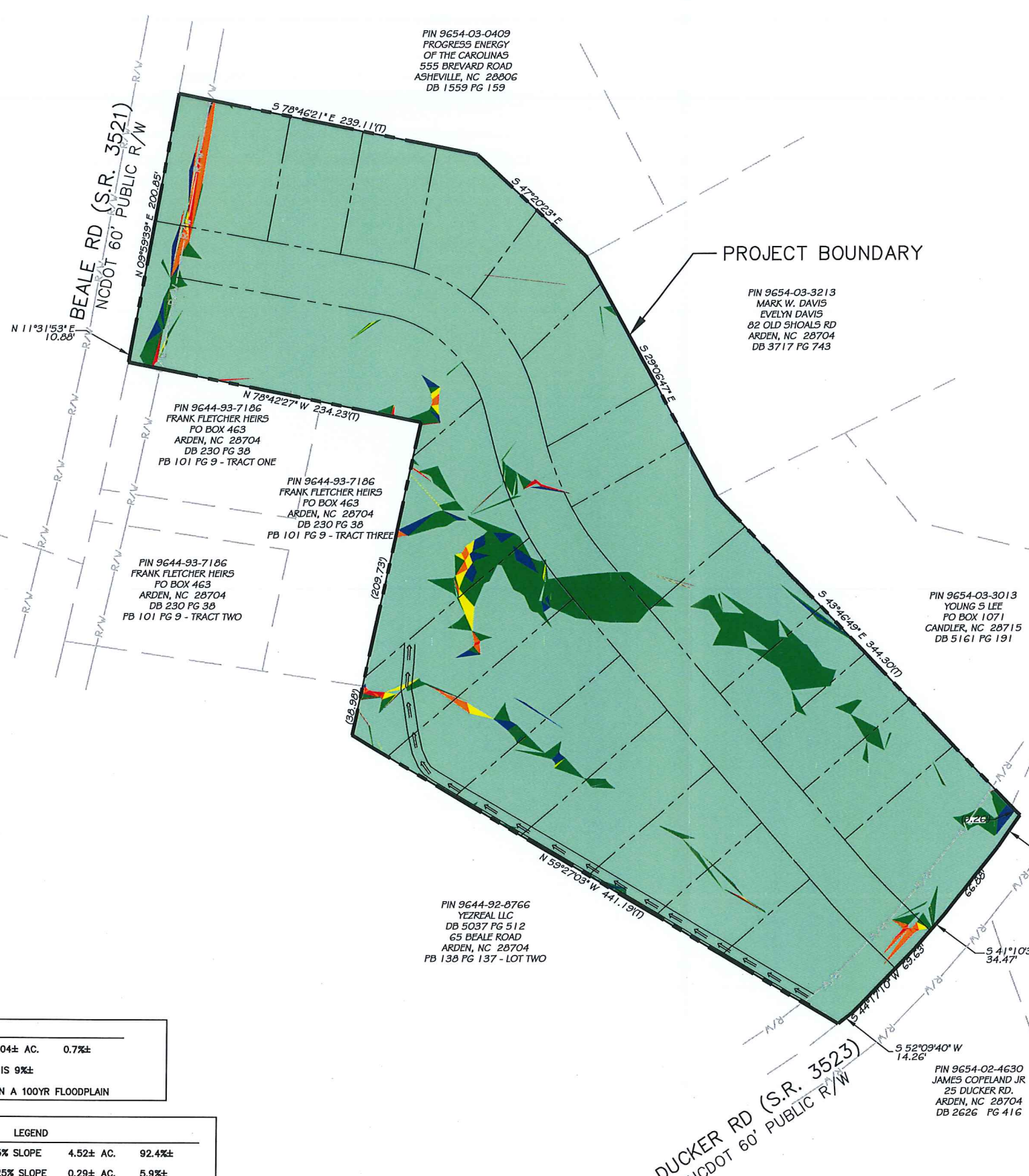
PIN 9654-03-3013
YOUNG S LEE
PO BOX 1071
CANDLER, NC 28715
DB 5161 PG 191

PIN 9654-02-4840
DOUGLAS & TRACI BURKE
DB 4793 PG 246
33 BRIARWOOD RD.
ASHEVILLE, NC 28804
DB 4793 PG 246

PIN 9654-02-4630
JAMES COPELAND JR
25 DUCKER RD.
ARDEN, NC 28704
DB 2626 PG 416



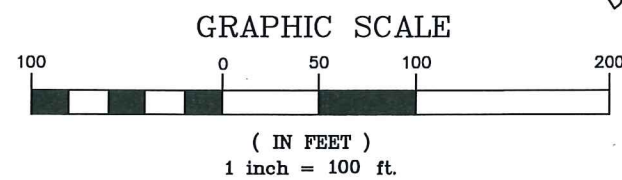
VICINITY MAP
NOT TO SCALE



PROJECT BOUNDARY

- NOTE:
- 1.) TOTAL SLOPE 35% AND GREATER 0.04± AC. 0.7%±
 - 2.) TOTAL SITE NATURAL AVERAGE SLOPE IS 9%±
 - 3.) THIS PROPERTY IS NOT LOCATED WITHIN A 100YR FLOODPLAIN

LEGEND		
	0% TO LESS THAN 15% SLOPE	4.52± AC. 92.4%±
	15% TO LESS THAN 25% SLOPE	0.29± AC. 5.9%±
	25% TO LESS THAN 30% SLOPE	0.03± AC. 0.7%±
	30% TO LESS THAN 35% SLOPE	0.02± AC. 0.3%±
	35% TO LESS THAN 50% SLOPE	0.03± AC. 0.5%±
	50% AND GREATER SLOPE	0.01± AC. 0.2%±
	PROJECT BOUNDARY	



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www.wgla.com

Preliminary
Not for Construction

NORTH CAROLINA
PROFESSIONAL
SEAL
ENGINEER
JARED L. DERIDDER

Revisions

date: 9/1/15
job: 14165
drawn: AET

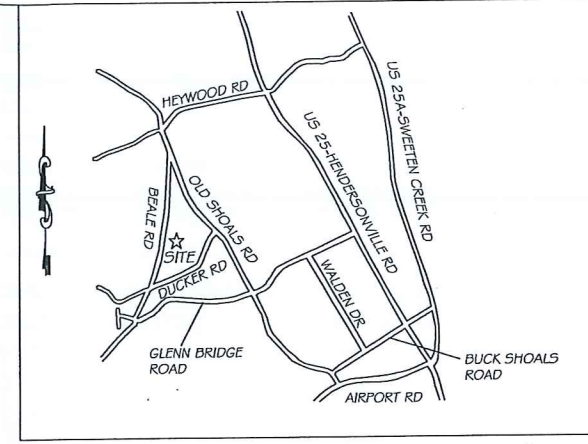
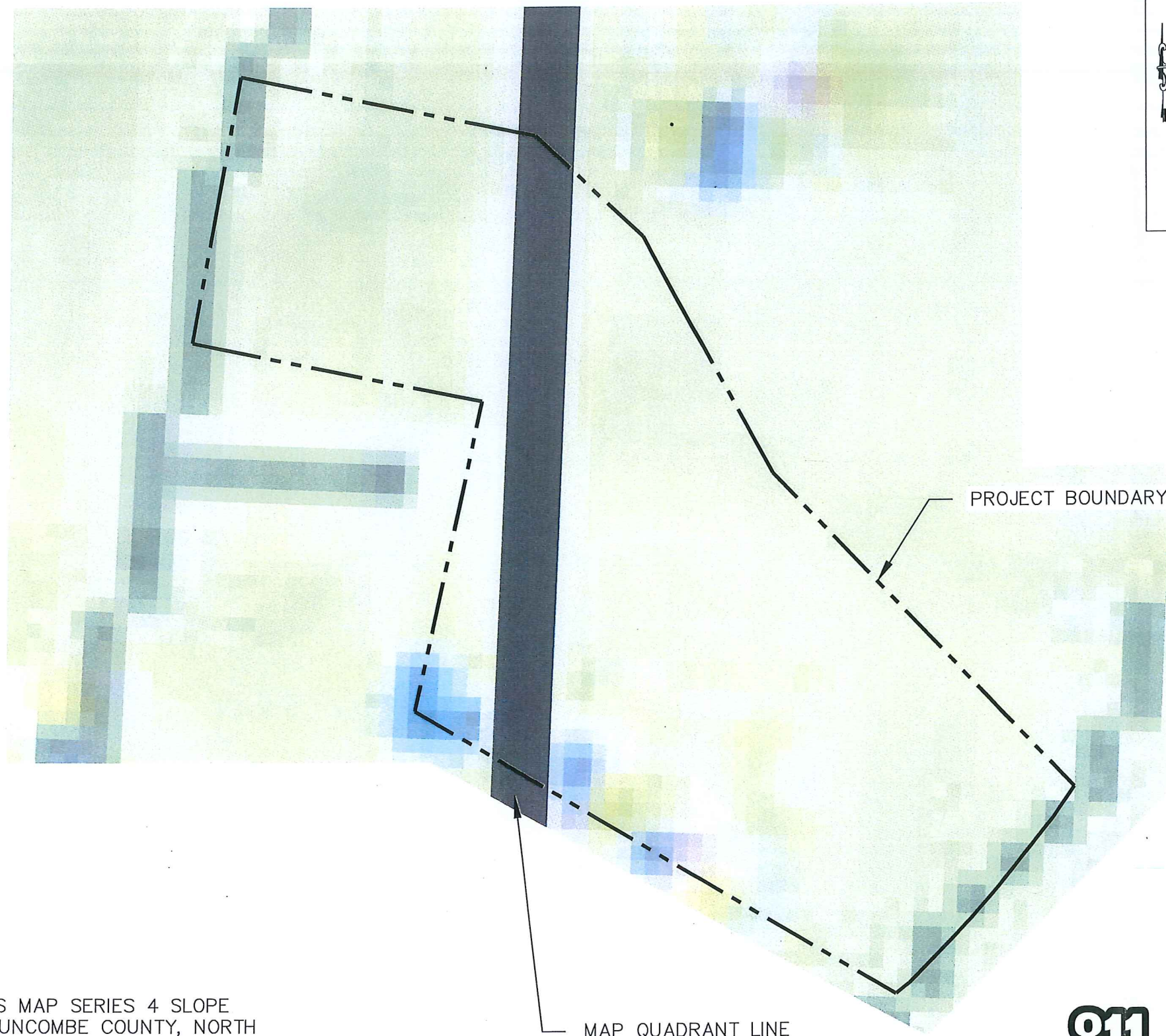


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ASHEVILLE AREA HABITAT - ARDEN SITE
ARDEN
BUNCOMBE COUNTY
NORTH CAROLINA

SLOPE ANALYSIS MAP

sheet
C-1.0



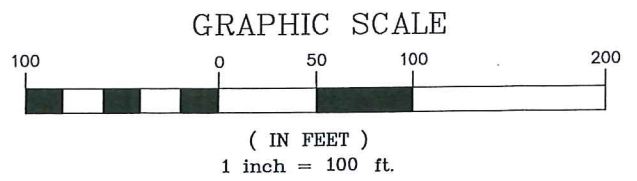
VICINITY MAP
NOT TO SCALE

PROJECT BOUNDARY

MAP QUADRANT LINE

IMAGE REF.: GEOLOGIC HAZARDS MAP SERIES 4 SLOPE MOVEMENT HAZARD MAPS OF BUNCOMBE COUNTY, NORTH CAROLINA VERSION AUGUST 24, 2009.

LEGEND	
	STABLE
	MODERATELY STABLE
	NOMINALLY STABLE
	LOWER THRESHOLD OF INSTABILITY



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Revisions

date: 9/1/15
job: 14165
drawn: AET



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ASHEVILLE AREA HABITAT - ARDEN SITE
ARDEN
BUNCOMBE COUNTY
NORTH CAROLINA

SLOPE STABILITY MAP

sheet
C-1.0

Buncombe County Planning Board Meeting
Recommended Staff Conditions
November 16, 2015
Asheville Area Habitat- Beale Road
SUB2015-000296
Asheville Area Habitat – Beale Road

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 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.*
2. Provide a written statement from the Buncombe County Stormwater Ordinance 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.*
3. Provide a copy of the approved North Carolina Department of Transportation driveway permit.
4. 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.
5. Provide proof of approval of system design for Metropolitan Sewerage District (MSD) 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.
6. Provide proof of approval of E-911 addressing or indicate approved addresses and road names on final plat.
7. Indicate provision of utilities or indicate that no such provision has been provided.
8. Indicate FEMA flood hazard information and map panel number on the submitted plans.
9. Indicate delineation of woods and open areas.
10. Indicate the existing use of land within and abutting the subdivision.
11. Provide proof of approval of NCDOT driveway permit.

12. Provide proof of a consultation of a geotechnical engineer for road construction in areas of a tract in excess of 30 percent natural slope or areas designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map. If no such areas exist indicate this on the submitted plan.
13. Indicate 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% by standard proctor method.
14. Indicate curve radii for road centerline.
15. Provide a maintenance and financial responsibility plan for the roads within the subdivision covering the period between the time lots begin and when the roads are accepted by the state division of highways.
16. Provide proof from the NCDOT Department of Transportation that a 40-foot right of way is adequate for the roads to be turned over to the NCDOT for public use.

Amend Sec. 78-581. Definitions.

Building means any structure having a roof supported by columns or by walls and intended for shelter, housing, or enclosure of persons, animals or chattels. The connection of two buildings by means of an open ~~porch, breezeway,~~ passageway, ~~deck carport,~~ or other such open structure, ~~with or~~ without a roof, shall not be deemed to make them one building. The word "building" includes the word "structure."

~~*Campus office use* means an office use located at a maximum density of one building per 2.5 acres with a building footprint not exceeding 5,000 square feet and not more than two stories in height.~~

~~*Community oriented development* means a single and/or multifamily residential development or a mixed-use development which includes single and/or multifamily affordable or workforce housing units. Bonuses in density and/or minimum lot size may be provided in return for sustainable development elements and/or the provision of community amenities.~~

~~*Group housing* means a series of one or more buildings designed for multifamily use, including multifamily dwellings and single-family attached dwellings.~~

~~*Group housing project* means a project which proposes the construction and/or development of a tract or tracts of land and one or more buildings thereon for group housing, including but not limited to condominiums, townhouses, row houses, apartments and other forms of group housing.~~

~~*Group housing project area* means that area of land which comprises the total perimeter area of the contemplated group housing project inclusive of lot and open space.~~

~~*Group housing project owner* means any person which has an ownership interest in any group housing project.~~

~~*Group home* means a residential single or multifamily structure or structures in which the residents are supervised and/or mentored but not provided medical treatment, and where the residents are not considered a danger to others. This definition does not include summer or other seasonal camps operated as private recreation.~~

~~*Health care facility* means a residential treatment facility that houses patients on a short or long-term basis and provides medical or psychiatric care on site. These facilities include but are not limited to the following, as defined by the NC Division of Health Services: adult care homes, assisted living residences, chemical dependency facilities, combination homes, health care facilities, freestanding licensed hospice facilities, hospitals, hospital facilities, long-term care facilities, multiunit assisted housing with services, nursing facilities, nursing homes, nursing home facilities, psychiatric facilities, and rehabilitation facilities.~~

~~Planned unit development (PUD) means more than two principal buildings or uses proposed to be constructed on a single lot, any building with a gross floor area of 35,000 square feet or more, or any residential complex of five or more units. Residential units within a planned unit development may include single-family detached or attached units, townhouse developments, garden apartments, patio homes, and other types of residential units, excluding mobile homes and mobile home parks. For purposes of the Steep Slope/High Elevation Overlay District only, planned unit development means more than two principal buildings or uses proposed to be constructed on a single lot, any building with a gross floor area of 10,000 square feet or more, or any residential complex of three or more units. A planned unit development also refers to developments which contain structures which exceed the maximum height allowed within the zoning district; such planned unit developments are prohibited within the Steep Slope/High Elevation and Blue Ridge Parkway Overlay Districts.~~

~~Planned unit development, commercial (CPUD) means more than four (4) principal buildings or uses on a single lot or any principal building with a gross floor area of 50,000 square feet or more. CPUDs must include only commercial and/or industrial uses. Relatively small and low-impact additions to a building already greater than 50,000 square feet and located greater than fifty feet from any adjoining property may not trigger the definition of a CPUD at the discretion of the zoning administrator.~~

~~Planned unit development, residential or mixed use (RPUD) means more than four (4) principal buildings or uses on a single lot; any principal building with a gross floor area of 25,000 square feet or more; any residential complex of more than eight (8) units; or a subdivision of more than ten (10) lots where building envelopes are defined, areas are set aside for open space and/or amenities, and a decrease in minimum lot size and/or interior setbacks is desired. A RPUD must include residential uses and may not be solely commercial and/or industrial development.~~

~~Postal and parcel delivery services means a post office or other packing and shipping facility which does not include warehousing or bulk sorting of shipments.~~

~~Subdivision means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sale or building development (whether immediate or future) and includes all division of land involving the dedication of a new street or a change in existing street. This definition does not include a subdivision of land considered to be an Alternative Path Hillside Development Subdivision.~~

~~Subdivision, alternative path hillside development is a subdivision of land as defined by and approved under the standards of The Land Development and Subdivision Ordinance of Buncombe County, Sec. 70-68(f).~~

~~Travel trailer park means a parcel of land designed and equipped to accommodate three (3) or more travel trailers.~~

Amend Sec. 78-636. Use districts; enumeration.

For the purpose of this article, the zoning districts of Buncombe County as delineated on the official zoning map of Buncombe County, adopted by the board of commissioners, shall be divided into the following designated use districts:

R-LD	Low-Density Residential District
R-1	Single-Family Residential District
R-2	Residential District
R-3	Residential District
CS	Commercial Service District
EMP	Employment District
PS	Public Service District
CR	Conference Center/Resort District
NS	Neighborhood Service District
BDM	Beaverdam Low-Density Residential District
OU	Open Use District
AI	Airport Industry District

Amend Sec. 78-640. Statement of district intent.

(a) *Low-Density Residential District (R-LD)*. The R-LD Low-Density Residential District is primarily intended to provide locations for low-density residential and related-type development in areas where topographic or other constraints preclude intense urban development. These areas are not likely to have public water and sewer services available, and the minimum required lot area will be one acre unless additional land area is required for adequate sewage disposal. These are environmentally sensitive areas that are characterized by one or more of the following conditions: steep slopes, fragile soils, or flooding.

(b) *~~Single-Family Residential District (R-1)~~*. The R-1 ~~Single-Family~~ Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future. This district is further intended to protect existing single-family subdivisions from encroachment of incompatible land uses, and this district does not allow manufactured home parks.

(c) *Residential District (R-2)*. The R-2 Residential District is primarily intended to provide locations for residential development and supporting recreational, community service and educational uses in areas where public water and sewer services are available or will likely be provided in the future. These areas will usually be adjacent to R-1 ~~Single-Family~~ Residential Districts, will provide suitable areas for residential subdivisions requiring public water and sewer services, and in order to help maintain the present character of R-1 districts, will not allow manufactured home parks.

Amend Sec. 78-641. Permitted uses.

(a) *Permitted use table.* Uses are permitted in the various zoning districts pursuant to Table 1.

Table 1 – Permitted Use Table												
Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Single-family residential dwelling, including modular	P	P	P	P	P	P	P	P		P		P
Duplex/Two-family residential dwelling units (attached or detached)	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P		<u>P</u>	P
<u>Community oriented developments</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Multifamily residential dwelling units (only one building) no more than eight units in no more than four buildings)			P	P	P	P	P	P	P			<u>P</u>
<u>Open-Use Multifamily dwelling (less than six units on single lot)</u>												<u>P</u>
<u>Open-Use Multifamily dwelling (six or more units on single lot)</u>												<u>C</u>
<u>HUD-labeled Manufactured/mobile homes-Residential</u>	P			P			P					P
<u>Manufactured home parks (8 units or fewer)</u>				<u>P</u>								<u>P</u>
<u>Manufactured/mobile home parks (more than 8 units)</u>				C								P
<u>Planned unit developments, residential or mixed</u>		<u>C</u>	C	C	C	C	C	C	C	<u>C</u>		<u>PC</u>

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
<u>use</u>												
<u>Planned unit developments, commercial</u>						<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>
Subdivisions	P	P	P	P	P	P	P	P	P	P	P	P
<u>Subdivisions, alternative path hillside development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P	P
Adult Entertainment Establishments						C	C					C
Airports										C		
Amusement Parks						C	C	C	C			C
Animal hospitals and veterinarian clinics					P	P	P			P		P
Asphalt Plants							C					C
Aviation-related services and facilities										P		
Banks and other financial institutions					P	P	P	<u>CP</u>	<u>CP</u>	P		P
<u>Bed and breakfast inns (10 occupants or less)</u>	<u>PSR</u>		<u>GSR</u>	P	P	P	P	P	P			P
<u>Bed and breakfast inns (more than 10 occupants)</u>	<u>C</u>		<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>
<u>Campus office use</u>			<u>C</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
Cargo/freight terminals, operations						<u>CP</u>	P			P		P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
and activities												
Cemetery	P		P	P		P		P	P			P
Chip Mills												C
<u>Churches Places of worship</u>	P	P	P	P	P	P	P	P	P		P	P
Clubs or lodges				P	<u>CP</u>	P	P	P	P	P		P
Concrete Plants							C					C
Day nursery and private kindergarten (up to 8 students)	<u>CSR</u>	<u>CSR</u>	<u>CSR</u>	<u>CSR</u>	P	P	P	P	P	P		P
<u>Day nursery and private kindergarten (more than 8 students)</u>			<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
Family care home	P	P	P	P				P	P		P	P
Funeral homes						P	<u>CP</u>	P	P			P
Government protective services			P	P	P	P	P	P	P	P		P
Greenhouses, commercial (nursery, lawn and garden products)					P	P	P	P	P	P		P
<u>Group homes</u>			<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>
Hazardous Waste Facilities												C
<u>Hospitals, nursing homes, assisted living facilities, retirement communities-Health care facilities</u>			<u>C</u>	C		P	P	P	P			P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Home occupations	P	P	P	P	P	P	P	P	P	P	P	P
Hotels and motels						P	CP	P	P	P		P
Incinerators												C
Junkyards							C					C
Kennels				C	P	P	P			P		P
Laundry and dry cleaning services					P	P	CP	P	P	P		P
Libraries			P	P	P	P	P	P	P			P
Manufacturing and processing operations						P	P			P		P
Medical Clinics				C	P	P	P	P	P	P		P
Mining and Extraction Operations							C					C
Motor Sport Facilities												C
Motor vehicles maintenance and repair					C	P	P	P	P	P		P
Motor vehicles sales and rental						P	P			P		P
Motor vehicles service stations (fueling stations)					P	P	P	P	P	P		P
National Guard and Reserve Armories						P	P	P		P		P
Nightclubs, bars and pubs					P	P	P		P	P		P
Personal Landing Strips				C		C	C	C	C	C		C

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Physical fitness centers				<u>C</u>	P	P	<u>CP</u>	P	P	P		P
Postal and parcel delivery services					<u>CP</u>	P	P	P	P	P		P
Printing and lithography						P	P			P		P
Professional and business offices and services					P	P	P	P	P	P		P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)	P	P	P	P	P	P	P	P	P	P	P	P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)	C	C	C	C	C	C	C	C	C	C	C	C
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)	C	C	C	C	P	P	P	P	P	P	C	P
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)	C	C	C	C	C	C	C	C	C	C	C	C

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
footprint)												
Radio, TV and telecommunications towers	C			C		C	C	C	C	P		P
Recreation use, <u>nonprofit governmental</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	P	P	P	P	P	P	<u>P</u>	P
Recreation use, <u>profit non-governmental</u>	<u>C</u>	<u>C</u>	C	C	C	P	<u>CP</u>	P	P	P	<u>C</u>	P
Repair services (electrical and appliances)					P	P	P			P		P
Restaurants, eating establishments and cafés					P	P	P	P	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment (inside building with no outside sales storage)					P	P	<u>CP</u>	C	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment						P	<u>CP</u>		P	P		P
Rooming house			C	P	P	P	<u>CP</u>	P	P			P
Schools, public and private		<u>C</u>	C	C	<u>C</u>	P		P	P			P
Schools--Vocational, business and special schools						P	P	P	P	P		P
Shooting Ranges –									C			C

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use <u>SR = Permitted with Special Requirements</u> Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Outdoor Commercial												
Slaughtering Plants												C
Solid Waste Facilities – Landfills, Transfer Stations, Materials Recovery							C	C		C		C
Storage and warehousing					<u>C</u>	P	P	P	<u>CP</u>	P		P
Theaters						P		P	P			P
Travel trailers (<u>no more than 180 days per calendar year</u>)				<u>CP</u>					P			P
Travel trailer parks				C					<u>CSR</u>			<u>PSR</u>
Vacation rentals	P	P	P	P	P	P	P	P	P		P	P
Vacation rental complex				C	C	C	C	C	C		C	C
Wholesale sales						P	P		C	P		P

Amend Sec. 78-642. Dimensional requirements.

The dimensional requirements for structures and land in the various zoning districts shall be in accordance with Table 2.

Table 2. Dimensional Requirements										
Districts	Minimum Lot Area Size ^{1,2,4,5} (Square Feet)	Density ^{2,4}		Minimum Yard Setback Requirements in Feet ^{3,4}						Maximum Height (Feet)
		Minimum Land Area Per Dwelling Unit (multiple units on a single lot) (square feet)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard	
R-LD Residential	43,560	No more than 2 units per lot	2 per lot. No acreage based density requirement. 2 (no more than 2 units per lot)	10	10	20	10	10	20	35
R-1 Residential	30,000 (no public water or sewer) 12,000 (public sewer only no public water) 8,000 (public water and sewer)	No more than 2 units per lot	2 per lot. No acreage based density requirement. 10 (no more than 2 units per lot)	10	7	15	20	10	20	35
R-2 Residential	30,000 (no public water or sewer) 10,000 (public sewer only no public water) 6,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,600 for each additional unit	12	10	7	15	20	10	20	35
R-3 Residential	Same as R-2	Same as R-2	12	10	7	15	20	10	20	35
NS Neighborhood Service	30,000 (no public water or sewer) 10,000 (public sewer only no public water) 5,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,600 for each additional unit	12	10	7	15	20	10	20	35

Table 2. Dimensional Requirements

Districts	Minimum Lot Area Size ^{1,2,4,5} (Square Feet)	Density ^{2,4}		Minimum Yard Setback Requirements in Feet ^{3,4}						Maximum Height (Feet)
		Minimum Land Area Per Dwelling Unit (multiple units on a single lot) (square feet)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard	
CS Commercial Service	Same as NS	Same as NS	13 12	10	10	10	10	10	10	50
EMP Employment	Same as NS	Same as NS	12	20	10	20	20	10	20	90
CR Conference Center/Resort	<u>Same as R-1</u> 30,000 (no public sewer) 12,000 (public sewer no public water) 8,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,500 for each additional unit	12	20	10	20	20	10	20	50 (plus 1ft additional for each additional 5 feet of setback from all property lines up to 100ft total).
PS Public Service	Same as NS	Same as NS	12	20	10	20	20	10	20	50
AI Airport Industry	Same as NS	NA	12 NA	20	10	20	20	10	20	50
BDM Beaverdam	See Footnote 46 and 68	See Footnote 6 and 8 No more than 2 units per lot	See Footnote 46 and 68 No more than 2 units per lot	See Footnote 57 and 68	15	25	See Footnote 57 and 68	15	25	35
OU Open Use	No dimensional requirements except as applied to conditional uses.									

Footnote 1--The minimum land area for lots not served by public water and/or sewer shall be subject to approval by the county health department to ensure the proper operation of septic tanks and wells. In no case shall minimum lot areas be less than those specified in this table.

Footnote 2--The minimum land area shall be calculated based on that portion of the lot which is under control of and deeded to the property owner, exclusive of road rights-of-way.

Footnote 3—All above ground portions of the structure, including but not limited to decks, stairs, overhangs which extend 24 inches or greater outside of the footprint of the structure, and other attached heated or unheated spaces must meet the dimensional requirements as set forth in this Chapter. Any structure abutting two or more highways, roads, or streets shall maintain minimum “front yard” setbacks on any side of the structure which abuts a street, road, or highway in accordance with the provisions of the district in which the property is situated. The location of the primary entrance of the structure, as determined by the Zoning Administrator, shall be considered the front, and shall also maintain minimum “front yard” setbacks.

Add footnotes 4 and 5 and renumber 4 through 6 accordingly:

Footnote 4--The Minimum Yard Setback Requirements for interior lots and Minimum Lot Size Requirements for all lots may be reduced and Density may be increased from that listed in Table 2 above through the approval of an Alternative Path Hillside Development Subdivision or a Community Oriented Development.

Footnote 5--The Minimum Lot Size Requirements listed in Table 2 above shall not apply to lots created for the provision of infrastructure and/or utilities only; cemetery lots or burial plots; or lots to be permanently dedicated as open space or common area.

Footnote 46--Beaverdam Only Development standards:

(1) Single-family residential with public water and sewer:

% Natural Slope	Lot Frontage (Feet)*	Minimum Lot Size (Acres)	Maximum Disturbed	Maximum Impervious Cover (Acres)
0-9.99 <u>with public water and sewer</u>	100	0.5	If lot is < 0.75 Acres: 80% of lot	0.375
			If lot is 0.75 - 1 Acres: 75% of lot	
			If lot is >1 Acre: 0.75 acres	
<u>0-9.99 no public water and sewer</u>	<u>100</u>	<u>1.1</u>	<u>0.75 Acres</u>	<u>0.375</u>
10-14.99 <u>with or without public utilities</u>	100	1.1	0.75 Acres	0.375
15-19.99 <u>with or without public</u>	100	1.5	0.75 Acres	0.375

<u>utilities</u>				
20-24.99 <u>with or without public utilities</u>	150	2	0.75 Acres	0.375
25-29.99 <u>with or without public utilities</u>	150	2	0.75 Acres	0.375
30-34.99 <u>with or without public utilities</u>	175	2.5	0.75 Acres	0.375
35-39.99 <u>with or without public utilities</u>	175	3	0.75 Acres	0.375
40+ <u>with or without public utilities</u>	200	5	0.75 Acres	0.375
*Minimum lot frontage shall be 75 feet where adjoining a cul-de-sac.				

(2) Single family residential (no public water and sewer):

<u>% Natural Slope</u>	<u>Lot Frontage (Feet)*</u>	<u>Min. Lot Size (Acres)</u>	<u>Maximum Disturbed (Acres)</u>	<u>Maximum Impervious Cover (Acres)</u>
<u>0-14.99</u>	<u>100</u>	<u>1.10</u>	<u>0.75</u>	<u>0.375</u>
<u>15-19.99</u>	<u>100</u>	<u>1.50</u>	<u>0.75</u>	<u>0.375</u>
<u>20-24.99</u>	<u>150</u>	<u>2.00</u>	<u>0.75</u>	<u>0.375</u>
<u>25-29.99</u>	<u>150</u>	<u>2.00</u>	<u>0.75</u>	<u>0.375</u>
<u>30-34.99</u>	<u>175</u>	<u>2.50</u>	<u>0.75</u>	<u>0.375</u>
<u>35-39.99</u>	<u>175</u>	<u>3.00</u>	<u>0.75</u>	<u>0.375</u>
<u>40+</u>	<u>200</u>	<u>5.00</u>	<u>0.75</u>	<u>0.375</u>
<u>*Minimum lot frontage shall be 75 feet where adjoining a cul-de-sac.</u>				

Footnote 57--Beaverdam Only

<u>% Natural Slope</u>	<u>Minimum Yard Setback Requirements</u>		
	<u>Front Yard From Edge of Road (Feet)</u>	<u>Side Yard (Feet)</u>	<u>Rear Yard (Feet)</u>
0-39.99	35	15	25
40+	15	15	25

Footnote **68**--Beaverdam Only

a. The natural slope is calculated using the following formula:

$$S\% = \frac{0.0023 \times I \times L}{A}$$

Where:

S = Average natural slope of parcel in percent

I = Contour interval of map in feet, with said intervals to be five feet or less

L = Total length of the contour lines within the parcel in feet

A = Area of the parcel in acres

0.0023 = Constant which converts square feet into acres

b. In addition, applicants may submit an alternate method of slope calculation for consideration. These methods may include, but are not limited to, the following methods: weighted average, slope mapping, other field based techniques, etc.

Amend Sec. 78-644. Steep Slope/High Elevation Overlay District

Steep Slope/High Elevation Overlay Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Single-family residential dwelling, including modular	P	P	P	P	P	P	P	P	P	P	P
Duplex/Two-family residential dwelling units (attached or detached)	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	P
<u>Multifamily residential dwelling units (3 or more units)</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>
<u>Townhomes (3 or more units)</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>
<u>HUD-labeled manufactured/mobile homes-Residential</u>	P			P			P				P

Steep Slope/High Elevation Overlay Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
<u>Manufactured/mobile home parks</u>				C							C
<u>Planned unit developments</u>		C	C	C	C	C	C	C	C	C	C
Subdivisions	P	P	P	P	P	P	P	P	P	P	P
<u>Subdivisions, alternative path hillside development</u>	P	P	P	P	P	P	P	P	P		P
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P
<u>Bed and breakfast inns, gross floor area less than 5,000 sq. ft. (10 occupants or less)</u>	PC		C	P	P	P	P	P	P		P
<u>Bed and breakfast inns, gross floor area 5,000 sq. ft. or more (more than 10 occupants)</u>	C		C	C	C	C	C	C	C		C
Cemetery	P		P	P		P		P	P		P
<u>Churches Places of worship</u>	P	P	P	P	P	P	P	P	P	P	P
Clubs or lodges, gross floor area less than 5,000 sq. ft.				C	C	C	C	C	C		C
<u>Day nursery and private kindergarten (up to 8 students)</u>	C	C	C	C	C	C	C	C	C		C
Family care home	P	P	P	P				P	P	P	P
Government protective services			P	P	P	P	P	P	P		P
<u>Group homes</u>			C	P	P	P	P	P	P		P
<u>Health care facilities Hospitals, nursing homes, assisted living facilities, retirement communities</u>			C	C		C	C	C	C		C
Home occupations	P	P	P	P	P	P	P	P	P	P	P
Libraries								C	C		C

Steep Slope/High Elevation Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Medical Clinics				C	C	C	C	C	C		C
Mining and Extraction Operations							C				C
National Guard and Reserve Armories						P	P	P			P
Professional and business offices and services, gross floor area less than 5,000 sq. ft.					P	P	P	P	P		P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks	C	C	C	C	C	C	C	C	C	C	C
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks	C	C	C	C	C	C	C	C	C	C	C
Radio, TV and telecommunications towers	C			C		C	C	C	C		C
Recreation facilities, <u>nonprofit governmental</u> , indoor, gross floor area less than 5,000 sq. ft.	C	C	C	C	P	P	P	P	P	<u>C</u>	P
Recreation facilities, <u>nonprofit governmental</u> , indoor, gross floor area 5,000 sq. ft. or more					C	C	C	C	C		C
Recreation facilities, <u>nonprofit governmental</u> , outdoor	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	P	P	P	P	P	<u>P</u>	P

Step Slope/High Elevation Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Recreation facilities, profit non-governmental , outdoor	<u>C</u>	<u>C</u>	C	C	C	C	C	C	C	<u>C</u>	C
Recreation facilities, profit non-governmental , indoor, gross floor area less than 5,000 sq. ft.			C	C	C	C	C	C	C		C
Repair services, gross floor area less than 5,000 sq. ft. (electrical and appliances)					P	P	P				P
Restaurants, eating establishments and cafés, gross floor area less than 5,000 sq. ft.					P	P	P	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment, gross floor area less than 5,000 sq. ft. (inside building with no outside sales storage)					P	P	<u>GP</u>	C	<u>GP</u>		P
Schools, public and private		<u>C</u>	C	C	<u>C</u>	C		C	C		C
Schools--Vocational, business and special schools						C	C	C	C		C
Travel trailers (no more than 180 days per calendar year)				<u>GP</u>					P		P
Travel trailer parks				C					C		C

Steep Slope/High Elevation Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Vacation rentals	P	P	P	P	P	P	P	P	P	P	P
Vacation rental complex; less than 11 units				C	C	C	C	C	C	C	C

(e) Development standards.

- (1) Lot size standards. Any new lot created with greater than ten (10) percent of the area in the Steep Slope/High Elevation Overlay District after the effective date of this section shall be a minimum of 1.5 acres. This minimum lot size may be reduced through the approval of an Alternative Path Hillside Development Subdivision.
- (2) Density standards. No more than two (2) dwelling units or two (2) principal buildings or structures per lot of record shall be allowed in the Steep Slope/High Elevation Overlay District except in those zoning districts that allow multifamily dwelling units. The maximum multifamily residential dwelling units allowed per acre shall be 0.75. No more than two principal buildings or structures shall be allowed on a single lot of record unless a planned unit development is approved by the Board of Adjustment.
- (3) Height standards. The maximum building height in the Steep Slope/High Elevation Overlay District shall be 35 feet.
- (4) Disturbed and Impervious standards.
 - (a) The maximum gross site area disturbance allowed in the Steep Slope/High Elevation Overlay District for any single lot, excluding disturbance for installation of individual septic systems, shall be:
 - for lots less than 2.0 acres shall be 0.3 acres
 - for lots 2.0 acres and larger shall be 15 percent
 - (b) The maximum gross site area impervious surface allowed in the Steep Slope/High Elevation Overlay District for any single lot shall be:
 - for lots less than 2.0 acres shall be 0.16 acres
 - for lots 2.0 acres and larger shall be 8 percent

These limits shall apply to individual lot improvements, including drives, utilities, and stormwater controls but shall not apply to installation of individual septic systems. When communal infrastructure, including but not limited to roadways, shared drives, public utilities, public facilities and stormwater controls, is installed in accordance with an approved minor or major subdivision plan, the disturbed and impervious area shall be regulated by the Land Development and Subdivision Ordinance and not by this article. When communal infrastructure is installed to serve lots in a division of land which is exempt from the definition of a subdivision pursuant to Sec. 70-5 of the Land Development and Subdivision Ordinance and results in more than three (3) lots, the maximum area of the total tract to be developed for the purposes of communal infrastructure installation shall be 15 percent disturbed area and ten (10) percent impervious area.

Expansions to structures existing at the time this article was adopted must meet the gross site area disturbed and impervious limitations, however the disturbed and impervious area of the existing development is not required to be included in the disturbed and impervious area calculations.

- (f) Engineering standards for certain slopes. Consultation with a geotechnical engineer shall be required for development in areas of a tract within the Steep Slope/High Elevation Overlay District in excess of 35 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. Recommendations of the geotechnical engineer shall be submitted with the application for review. Prior to final approval, a report by the geotechnical engineer shall be required certifying that recommendations were followed during construction.

Global stability analysis shall be performed for homesites building sites on a 35 percent or greater slope or in an area designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey.

Amend Sec. 78-645. Protected Ridge Overlay District

Protected Ridge Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Single-family residential dwelling, including modular	P	P	P	P	P	P	P	P	P	P	P
<u>Duplex/Two residential dwelling units (attached or</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Protected Ridge Overlay Permitted Use Table											
Uses	P = Permitted C = Allowed as Conditional Use Blank Space = Not Permitted										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
<u>detached</u>)											
<u>HUD-labeled</u> <u>mManufactured/mobil</u> <u>e homes-Residential</u>	P			P			P				P
Subdivisions	P	P	P	P	P	P	P	P	P	P	P
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P
Cemetery	P		P	P			P	P	P		P
<u>Churches Places of</u> <u>worship</u>	P	P	P	P	P	P	P	P	P	P	P
Family care home	P	P	P	P				P	P	P	P
Government protective services			P	P	P	P	P	P	P		P
Home occupations	P	P	P	P	P	P	P	P	P	P	P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks	C	C	C	C	C	C	C	C	C	C	C
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks	C	C	C	C	C	C	C	C	C	C	C
Recreational facilities, <u>nonprofit</u> <u>governmental</u> , outdoor	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	P	P	P	P	P	<u>P</u>	P
Vacation rentals	P	P	P	P	P	P	P	P	P	P	P

(e) Development standards.

(1) Lot size standards. Any new lot created with greater than ten (10) percent of the area in the Protected Ridge Overlay District after the effective date of this section shall be a minimum of two (2) acres.

(2) Density standards. No more than two (2) dwelling units or two (2) principal buildings or

structures shall be allowed on a single lot of record in the Protected Ridge Overlay District unless a planned unit development is approved by the Board of Adjustment.

- (3) Height standards. The maximum building height in the Protected Ridge Overlay District shall be 25 feet when the structure is 50 or fewer vertical feet from the crest of the ridge. The maximum building height in the Protected Ridge Overlay District shall be 35 feet when the structure is more than 50 vertical feet from the crest of the ridge. The vertical distance between the structure and the crest shall be the difference between the elevation (above sea level) of the highest ground level at the structure foundation and the lowest elevation of the crest of the ridge perpendicular to the structure.
- (4) Building width standards. Building width in the Protected Ridge Overlay District shall not exceed 30 percent of the lot width as measured at the face(s) of the building oriented to the downhill section of the lot or adjacent topography and parallel to the crest of the ridge.
- (5) Lot width standards. Minimum lot width in the Protected Ridge Overlay District, as measured parallel to the crest of the ridge, shall be 200 feet.
- (6) Disturbed and Impervious standards.
 - (a) The maximum gross site area disturbance allowed in the Protected Ridge Overlay District for any single lot, excluding disturbance for installation of individual septic systems, shall be:
 - for lots less than 2.0 acres shall be 0.3 acres
 - for lots 2.0 acres and larger shall be 15%
 - (b) The maximum gross site area impervious surface allowed in the Protected Ridge Overlay District for any single lot shall be:
 - for lots less than 2.0 acres shall be 0.16 acres
 - for lots 2.0 acres and larger shall be 8%

These limits shall apply to individual lot improvements, including drives, utilities, and stormwater controls but shall not apply to installation of individual septic systems. When communal infrastructure, including but not limited to roadways, shared drives, public utilities, public facilities and stormwater controls, is installed in accordance with an approved minor or major subdivision plan, the disturbed and impervious area shall be regulated by the Land Development and Subdivision Ordinance and not by this article.

When communal infrastructure is installed to serve lots in a division of land which is exempt from the definition of a subdivision pursuant to Sec. 70-5 of the Land Development and Subdivision Ordinance and results in more than three (3) lots, the maximum area of the total tract to be developed for the purposes of communal infrastructure installation shall be 15 percent disturbed area and ten (10) percent impervious area.

Expansions to structures existing at the time this article was adopted must meet the gross site area disturbed and impervious limitations, however the disturbed and impervious area of the existing development is not required to be included in the disturbed and impervious area calculations.

(f) *Engineering standards for certain slopes.* Consultation with a geotechnical engineer shall be required for development in areas of a tract within the Protected Ridge Overlay District in excess of 35 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. Recommendations of the geotechnical engineer shall be submitted with the application for review. Prior to final approval, a report by the geotechnical engineer shall be required certifying that recommendations were followed during construction.

Global stability analysis shall be performed for homesites building sites on a 35 percent or greater slope or in an area designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by the North Carolina Geological Survey.

Add Sec. 78-650. Community Oriented Development

(a) Purpose. The purpose of this section is to facilitate the creation of affordable and workforce housing and to afford substantial advantages for greater flexibility and improved marketability through the benefits of efficiency which permit flexibility in building siting and mixtures of housing types. Residential densities are calculated on a project basis, thus allowing the clustering of buildings in order to create useful open spaces and preserve natural site features.

(b) Applicability. Developments considered under this section must:

- (1) successfully demonstrate that a minimum of ten percent of the proposed units will be made available at affordable rates or that a minimum of twenty percent of the proposed units will be made available at workforce rates. No variance(s) from this requirement may be requested or obtained under Sec. 78-621(4) or Sec. 78-623;
- (2) be served by public water and sewerage systems;
- (3) contain a development entrance which intersects a paved road, and the site of said intersection is located no more than 2,640 drivable feet, as measured along the road centerline, from an intersection with a transportation corridor. A transportation corridor, for the purposes of this section, is a publicly-maintained road which is designated as an interstate, arterial, or collector by NCDOT. The length of interstate on-ramps does not count towards the maximum drivable distance. The Blue Ridge Parkway shall not be considered a transportation corridor.

(c) Development Standards

- (1) Density requirements. There are no density requirements for nonresidential uses as long as the proposed project does not violate the intent of the district in which it is located. Density may exceed that permitted in the district in which the development is located (as shown in section 78-642) by the provision of sustainable development elements and/or the provision of community amenities. If the community oriented development lies in more than one district, the number of allowable dwelling units must be separately calculated for each portion of the community oriented development that is in a separate district, and must then be combined to determine the number of dwelling units allowable in the entire community oriented development. Density may be increased up to 250 percent

of that allowed in Sec. 78-642, according to the following table in section 78-650(c)(1)(a). No variance(s) may be requested or obtained under Sec. 78-621(4) or Sec. 78-623 in order to increase density within a community oriented development other than through strict adherence to the requirements set forth in this subsection and the community oriented development density table.

- (a) *Community Oriented Development Density Table.* Density may be increased up to 250 percent of that allowed in section 78-642, according to the following table. In order to obtain any bonus in density, points must be obtained from at least two of the three principal categories within the table (Community, Environment/Transit, Economy); additional points may be obtained through providing Added Amenities. For every point earned according to the density table below, project density may be increased by one (1) percent.

DRAFT for Public Hearing

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>MAXIMUM POSSIBLE POINTS</u>
Community			
<u>Affordable housing (15 years minimum)</u>	<u>2 points for each % affordable (10% minimum)</u>	<u>Under guidelines of the Affordable Housing Services Program (AHSP) (sold/rented to family up to 80% of Area Median Income (AMI) adjusted for family size, cost/rent of the home meets criteria, sold/rented as primary residence, minimum of 15 years affordability, conditions recorded in document accompanying the Deed of Trust)</u>	<u>140</u>
<u>Workforce housing (15 years minimum)</u>	<u>1.5 points for each % workforce (20% minimum)</u>	<u>Under guidelines of the Workforce Housing Services Program (sold/rented to family from greater than 80% to 120% of AMI adjusted for family size, cost/rent of the home meets criteria, sold/rented as primary residence, minimum of 15 years affordability, conditions recorded in document accompanying the Deed of Trust)</u>	<u>105</u>
<u>Period of affordability</u>	<u>2 points for each year beyond 15</u>	<u>Secured under guidelines of the AHSP</u>	<u>30</u>
<u>Accessibility</u>	<u>Multifamily: 20 points for elevator, 1 point for each % dwelling units with listed accessibility features</u> <u>Single-family: 1 point for each % dwelling units with at least three accessibility features</u>	<u>Multifamily required accessibility features: accessible showers and toilets, grab bars, and lowered counter tops</u> <u>Single-family accessibility features: 1) accessible showers, toilets, and grab bars, 2) lowered counter tops, 3) accessible switches, outlets, and environmental controls, 4) ramp, 5) doorways at least 32" wide and passageways 36" wide</u>	<u>30</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>MAXIMUM POSSIBLE POINTS</u>
<u>Safe Routes to Schools (SRTS)</u>	<u>25 for a funded SRTS program through NCDOT, 15 points for a program that receives a letter from the regional SRTS coordinator documenting that the application meets the SRTS criteria</u>	<u>For the regional coordinator, email activekidswnc@gmail.com</u>	<u>25</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>MAXIMUM POSSIBLE POINTS</u>
<u>Environment/Transit</u>			
<u>Conserve riparian buffers and wetlands</u>	<p><u>15 points for permanent preservation of at least 50% of riparian buffers and at least 50 linear feet of stream and identified/mapped wetlands present on the site;</u></p> <p><u>20 points for permanent preservation of at least 75% of riparian buffers and at least 75 linear feet of stream and identified/mapped wetlands present on the site;</u></p> <p><u>25 points for permanent preservation of all riparian buffers and at least 100 linear feet of stream and identified/mapped wetlands present on the site</u></p>	<p><u>Development incorporates the retention of intact or restored riparian buffers (30 feet in width as measured from top of bank), delineated wetlands (inclusive of a 50 foot buffer surrounding the wetland area). These areas are to be preserved in perpetuity. In all cases, wetlands must be preserved to obtain points. Stormwater devices and pervious, at grade, passive recreation permitted within the buffer areas.</u></p>	<u>25</u>
<u>Conserve open space</u>	<u>5 points per acre of preserved open space</u>	<p><u>Preservation of open space to be dedicated in perpetuity. For the purpose of this table, open space does not include acreage otherwise preserved to obtain points in other categories, such as riparian buffers, wetlands, steep slope areas, special flood hazard areas, community gardens, or passive recreation areas.</u></p>	<u>25</u>
<u>Low Impact Development (LID) - utilizing Best Management Practices (BMPs)</u>	<u>5 points for each BMP device utilized after base stormwater requirements are met</u>	<p><u>Must meet minimum criteria as described in NCDENR BMP Manual http://portal.ncdenr.org/web/lr/bmp-manual, other BMP's employing proprietary technology (not described within manual) must be approved by County Stormwater Management Engineer</u></p>	<u>25</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>MAXIMUM POSSIBLE POINTS</u>
<u>Exclusion of development inside special flood hazard areas (SFHAs) and steep slopes - greater than 25% (if those conditions exist on property)</u>	<u>50 points for fully clustering outside of SFHA and steep slope areas.</u>	<u>All development, except stormwater devices and pervious, at grade, passive recreation, to be clustered on least environmentally sensitive areas of site (i.e. outside of SFHA's and steep slopes) and SFHAs and steep slope areas are to be protected in perpetuity.</u>	<u>50</u>
<u>Participation in Energystar program</u>	<u>25 points for certification of all proposed units</u>	<u>Dwelling units must receive Energystar certification</u>	<u>25</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>MAXIMUM POSSIBLE POINTS</u>
<u>Alternative energy sources</u>	<u>10 points for 10% energy production from alternative sources</u>	<u>Development incorporates non-commercial solar, geothermal, or wind energy</u>	<u>10</u>
<u>Rainwater/greywater collection</u>	<u>5 points for water collection systems</u>	<u>Development incorporates the installation of either rainwater or greywater collection systems through the use of cistern reservoirs subject to review and approval of the County Stormwater Management Engineer</u>	<u>5</u>
<u>Proximity to public transit routes</u>	<u>50 points for projects that are within 2,640 feet of a public transit route.</u>	<u>Access to public transit is defined as a project that is located within 2,640 feet of a designated ART or Mountain Mobility (Trailblazer) route. The 2,640 feet is measured from the entrance of the development and the entirety of the measured distance must be on greenways, sidewalks, or along roadways.</u>	<u>50</u>
<u>Construction of public road(s) built to NCDOT standards and to be dedicated to NCDOT.</u>	<u>25 points for NCDOT maintenance of roads</u>	<u>Roads must be designed to NCDOT standards pursuant to the NCDOT Subdivision Roads - Minimum Construction Standards Manual. Subdivision plat must include dedication language. A coordinating letter from NCDOT is required.</u>	<u>25</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>MAXIMUM POSSIBLE POINTS</u>
<u>Economy</u>			
<u>Mixed use (mix in housing sizes and types)</u>	<u>10 points where 15% of the homes are smaller in size/scope; 10 points where a mix of multifamily and single-family structures are provided.</u>	<u>Smaller in size and scope: 2 BDR single family, 1 or 2 BDR apartments; Mix of multifamily and single-family: at least 30% of the units comprise each type</u>	<u>20</u>
<u>Mixed use (non-residential and residential)</u>	<u>30 points</u>	<u>Mixed use inclusive of commercial structures, to be developed at a neighborhood scale. Commercial structures must be less than 50,000 square feet per building, and may comprise no less than 10% and no more than 35% of the total heated square footage of the development.</u>	<u>30</u>
<u>Preserve active farmland</u>	<u>10 points for active community garden plots, 5 points for every two acres placed in farming use, with a maximum of 15 points for preservation of active farmland through farming of property</u>	<u>Community garden plots must be no less than 100 square feet per unit and must be in production. Preservation of active farmland must consist of a minimum of 2 acres set aside for horticultural/agricultural practices. For the purposes of these points, "farming use" can include only horticulture, agriculture, and poultry or small mammals for dairy production (slaughtering operations are not allowed). Areas must be dedicated in perpetuity.</u>	<u>25</u>
<u>Community building</u>	<u>10 points if available only to members of the community; 25 points if available to members of the public</u>	<u>recorded site plan must indicate the building(s) and buildings must be financially guaranteed and completed in 5 years of approval of the site plan or CUP. Deed restrictions indicating use (public or private) must be recorded. Structures must provide community meeting space (not a pool building, etc).</u>	<u>25</u>

	<u>POINTS</u>	<u>PERFORMANCE METRIC</u>	<u>MAXIMUM POSSIBLE POINTS</u>
Added Amenities			
<u>Provision of community facilities (playgrounds, clubhouses, pools, etc)</u>	<u>5 points for every 1,000 square feet of additional community facilities.</u>	<u>Site specific development plan submitted showing location, square footage, and design of the amenities.</u>	<u>25</u>
<u>Non-motorized passive recreation (such as running, walking, biking trails, primitive camping areas, and similar low impact outdoor activities).</u>	<u>2 points for ever 1,320 linear feet of trail or 2 points for every 1,000 square feet of a passive recreation area</u>	<u>Site specific development plan submitted showing location, square footage, and design of the amenities.</u>	<u>10</u>
<u>Street trees</u>	<u>1 point per 8 trees</u>	<u>1 tree per every 50 linear feet of road at least 2 inch in caliper. Areas to receive trees first are the main entrance and commercial corridors.</u>	<u>10</u>
<u>Sidewalks</u>	<u>1 point for every 500 linear feet of sidewalk internal to the development; 2 points for every 500 linear feet external to the development</u>	<u>5 foot wide sidewalk with a 5 foot wide utility strip/setback from the street or curb edge</u>	<u>10</u>
<u>Connects with greenways</u>	<u>10 points for new greenway construction, 5 points for connection to existing system</u>	<u>Project incorporates continuous greenway throughout development and/or a connection/dedicated easement to an existing greenway system. Greenways and connections to greenways must be dedicated as such in perpetuity.</u>	<u>10</u>

- (2) Affordability of Units. Applicants must demonstrate that the proposed units will be maintained at a rate which aligns economically with affordable or workforce housing. In order to qualify as a community oriented development at least ten percent of the units provided must be considered affordable housing or at least 20 percent of the units provided must be considered workforce housing. For the purposes of this section, affordable housing will be targeted to individuals at 0% to ≤80% of area median income and workforce housing will be targeted to individuals at >80% to 120% of area median income. The mechanisms used to guarantee affordability and/or workforce housing rates must remain in place for a minimum of 15 years following the issuance of a Building Certificate of Occupancy and must be approved under guidelines of the Affordable Housing Services Program and the Buncombe County Legal Department. No variance(s) from this requirement may be requested or obtained under Sec. 78-621(4) or Sec. 78-623.
- (4) Continuity of units. Applicants must demonstrate that the proposed affordable/workforce units will be distributed throughout the development and similar in design characteristics including façade and building materials to any proposed market rate units. Architectural renderings shall be submitted as part of the application.
- (4) Development Schedule. A development schedule is required indicating approximate beginning and completion dates of the project, including the schedule for the market rate and affordable/workforce units and any proposed phases. When work within an approved community oriented development is not begun within two years following the date of approval, the approval shall be deemed expired.
- (5) Connectivity. Community oriented developments should encourage connectivity with the surrounding area. These developments may not be gated or enclosed in a manner which physically restricts access to non-residents. This provision is to be clearly stipulated in perpetuity in the recorded covenants or deed restrictions; these restrictions must be recorded prior to any subdivision of land associated with the development and/or the issuance of permits for the construction of residential units.
- (6) Recordation of approved plan and restrictive covenants. Prior to the subdivision of land associated with the development or the issuance of permits for the construction of residential units, a comprehensive site plan and deed restrictions must be approved by the planning department and subsequently placed on file with the Buncombe County Register of Deeds.
- (a) The comprehensive site plan shall indicate the following items, and any other items deemed necessary to provide for items utilized to obtain bonuses in density in Section 78-650(c)(1) above:
- (1) Building and grading envelopes to include but not be limited to all structures, location of the affordable/workforce units, disturbed and impervious areas, planned community infrastructure, and recreational buildings and areas, etc.
 - (2) Any easement areas to be conserved, connected with greenways, or used as provision for safe routes to schools.
 - (3) Any easement areas required to indicate the preservation of active farmland through active farming or community garden space.

- (4) Any areas to be permanently dedicated as community facilities (playgrounds, clubhouses, pools, etc.).
 - (5) The approved buffering/landscaping plan.
 - (6) Delineation of floodplain areas to remain undeveloped.
 - (7) Delineation of steep slope areas (areas of 25 percent slope or greater) through a slope analysis generated using field-verified topographic data.
 - (8) A table listing the point totals for each element of the plan as approved, and where applicable, providing a legend or key to those items on the plan as labeled or identified.
- (b) The deed restrictions shall include provisions for the following items, in perpetuity or in the approved duration:
- (1) The mechanisms used to guarantee affordability and/or workforce housing rates as per Sec. 78-650(c)(2).
 - (2) Prohibition of gates or other exclusionary devices or structures.
 - (3) Language dedicating areas in perpetuity for community space, greenways, preservation, conservation, or protection, referencing the recorded site plan.
 - (4) Language providing for maintenance of all items provided for in order to obtain points within 78-650(c)(1) Community Oriented Development Density Table including but not limited to communal infrastructure, designated community space, stormwater management devices, rainwater collection/greywater harvesting, alternative energy sources, and buffering or landscaping.
- (7) Financial guarantee of improvements. Where the following items are to be provided and are utilized to gain bonuses in density pursuant to Sec. 78-650(c)(1), prior to the subdivision of land associated with the development or the issuance of permits for the construction of residential units, a financial guarantee shall be placed on file with the county guaranteeing:
- i. the complete construction of the affordable or workforce housing units;
 - ii. the provision of community building(s) or facilities;
 - iii. the provision of sidewalks, greenways, or other forms of passive recreation;
 - iv. the provision of street trees;
 - v. the installation and completion of water, sewerage and roads, when not guaranteed separately under the Land Development and Subdivision Ordinance, to serve said units.

Acceptance of the guarantee is subject to the owner/developer certifying that the installation of all required improvements will occur within a specified time as set forth in the development schedule. The construction elements, cost, and anticipated construction schedule for the work must be itemized and certified by a licensed professional and submitted to the planning department for approval, with a signed and notarized statement from the owner/developer indicating their intention to adhere to the schedule provided. The guarantee of improvements shall be secured in one of the following forms acceptable to the planning department:

- (a) A surety performance bond made by a surety bonding company licensed and authorized to do business in North Carolina.

- (b) A bond of the owner/developer with an assignment to the county of a certificate of deposit with an institution licensed and authorized to do business in North Carolina as security for the bond.
- (c) A bond of the owner/developer by an official bank check drawn in favor of the county and deposited with the county.
- (d) Cash or an irrevocable letter of credit from an institution licensed and authorized to do business in North Carolina deposited with the county.

Such guarantee shall be in the amount equal to 150 percent of the identified cost of the planned improvements and the continuing maintenance of those improvements until the completion date as stipulated within the development schedule as estimated by the licensed professional retained by the owner/developer. The guarantee shall remain in full force and effect until all obligations have been faithfully performed.

If the cost estimate for improvements and maintenance or the schedule for installation is deemed inadequate by the planning department, the planning department reserves the right to require an independent construction appraisal, at the owner/developer's expense, as a condition of final plat approval or prior to the issuance of permits for the residential units.

All guarantees of improvements shall contractually stipulate an expiration date that is at least 180 days past the stipulated completion date as stated in the approved development schedule. The owner/developer must submit a signed and sealed statement by a registered land surveyor or civil engineer licensed in North Carolina certifying that all work has been completed to the standards of this article before the planning department will determine satisfactory completion of all guaranteed work. Work not completed within 90 consecutive days following the stipulated completion date as stated in the development schedule will be considered in default. The planning department will proceed immediately with a claim against the guarantee of improvements for all work in default.

If a request to extend the completion date stipulated within the approved development schedule is made, the zoning administrator may grant such a request provided that a revised development schedule is provided concurrently with the request and deemed acceptable by the department. Such a request must be made at least 90 days prior to the expiration of the financial guarantee. If the request for an extension is granted, the financial guarantee must be immediately amended to incorporate the revised development schedule and expiration date (if applicable).

Amend Sec. 78-656. Applicability.

The provisions set forth in this division are not applicable to permitted uses in the Open Use District with the exception of Sec. 78-657 Nonconforming Uses; Sec. 78-664 Travel Trailers and Recreational Vehicles; and Sec. 78-668 Lighting Standards, which shall be applicable in the Open Use District.

Amend Sec. 78-657. Nonconforming uses.

(2) *Nonconforming lots of record.* If two or more lots or combinations of lots, or portions of lots, contiguous and in single ownership, are of record at the time of the adoption of the ordinance from which this article is derived, no portion of such parcel shall be subdivided, re-subdivided, used, or sold in a manner which diminishes compliance with lot area requirements established by this article, nor shall any division of any parcel be made which creates a lot with area below the requirements of this article.

(5) *Nonconforming uses or structures.* This category of nonconformance consists of buildings or structures used at the time of adoption of the ordinance from which this article is derived for purposes of use not permitted in the district in which they are located. Such uses may be continued as follows:

d. When any nonconforming use of a building or structure is discontinued for a period in excess of 180 days one year, and there are no substantial good faith efforts to re-establish the use during this period, the building or structure shall not thereafter be used except in conformance with the regulations of the district in which it is located. Obtaining permits to maintain the existing use or significant continuous efforts to market the property for sale or lease for the existing use (e.g., MLS listing, realtor contract, etc.) shall be regarded as substantial good faith efforts. A nonconforming use shall be deemed discontinued after a period of two (2) years regardless of any substantial good faith efforts to re-establish the use and thereafter, the building or structure shall be used only for a conforming use.

Amend Sec. 78-662. Relationship of building to lot.

In no case, shall there be more than two four (4) principal buildings, in addition to any customary accessory buildings on a single lot, except in the case of a designated commercial or residential or mixed use planned unit development, manufactured home park, or community oriented development within the Open Use District.

Amend Sec. 78-664. Travel trailers and recreational vehicles.

Travel trailers and/or recreational vehicles may be used as a temporary single-family dwelling for no more than 180 days out of the calendar year only in those districts that permit travel trailers or travel trailer parks. In no case shall a travel trailer or recreational vehicle be permanently set up or affixed to the ground or site, nor shall it be used as a permanent single-family dwelling. When utilized as a temporary single-family dwelling, a travel trailer may not be located within a single travel trailer park for more than 180 days out of the calendar year. If a travel trailer is disconnected from all utilities, is tagged and road-ready, and is not utilized as a temporary dwelling unit on site, it will be considered a parked vehicle for the purposes of this ordinance.

Amend Sec. 78-677. Procedure for obtaining a conditional use permit.

(b) *Conference with applicant.* After Prior to submission of an application for a

conditional use permit, the ~~applicant zoning administrator~~ shall arrange a conference with the ~~applicant zoning administrator~~. At the conference the applicant shall submit a sketch development plan and a brief description of the proposed development strategy. The conference is designed to inform the applicant of the county's regulations and policies concerning development alternatives, as well as to inform the county of the applicant's intentions, so as to give the applicant some informal, nonbinding feedback on the acceptability of the applicant's plan. The greater the level of common understanding between the applicant and the county that can be achieved at the conference stage, the smoother the remaining steps of the review process will be. At the conference a date for a public hearing shall be determined.

(d) *Development plan; submission; contents.* At least thirty (30) days prior to the date set for the public hearing, the applicant shall submit the application, one full sized copy of the development plan to a known scale, 11 copies of the development plan reduced to either 11" x 17" or 8.5" x 11", and a digital version of the development plan in pdf or other acceptable format ~~three copies of the final development plan~~ to the zoning administrator. The development plan shall contain a map drawn to scale, with the date of preparation, and shall contain, where applicable, the following information:

- (1) Existing site conditions, including contours, watercourses identified flood hazard areas, and any unique natural or manmade features.
- (2) Boundary lines of the proposed development, proposed lot lines, and plot designs.
- (3) Proposed location and use of all existing and proposed structures, including the location of any proposed retaining walls. The maximum height of any retaining wall shall be shown on the proposed site plan.
- (4) Location and size of all areas to be conveyed, dedicated, or reserved as common open space, parks, recreational areas, school sites, and similar public and semipublic uses.
- (5) The existing and proposed street system, including the location and number of off- street parking spaces, service areas, loading areas, and major points of access to the public right-of-way. Notations shall be made of the proposed ownership of a street system, public or private. Documentation from the Fire Marshal shall be provided of the adequacy of the development's facilities for emergency medical and fire services.
- (6) Approximate location of proposed utility systems, including documentation of water and sewer availability approving the proposed water and sewer systems from the appropriate local and state agencies. Documentation of pre-development conferences with the an application for a sedimentation and erosion control ~~permit~~ and stormwater management offices permit shall also be submitted, where required.
- (7) Location and/or notation of existing and proposed easements and rights-of-way.

- (8) The proposed treatment of the perimeter of the development including materials and/or techniques such as screens, fences, and walls.
- (9) Information on adjacent land areas, including land use, zoning classifications, public facilities, and any unique natural features.
- (10) Where applicable, the following written documentation shall be submitted:
- a. ~~A legal description of the total site proposed for development, including a~~ A statement of present and proposed ownership.
 - b. The zoning district in which the project is located.
 - c. A development schedule indicating approximate beginning and completion dates of the development, including any proposed stages.
 - d. A statement of the applicant's intentions with regard to the future selling and/or leasing of all or portions of the development.
 - e. Quantitative data for the following: proposed total number and type of residential dwelling units, parcel size, gross residential densities, and the total amount of open space.
 - f. Plan for maintenance of common areas, recreation areas, open spaces, streets and utilities.
- (11) Any additional information required by the board of adjustment in order to evaluate the impact of the proposed development. The zoning administrator or the board of adjustment may waive a particular requirement if, in its opinion, the inclusion is not essential to a proper decision of the project.
- (12) ~~For commercial structures in CPUDs and RPUDs, architectural renderings of all principal buildings, drawn to a known scale, shall be provided. Elevation renderings of the site from each cardinal direction, drawn to a known scale, shall be required for provided and shall include, but not be limited to, the following items:~~ any retaining wall system proposed to provide a cumulative vertical relief in excess of 10 feet in height; ~~structures;~~ showing landscaping; vegetative screening; and the top and bottom of the wall at grade impervious or disturbed surfaces.

(e) *Conduct of hearing.* Any party may appear in person or by agent or by attorney at the hearing held by the board of adjustment. The order of business for such hearing shall be as follows:

- (1) The chairperson, or such person as he shall direct, shall give preliminary statement of the case.
- (2) The applicant shall present the argument in support of the application.

- (3) Persons opposed to granting the application shall present the argument against the application.
- (4) Both sides will be permitted to present rebuttals to opposing testimony.
- (5) The chairperson shall summarize the evidence, which has been presented, giving the parties opportunity to make objections and corrections.

Witnesses may be called and factual evidence may be submitted, but the board of adjustment shall not be limited to only such evidence as would be admissible in a court of law. The board of adjustment may view the premises before arriving at a decision. All witnesses before the board of adjustment shall be placed under oath and the opposing party may cross-examine them.

(f) *Rehearings.* An application for a rehearing may be made in the same manner as provided for an original hearing. Evidence in support of the application shall initially be limited to that which is necessary to enable the board of adjustment to determine whether there has been a substantial change in the facts, evidence or conditions in the case. The application for rehearing shall be denied by the board of adjustment if from the record it finds that there has been no substantial change in facts, evidence, or conditions. If the board of adjustment finds that there has been a change, it shall thereupon treat the request in the same manner as any other application.

(g) *Conditions for granting approval.* ~~If the board of adjustment finds that, in the particular case in question, the use for which the conditional use permit is sought will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use, and will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood, a permit may be granted.~~ In granting such a conditional use permit, the board of adjustment may designate such conditions in connection therewith as will, in its opinion, ensure that the proposed use will conform to the requirements and spirit of this article. If at any time after a conditional use permit has been issued the board of adjustment finds that the conditions imposed and agreements made have not been or are not being fulfilled by the holder of a conditional use permit, the permit shall be terminated and the operation of such use discontinued. If a conditional use permit is terminated for any reason, it may be reinstated only after a public hearing is held. ~~The board of adjustment may vary the minimum lot size requirement when issuing a conditional use permit.~~ Before any conditional use permit is issued, the board of adjustment shall make written findings certifying compliance with the specific rules governing the individual conditional use and that satisfactory provision and arrangement has been made for at least the following, where applicable:

- (1) The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.
- (2) The proposed use will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood.

- (3) The proposed use will not cause or have adverse effects on surrounding properties due to noise, vibration, odor, or glare effects.
- (4) (4) Satisfactory ingress and egress for the proposed use to of the property and proposed structures has been provided. thereon, with pParticular reference attention has been paid to automotive and pedestrian safety and convenience, traffic flow and control.
- (2) (5) Provision of off-street parking and loading areas where required, with particular attention to the items in section 78-658, and the economic, noise, glare and odor effects of the conditional use on adjoining properties in the area.
- (3) (6) Provision of adequate Adequate and proper utilities, with reference to locations, availability, and compatibility.
- (4) (7) Provision of buffering, if deemed necessary, with reference to type, location, and dimensions. The board of adjustment shall exercise ultimate discretion as to whether adequate buffering has been provided.
- (5) (8) Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- (6) (9) Playgrounds, open spaces, yards, landscaping, access ways, and pedestrian ways, with reference to location, size, and suitability.
- (7)-(10) Buildings and structures, with reference to location, size, and use.
- (8) (11) Hours of operation, with particular reference to protecting and maintaining the character of the neighborhood.

(h) *Decisions.* All board of adjustment decisions shall be made in accordance with N.C. Gen. Stat. §153A-345.1 or as amended.

(i) *Inspections.* The zoning administrator shall make periodic inspections during construction as well as a final inspection after construction is complete to determine whether the conditions imposed and agreements made in the issuance of the permit have been met as well as whether all other requirements of this article have been met.

(j) *Changes; limitations.* Minor changes in the location, siting or character of buildings and structures may be authorized by the zoning administrator, if required by engineering or other circumstances not foreseen at the time the final development program was approved; provided, however, that no change authorized by the zoning administrator under this section may increase the size of any building or structure by more than ten percent, nor change the location of any building or structure by more than ten feet in any direction, nor make any changes beyond the minimum or maximum requirements set forth in this article. All other changes, including changes in the site plan and in the development schedule, must be submitted to the board of adjustment. In no case shall the following changes be made without resubmission of the development plan according to the procedures in this section:

- (1) A change in the use or character of the development.
- (2) An increase in overall density.
- (3) An increase in intensity of use.
- (4) Alteration of the traffic circulation system.
- (5) A reduction in approved open space.
- (6) A reduction of off-street parking and loading space.

(k) *Lack of development; effect on permit.* Conditional use permits shall retain vesting in accordance with N.C. Gen. Stat. §153A-344.1 or as amended.

Amend Sec. 78-678. Uses by right subject to special requirements and cConditional use standards.

(a) Uses by right, subject to special requirements (SR) are uses permitted by right, provided that the specific standards set forth in this section are met. The specified standards are intended to ensure these uses fit the intent of the districts within which they are permitted, and that these uses are compatible with other development permitted within the specified zoning districts.

(1) *Bed and breakfast inns.* Standards for bed and breakfast inns shall be as follows:

- a. *Signage.* Signage is limited to a single sign, not to exceed eight (8) square feet, with a maximum height of four (4) feet.
- b. *Parking.* Parking shall only be located in side and rear yards and is subject to the off-street parking requirements located in Table 3 of Sec. 78-658.
- c. *Buffering.* Property line buffering must meet the requirements described in Sec. 78-667 and parking areas must be screened from adjacent properties through the use of vegetation or solid fencing.
- d. *Occupancy.* Bed and breakfast inns are limited to no more than ten (10) occupants.

(2) *Day nursery and private kindergarten.* Standards for day nursery and private kindergarten shall be as follows:

- a. *Signage.* Signage is limited to a single non-lighted sign, not to exceed eight (8) square feet, with a maximum height of four (4) feet.
- b. *Enrollment.* Maximum enrollment is limited to eight (8) children.
- c. *Drop-off areas.* Drop-off and pick-up areas shall not obstruct traffic flow on adjacent streets.

- d. Parking. Parking shall only be located in side and rear yards and is subject to the off-street parking requirements located in Table 3 of Sec. 78-658.
- e. Buffering. Property line buffering must meet the requirements described in Sec. 78-667 and parking areas and outdoor play areas must be screened from adjacent properties through the use of vegetation or solid fencing.

(3) Travel trailer parks. Standards for travel trailer parks shall be as follows:

- a. Travel trailers. No travel trailer may be permanently affixed or utilized as a permanent single-family residence. No single trailer may be located within the park for more than 180 days out of any given calendar year.
- b. Spacing. Travel trailer spaces must be clearly identified on the site plan and delineated within the park through the provision of a physical boundary marker or designated pad. In no case shall a travel trailer be placed within 20 feet of another travel trailer.
- c. Buffering. A buffer consisting of evergreen trees or shrubs shall be provided against all adjacent properties, but shall not extend beyond the established setback line along any street. Such buffer strip shall be no less than four (4) feet in width and shall be composed of trees or shrubs of a type, which at maturity shall be not less than six (6) feet in height. This planting requirement may be modified by the zoning administrator where adequate buffering exists in the form of vegetation and/or terrain.
- d. Waste management/dump station(s).
 - 1. The park owner/operator shall provide capacity for a weekly accumulation of solid waste and recycling on site through the provision of dumpsters or acceptable containers. These dumpsters or other acceptable containers must be serviced at least once a week, unless the park has been vacant for the entirety of the week. These dumpsters shall not be located within any required setbacks.
 - 2. The park owner/operator shall provide for adequate waste disposal through the provision of dump stations. Dump stations shall be inset at least 20 feet from all property lines and must be permitted by NCDENR prior to installation.
- e. Any lighting to be provided within the park must be indicated on the site plan and adhere to the lighting standards as set forth within section 78-668.
- f. At least one (1) bathroom and shower shall be provided within a permanent structure. If the park does not provide full water and sewer hookups at each site, one (1) additional bathroom and shower shall be provided for every ten (10) travel trailer spaces in the park without water and sewer connections.
- g. Documentation from the Fire Marshal shall be provided of the adequacy of the development's facilities for emergency medical and fire services.

(b) Before issuing a conditional use permit the board of adjustment shall find that all standards for specific uses listed in this section, as well as all procedures listed in section 78-677, have been met. The following standards are applied to specific conditional uses:

~~(1) *Public and private schools, day nurseries, and private kindergartens.* Standards for public and private schools, day nurseries, and private kindergartens shall be as follows:~~

~~a. Off-street parking shall be sufficient to meet the requirements found in section 78-658.~~

~~b. The board of adjustment may require buffering consisting of evergreen trees or shrubs located along the side and rear lot lines, but shall not extend beyond the established setback line along any street. Such buffer strip shall not be less than four feet in width and shall be composed of trees or shrubs of a type which at maturity shall be not less than six feet in height. This planting requirement may be modified by the board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.~~

~~(2) *Private recreation facilities (for-profit).* Standards for private recreation facilities operated for profit shall be as follows:~~

~~a. Off-street parking shall be sufficient to meet the requirements found in section 78-658.~~

~~b. The board of adjustment may require buffering consisting of evergreen trees located along the side and rear lot lines, but shall not extend beyond the established setback line along any street. Such buffer strip shall not be less than four feet in width and shall be composed of trees or shrubs of a type, which at maturity shall be not less than six feet in height. This planting requirement may be modified by the board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.~~

~~c. The proposed hours of operation shall not be detrimental to the surrounding property due to noise, flashing lights, traffic, etc.~~

~~d. All developments shall be compatible with surrounding residential uses. Therefore, no signs with flashing lights shall be allowed. All non-flashing illuminated signs shall be so placed so as not to cast light on adjoining residential uses.~~

(31) *Public or Private utility stations; radio, and TV, and telecommunications towers; water and sewer plants; water storage tanks.* Standards for public or private utility stations, radio, and TV, and telecommunications towers, water and sewer plants, and water storage tanks shall be as follows:

a. Structures shall be enclosed by a woven wire fence at least eight feet high. This does not apply to photovoltaic cells which are incorporated as structural elements of other facilities.

- b. The ~~lot perimeter of the fence required in subsection (a) above~~ shall be ~~buffered by landscaping vegetation suitably landscaped, including a buffer strip at least four feet wide and planted with evergreen shrubs or trees which at maturity will be between eight and 12 feet high along the side and rear property lines. Vegetation not less than two (2) feet in height at the time of planting shall be planted within eight (8) feet of the outer side of the fence. Vegetation that serves as screening shall be planted at intervals evenly spaced and in proximity to each other so that a continuous, unbroken hedgerow, without gaps or open spaces, will exist to a height of at least six (6) feet along the length of the fence surrounding the facility.~~ This planting requirement may be modified by the board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.
- ~~c. Entrances and exits shall be designed so as to promote public safety.~~
- dc. Emergency contact information for the owner/manager of the facility shall be prominently posted at the site.
- ed. A plan for decommissioning of the facility should the facility become non-operational for a period of more than 365 consecutive days shall be presented to the board of adjustment. The plan shall describe how the site will be returned to its pre-development condition and shall present a mechanism for funding the decommissioning.
- fe. Facilities using wind as a means of electricity generation must be appropriately separated from existing residential communities and structures. The applicant must present an area map which depicts the proposed facility and the closest residential structures. The map shall be to scale and shall also show publicly maintained roads within the area.
- gf. At locations where the facility will exist alongside other uses, the applicant must include a description of the other uses which will occur on the site and how public safety will be guaranteed.
- hg. For facilities located within 5 linear miles of any aviation facility, the applicant must provide a solar glare analysis (such as the Solar Glare Hazard Analysis Tool available through Sandia National Laboratories) that demonstrates that the installation does not pose an imminent threat to flight operations. Additionally, the applicant must demonstrate that the proposed structures do not interfere with flight operations. The applicant must also provide proof that a copy of their analysis has been submitted to the aviation facility operator.
- ih. For facilities located within 1,320 feet of a NC or US highway (inclusive of Interstates) or within the Blue Ridge Parkway Overlay, the applicant must provide proof from a qualified professional, which may include the highway operator, that the facility does not pose an imminent threat to users of the highway.
- ii. For facilities located within the Steep Slope/High Elevation or Protected Ridge

Overlay Districts, the applicant must quantify and provide documentation of the tree coverage and species removed. When development is to occur within either Overlay District listed above, the limitations on disturbed and impervious area shall be applied to the parcel as a whole.

- ki. All facilities must provide certification from an engineer or the manufacturer of the equipment that equipment to be utilized will not create electromagnetic interference (or other signal interference) with any radio communication or telecommunication system, aircraft navigation system, or radar system. Facilities utilizing wind as a means of electricity generation must submit a microwave path analysis performed by a Federal Communications Commission recognized frequency coordinator.
- lk. All facilities must register with other state and federal agencies as required; proof of this registration (including applicable submissions for analysis by the Federal Communications Commission or Federal Aviation Administration) must be provided to the board of adjustment..

(42) *Kennels.* Standards for kennels are as follows:

- a. The animal kennel, including all structures and fencing, shall be set back at least 50 feet from all external property lines of the facility.
- b. The kennel facility shall be enclosed within a security fence of at least six feet in height. The fence and facility may require a vegetation buffer along any part of the fenced areas where sufficient visual buffering does not exist. The board of adjustment shall determine the buffer requirements.
- c. Provisions for daily removal and/or disposal of all animal waste shall be incorporated within the operation and maintenance of the animal kennel.
- d. The design and operation of the facility shall be reviewed and approved by the state department of agriculture.

~~(5) Retail trade. Standards for retail trade are as follows:~~

- ~~a. Off street parking shall be sufficient to meet the requirements found in section 78-658.~~
- ~~b. The applicant shall submit a site plan drawn to scale showing the location of existing and proposed buildings and proposed vehicular entrances and exits. This is to ensure that congested traffic conditions do not occur in areas around employment centers.~~
- ~~c. The applicant also shall submit with the site plan a description or drawing, with dimensions, and locations of all proposed signs, to ensure that such uses will not infringe upon the character of the employment center district.~~

(63) *Junkyards.* Standards for junkyards shall be as follows:

- a. Junkyards shall be surrounded by a fence at least eight feet in height. Vegetation shall be planted on at least one side of the fence and contiguous to the fence. The vegetation shall be of a type that will reach a minimum height of six feet at maturity and shall be planted at intervals evenly spaced and in close proximity to each other so that a continuous, unbroken hedgerow will exist to a height of at least six feet along the length of the fence surrounding the junkyard when the vegetation reaches maturity. Each owner, operator, or maintainer of a junkyard shall maintain the vegetation and fencing. Dead or diseased vegetation shall be replaced at the next appropriate planting time.
 - b. The fence shall have at least one and not more than two gates for purposes of ingress and egress. The gates shall be closed and securely locked at all times, except during business hours.
 - c. Junkyards shall also be subject to compliance with chapter 26, article III, of this Code, as may be amended.
- (74) *Solid waste management facilities.* All solid waste management facilities used for the disposal of solid waste shall meet the requirements and specifications of the N.C. Department of Environment and Natural Resources. A set of approved plans shall be submitted along with the application for the conditional use permit.
- (85) *Travel trailer parks.* Travel trailer park standards shall be as follows: **(delete standards in their entirety and replace as follows)**
- ~~a. The board of adjustment may require buffering consisting of evergreen trees or shrubs located along the side and rear lot lines, but shall not extend beyond the established setback line along any street. Such buffer strip shall not be less than four feet in width and shall be composed of trees or shrubs of a type, which at maturity shall be not less than six feet in height. This planting requirement may be modified by the board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.~~
 - ~~b. Plans and accompanying documentation to ensure that the water and sewer systems proposed for the travel trailer park have been approved by the appropriate local and state agencies.~~
 - ~~c. Trailers shall be separated from each other and from other structures by at least ten feet.~~
 - a. Travel trailers. No travel trailer may be permanently affixed or utilized as a permanent single-family residence. No single trailer may be located within the park for more than 180 days out of any given calendar year.
 - b. Spacing. Travel trailer spaces must be clearly identified on the site plan and delineated within the park through the provision of a physical boundary marker or designated pad. In no case shall a travel trailer be placed within 20 feet of another travel trailer.
 - c. Buffering. A buffer consisting of evergreen trees or shrubs shall be provided against all adjacent properties, but shall not extend beyond the established

setback line along any street. Such buffer strip shall be no less than four (4) feet in width and shall be composed of trees or shrubs of a type, which at maturity shall be not less than six (6) feet in height. This planting requirement may be modified by the zoning administrator or board of adjustment where adequate buffering exists in the form of vegetation and/or terrain.

- d. Waste management/dump station(s).
 - 1. The park owner/operator shall provide capacity for a weekly accumulation of solid waste and recycling on site through the provision of dumpsters or acceptable containers. These dumpsters or other acceptable containers must be serviced at least once a week, unless the park has been vacant for the entirety of the week. These dumpsters shall not be located within any required setbacks.
 - 2. The park owner/operator shall provide for adequate waste disposal through the provision of dump stations. Dump stations shall be inset at least 20 feet from all property lines and must be permitted by NCDENR prior to installation.
- e. Any lighting to be provided within the park must be indicated on the site plan and adhere to the lighting standards as set forth within section 78-668.
- f. At least one (1) bathroom and shower shall be provided within a permanent structure. If the park does not provide full water and sewer hookups at each site, one (1) additional bathroom and shower shall be provided for every ten (10) travel trailer spaces in the park without water and sewer connections.

(96) Residential or Mixed Use Planned Unit Developments (RPUD). Residential or mixed use Pplanned unit development standards shall be as follows:

- a. *Purpose.* The purpose of this section is to afford substantial advantages for greater flexibility and improved marketability through the benefits of efficiency which permit flexibility in building siting, mixtures of housing types, and land use. Residential densities are calculated on a project basis, thus allowing the clustering of buildings in order to create useful open spaces and preserve natural site features.
- b. *Land development standards.* The following land development standards shall apply for all RPUDplanned unit developments. RPUDplanned unit developments may be located in the relevant districts as conditional uses, subject to a finding by the board of adjustment that the following conditions are met:
 - 1. *Ownership control.* The land in a RPUDplanned unit development shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sales agreement) shall be provided that the development can be successfully completed by the applicant.
 - 2. *Density requirements.* There are no density requirements for nonresidential uses as long as the proposed project does not violate the intent of the district in which it is located. The proposed residential density of the RPUDplanned unit development (dwelling units per acre as shown in section 78-642) shall conform to that permitted in the

district in which the development is located. If the ~~RPUDplanned unit development~~ lies in more than one district, the number of allowable dwelling units must be separately calculated for each portion of the ~~RPUDplanned unit development~~ that is in a separate district, and must then be combined to determine the number of dwelling units allowable in the entire ~~RPUDplanned unit development~~. When the RPUD is a community oriented development, the allowed density shall be in accordance with Sec. 78-650.

~~3. Frontage requirements. Planned unit developments shall have access to a highway or road suitable for the scale and density of development being proposed.~~

43. Land uses. A mixture of land uses shall be allowed in any ~~RPUDplanned unit development~~. However, within residential districts, nonresidential uses shall not constitute the primary use in the ~~RPUDplanned unit development~~, and nonresidential uses shall be carefully designed to complement the residential uses within the ~~RPUDplanned unit development~~. All ~~RPUDplanned unit developments~~ must be compatible with and not violate the intent of the zoning district; however, said uses may include uses not permitted under Sec. 78-641 within the zoning district(s) within which the project is located, provided that the board of adjustment finds that the nonresidential uses do not disrupt the character of the community.

54. Minimum requirements. Minimum requirements for land development are as follows:

a. The normal minimum lot size and requirements for interior setbacks are hereby waived for the ~~RPUDplanned unit development~~, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section.

b. Height limitations. The normal maximum structure height may be waived for the ~~RPUDplanned unit development~~, provided that unique elements of the development impose requirements for additional height that are not universal throughout the zoning district. Additionally, ~~RPUDplanned unit developments~~ in excess of the normal maximum height require that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section. RPUDs within the Blue Ridge Parkway Overlay District may not contain structures which exceed the maximum height allowed within the overlay district.

c. Required distance between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the board of adjustment to ensure adequate air, light, privacy, and space for emergency vehicles.

~~• Every dwelling unit shall have access to a public or private street, walkway or other area dedicated to common use, and there shall be provision for adequate vehicular circulation to all development properties, in order to ensure acceptable levels of access for emergency vehicles.~~

65. *Privacy.* Each development shall provide reasonable visual and acoustical privacy for all dwelling units. Fences, insulation, walks, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses, and reduction of noise. Multilevel buildings shall be located within a RPUDplanned unit development in such a way as to dissipate any adverse impact on adjoining low-rise buildings and shall not invade the privacy of the occupants of such low-rise buildings.

76. *Perimeter requirements.* Perimeter requirements are as follows:

a. Structures located on the perimeter of the development must be set back from property lines and rights-of-way of abutting streets in accordance with the provisions of the zoning ordinance controlling the district within which the property is situated.

~~b. Structures other than single-family detached units located on the perimeter of the development may require screening in a manner which is approved by the board of adjustment.~~

~~8. Water and sewer systems. Plans and accompanying documentation to ensure that the water and sewer systems proposed for the planned unit development have been approved by the appropriate local and state agencies and submitted as part of the application.~~

97. *Parking.* ~~Preliminary plans shall include parking provisions for all proposed uses within the planned unit development in accordance with section 78-658. When more than one use is located in the planned unit development, the minimum required parking shall be the sum of the required parking for each use within the development.~~ Parking requirements may be waived for the RPUDplanned unit development, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section.

~~10. Pedestrians and bicycles. Any pedestrian and bicycle path circulation system and its related walkways shall be designed to minimize conflicts between vehicle and pedestrian traffic.~~

~~11. Layout. Layout of parking areas, service areas, entrances, exits, yards, courts and landscaping, and control of signs, lighting, noise or other potentially adverse influences shall be such as to protect the residential character within the PUD district and desirable character in any adjoining district.~~

~~128. Conveyance and maintenance mechanisms. Conveyance and maintenance of open space, recreational areas and communally owned facilities shall be in accordance with G.S. 47-1 et seq. the Unit Ownership Act and/or any other appropriate mechanisms acceptable to the board of adjustment.~~

~~9. Building envelopes. Building envelopes shall be shown on the submitted site plan. Where flexibility in design of residential units is desired, the building envelope shall indicate the maximum expanse of the proposed footprint of the structure.~~

~~(7) Commercial Planned Unit Developments (CPUD). Commercial planned unit development standards shall be as follows:~~

~~a. Land development standards. The following land development standards shall apply for all CPUDs. CPUDs may be located in the relevant districts as conditional uses, subject to a finding by the board of adjustment that the following conditions are met:~~

~~1. Ownership control. The land in a CPUD shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sales agreement) shall be provided that the development can be successfully completed by the applicant.~~

~~2. Land uses. CPUDs must include only non-residential uses.~~

~~3. Dimensional requirements. Dimensional requirements for land development are as follows:~~

~~a. Height limitations. The normal maximum structure height may be waived for the CPUD, provided that unique elements of the development impose requirements for additional height that are not universal throughout the zoning district. Additionally, CPUDs in excess of the normal maximum height require that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total~~

development plan does comply with the spirit and intent of this section. CPUDs within the Blue Ridge Parkway Overlay District may not contain structures which exceed the maximum height allowed within the overlay district.

- b. Required distance between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the board of adjustment to ensure adequate space for emergency vehicles.

4. Parking. Parking requirements may be waived for the CPUD, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the board of adjustment. The board of adjustment shall exercise ultimate discretion as to whether the total development plan does comply with the spirit and intent of this section.

~~(10) Manufactured home parks. Refer to chapter 46, article III, of this Code.~~

~~(11) Campus office use. Standards for campus office use as a conditional use shall be as follows:~~

~~a. Purpose. The purpose of this conditional use is to allow very low-density, low-impact office use on larger tracts of land in R-2 zoned areas that will preserve rural or residential type settings with minimal impact on adjacent R-2 uses.~~

~~b. Building size. No single building shall have a footprint in excess of either 5,000 square feet or more than two stories in height.~~

~~c. Density. No more than one building per 2.5 acres shall be permitted.~~

~~d. Parking. All parking closer than 200 feet to the edge of a public street shall be screened from public roads by a 15-foot buffer meeting the requirements of section 78-667. No parking shall be allowed within 100 feet of any residence located on adjacent property. Off-street parking shall comply with the required parking for professional and business offices set forth in section 78-658.~~

~~e. Remaining space. Space in any campus office use area not used for buildings or parking may be wooded, landscaped or mowed areas or used for roads and utilities.~~

~~f. Service equipment. All service equipment such as dumpsters shall be located on the rear or side of a building and shall be screened and enclosed by a 15-foot buffer in accordance with the methods for buffering in section 78-667.~~

~~g. Exception. Subsection 78-678(9) (planned unit developments) shall not apply to property subject to this conditional use.~~

~~(128) Asphalt plants. Standards for asphalt plants shall be as follows:~~

- a. The parcel on which the facility is located shall be set back at least 2,640 feet from any parcel where a hospital; hospice facility; licensed nursing home; licensed adult care home; licensed family care home; drop-in or short term child care center providing care to at least 10 preschool children; licensed child care center; private or public elementary, middle or high school; or municipal or county park or recreation facility is located.
- b. The facility must comply with the Buncombe County Flood Damage and Prevention Ordinance. But in no case shall production facilities or storage of hazardous materials be located in the Special Flood Hazard Area.
- c. The area of operations shall be set back from all perennial waters, as shown on the most recent version of the quadrangle topographic maps prepared by the United States Geological Service, and from all wetlands, as defined by G.S. 143-212(6) for a distance sufficient to protect surface and groundwater from spills and leaks. Said setback shall be a vegetative buffer no less than 100 feet in width, with no less than the first 50 feet from the stream or wetland being undisturbed and the remaining area consisting of managed vegetation.
- d. The facility shall be served by a public water system or situated a sufficient distance from any water supply well to ensure public health and safety. In all cases, the facility shall be located no closer to a water supply well than the minimum separation distance specified by NC Department of Environment and Natural Resources.
- e. There shall be sufficient access to a major highway so as to minimize truck travel through residential neighborhoods.
- f. A buffer strip along all property lines shall be required that is sufficient in height, density, and foliage at all times of the year to minimize the visual impact to persons and motorists not on the property and to maximize the buffering of noise and particulate matter. Said buffer strip shall not extend into the established setback along any street. The required buffer shall be placed according to one or a combination of the following methods, as approved by the board of adjustment as fitting for the use and surrounding areas:
 1. A continuous, natural and undisturbed 100 foot buffer strip of trees, shrubbery, and other natural vegetation.
 2. A 100 foot planted buffer strip consisting of at least three rows of evergreen trees, whose species shall be approved by the board of adjustment, which at the time of planting shall be at least six feet in height, and which at maturity, shall be at least fifteen feet in height. In each row the trees shall be spaced no more than ten feet apart (from base of tree to base of tree) at time of planting, with trees in adjacent rows offset (staggered) five feet. The rows shall be no more than thirty

feet apart and centered within the buffer strip. The buffer strip shall also contain at least two evergreen shrubs for every one tree and the shrubs shall be intermixed between the trees.

3. An earthen berm landscaped with evergreen shrubs and topped with a row of evergreen trees. The berm shall be a minimum of eight feet in height and shall have slopes that do not exceed one foot in height to three feet horizontal. The row of evergreen trees shall be at least five feet in height at the time of planting and which at maturity shall be at least ten feet in height. The trees shall be spaced no more than eight feet apart (from base of tree to base of tree) at the time of planting. No less than two evergreen shrubs for every tree shall be planted in two rows; the first row shall be planted at the base of the berm. The second row shall be planted at the midpoint of the berm and shall be offset (staggered) from the first row.

The owner of the property on which the buffer is located shall be responsible for the maintenance of said buffering. Unhealthy or dead plants shall be promptly removed and replaced within one planting season.

- g. A security fence shall surround the entire production area, shall be a minimum of six feet in height, and shall be located between the production area and the required buffer strip. Driveways or entranceways shall be gated during the hours when the plant is not open and operating.
- h. The facility shall employ the most current, state-of-the-art methods, systems, techniques, and production processes available in order to achieve the greatest feasible air and odor emissions reductions, including fugitive emissions and fugitive dust.
- ~~i. Hours of operation, signs and exterior lighting shall be evaluated for economic, noise, vibration, glare and odor effects and shall be compatible and in harmony with surrounding properties.~~

~~(139)~~ *Vacation Rental Complex or Rooming House.* Vacation Rental Complex and Rooming House standards shall be as follows:

- ~~a. Frontage requirements. The development shall have access to a highway or road suitable for the scale and density of the development being proposed.~~
- b. (renumber to a from b) Minimum distance between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the board of adjustment to ensure adequate air, light, privacy, and space for emergency vehicle access.

- ~~e. Every dwelling unit shall have access to a public or private street, walkway or other area dedicated to common use, and there shall be provision for adequate vehicular circulation to all development properties, in order to ensure acceptable levels of access for emergency vehicles as approved by the Fire Marshal.~~
- ~~d. Water and waste systems. Plans and accompanying documentation to ensure that the water and waste systems proposed for the development have been approved by the appropriate local and state agencies shall be submitted as part of this application.~~
- b. Parking. Preliminary plans shall include parking provisions adequate for the maximum number of guests proposed. Parking requirements shall be at least one space for each two proposed guest rooms. Such parking areas shall be visually screened with a vegetated vegetative buffer or fencing adjacent to any single family residential development.
- c. Signage. Freestanding signage shall be shown on the submitted plan and shall not exceed ten square feet in surface area. Only one freestanding sign is allowed.
- d. Bathrooms. One bathroom must be provided for every four guest rooms.
- ~~e. Lighting. Outdoor lighting shall be shown on the submitted development plan and shall be harmonious with surrounding properties. Lighting shall not create glare or interfere with the relative enjoyment of surrounding properties.~~

(10) Bed and breakfast inns. Standards for bed and breakfast inns shall be as follows:

- ~~a. Signage. Signage is limited to a single sign, not to exceed eight (8) square feet, with a maximum height of four (4) feet.~~
- ~~b. Parking. Parking shall only be located in side and rear yards and is subject to the off-street parking requirements located in Table 3 of Sec. 78-658.~~
- ~~c. Buffering. Property line buffering must meet the requirements described in Sec. 78-667 and parking areas must be screened from adjacent properties through the use of vegetation or solid fencing.~~
- ~~d. Occupancy. Bed and breakfast inns are limited to no more than twenty guests.~~

(11) Day nursery and private kindergarten. Standards for day nursery and private kindergarten shall be as follows:

- a. Signage. Signage is limited to a single non-lighted sign, not to exceed eight (8) square feet, with a maximum height of four (4) feet.
- b. Drop-off areas. Drop-off and pick-up areas shall not obstruct traffic flow on adjacent streets.
- c. Parking. Parking shall only be located in side and rear yards and is subject to the off-street parking requirements located in Table 3 of Sec. 78-658.
- d. Buffering. Property line buffering must meet the requirements described in Sec. 78-667 and parking areas and outdoor play areas must be screened from adjacent properties through the use of vegetation or solid fencing.

DRAFT for Public Hearing

Consistency with the Comprehensive Land Use Plan

Planning Department Recommendation of Approval:

- The proposed amendments to modify the ordinance in order to provide incentives for more affordable and sustainable development through the adoption of standards for community oriented developments, to provide clarity, remove inconsistencies, and update definitions, the permitted use table, and conditional use standards, **are consistent with the Buncombe County Comprehensive Land Use Plan and updates, as:**
 - **the 2006 update (Section II. Plan Framework) indicates that the Land Use Plan update should facilitate the following: the establishment of land use regulations which allow for a flexible range of development options while still accounting for the needs of Buncombe County; the adjustment of land use policies to account for changes within the regulatory environment; the streamlining of existing regulations and policies in a manner that accounts for lessons learned since the last update; the clarification of existing ambiguities in land use policies and regulations, and the expansion of existing regulations to adjust for changes in land use patterns and demands. Section VI. Issues and Recommendations further recommends that regulations should: direct growth and development based on geographic features; address dimensional requirements and densities; clarify the standards for temporary dwellings; provide for multifamily and mixed use developments; provide for and incentivize affordable/workforce housing developments; separate residential and commercial planned unit developments; and encourage interconnectivity.**
- The proposed amendments to the text are **reasonable and in the public interest** as they would work to address both current and future land use and economic issues faced by Buncombe County citizens while also providing further clarity within the regulatory framework.

Debbie Truempy

From: Meredith McIntosh <alltogetherallone@gmail.com>
Sent: Saturday, November 28, 2015 8:20 AM
To: Debbie Truempy
Subject: proposed zoning changes for Town Mountain area

Dear Debbie,

I am writing to voice my concern and opposition for the proposed zoning changes in the Town Mountain area from single family residence to duplex and multifamily allowance. This would significantly change the density of the area not to mention many vacational rentals.

Below are more specifically a list of my concerns.

- Friends of Town Mountain residents living in the county (not within Asheville city limits) fall under either R-1 or BDM zoning.
- Allowing duplexes/two-family homes in zones that have previously been protective of single family homes could significantly increase the density of our neighborhoods.
- County zoning allows short-term vacation rentals in R-1, BDM, and R-LD zones so any new duplexes could be used as a double vacation rental.
- My neighborhood does not have restrictive covenants (CC&Rs, RCs, etc) and so these changes would immediately impact us.
- Other neighborhoods have restrictive covenants, but they may not be sufficient to prevent duplexes or short term rentals. Recent North Carolina court cases have overturned restrictive covenants that were thought to offer protection in these respects.

Please send my email to each of the planning board members.

Thank you,

Sincerely,

Meredith McIntosh

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Debbie Truempy

From: Jack Anderson <jande222@gmail.com>
Sent: Saturday, November 28, 2015 4:29 PM
To: Debbie Truempy
Subject: Proposed Zoning Changes

We live in the Mountain Meadows II Subdivision on Snowbird Drive off Town Mountain Road. We are concerned about the zoning changes proposed by the County Planning Board. We do not understand the reason for the changes and are concerned that two-family buildings could be allowed in our area. Our covenant does not allow two-family buildings, but we are not sure what would happen to this provision if the zoning law is changed. We do not want the character of our neighborhood to change and have concerns about the effect that a change would have on our property value.

Please convey our concerns to each of the Planning Board members. Thank you.

Mary and Jack Anderson
6 Snowbird Drive
Asheville, NC 28804

Debbie Truempy

From: maria epes <maria@mariaepes.com>
Sent: Saturday, November 28, 2015 5:21 PM
To: Debbie Truempy
Subject: against change in zoning

Please forward this to all Planning Board Members as a vote against these zoning changes allowing duplexes. The very characteristic of Asheville and surrounds that make it a place wit something to offer on many levels is because there is some population density control in at least some places. Please maintain this for your citizens already here.

Maria Epes
maria@mariaepes.com

Debbie Truempy

From: Amy Underwood <amyunderwood1@gmail.com>
Sent: Monday, November 30, 2015 3:30 PM
To: Debbie Truempy
Subject: Please oppose any changes to the R-1 BDM zoning ordinance

To Whom it May Concern,

I live in Mountain Meadows II on Town Mountain and I urge all members of the Planning Commission to oppose any proposed changes that would eliminate the "Single Family" designation for R-1 and BDM zoning districts. The only reason this change is being proposed is to allow multi-family uses and vacation rentals!

We are VERY MUCH OPPOSED to making any changes that would increase the use of our properties to multi-family or duplex uses. This is critical to prevent vacation rentals in our area, too! When we purchased our homes, it was with the understanding that we would live in a single family neighborhood on acreages that provide privacy where we know our neighbors and want to keep our road maintenance limited to residents only (since we live in a private subdivision where we have to pay to maintain our roads).

Multi-family and vacation uses will increase traffic in our area and bring in outsiders which could potentially affect the safety for our residences, too. Several neighbors use their homes as a second home so we don't want a lot of vacationers here who would easily discover which homes may be vacant for long periods of time.

Our neighborhood covenants do not allow for vacation rentals but if you change the zoning for the area, these covenants would no longer be viable.

So PLEASE, PLEASE VOTE AGAINST ANY AND ALL CHANGES TO THE R-1 AND BDM ZONING DISTRICTS THAT WOULD CHANGE THE SINGLE-FAMILY DESIGNATION!!!

Thank you,
Amy Underwood
Mountain Meadows II
Friends of Town Mountain

--
Amy Underwood
1 Windy Gap Rd.
Asheville, NC 28804
#828-450-9035 Cell
#828-398-4498 Fax

Debbie Truempy

From: Todd Eveland <pepsitodd1@yahoo.com>
Sent: Monday, November 30, 2015 3:46 PM
To: Debbie Truempy
Cc: pam
Subject: Zoning changes

Debbie, my wife and I are building a new home on Mt Olive Drive. We bought the lot thinking the current zoning restricting rentals and condos being built would be protected. I trust you will protect our interests as well as others who have single family homes on Town Mtn. Allowing these zoning changes will impact traffic, crime and home values.

I appreciate your passing this along to the other members of the zoning committee as we adamantly oppose these changes.

Todd and Pam Eveland

Sent from my iPhone

Debbie Truempy

From: Marcia Szerlip <mbszerlip@gmail.com>
Sent: Tuesday, December 01, 2015 12:07 PM
To: Debbie Truempy
Subject: Letter to Planning
Attachments: Letter to PB Dec 7 2015.docx

Debbie,

I have attached a letter which I'd appreciate your forwarding to all members of the Planning Board. I'd like them to have sufficient time to read it before the public hearing on Dec. 7, 2015.

Thanks for your help.

Marcia Szerlip

December 1, 2015

Dear Planning Board Members,

I am writing to you to express my strong opposition to the proposed zoning ordinance amendments that would allow "Duplexes/Two residential dwelling units" in R-LD (Residential Low Density), R-1 (single family residential dwelling) and Beaverdam (BDM). My reasons for opposing the amendments are:

-They will undermine the rational land use patterns and stability that were achieved in the 2009 county zoning ordinance by making radical changes to the permitted uses in established zoning districts.

-They are not intended to address affordable housing needs and would not support affordable housing if enacted.

-They are not in accordance with the Comprehensive Land Use Plan that staff uses to support every change to the ordinance they propose.

The specifics are:

I. Duplexes and Mother-in-Law Suites. The amendment supposedly addresses a need (that has never been documented) for mother-in-law suites which are independent living units built inside single family dwellings. Since they are not permitted in R-LD, R-1 and BDM staff is proposing to amend the ordinance by creating 2 alternatives in those districts:

- (A) **Duplexes.** These are individual buildings containing 2 independent dwelling units. "Duplex" is another name for a 2 family house. In fact, staff uses the term "2 family" in their revised definition of permitted uses in R-1.
- (B) **Two houses on one lot.** If permitted this would impact the character of the targeted residential districts and increase density there.

There are already 8 districts that allow duplexes so the opportunity for that use currently exists without any amendment to the ordinance.

These sweeping changes would mean that there **would no longer be ANY single family residential district in all of Buncombe County.** It is contrary to good land use planning to amend the ordinance to accommodate what a few might want when the ordinance is meant to serve the needs of the entire county. Staff has never explained the reason for its proposal.

II. Affordable Housing. The amendment is not intended to address affordable housing needs and, as written, will not provide any affordable housing benefits. Recently I researched duplex housing on the Multiple Listing Service. There are dozens of them nearly all of which are described as an "outstanding investment opportunity" with rents that range from \$1,000 to more than \$2,000 per month. Someone who earns \$25,000 per year can't afford that. They are "cost burdened" if they have to pay more than 30% of income for housing. At that salary they can only afford to pay \$625 per month so those duplexes are entirely out of reach for them. In addition, one of the principles of affordable housing is that it needs to be located along transit corridors and be close to jobs and services. BDM clearly doesn't fit that bill; neither do large portions of R-LD and R-1.

III. The Comprehensive Land Use Plan. Staff consistently tells Planning Board members that their proposals are in accordance with the Land Use Plan. Now look at what the 2009 Updated Plan states on page 30 about the Beaverdam district which had its own ordinance until 2009: "[T]he Beaverdam

Community Land Use Ordinance standards [should] be incorporated in county-wide zoning as a **UNIQUE** zoning district and the original Beaverdam standards should continue to apply.” The Beaverdam issues that led to that recommendation are (a) limited access to public water and sewer; (b) steep slopes; (c) high elevations; and (d) landslides. Both the original Beaverdam Township ordinance and the 2009 county zoning ordinance recognized those limitations (which continue to this day) and Beaverdam was kept as a low density district. Permitting multi-family units as staff now proposes is in direct conflict with their own evaluations and recommendations.

IV. Objectives of the 2009 Zoning Ordinance. The commissioners said the greatest benefit of county-wide zoning was that it would provide a definitive outline of how different areas of the county would interact and that it created stability. It was intended to be a guide that individual community members could rely on when they made plans and evaluated costs and risks when deciding where they would live.

The staff’s response to any opposition from the community has always been that they never promised us the ordinance would never change. Members of the public have not said there should be no flexibility. However, the current proposal is not a minor adjustment to the ordinance. Changing permitted uses in established districts will have severe negative impacts on everyone who lives there. The underlying principles of the ordinance are being ignored. The balanced plan will be seriously damaged.

I submit to you that agreeing to staff’s proposals will be a great disservice to everyone in Buncombe County and I urge you to reject the proposals.

Thank you.

Marcia Szerlip
Webb Cove Road, Asheville

Debbie Truempy

From: dcampbell2@att.net
Sent: Wednesday, December 02, 2015 10:10 AM
To: Debbie Truempy
Subject: Proposed Zoning Changes

Ms. Debbie Truempy
Planner III
Buncombe County Planning & Development

We strongly oppose changing the single family restrictions to allow multi family structures.

Debbie, my wife and I are long term residents on Windy Gap Road off of Town Mountain Rd. in the Mountain Meadows II subdivision. We built our house thinking the current single family zoning restrictions would be protected. I trust you will protect our interests as well as others who have single family homes on Town Mtn. Allowing these zoning changes will impact traffic, crime and home values.

Please pass this along to the other members of the zoning committee as we adamantly oppose these changes.

Thank you,

Dan & Dorothy Campbell
101 Windy Gap Rd.
Asheville, NC 28804
828-350-1214

Debbie Truempy

From: Brad Moore <brad_l_moore@yahoo.com>
Sent: Wednesday, December 02, 2015 4:27 PM
To: Dwight Bohm; Debbie Truempy
Cc: bob arzdorf; Susana Blanchard; Norma Bohm; Julia Bramsen; angeob@bellsouth.net; Bernie; bobdixon1@me.com; rsdixon@skybest.com; hweidriskill@hotmail.com; Ron Duyck; Deborah Duyck; Maryann at home; MaryAnn Kiefer; Reggie & Maureen Grant; Halperin, Barry; ellen halperin; Blake Hoyle; Betsy Brown; Betsy Brown; Russ Martin; Karon Korp; KaronKorp@gmail.com; karon@ashevillerealtygroup.com; Michele Moore; daniel.maia@verizon.net; Ada Nicolay; John Nicolay; Scott Ramsey; rayjm@att.net; Lisa Scar; Scar, Bob; Joe Sechler; Frances Sechler; Sprau, Bob & Gwen; Patrick Thompson; Patti Claridge; Jones, Kent; Ron Patton
Subject: Re: CALL TO ACTION - Significant County Zoning Change

Dwight and Debbie,

As we are busily trying to move into our second home at 517 Abingdon Way and complete renovations, we may not be able to attend the meeting. However, if at all possible we will do so, and at the very least, we have written an email as suggested below.

The very idea that Buncombe County could change the zoning rules in midstream is unthinkable to us. We purchased a seven-acre property and home in good faith with the knowledge that we would not end up looking at a sea of roofs between us, the Parkway, and the Smokies, plus more traffic along Town Mountain Road.

Thank you for representing us at the meeting. Count us among the neighbors who utterly reject another play by developers to have their way at the expense of property owners who play by the existing rules.

Parenthetically: My primary home is in Austin, and I have seen what happens when developers are given full rein. I don't want to see that happen here.

Please forward this to all relevant parties as you see fit. And please forward to the Planning Board members, Debbie...this is a profoundly awful proposal.

Best regards,
Brad Moore

On Dec 2, 2015, at 1:38 PM, Dwight Bohm <dwightbohm@gmail.com> wrote:

Dear PKMRMA Members and Neighbors,

Understanding that some of you may not follow Friends of Town Mountain (FOTM) communications, I am forwarding Ron Patton's message of Nov 27th as a matter of importance and deserving of everyone's attention.

Joe Sechler and I, as PKMRMA Board Members, plan to attend the December 7th Buncombe County Planning Board Meeting. Hopefully other Peach Knob Meadows property owners will attend this meeting or write letters or emails in advance of the meeting.

Regarding the section of Ron's message asking "Why This Matters?", our community, Peach Knob Meadows, has Restrictive Covenants (a.k.a. "Restrictive Agreement"); however, some have suggested that more specific language should be added.

The PKMRMA Board will consider getting additional community input on this subject and the question of having our Restrictive Agreement reviewed by a qualified community association attorney.

Best regards,

Dwight

Dwight K. Bohm
President
Peach Knob Meadows Road Maintenance Association (PKMRMA)
16 Big Level Drive
Asheville, NC 28804-2900
M: 828-231-3891
T: 828-239-9874

PS - I will gladly provide a copy of PKM's Restrictive Agreement to any PKM property owner/ PKMRMA member upon request.

----- Forwarded message -----

From: **Ron Patton** <friendsoftownmountain@gmail.com>
Date: Fri, Nov 27, 2015 at 9:25 PM
Subject: CALL TO ACTION - Significant County Zoning Change
To: Ron Patton <friendsoftownmountain@gmail.com>

Friends of Town Mountain Residents -

On Monday, December 7, at 9:30am, the Buncombe County planning staff will present to the Planning Board a proposed change to the County Zoning Ordinance that could significantly impact the Residential 1 (R-1) and Beaverdam (BDM) zoning districts in which Town Mountain residents live. The Planning Board's recommendation, for or against, will go to the Commissioners for final determination. An overview is outlined below. If you feel strongly about this issue you are encouraged to attend the Planning Board meeting and offer your opinion during the public speaking period. Several of your neighbors have already committed to being there and speaking.

What the changes entail:

- Lots in R-1 would no longer be classified as "Single Family." That restriction would be removed.

- Lots in R-1, BDM, and R-LD (Residential Low Density) would allow “Duplex/Two-family residential dwelling units (attached or detached).”

Why the Planning Board is proposing these changes:

- Although this is a fundamental change to Buncombe County zoning and inconsistent with the Buncombe County Land Use Plan, no substantive, tangible, reason has been given for why it is being made. This would be a good question to ask the Planning Board at the December 7 meeting.

Why this matters:

- Friends of Town Mountain residents living in the county (not within Asheville city limits) fall under either R-1 or BDM zoning.
- Allowing duplexes/two-family homes in zones that have previously been protective of single family homes could significantly increase the density of our neighborhoods.
- County zoning allows short-term vacation rentals in R-1, BDM, and R-LD zones so any new duplexes could be used as a double vacation rental.
- If your neighborhood does not have restrictive covenants (CC&Rs, RCs, etc) these changes would immediately impact you.
- If your neighborhood has restrictive covenants, they may not be sufficient to prevent duplexes or short term rentals. Recent North Carolina court cases have overturned restrictive covenants that were thought to offer protection in these respects.

What you can do:

- Review the attached document that details the Planning Board’s proposed changes to County zoning.
- Attend and offer your opinion at the Planning Board meeting at 9:30am on December 7 at the 30 Valley Street conference room.
- Write a letter or email by December 3 expressing your opinion to the Planning Board. Emails should be sent to: Debbie Truempy, Zoning Administrator: Debbie.Truempy@buncombecounty.org. Ask her to forward your email to each Planning Board member.
- If your neighborhood has restrictive covenants, consider having a qualified community association attorney review them to understand if they adequately protect your neighborhood as everyone desires and expects.
- Learn more. Robert Dungan of [The Dungan Law Firm](#), a Town Mountain resident, has offered to speak on the topic of covenanted communities and the NC Planned Community Act as well as answer your questions regarding protection from these proposed zoning changes. Please contact me if you’re interested in this and I will coordinate a presentation and Q&A session.

Ron Patton

President – Friends of Town Mountain

Debbie Truempy

From: Kathleen Mack <kmack5388@gmail.com>
Sent: Wednesday, December 02, 2015 10:10 PM
To: Debbie Truempy
Subject: Zoning

Please forward this message to each member of the Planing Board.
Please keep Beaverdam as a single family zoned area. Our community is precious to us. Investor properties turn neighborhoods into commercial districts. Properties will not be maintained the same way resident owners would.

thank you,

Kathleen Mack
100 Gibson Road
Asheville, NC 28804

Debbie Truempy

From: Cindy Byron <cindy.jane70@gmail.com>
Sent: Thursday, December 03, 2015 6:59 AM
To: Debbie Truempy
Subject: No duplexes or rentals in Beaverdam

Hello Ms. Truempy,

My name is Cindy Byron and I am a 45- year resident of Asheville and a native, and have been living in Beaverdam for over 30 years. Beaverdam is already growing at a rate that is hard to sustain and we need ordinances that will continue to preserve the quality of life for those in the valley. Please do not rezone Beaverdam, do not allow duplexes or more than one dwelling per lot.

Please continue to support one dwelling per lot.

Thank you for your time and consideration.

Cindy

- Cindy

Sent from my iPad

Debbie Truempy

From: Les Vann <lesvanntv@gmail.com>
Sent: Thursday, December 03, 2015 8:32 AM
To: Debbie Truempy
Subject: Proposed Zoning Changes

Dear Debbie,

My wife and I own a home in Town Mountain in the Dairy Gap neighborhood. We write to you today in respectful opposition to the proposed zoning changes that would impact the R-1 and BDM districts. I believe it would have a negative impact on safety, density, and traffic in the area. I have seen some correspondence that refers to comparison with mother-in-law's quarters. I don't see that as similar at all. mother-in-law quarters are usually in the same structure. I am also curious as to why these changes are being proposed at all. Have developers approached your organization about these changes? I am concerned that these changes could lead to further changes that could lead to a full multi-dwelling allowance. Thank you for your consideration and please pass my comments on the Planning Department Board Members.

Best,

Les

Les Vann
lesvanntv@gmail.com

Debbie Truempy

From: azaleabindery@gmail.com on behalf of Mary Carol Koester
<marycarol@azaleabindery.com>
Sent: Thursday, December 03, 2015 8:48 AM
To: Debbie Truempy
Subject: No changes to BDM district housing rules

Hi Debbie,

I've resided in the Beaverdam Valley for 15 years. I am told there is a proposal in the works that will allow duplexes and 2 houses per lot to be built in the valley.

This is a traditional single family neighborhood. Houses stay in the possession of one family for decades and are sold quickly to new families when they do come on the market. Our safety, quality of life, and property values rest on the protection of our neighborhood from multiple family units and rentals.

Multiple family units such as duplexes and rentals have faster turn over rates, and there is less incentive to maintain and preserve their value. We have already witnessed this with renters. Not only does the house deteriorate but crime has increased and the Avl police have been called several times to a few rental homes in a neighborhood that previously had no crime of note. The turn over rate is usually less than a year. The whole fabric of the neighborhoods is diminished, going from trusted relationships built over time to no relationship at all.

I believe the suggested changes will have a significant negative impact on everyone in the BDM district. I encourage you NOT to support the proposed changes. Please forward this message to each member of the Planning Board.

Sincerely,

--

Mary Carol Koester

One Brookgreen Pl, Asheville, NC 28804

Debbie Truempy

From: Ron Patton <ron@ronpatton.com>
Sent: Thursday, December 03, 2015 3:53 PM
To: Debbie Truempy
Subject: RE: Questions for Planning Board - December 7, 2015, Meeting

Ms. Truempy –

Thank you for the quick reply. My opinion, and please forward this to the Planning Board, is that making such broad and fundamental changes to the R-1/BDM/R-LD zoning because “*we have had inquiries to add a second residence within existing homes*” is overreach and excessive. There must be other options for change that are more specific and targeted to address this issue. Or, perhaps better, simply tell those who are inquiring, “No. They are not permitted in your zone. There are many other zones in the county which permit second residences within existing homes.”

Sincerely,
Ron Patton

From: Debbie Truempy [mailto:Debbie.Truempy@buncombecounty.org]
Sent: Thursday, December 3, 2015 10:38 AM
To: Ron Patton <ron@ronpatton.com>
Subject: RE: Questions for Planning Board - December 7, 2015, Meeting

Dear Ron,

I appreciate your comments and will forward them to the Planning Board members.

I will try to clarify the change in zoning that’s being proposed. The R-LD, R-1 and BDM Districts currently allow two residences on a single lot but those residences are required to be detached (two separate buildings). The proposed change would allow those two residences to be attached as well as detached. This would not increase allowed density as two residences are currently allowed on a lot but could decrease disturbance and impervious cover which would have less environmental impact.

The change was proposed because we have had inquiries to add a second residence within existing homes, usually for parents or children, and that is not currently allowed. They could build a separate detached home on the same lot but could not add to second residence within or as an addition on the existing home. We have not had developers inquiring about building duplexes in these districts.

Please let me know if I can be of further assistance.

Sincerely,

Debbie

Debbie Truempy
Planner III
Buncombe County Planning & Development
46 Valley Street
Asheville, NC 28801
Phone: 828-250-4842

From: Ron Patton [mailto:ron@ronpatton.com]
Sent: Thursday, December 03, 2015 9:00 AM
To: Debbie Truempy
Subject: Questions for Planning Board - December 7, 2015, Meeting

Ms. Truempy -

I am a resident of Buncombe County and I live on Town Mountain. I ask that this email be forwarded to the members of the Planning Board. I will be in attendance at the December 7 meeting.

I have a 25 year career as a computer engineer. When I make a revision to an existing product to address a problem I strive to make the most specific and targeted change possible to achieve the desired result. Doing this reduces the risk of unintended consequences – e.g. breaking something that used to work. I believe that making revisions to the existing Buncombe County zoning should follow a similar philosophy.

For the public record, I request that the Planning Board answer two questions:

- 1) What existing problems or issues are addressed by removing “Single Family” from the R-1 zoning definition and by adding “Duplex/Two-family residential dwelling units (attached or detached)” to the R-1, BDM, and R-LD zoning definitions?
- 2) Given how broad and fundamental these zoning changes are, what other more specific and targeted changes were considered and rejected (and why) to solve these problems or issues?

Sincerely,
Ron Patton
Vance Gap Road
Asheville, NC

Debbie Truempy

From: Joe Sechler <f105driver@gmail.com>
Sent: Thursday, December 03, 2015 4:22 PM
To: Debbie Truempy
Subject: Planning Board Public Hearing 12/7/15
Attachments: ComplandPlan_Amend_8-4-09.pdf

Debbie,

Please forward my below words to the all Planning Board members for the Monday public hearing.

Thank you.

Joe

December 3, 2015

Joseph S. Sechler
10 Big Level Drive
Asheville, NC 28804

Buncombe County Planning Board

Reference: PB Public Hearing, 12/7/15

Zoning Proposal to Replace Single-family housing protections
with duplex housing in Residential 1 (R-1) and Beaverdam (BDM)
zoning districts

Dear Members:

Several years ago, before County wide zoning, my wife and I bought land and ultimately built our home in the then Beaverdam Township. We did so because there was no zoning protection for single-family residences in the County except within the Beaverdam and Limestone townships.

The massive zoning proposal you have been reviewing and for which you will receive public comment this coming Monday contains a provision that essentially eliminates all protection for single-family residential communities in Beaverdam by replacing permitted use of single-family homes with duplexes. If approved, this will have grave implications for our property values and chosen life style.

I draw your attention to my attachment. It is the August 4, 2009 Update to the County Land Use Plan which deals with carrying forward the Beaverdam Land Use Plan provisions into the County wide zoning, thereby continuing the protection of the single-family and rural nature of Beaverdam.

The duplex proposal coming before you Monday is ludicrous and flies directly in the face of the County Land Use Plan, the historical intent of protecting the unique character of the Beaverdam community, and is just plain dishonest. Thousands of residents have moved into Beaverdam over the years and invested life savings in their single-family homes because they wanted the here-to-fore protections developed early on by the Beaverdam Council and ultimately adopted by the County Commissioners.

You must vote against the proposed zoning change coming before you Monday.

Sincerely,

Joseph S. Sechler

ORDINANCE 09-08-03

**AMENDMENTS TO BUNCOMBE COUNTY
COMPREHENSIVE LAND USE PLAN UPDATE**

WHEREAS, the Board of Commissioners first adopted a Comprehensive Land Use Plan for Buncombe County on March 16, 1999; and

WHEREAS, said plan was updated after review on June 20, 2006; and

WHEREAS, the Board of Commissioners have determined that the existing Beaverdam community planning area and the Beaverdam Community Land Use Ordinance were not adequately addressed within the initial plan or the 2006 update; and

WHEREAS, the Buncombe County Planning Board has reviewed the proposed amendments and recommended unanimously these amendments to the text of The Comprehensive Land Use Plan Update at the request of the Buncombe County Planning Department at the July 6, 2009 regular meeting of the Planning Board; and

WHEREAS, the Board of Commissioners is of the opinion that it is in the best interest of the citizens and residents of the County to approve this request and hereby approves this request for amendment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. The 2006 Update to the Buncombe County Comprehensive Land Use Plan shall be revised as follows:

"VII. Implementation Strategies

2. 3. Apply detailed zoning to the area that lies within the updated Metropolitan Sewer District (MSD) boundary that is the Primary Service Area (see #1 above) with the exception of the area currently governed by the Beaverdam Community Land Use Ordinance.

- Initially, consider using the following types of districts, which reflect districts by the same name utilized in the Limestone Township. Densities could also be equal to the densities associated with the Limestone districts.
 - *Low density residential district (R-LD).* The R-LD low density residential district is primarily intended to provide locations for low density residential and related type development in areas where topographic or other constraints preclude intense urban development. The minimum required lot area will be one acre.

- *Single-family residential district (R-1).* The R-1 single-family residential district is primarily intended to provide locations for single-family residential and supporting recreational, community service and educational uses. This district is further intended to protect existing single-family subdivisions from encroachment of incompatible land uses, and this does not allow mobile homes or mobile home parks.
- *Residential district (R-2).* The R-2 residential district is primarily intended to provide locations for residential development and supporting recreational, community service and educational uses. These areas will usually be adjacent to R-1 single-family residential districts, will provide suitable areas for residential subdivisions and in order to help maintain the present character of R-1 districts, will not allow mobile homes or mobile home parks. Higher density development, which includes multifamily residential units and planned unit development, may be allowed in this district only when both public water and sewer services are available.
- *Residential district – mobile home (R-2 MH).* The R-2 MH district is primarily intended to provide locations for the variety of residential and other issues permitted in the R-2 district including individual mobile homes, but will not allow mobile home parks.
- *Residential district (R-3).* The R-3 residential district is primarily intended to provide locations for a variety of residential development depending upon the availability of public water and sewer services. Some areas within the R-3 district will have no public water and sewer services available and will thus be suitable primarily for single-family residential units and mobile homes on individual lots. Other areas within the district will have public water and/or sewer service available and will thus be suitable for higher density uses such as multifamily residential units, planned unit developments, and mobile home parks. The R-3 district also provides for various recreational, community service and educational uses that will complement the residential development.
- *Neighborhood service district (NS).* The NS neighborhood service district is primarily intended to provide suitable locations for limited, neighborhood oriented, commercial, business, and service activities in close proximity to major residential neighborhoods. The NS district is designed to allow for a mix of residential, commercial, business and service uses in limited areas at key intersections leading to residential neighborhoods in order to provide such service to the residents of that particular neighborhood. As such the type of uses allowed and the standards established for development in this NS district should be compatible with the residential character of the area and should neither add to traffic congestion; cause obnoxious noise, dust, odors, fire hazards or lighting objectionable to surrounding residences; nor visually detract from overall appearance of the neighborhood.
- *Commercial service district (CS).* The CS commercial service district is primarily intended to provide suitable locations for clustered commercial

development to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, to discourage strip commercial development, and to allow for suitable noncommercial land uses.

- *Employment district (EMP)*. The EMP employment district is primarily intended to provide appropriately located sites for employment concentrations primarily for office type uses, industrial uses, storage and warehousing, and wholesale trade. This EMP district includes existing industrial and office areas and sites suited for future development in areas designated on the land use plan as employment centers. Only those manufacturing uses will be allowed which meet all local, state and federal environmental standards, and do not involve obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazards, or other objectionable conditions which would be detrimental to the health, safety, and general welfare of the community. These areas will also include sites suitable for supportive activities such as community service, commercial services, and residential.
- Conduct a thorough evaluation of the Limestone Township zoning district standards to determine whether these districts and their standards are appropriate for achieving the proposed land use pattern or modifications are required. For example, the range of uses permitted in the residential districts may need to be expanded to include uses that complement residential uses.
- Apply the Beaverdam Community Land Use Ordinance standards to the Beaverdam Valley, as it has been defined since January 1, 1982, but only to that area. The Beaverdam Valley is a unique area within the MSD District. The Beaverdam Community Council was established June 12, 1979 and has since acted as the Planning Board for the Valley, actively advising the Board of Commissioners of Buncombe County on the community's goals and needs. The Beaverdam Community developed a comprehensive land use plan and crafted its unique community zoning ordinance, adopted December 1, 1981, in order to preserve the low-density residential character of the community. For the reasons listed below, apply the Beaverdam Community Land Use Ordinance standards to the Beaverdam Valley through the designation of a Beaverdam Low-Density Residential District (BDM).
 - Beaverdam Valley has developed as a low-density residential community with no industry and one existing non-conforming commercial use. The community has grown from a rural agricultural area to an area of predominantly single-family residential development. The quality of life has been exceptionally high in that the environmental impact of development has been minimal, and as such the community has retained its rural character.
 - Growth has been moderate due to the topography of the land. Most of the land in the Beaverdam Valley with an average natural slope under 40 percent has been developed. Further growth in Beaverdam Valley will, as a result, come in areas where the slope is such that environmental and

scenic impacts will occur. In addition to interrupting scenic views, development on steep slopes can lead to slope destabilization, increased erosion and stormwater runoff. The Beaverdam Community Land Use Ordinance has dimensional requirements and maximum disturbed and maximum impervious cover standards to protect its steep slopes and scenic views.

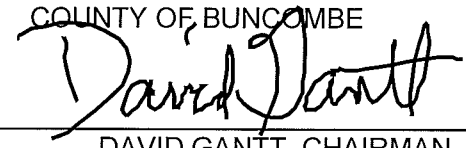
- There are no areas in the Beaverdam Community where industrial or commercial growth would be feasible or desirable. Beaverdam Valley is served by one main roadway, Beaverdam Road. Because of the unique character of the Valley and as it is served by a narrow, winding two lane road, any sizable development would have an adverse impact on the community due to traffic dangers and congestion. The Beaverdam Community Land Use Ordinance permits only low-density single-family development in order to facilitate the adequate provision of transportation and other infrastructure, to protect the value of property and to protect existing development from incompatible uses.
 - Beaverdam Valley is unique in that it abuts the City of Asheville, has adequate water and sewer capacity and has large, steep undeveloped tracts of land. The Beaverdam Community chose to protect its rural character and steep slopes from these development pressures in 1981 with the Beaverdam Community Land Use Ordinance. No other area within the MSD District has these characteristics and direct development pressures. There are other areas within the MSD District that have steep slopes and large undeveloped tracts, however these do not have the same proximity to the City of Asheville, easily accessible utilities and limited access. Likewise, there are areas with utilities abutting the City of Asheville, but these are not undeveloped steep tracts in low-density single-family areas.
 - The citizens of Beaverdam Valley have implemented and maintained a community plan in order to maintain the character of the Valley as a low-density residential community, with no industry and no commercial developments, and overwhelmingly desire to maintain the environmental quality by permitting only low-density residential development and growth."
2. That the proposed amendments to the Buncombe County Comprehensive Land Use Plan are reasonable, in the public interest, and allow for further clarification with regard to future land use planning initiatives.
 3. That this ordinance shall be effective upon its adoption.

Read and approved on first reading by a vote of 5 for and 0 against, this the 4th day of August, 2009.

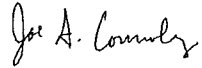
Adopted this the 4th day of August, 2009.

ATTEST


KATHY HUGHES, CLERK
TO THE BOARD

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE
BY: 
DAVID GANTT, CHAIRMAN

APPROVED AS TO FORM



JOE CONNOLLY, COUNTY ATTORNEY

Debbie Truempy

From: Jim Rodgers <docplusot@yahoo.com>
Sent: Thursday, December 03, 2015 6:35 PM
To: Debbie Truempy
Subject: proposed zoning changes

Dear Buncombe County Planning Board,

I am writing to express my displeasure with the proposed zoning changes which will allow for higher density housing in my neighborhood.

I further feel the change put forth would be fundamentally inconsistent with the Buncombe County Land Use Plan - and am flummoxed as to why it is even being proposed.

'The zoning districts and regulations are intended to guide development within the Metropolitan Sewerage District (MSD) service area by concentrating commercial, industrial, and multifamily developments along major corridors, thus allowing single family residential communities to maintain their residential neighborhood qualities.' Apparently, your mission has changed?

My husband and I encourage you to protect the people and land you have been appointed to serve by preserving our mountains and the single family residential communities that are nestled in them - not turning them into condos and vacation rental units. I have read your responses to neighbors who voiced concerns similar to our own. You mentioned that some people want to add mother in law suites to their homes and this would allow them to do it in a more environmentally friendly manner. I believe that changing the entire region's zoning ordinances to allow several families to build on to their homes is irresponsible. It leaves our single family residential communities open to high density development....we loose our ability to protect the quality of our neighborhoods.

I appreciate your attention to our concerns.

Best,

James and Naomi Rodgers

Debbie Truempy

From: Lorena Russell <lorena.l.russell@gmail.com>
Sent: Thursday, December 03, 2015 9:38 AM
To: Debbie Truempy
Cc: Kitty Hancock
Subject: Keep Beaverdam single home

Dear Debbie Truempy,

I'm writing to you regarding the proposal to expand zoning in the Beaverdam (BDM) area of North Asheville to allow duplex and multiple homes. I oppose this change in zoning.

My partner and I have lived in Beaverdam for over 30 years, and deeply value our community. Part of our quality of life has been due to single-home zoning and the environment that allows.

I'd ask that you forward my request to other council members to vote "no" on the proposal to expand zoning in the Beaverdam District.

Sincerely,

Lorena Russell
525 Old Beaverdam Road
Asheville, NC

Debbie Truempy

From: Grant Hellyer <GrantHellyer@sbcglobal.net>
Sent: Thursday, December 03, 2015 10:26 AM
To: Debbie Truempy
Subject: Zoning change

I am writing to express my opposition to the proposed zoning change which would change areas zoned as single family to permit duplexes to be built. One of the reasons I purchased my property in the county is because I prefer the lower density that is not found in the city. I am not opposed to duplexes being permitted in new developments, or on existing lots, but believe this should be considered on an individual basis, rather than blanketing the whole county. Please forward copies of my opposition to members of the zoning commission.

Thank you,

Grant C. Hellyer

Debbie Truempy

From: Patrick Thompson <ptatag@bellsouth.net>
Sent: Friday, December 04, 2015 9:33 AM
To: Debbie Truempy
Subject: R-1 Zoning Changes

Hello Debbie. Please forward these comments to all of the Planning Board members. Thank you.

As a Buncombe County Property Owner, I do not understand the reasoning to changing R-1 Zoning to allow multi-family units/duplexes.

When someone buys property zoned R-1, they have a right to expect that the R-1 restrictions will *remain in place*. My goodness, those restrictions are the reason R-1 zoning exists! And now, to tell all of those owners that the restrictions *put in place by the county*, are now magically removed *by the same county government*...in my opinion the county will have *cheated* tens of thousands of property owners. Duped them. "You thought you were buying this...well now it turns out you've bought something else!" I'm shocked it's even being considered!

And what is the reason for the change? In my admittedly small amount of research on this, I have yet to find anyone who knows *why* this is being done.

I urge you to vote against allowing duplexes/multi-family housing in R-1 zoned areas.

Thank you for your time and your service to our community.

Pat Thompson

5 Big Level Drive, Asheville, NC 28804

Debbie Truempy

From: Dwight Bohm <dwrightbohm@gmail.com>
Sent: Friday, December 04, 2015 11:35 AM
To: Debbie Truempy
Subject: December 7, 2015 Buncombe County Planning Board Meeting

Reference: Revisions to the text of the Zoning Ordinance, including the adoption of standards for Community Oriented Developments (ZPH2015-00040)

Dear Ms. Truempy:

As Zoning Administrator, I understand you are the Planning Board's point of contact to receive written public comment and questions prior to the December 7th Planning Board Meeting during which possible revision of ZPH2015-00040 will be discussed.

I have the following comment and question which I request be shared with all Planning Board members in advance of the December 7th meeting:

- The Zoning Ordinance of Buncombe County was initially Adopted December 1, 2009, and most recently amended on September 1, 2015. So why the need for sweeping further amendment of the Ordinance that would enlarge permitted use of Duplex/Two-Family dwellings for zones that heretofore limited permitted use to single-family/residence?

	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Single-family residential dwelling, including modular	P	P	P	P	P	P	P	P	P		P	P
Duplex/Two-family residential dwelling units (attached or detached)	P	P	P	P	P	P	P	P	P		P	P

I must state my opposition to proposed revisions of the Ordinance affecting zones R-LD, R-1 and BDM, given that such changes will adversely affect the nature of communities, subdivisions and properties in these zones by degrading property values, unnecessarily increasing population and traffic density, and adversely affecting the environment.

Thank you and the Planning Board for taking my comment, question and point of view into consideration.

Sincerely,

Dwight Bohm
16 Big Level Drive
Asheville, NC 28804-2900
M: 828-231-3891
T: 828-239-9874

Debbie Truempy

From: Norma Bohm <nmcbohm@gmail.com>
Sent: Friday, December 04, 2015 11:42 AM
To: Debbie Truempy
Subject: Opposition to changes of zoning in Buncombe County

I am writing this to state my opposition to proposed revisions of the Ordinance affecting zones R-LD, R-1 and BDM, given that such changes will adversely affect the nature of communities, subdivisions and properties in these zones by degrading property values, unnecessarily increasing population and traffic density, and adversely affecting the environment.

Also I would like to know how you and perhaps others on the board will personally profit from these changes.

Norma Bohm