

**Buncombe County Planning Board  
March 21, 2016**

The Buncombe County Planning Board met on March 21, 2016 in the meeting room at 30 Valley Street. Members present were Gene Bell, Nancy Waldrop, David Rittenberg, Bob Taylor, Parker Sloan, Robert Martin, Joan Walker, Dusty Pless, and Thad Lewis. Also present were Michael Frue, Brandon Freeman, and Vince Hyatt, Staff Attorneys; and Gillian Phillips and Shannon Capezzali, Planning staff.

**Call to Order**

Gene Bell called the meeting to order at 9:31 am. Robert Martin requested that a discussion of the zoning map be added to the agenda. There were no objections by the Board.

**Approval of Agenda**

Parker Sloan made a motion to approve the agenda as revised. The motion was seconded by Dusty Pless and passed unanimously.

**Approval of Minutes (February 15, 2016)**

Parker Sloan made a motion to approve the minutes as revised. Joan Walker requested a correction to the capitalization of her last name. The motion was seconded by Dusty Pless and the motion passed unanimously.

**Public Comment**

There was no one wishing to make public comment.

**Public Hearing (Subdivision Review – SUB2016-00068)**

***SUB2016-00068:** Chris Day of Civil Design Concepts sought major subdivision approval for a 64 lot major subdivision which is located at 218 Reems Creek Road PINs 9742-54-9380 and 9742-53-6911.*

The Board was provided with the submitted site plan (Attachment A) and proposed staff conditions (Attachment B). Gillian Phillips reviewed the proposed subdivision for the Board. Chris Day from Civil Design Concepts was present to represent the application. Prior approval by the Board of Adjustments for a Planned Unit Development has been received. David Rittenburg requested to be recused from voting due to a conflict of interest. There were no objections to his recusal. Chris Day answered questions from the Board:

- The developer has consulted with DOT about mitigation for increased traffic at access points.
- The area consists of single and some multi-family residences.
- The proposed retaining wall will support the road turnaround area.
- All utilities will be coordinated by the developer and installed prior to the completion of homes.
- The existing home will be removed with demolition permits including asbestos remediation.
- The developer has met with the Town of Weaverville and is willing to be annexed in order to obtain public water service.
- Michael Frue, County Attorney, confirmed that the developer must seek Buncombe Planning Board approval as the property has not been annexed by Weaverville. The ability of the developer to argue that they have 'vested rights' depends on how far they are in the construction process before being annexed. Joan Walker stated that the Planning Board does not have the authority to consider what will be required by the Town of Weaverville.

- The plan does not meet the Town of Weaverville's Unified Residential Development requirement for two access points; however the development does have a right-of-way for a second access but has not pursued opening that ROW due to neighbor concerns about traffic.
- The original development plan proposed garden-style apartments however density has been reduced to construct smaller single-family homes.
- Open space around the buildings will restrict construction of sheds and fences by homeowners.
- There is no requirement for a certain amount of open space.
- For calculating density there is no requirement to reduce the acreage by unusable space.
- The development meets the required 15' setback of the zoning ordinance and is placing the structures 20' from the property line.

Gene Bell opened public comment:

- Lynn Mause of Weaverville requested information about the retaining walls safety features, the number and type of street lights, amount of ambient light, and expressed concern about the impact to the neighbors ability to see stars at night, and the noise level from the development.
- Sarah Faulkner of Weaverville provided handouts to the Commissioners showing more recent aerial imagery of the neighborhood and stated that the development does not match the current areas lower density. She requested that the Board consider the neighbors when making their decision, and to provide their reasoning for why it is consistent with the Land Use Plan.
- Jon Faulkner of Weaverville requested that the Planning Board vote in consideration of the neighbors and asked whether a fence or other protections are proposed for the trout stream.
- Dede Styles of Swannanoa expressed concern that the Board of Adjustment had outdated aerial imagery when evaluating the application for consistency with the areas density.

Gillian Phillips addressed questions from public comment and the Board:

- The developer must follow the lighting standards of the Zoning Ordinance.
- The Comprehensive Plan does include 'proposed future land use'. The Board of Adjustment has found that the development meets the goals of the Comprehensive Plan.
- The Board of Adjustments approved a reduction for the distance between structures to 10' for the Planned Unit Development. The Fire Marshall has also approved the 10' distance.
- The Subdivision Ordinance is an administrative ordinance only. Applications either meet the standards and are approved, or are rejected based on failure to meet the standards.
- 2010 aerial imagery is used by staff when presenting information to Boards. At this time, those are the most recent maps available to the department until the next update.

Chris Day of Civil Design Concepts addressed questions from public comment and the Board:

- Any portion of the retaining wall which exceeds the zoning height requirement will have protective fencing or shrubs. Taller walls will require a guard rail.
- The parcel is not within a designated flood area. The first floor of the structures are 15' to 20' above the elevation of the creek. The road frontage is roughly 16' in elevation above the creek. The lowest elevation of any basements is roughly 6' to 8' above the elevation of the creek.
- All homes are required to meet the State's building code for separation.
- No lighting plan currently exists and there is no proposed safety lighting. Duke Power will complete the lighting design and installation. The street lights will be leased back to the development. For 1,800 feet of road, an estimated 9 pole lights may be required.
- All stormwater runoff from the development will drain into a retention wet-pond that is designed to use gravity to capture contaminants prior to the water entering the stream system.
- The eastern retaining wall is designed to level yards to avoid too extreme of a slope.

- Homes will be 1,200 to 1,600 square feet in size depending on if there is a basement.
- An existing drive that serves adjacent neighbors abuts the trout stream. No new culverts are proposed for the stream and the developer will remove several existing remnant culverts. Minimal setback requirements will be followed, including a 30' undisturbed buffer for erosion control. No grading, fences, or other activities can occur within that buffer.
- During the Board of Adjustment meeting Civil Design Concepts provided newer google maps of the area which showed neighboring density, and discussed the adjacent apartments with the members. Many homeowners made statements. He feels confident that all BOA members were aware of the neighboring density of the area.

Chairman Bell closed the public hearing, as there was no one else wishing to speak. The Board discussed the proposal. Concern was raised regarding the elevation of the homes relative to the creek. The Board reiterated that it is an advisory Board only and cannot set law or change density or ordinances. Only the Board of Commissioners has the authority to revise the ordinance, and the Planning Board's job is to approve or deny applications based solely on whether they meet the written standards.

Joan Walker made a motion to grant preliminary approval to the subdivision with the proposed staff conditions. The motion was seconded by Parker Sloan and passed unanimously.

#### **Discussion**

Robert Martin requested that staff provide the Planning Board with a large map of county-wide zoning for use during meetings either in paper form or as a projection. The map(s) should include at a minimum the following information: Transit corridors, current zoning, overlay districts.

#### **Adjourn**

The meeting was adjourned at 10:44am.

SUB2016-00068  
 SUBMITTED 2/22/2016

FIRE MARSHAL APPROVED 3/1/2016

ATTACHMENT A

GRANTED PRELIMINARY APPROVAL AT THE 3/21/2016 PLANNING BOARD HEARING WITH THE FOLLOWING CONDITIONS:  
 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 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 Town of Weaverville water lines. Proof of acceptance of the water lines into the Town of Weaverville'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 sewer lines. Proof of acceptance of the sewer lines into the MSD 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.

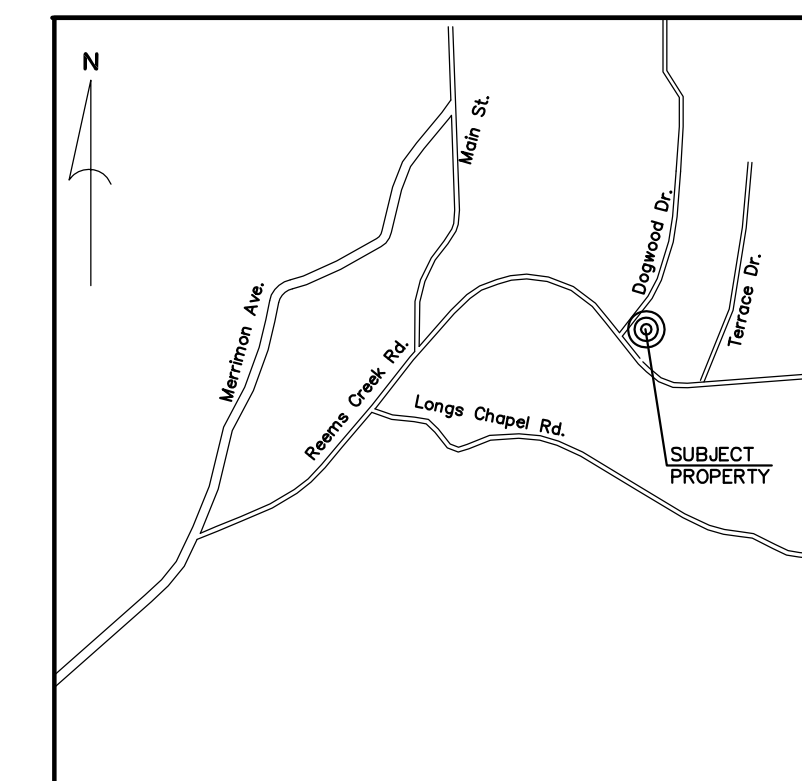
# WHEELER ROAD

## BUNCOMBE COUNTY, NORTH CAROLINA

### FEBRUARY 8, 2016

PREPARED FOR:  
**FARMBOUND HOLDINGS, LLC**  
 168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
**CHRIS ELLER**  
 (828) 252-5388

INDEX OF SHEETS	
Sheet No.	Title
C000	COVER SHEET
C101	EXISTING CONDITIONS PLAN
C200	MASTER SITE PLAN
C201	PRELIMINARY PLAT SITE PLAN
C202	ROAD PROFILES
C301	ROUGH GRADING, EROSIONCONTROL, AND STORM DRAINAGE PLAN
C601	UTILITY PLAN

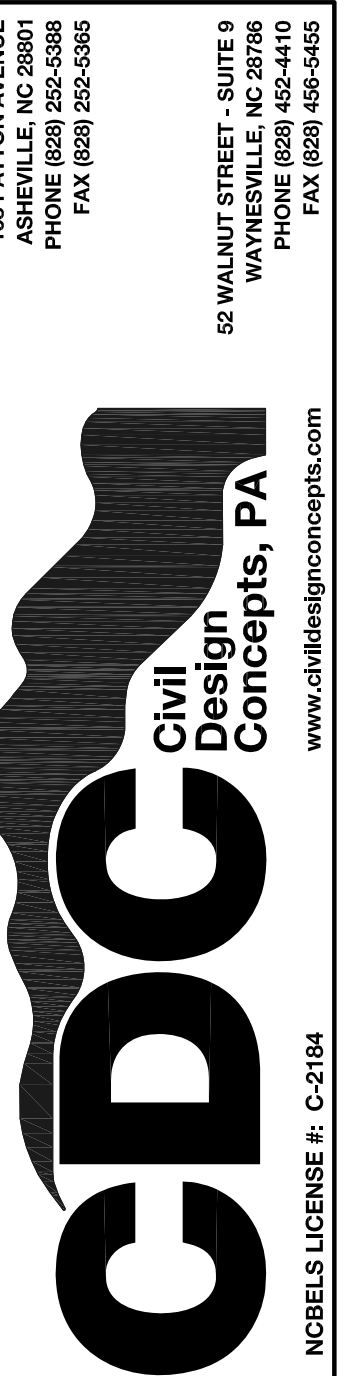


VICINITY MAP  
 (NOT TO SCALE)



Know what's below.  
 Call before you dig.

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FARMBOUND HOLDINGS, LLC 168 PATTON AVENUE ASHEVILLE, NC 28801 CHRIS ELLER (828) 252-5388
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801 CHRIS DAY, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730 J. BARRY WEST (828) 628-1295



NO.	DATE	DESCRIPTION	BY	
			DATE	DESCRIPTION
1.	02/08/16	BUNCOMBE COUNTY BOA SUBMITTAL	KSP	
2.	02/19/16	BUNCOMBE COUNTY PLANNING BOARD SUBMITTAL	MAD	

PRELIMINARY  
 NOT RELEASED  
 FOR  
 CONSTRUCTION

COVER FOR:  
**WHEELER ROAD**  
 FARMBOUND HOLDINGS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

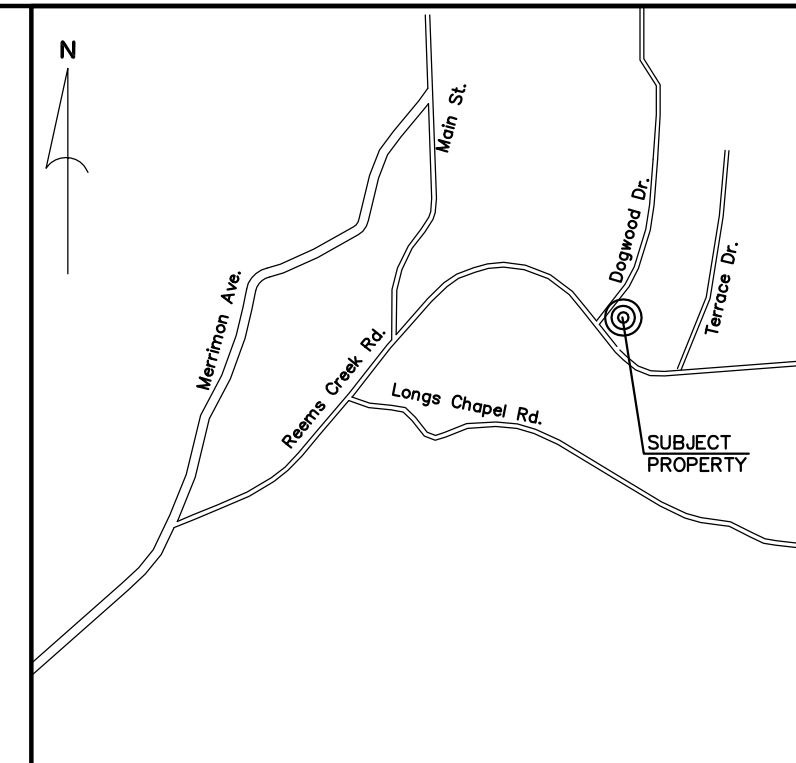
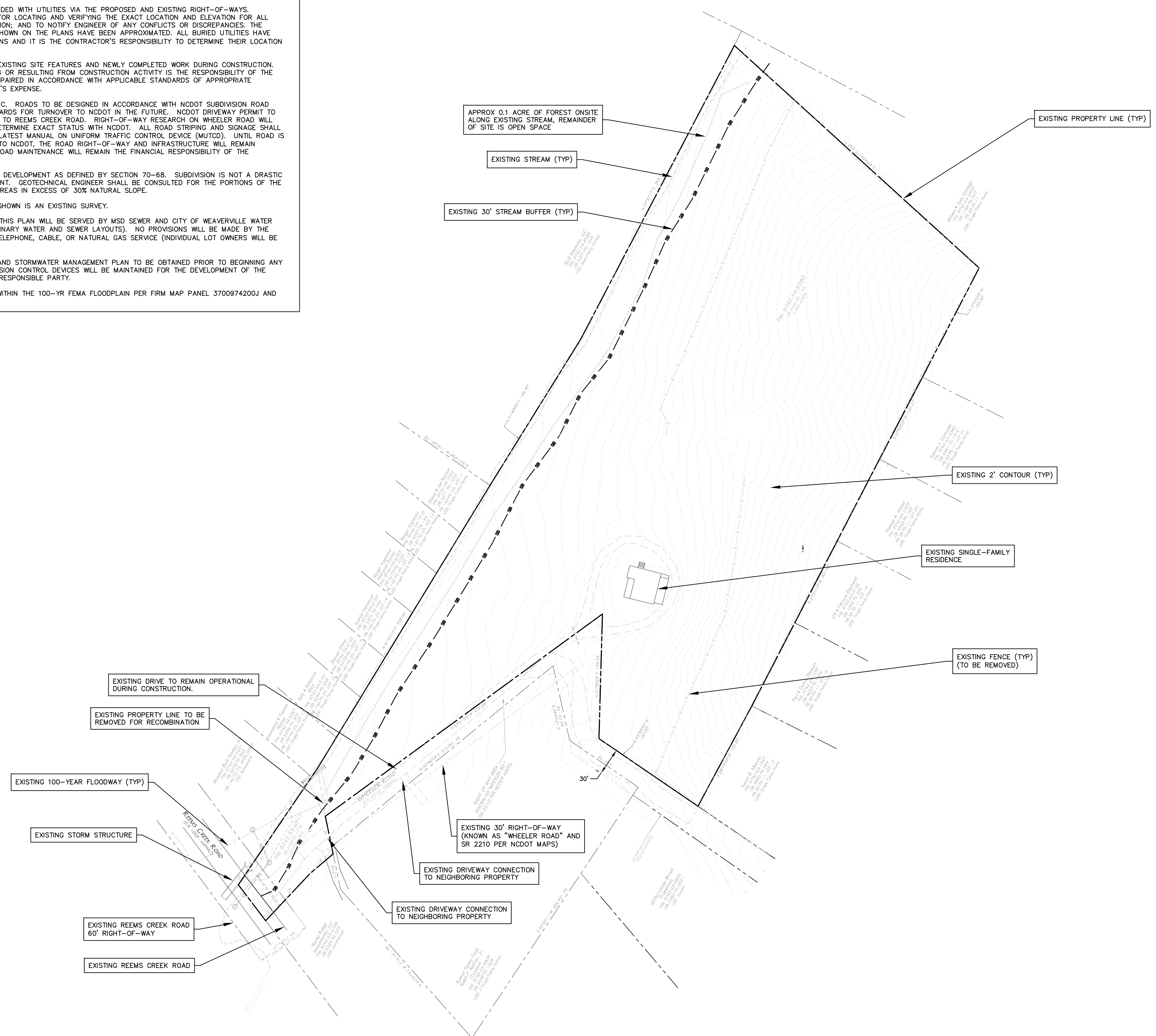
DATE: 02/05/16  
 DRAWN BY: KSP  
 CDC PROJECT NO.: 11582

SHEET  
**C000**



**NOTES**

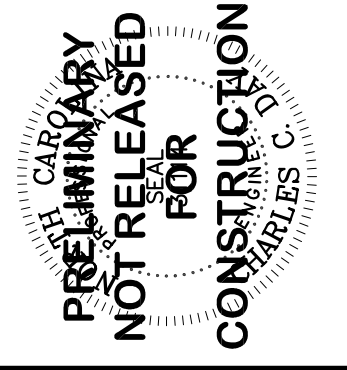
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- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
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**VICINITY MAP**  
(NOT TO SCALE)

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CONTACT:	CHRIS ELLER (828) 252-5388
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801
CONTACT:	CHRIS DAY, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730
CONTACT:	J. BARRY WEST (828) 628-1295
PROJECT DATA	
PIN:	9742-54-9380; 9742-53-6911
ADDRESS:	218 REEMS CREEK ROAD WEAVERVILLE, NC 28787 -REEMS CREEK TOWNSHIP -BUNCOMBE COUNTY
DEED BOOK/PAGE:	4565/1143; 4728/1778
SITE ACREAGE:	6.01 ACRES
ZONING:	R-2
SETBACKS:	7'
SIDES:	15'
REAR:	10'
BUILDING SUMMARY:	10 UNITS A: 46 UNITS B: 8 UNITS C: 64 UNITS TOTAL: 64 UNITS
PROPOSED LOTS:	64 (TOWNHOME/PUD)
DENSITY SUMMARY:	ALLOWED: 12 UNITS/ACRE = 72 UNITS PROPOSED: 10.7 UNITS/ACRE
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL (PUD)
TOTAL PROPOSED ROADS:	1716 LF
DISTURBED AREA:	5.8 ACRES

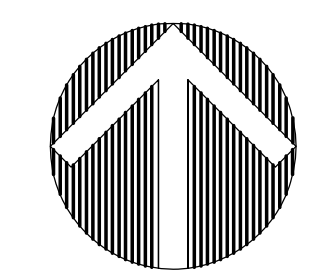
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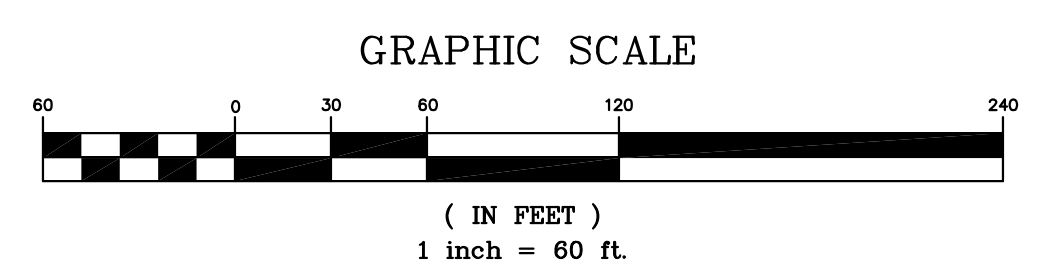
EXISTING CONDITIONS PLAN FOR:

**WHEELER ROAD**

FARMBOUND HOLDINGS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA



**EXISTING CONDITIONS PLAN**



DATE: 02/05/16  
DRAWN BY: KSP  
CDC PROJECT NO.: 11552

SHEET

**C101**

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
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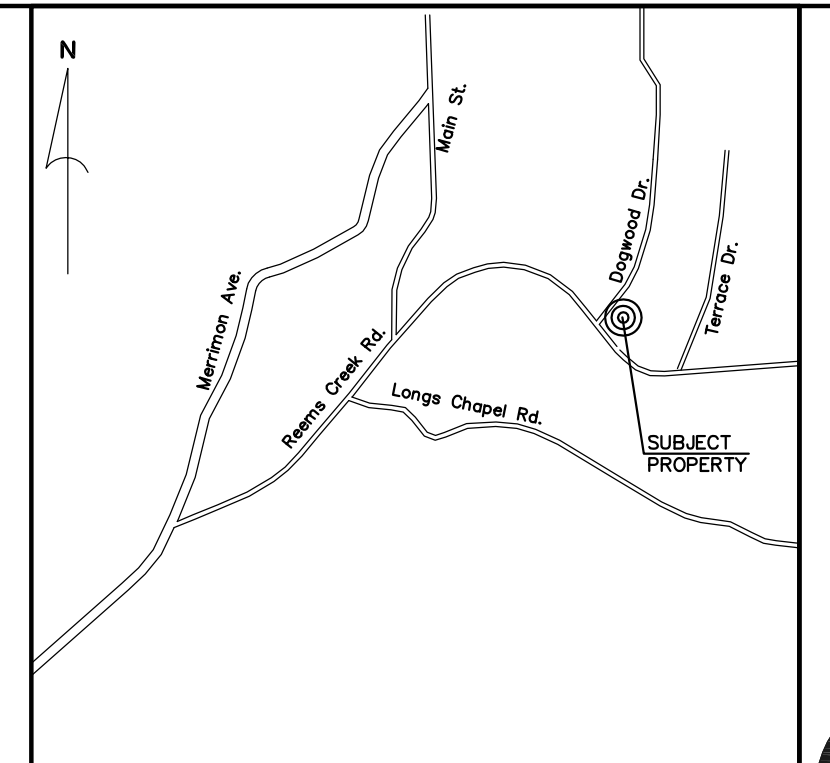
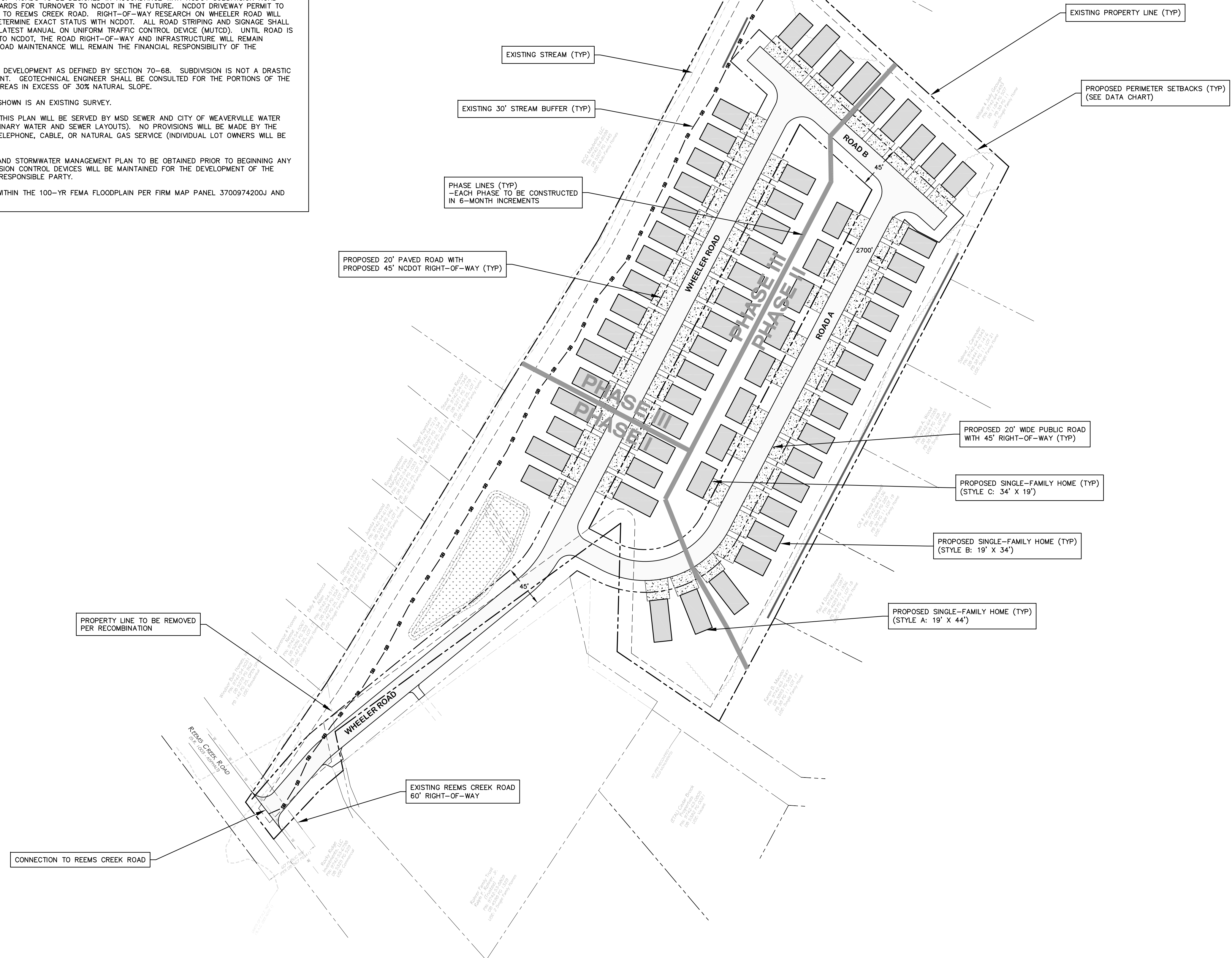
52 WALNUT STREET - SUITE 9  
WEAVERVILLE, NC 28787  
PHONE (828) 252-4100  
FAX (828) 452-5455

**CDC** Civil Design Concepts, PA  
www.civildesignconcepts.com  
NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY	
			KSP	MAD
1.	02/08/16	BUNCOMBE COUNTY BOA SUBMITTAL		
2.	02/19/16	BUNCOMBE COUNTY PLANNING BOARD SUBMITTAL		

**NOTES**

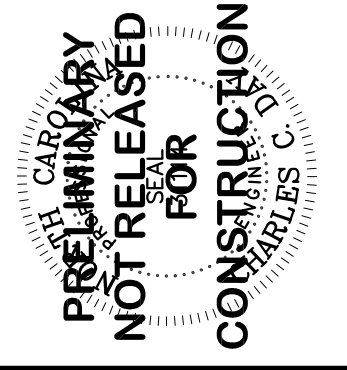
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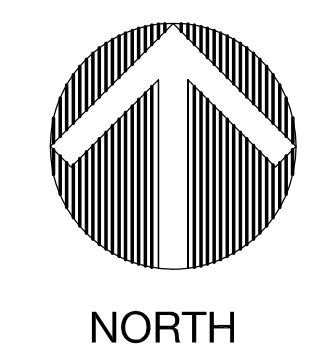
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TOTAL PROPOSED ROADS:	1716 LF
DISTURBED AREA:	5.8 ACRES

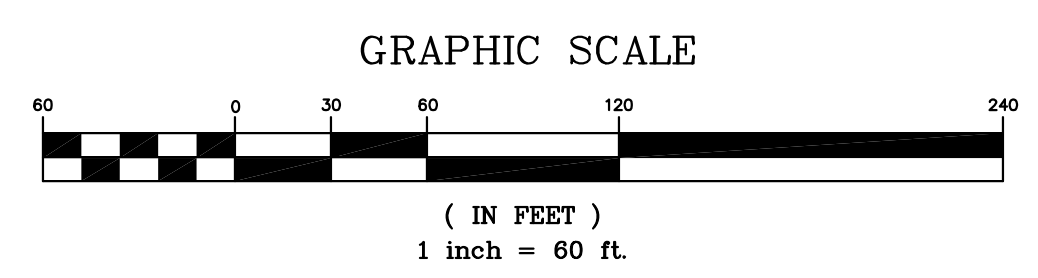
FOR REVIEW ONLY



MASTER SITE PLAN FOR:  
**WHEELER ROAD**  
FARMBOUND HOLDINGS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA



MASTER SITE PLAN



DATE: 02/05/16  
DRAWN BY: KSP  
CDC PROJECT NO.: 11582

SHEET  
**C200**

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
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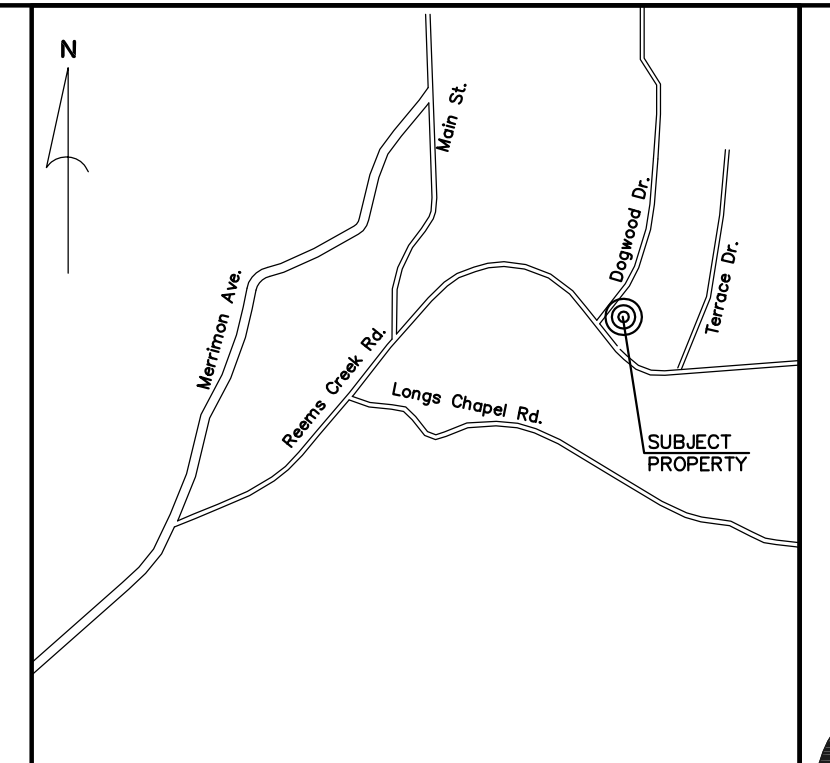
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MAD	BY	DESCRIPTION	DATE
02/19/16		BUNCOMBE COUNTY PLANNING BOARD SUBMITTAL	
2.			



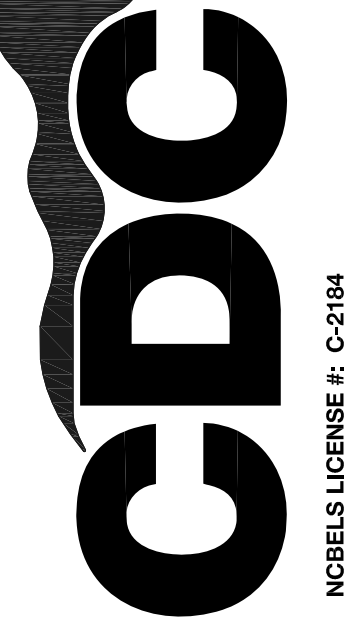
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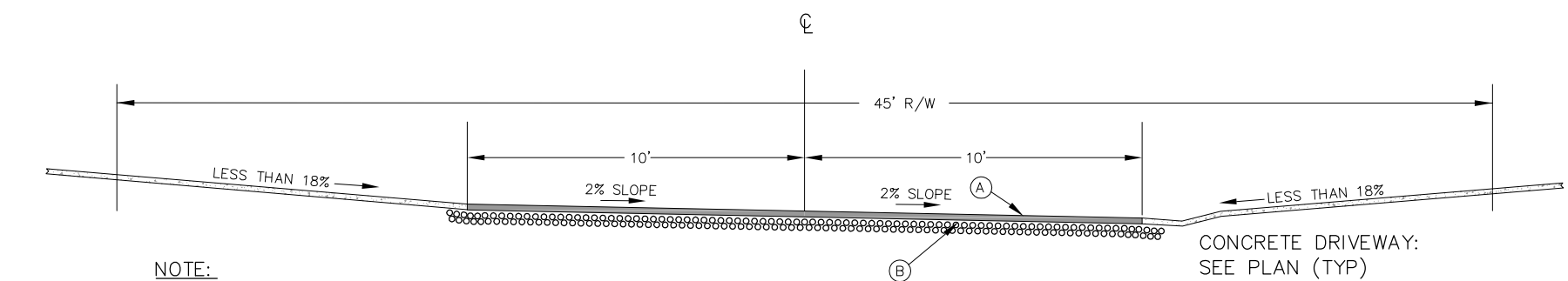
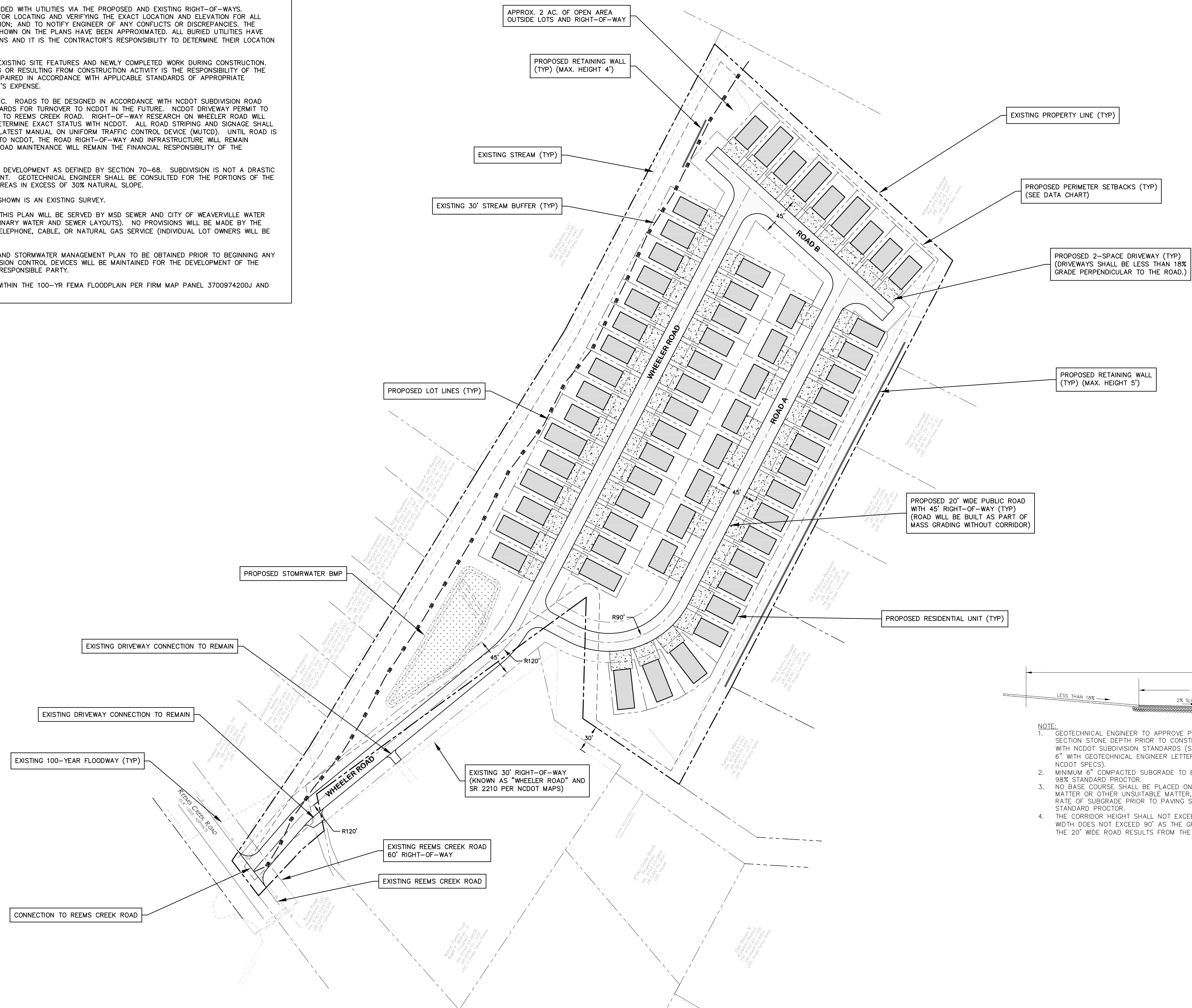
168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 PHONE (828) 252-5388  
 FAX (828) 252-5385

52 WALNUT STREET - SUITE 9  
 WEAVERVILLE, NC 28787  
 PHONE (828) 252-5388  
 FAX (828) 452-5455



KSP		MAD		BY	
NO.	DATE	NO.	DATE	NO.	DESCRIPTION
1.	02/08/16				
2.	02/19/16				

DEVELOPMENT DATA	
OWNER/DEVELOPER:	FARMBOUND HOLDINGS, LLC 168 PATTON AVENUE ASHEVILLE, NC 28801 CHRIS ELLER (828) 252-5388
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801 CHRIS DAY, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730 J. BARRY WEST (828) 628-1295
CONTACT:	
PROJECT DATA	
PIN:	9742-54-9380; 9742-53-6911
ADDRESS:	218 REEMS CREEK ROAD WEAVERVILLE, NC 28787 -REEMS CREEK TOWNSHIP -BUNCOMBE COUNTY
DEED BOOK/PAGE:	4565/1143; 4728/1778
SITE ACREAGE:	6.01 ACRES
ZONING:	R-2
SETBACKS:	7'
SIDES:	15'
REAR:	10'
PROPOSED LOTS:	64 RESIDENTIAL UNIT PUD
DENSITY SUMMARY:	12 UNITS/ACRE = 72 UNITS 10.7 UNITS/ACRE
ALLOWED:	
PROPOSED:	
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL (PUD)
TOTAL PROPOSED ROADS:	1716 LF
DISTURBED AREA:	5.8 ACRES



- NOTE:**
- GEOTECHNICAL ENGINEER TO APPROVE PROPOSED ROAD CROSS SECTION STONE DEPTH PRIOR TO CONSTRUCTION IN ACCORDANCE WITH NCDOT SUBDIVISION STANDARDS (STONE DEPTH CAN REDUCE TO 6" WITH GEOTECHNICAL ENGINEER LETTER OF APPROVAL AND MEETS NCDOT SPECS).
  - MINIMUM 6" COMPACTED SUBGRADE TO BE COMPACTED TO MINIMUM OF 98% STANDARD PROCTOR.
  - 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 NO BE LESS THAN 95% STANDARD PROCTOR.
  - THE CORRIDOR HEIGHT SHALL NOT EXCEED 60'. THE ROAD CORRIDOR WIDTH DOES NOT EXCEED 90' AS THE GRADING PAST THE EDGE OF THE 20' WIDE ROAD RESULTS FROM THE RESIDENTIAL UNIT DESIGN.

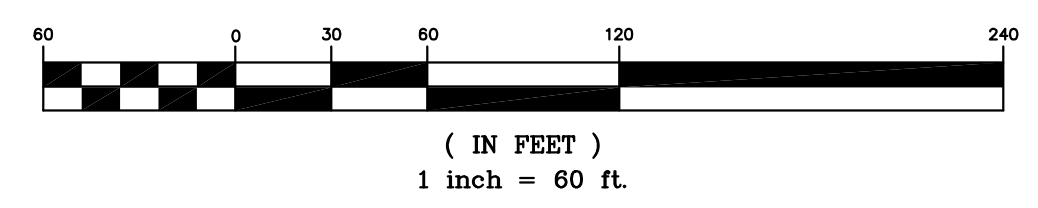
**PAVEMENT SCHEDULE**

(A) 2" SF9.5B  
 (B) 8" COMPACTED AGGREGATE BASE COURSE (MINIMUM 100% STANDARD PROCTOR)

TYPICAL ROAD CROSS SECTION  
 NOT TO SCALE



**PRELIMINARY PLAT  
 SITE PLAN  
 GRAPHIC SCALE**

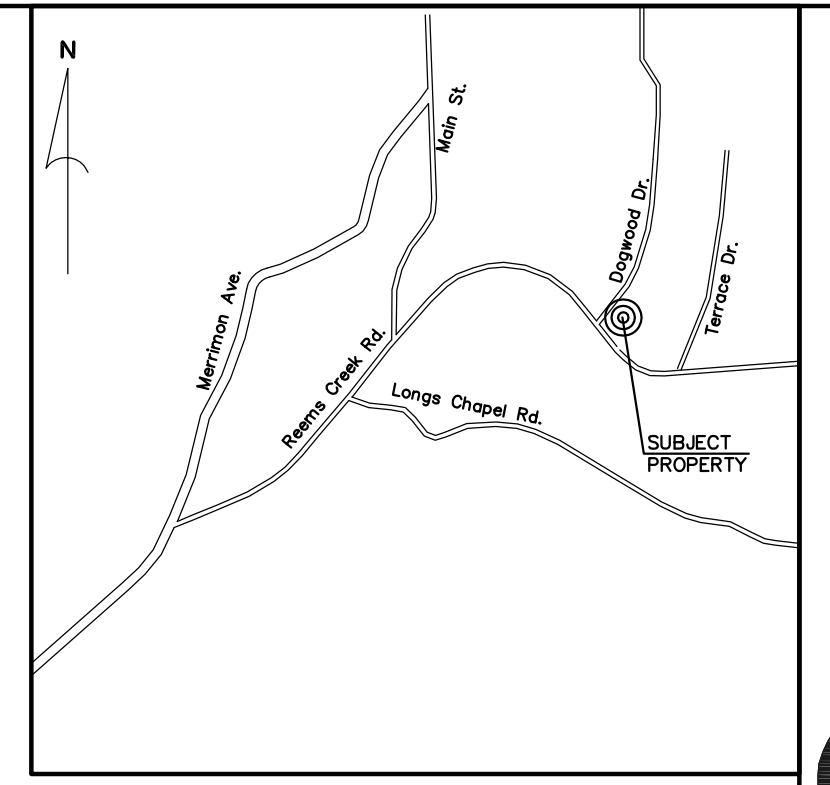
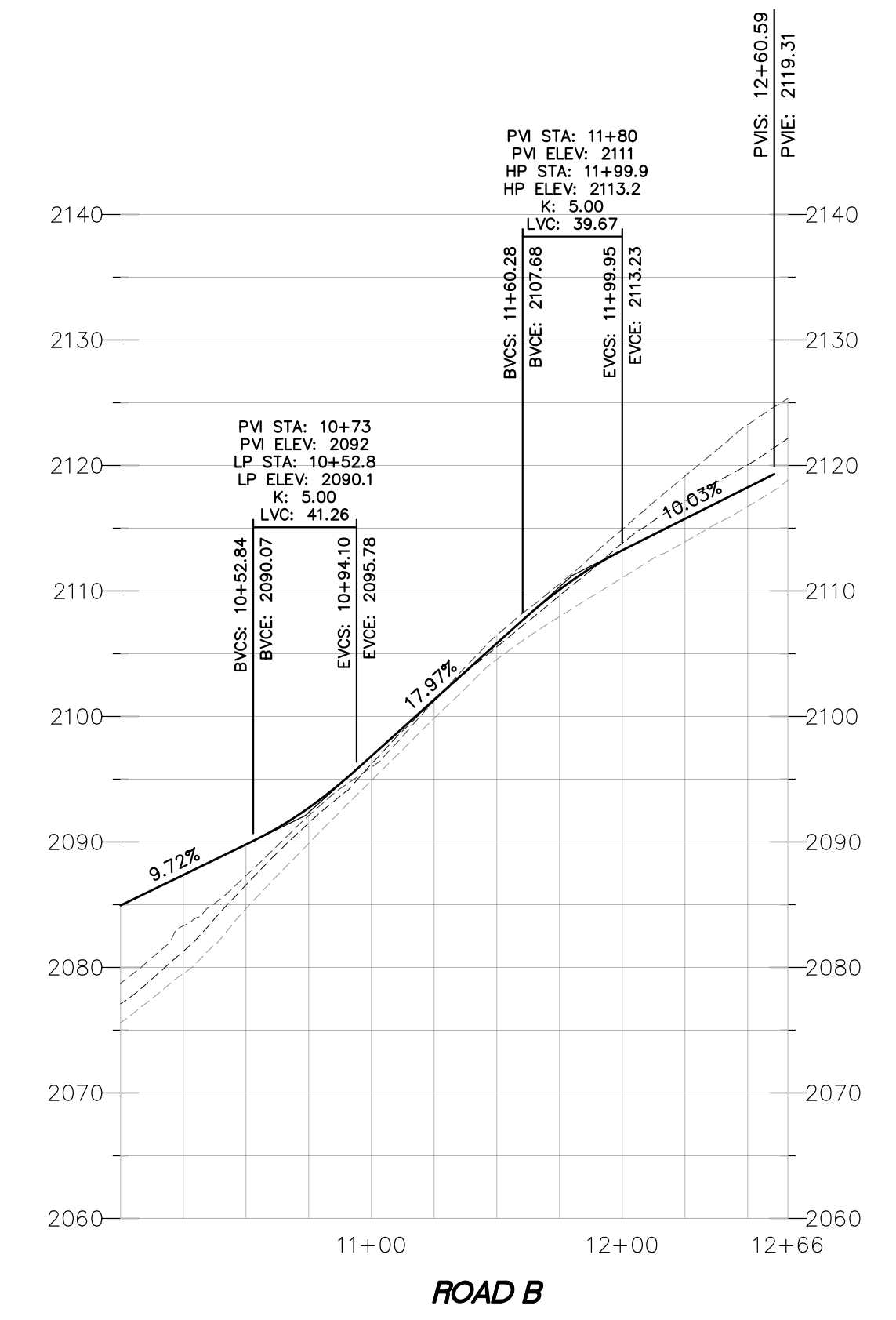
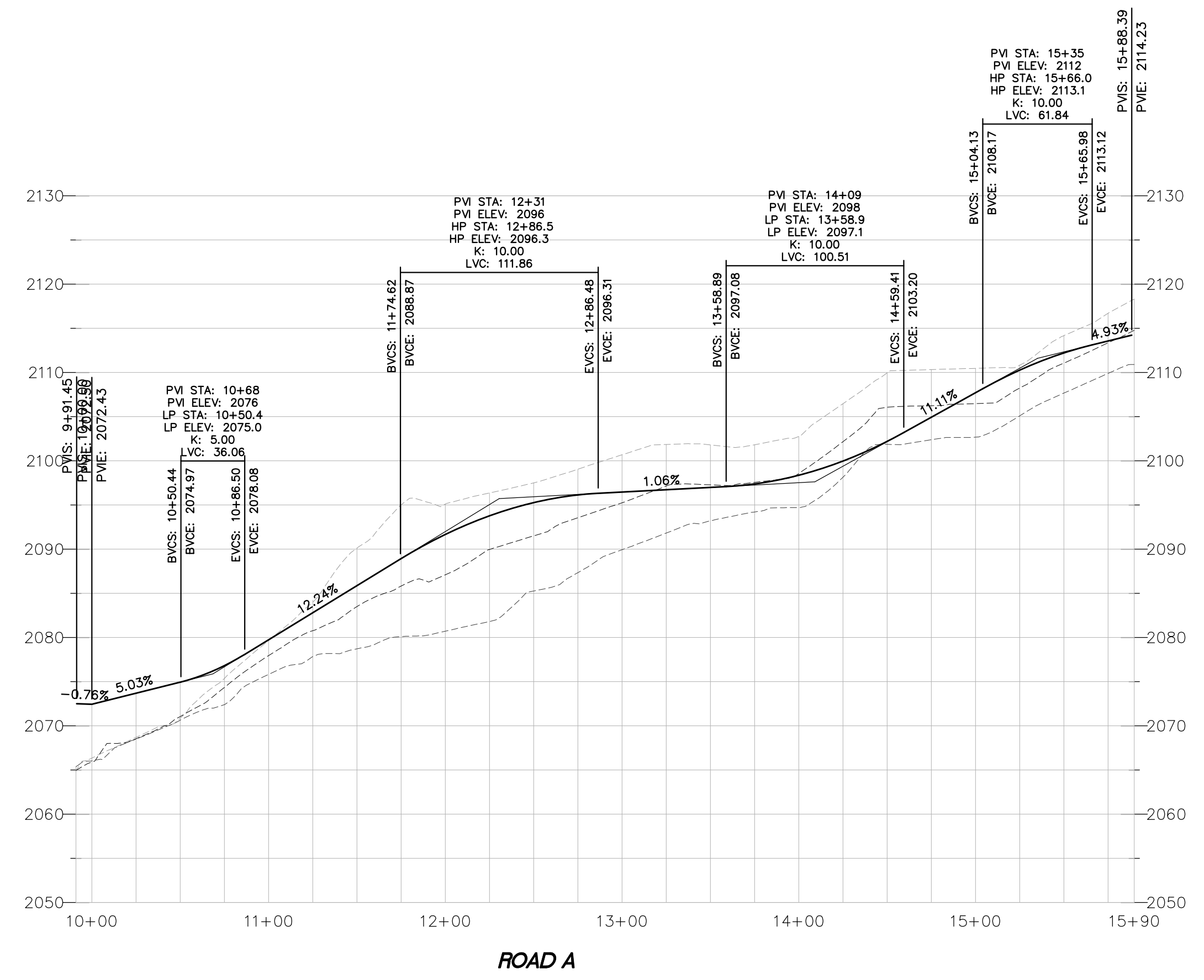
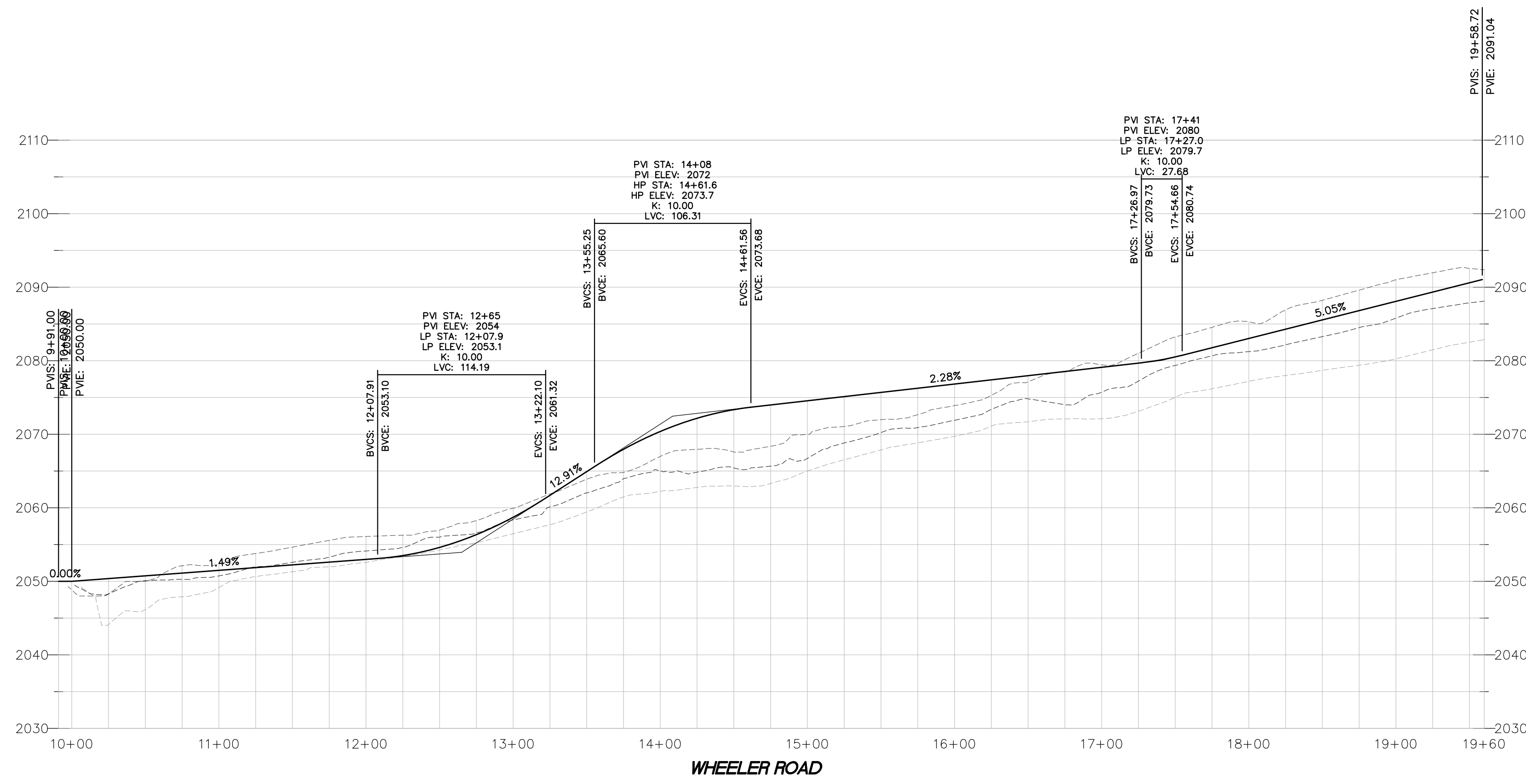


FOR REVIEW ONLY  
 PRELIMINARY  
 NOT RELEASED  
 FOR  
 CONSTRUCTION

PRELIMINARY PLAT SITE PLAN FOR:  
**WHEELER ROAD**  
 FARMBOUND HOLDINGS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DATE: 02/05/16  
 DRAWN BY: KSP  
 CDC PROJECT NO.: 11552

SHEET  
**C201**



DEVELOPMENT DATA	
OWNER/DEVELOPER:	FARMBOUND HOLDINGS, LLC 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	CHRIS ELLER (828) 252-5388
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801
CONTACT:	CHRIS DAY, P.E. (828) 252-5388
SURVEYOR:	MCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730
CONTACT:	J. BARRY WEST (828) 628-1295
PROJECT DATA	
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PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL (PUD)
TOTAL PROPOSED ROADS:	1716 LF
DISTURBED AREA:	5.8 ACRES

FOR REVIEW ONLY

PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

ROAD PROFILES FOR:

**WHEELER ROAD**

FARMBOUND HOLDINGS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

Know what's below.  
Call before you dig.

NORTH

**ROAD PROFILES**

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

DATE: 02/05/16

DRAWN BY: KSP

CDC PROJECT NO.: 11582

SHEET

C201

168 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE (828) 252-5388  
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9  
WAYNESVILLE, NC 28798  
PHONE (828) 252-5400  
FAX (828) 455-5455

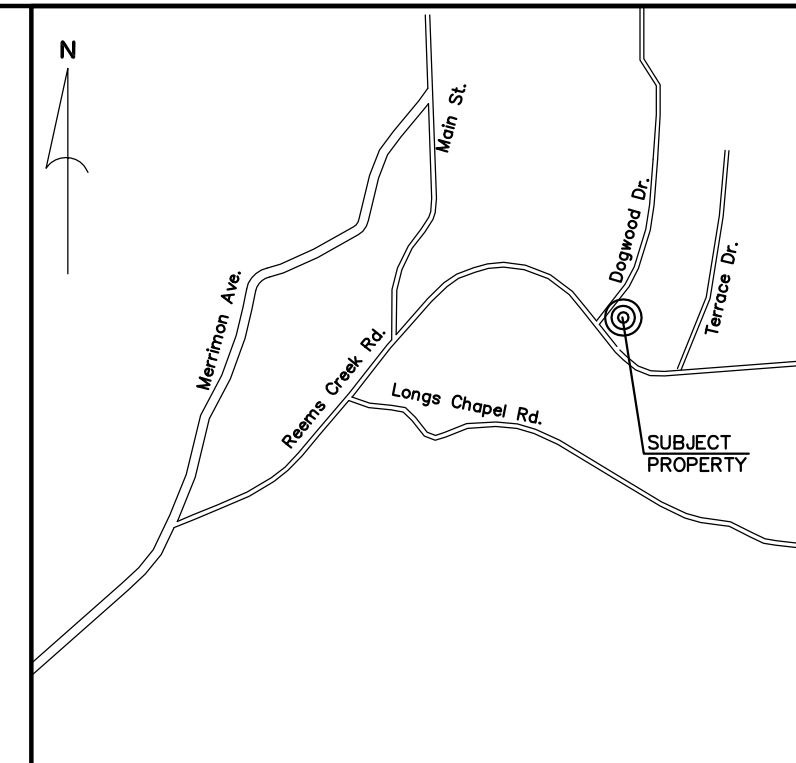
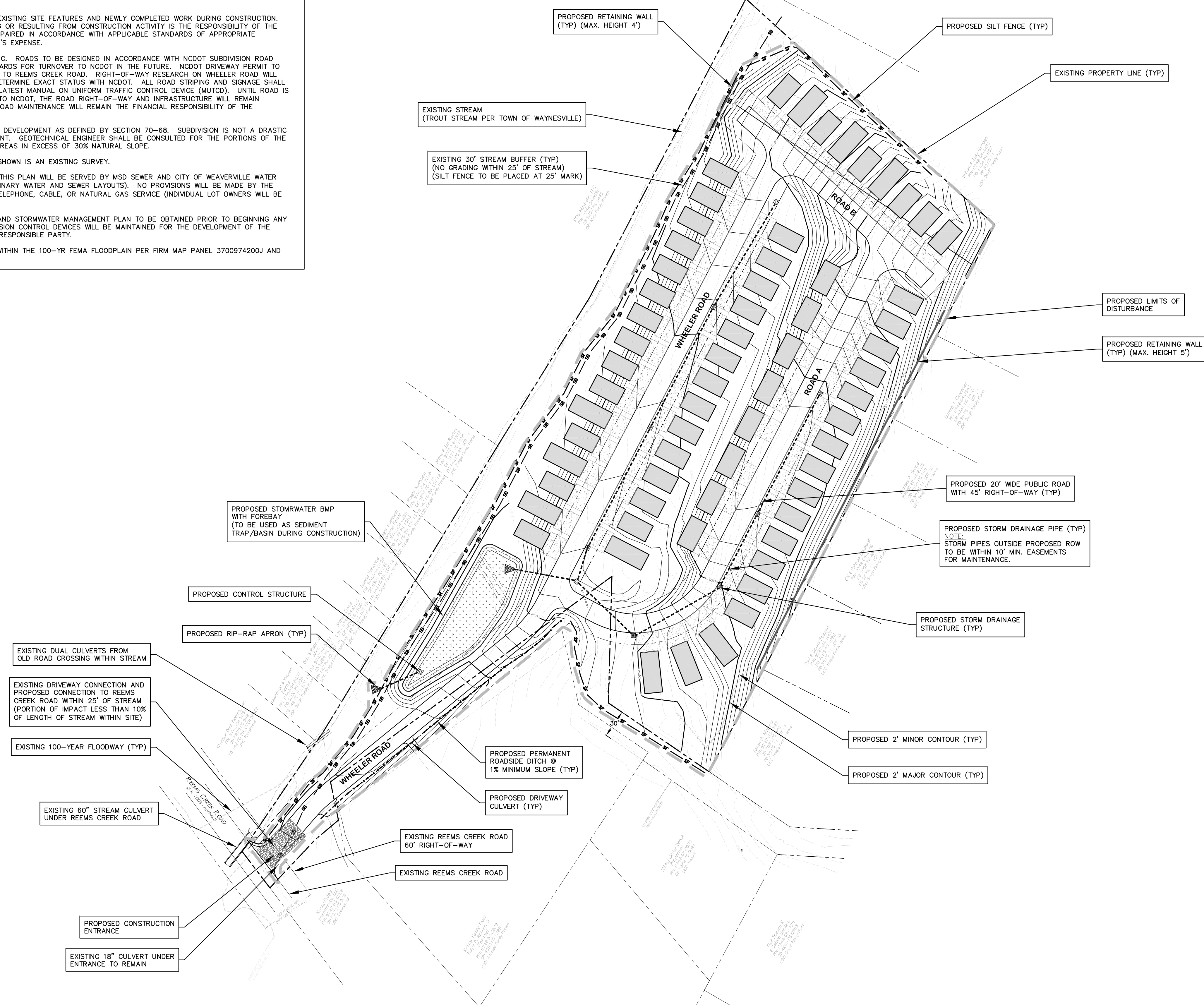
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION
2.	02/19/16	BUNCOMBE COUNTY PLANNING BOARD SUBMITTAL



**NOTES**

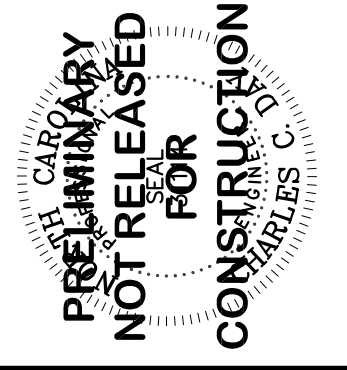
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**VICINITY MAP**  
(NOT TO SCALE)

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CONTACT:	
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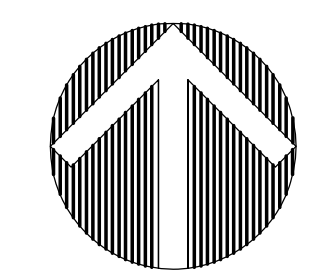
FOR REVIEW ONLY



ROUGH GRADING, EROSION CONTROL, AND STORM DRAINAGE PLAN FOR:

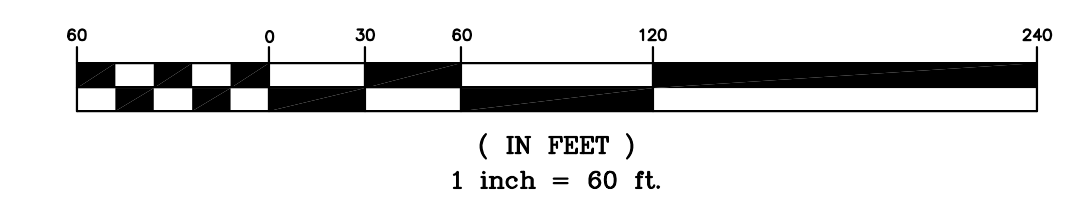
**WHEELER ROAD**

FARMBOUND HOLDINGS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA



**ROUGH GRADING, EROSION CONTROL, AND STORM DRAINAGE PLAN**

GRAPHIC SCALE



DATE:	02/05/16
DRAWN BY:	KSP
CDC PROJECT NO.:	11552
SHEET	

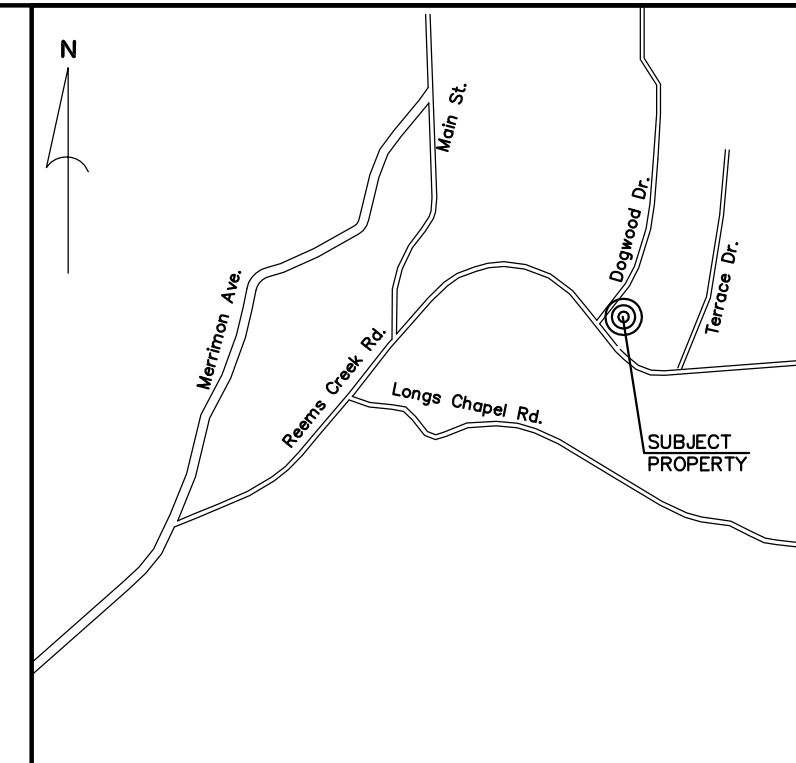
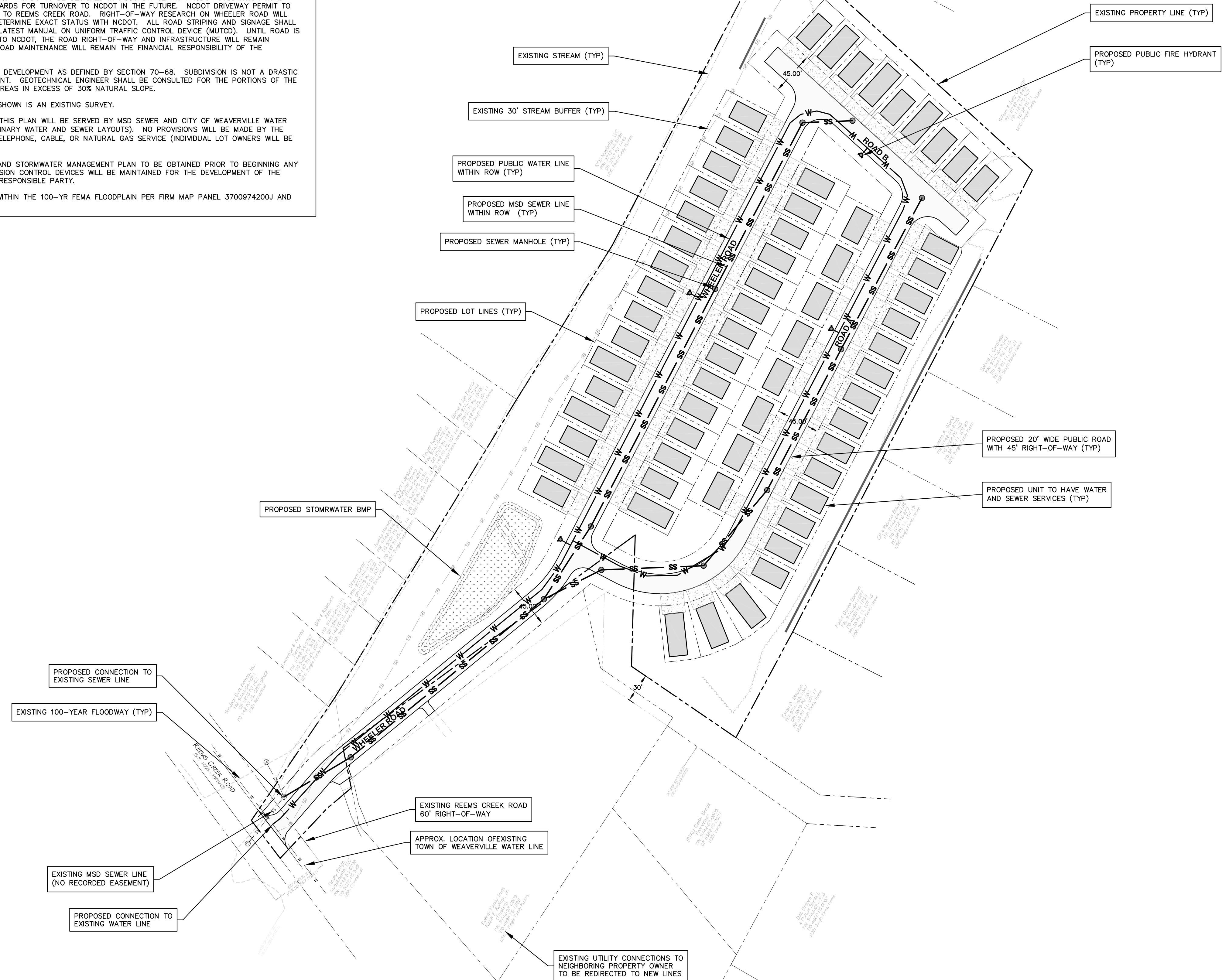
**C301**

168 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 PHONE (828) 252-5388  
 FAX (828) 252-5388  
  
 52 WALNUT STREET - SUITE 9  
 WEAVERVILLE, NC 28787  
 PHONE (828) 252-4100  
 FAX (828) 452-5455  
  
**CDC** Civil Design Concepts, PA  
 www.civildesignconcepts.com  
 NCIELS LICENSE # C-2184

MAD	BY	DATE	DESCRIPTION
02/19/16			BUNCOMBE COUNTY PLANNING BOARD SUBMITTAL
2.			

**NOTES**

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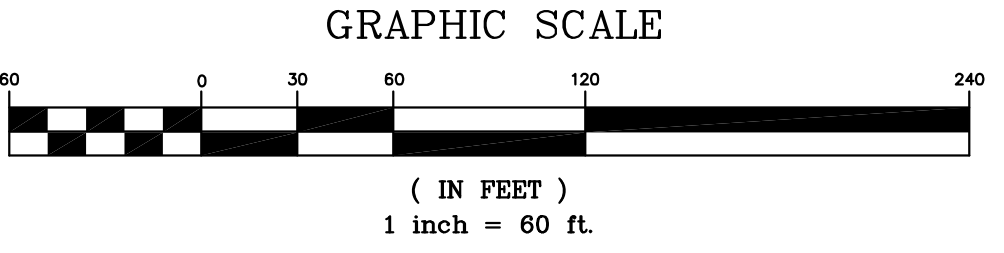
NCBELS LICENSE # C-2184  
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
2.	02/19/16	BUNCOMBE COUNTY PLANNING BOARD SUBMITTAL	MAD

**FOR REVIEW ONLY**  
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**UTILITY PLAN**

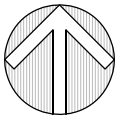


UTILITY PLAN FOR:  
**WHEELER ROAD**  
FARMBOUND HOLDINGS, LLC - BUNCOMBE COUNTY, NORTH CAROLINA

DATE: 02/05/16  
DRAWN BY: KSP  
CDC PROJECT NO.: 11552

SHEET  
**C601**





NORTH



**SITE DATA**

AVERAGE NATURAL SLOPE: 17.7%

ACREAGE OF TRACT ABOVE 35% SLOPE: 0.15 ACRES

PERCENTAGE OF TRACT ABOVE 35% SLOPE: 2.5%

EXISTING STREAM  
—UNNAMED TRIBUTARY  
OF REEMS CREEK

AREA OF MODERATE HAZARD ON  
THE BUNCOMBE COUNTY SLOPE  
STABILITY INDEX MAP

100-YEAR FLOOD PLAIN

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (AC)
1	0%	15%	Light Green	2.36
2	15%	25%	Dark Green	3.06
3	25%	30%	Blue	0.33
4	30%	35%	Yellow	0.10
5	35%	50%	Orange	0.10
6	50%	INF	Red	0.05



NCBELS #: C-2184

**WHEELER ROAD  
SLOPE ANALYSIS MAP BULLETIN  
FEBRUARY 2016**

Buncombe County Planning Board Meeting  
Recommended Staff Conditions  
March 21, 2016  
SUB2016-00068  
Wheeler 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 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 Town of Weaverville water lines. Proof of acceptance of the water lines into the Town of Weaverville'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 sewer lines. Proof of acceptance of the sewer lines into the MSD 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.