

Buncombe County Planning Board  
November 16, 2015  
9:30 a.m.

The Buncombe County Planning Board met on November 16, 2015 in the meeting room at 30 Valley Street. Members present were Joan Walker, Gene Bell, Parker Sloan, Bob Taylor, David Rittenburg, Robert Martin, Nancy Waldrop, 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 9:30 am.

**Approval of Agenda**

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

**Approval of Minutes (November 2, 2015)**

Ms. Walker made a motion to approve the agenda as submitted. Mr. Lewis seconded a motion, and the motion passed unanimous.

**Public Comment**

There was no one wishing to make public comment was present.

**Sovereign Oaks**

**SUB2013-00372:** *John Kinnaird sought approval of a revised master plan for Sovereign Oaks Subdivision, which is located along Old farm School Road.*

**SUB2015-00030:** *Andy Baker sought approval for a revision of Sovereign Oaks Subdivision, Phase 1, which is located on property along Wandering Oaks Way and Majestic Oak Circle.*

**SUB2015-00365:** *John Kinnaird sought approval for Sovereign Oaks Subdivision, Phase 2, which is located on tax lot PIN 9679-16-0222, above the intersection of Wandering Oaks Way and Old Farm School Road.*

Ms. Truempy reviewed the proposed plans for the Sovereign Oaks subdivision. The board was provided with the proposed plans (Attachment A), the proposed staff conditions (Attachment B), the variance application (Attachment C), and findings of fact worksheet (Attachment D). Ms. Truempy reviewed the case for the Board. The applicants reviewed the proposed changes to Phase I, and the new plans submitted for Phase II. There was no one wishing to speak regarding the proposal.

*SUB2013-00372 (Master Plan)*

Mr. Rittenburg made a motion to approve the master plan as submitted. Ms. Walker seconded the motion and the motion passed unanimously.

*SUB2015-00030 (Revision of Phase 1 and Variance approval)*

Ms. Walker made a motion to waive the 30 day requirement for a variance. Ms. Waldrop seconded the motion and the motion passed unanimously.

Ms. Walker made a motion to accept the findings of fact provided in Attachment D. Ms. Waldrop seconded the motion and the motion passed unanimously.

Ms. Walker made a motion to approve the revised Phase 1 subdivision plans. Ms. Waldrop seconded the motion and the motion passed unanimously.

*SUB2015-00365 (Phase II)*

Mr. Martin made a motion to grant the subdivision preliminary approval with a revision to the proposed staff conditions removing the statement regarding the bridge and removing the NCDOT driveway permit requirement (Attachment B). Mr. Rittenberg seconded the motion and the motion passed unanimously.

**Public Hearings (Zoning Map Amendments, continued from November 2, 2015 meeting):**

These amendments propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

The Board was provided with staff recommendations (Attachment E) and proposed maps (Attachment F) prior to the hearing. Ms. Truempy reviewed each proposal for the Board prior to the Board taking public comment and/or voting on the case.

**ZPH2015-00064:** *The Zoning Administrator proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3: North of Ben Lippen Road and West of Gorman Bridge Road, inclusive of Desperate Lane, Race Path Way, Impala Trail, View Street, Lorenz Lane, Shelby Road, Antebellum Drive, Renee Road, S. Old Rymer Drive, Old Rymer Drive, Begonia Gardens, Sienna Drive, and Smith Road.*

**Public Comment**

The following people made public comment:

- Harold Collins raised concerns regarding a previously approved subdivision plan for his property. Ms. Truempy indicated that Mr. Collins was currently zoned and not part of the proposed zoning.
- Leatha Howard asked staff what benefits there would be from the area being zoned.
- Mary Hensley raised concerns regarding annexation.

Mr. Sloan made a motion to approve the proposed map amendment with the consistency statement provided in Attachment E. Ms. Waldrop seconded the motion and the motion passed unanimously.

**ZPH2015-00065:** *The Zoning Administrator proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-2: Tax lot PINs 9730-90-5225 (65 Lookout Road) and 9730-90-5112 (77 Lookout Road).*

There being no one wishing to make public comment, Ms. Waldrop made a motion to approve the proposed map amendment with the consistency statement provided in Attachment E. Mr. Taylor seconded the motion and the motion passed unanimously.

**ZPH2015-00068:** *The Zoning Administrator proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3: tax lot PIN 9639-49-8003 (60 Hornot Circle) and a portion of tax lot PINs 9639-48-9978 (23 Jett Court) and 9639-48-4335 (264 Richmond Hill Drive).*



There being no one wishing to make public comment, Ms. Walker made a motion to approve the proposed map amendment with the consistency statement provided in Attachment E. Mr. Sloan seconded the motion and the motion passed unanimously.

**ZPH2015-00069**: *The Zoning Administrator proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Public Service District PS: tax lot PIN 9639-48-1568 (280 Richmond Hill Drive).*

There being no one wishing to make public comment, Mr. Sloan made a motion to approve the proposed map amendment with the consistency statement provided in Attachment E. Ms. Walker seconded the motion and the motion passed unanimously.

**ZPH2015-00080**: *The Zoning Administrator proposed that the following properties and right-of-ways located within the unincorporated areas of Buncombe County be zoned Commercial Service District CS:  
tax lot PIN 9639-76-2633 (800 Riverside Drive) and a portion of tax lot PIN 9639-76-1594 (South of 800 Riverside Drive).*

There being no one wishing to make public comment, Ms. Walker made a motion to approve the proposed map amendment with the consistency statement provided in Attachment E. Mr. Rittenburg seconded the motion and the motion passed unanimously.

**ZPH2015-00072**: *The Zoning Administrator proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3: tax lot PIN 9628-26-0839 (located North of 433 Deaverview Road) and a portion of tax lot PIN 9628-26-2754 (419 Deaverview Road).*

There being no one wishing to make public comment, Mr. Sloan made a motion to approve the proposed map amendment with the consistency statement provided in Attachment E. Ms. Walker seconded the motion and the motion passed unanimously.

**ZPH2015-00073**: *The Zoning Administrator proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: Tax lot PINs 9645-63-7476 (located East of 34 Deerhaven Lane) and a portion of tax lot PIN 9645-62-2963 (located behind 331 Red Fox Circle).*

There being no one wishing to make public comment, Ms. Walker made a motion to approve the proposed map amendment with the consistency statement provided in Attachment E. Mr. Taylor seconded the motion and the motion passed unanimously.

**ZPH2015-00074**: *The Zoning Administrator proposed that the following property located within the unincorporated areas of Buncombe County be zoned Commercial Service CS: A portion of tax lot PIN 9645-02-4648 (25 Hereford Way).*

There being no one wishing to make public comment, Mr. Rittenburg made a motion to approve the proposed map amendment with the consistency statement provided in Attachment E. Mr. Sloan seconded the motion and the motion passed unanimously.

**ZPH2015-00075:** *The Zoning Administrator proposed that the following property and associated road right-of-way located within the unincorporated areas of Buncombe County be zoned Public Service PS: tax lot PIN 9627-95-5515 (590 Brevard Road).*

There being no one wishing to make public comment, Mr. Lewis made a motion to approve the proposed map amendment with the consistency statement provided in Attachment E. Ms. Walker seconded the motion and the motion passed unanimously.

**Continued discussion of possible 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 they had not discussed prior to the hearing (Attachment G). The Board discussed riparian buffer standards in regards to the Community Oriented Development. The Board discussed allowing duplexes in most zoning districts. There was discussion of the buffering standards for daycares. There was discussion regarding whether or not the Community Oriented Development proposals needed to be monitored by the Planning Board. The Board decided to move forward with advertisement for a public hearing.

**Discussion of Planning Board involvement in the subdivision review process**

Bob Taylor raised the question of whether it was necessary to review major subdivisions for preliminary approval. Al Gumpert, a citizen, indicated that having the Planning Board review major subdivisions allowed for input of the community and surrounding neighbors. Ms. Stiles, a citizen, also urged the Board to keep the approval process in place as it gave the community an opportunity to have input into the proceedings. Mr. Rittenburg raised concerns regarding the traffic impact subdivisions create. The Board discussed the approval process and came to consensus that the Planning Board should continue to review major subdivisions.

The Board discussed when the proposed changes to the Zoning Ordinance would be scheduled for a public hearing. The Board requested it be heard the first meeting in December in order to maximize input from the public.

**Adjournment**

There being nothing further discussion, Mr. Rittenberg made a motion to adjourn the meeting, Ms. Walker seconded the motion, and the motion passed unanimously. The meeting was adjourned at 11:33 am.



# SOVEREIGN OAKS - PHASE 2

ATTACHMENT A

(Formerly known as Old Coggins Farm)

## NOTES

### PROJECT INFORMATION:

- PROJECT ADDRESS: 5 WANDERING OAKS WAY, ASHEVILLE NC 28804
- PARCEL ID: 9679-16-0222
- TOTAL PROJECT AREA: 169.01 AC.
- DISTURBED AREA: 8.9 ACRES (PHASE 2).
- PROJECT LOCATION: LAT: 35°36'46"N LON: -82°27'48"E.
- THIS SITE IS IN A DELINEATED FLOOD PANEL 9679J, MAP 3700967900J
- TOPO IS FLOWN TOPO PROVIDED BY WNC SURVEYORS AND ENGINEERS.
- POWER PROVIDED BY DUKE ENERGY
- CABLE PROVIDED BY CHARTER COMMUNICATIONS.
- EXISTING WOODED AREA: 34.3 AC EXISTING OPEN AREA: 13.1 AC
- EXISTING LAND USE: AGRICULTURE/RESIDENTIAL

### GENERAL NOTES:

- ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE JOB SITE AND LOCATION OF ALL EXISTING FACILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE UNILATERALLY RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES AND UNDERGROUND UTILITIES THAT ARE SHOWN OR NOT SHOWN ON THESE PLANS; AND IF DAMAGED, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
- THE CONTRACTOR SHALL RE-SET ALL MANHOLE COVERS, CATCH BASIN GRATES AND ANY OTHER UTILITY ACCESS COVERS TO FINISH PAVEMENT SURFACE OR SIDEWALK GRADE.
- PROTECT UNDERGROUND UTILITIES AND THEIR APPURTENANCES TO REMAIN ON SITE FROM DAMAGE DURING CONSTRUCTION OPERATIONS. PROVIDE SHORING AND OTHER METHODS OF PROTECTIONS AS NEEDED TO ENSURE THE CONDITION AND OPERATION OF THOSE UTILITIES TO REMAIN. CONTRACTOR SHALL CONFIRM AS ENCOUNTERED AND COORDINATE AS NECESSARY.
- THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD. IT IS SPECIFICALLY UNDERSTOOD THAT HE DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION, RESPONSIBILITY FOR SCHEDULING THE WORK, FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS, AND/OR ALL CODE REQUIREMENTS, RULES AND REGULATION OF ANY PUBLIC OR PRIVATE AUTHORITY HAVING JURISDICTION OVER THE WHOLE OR ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.

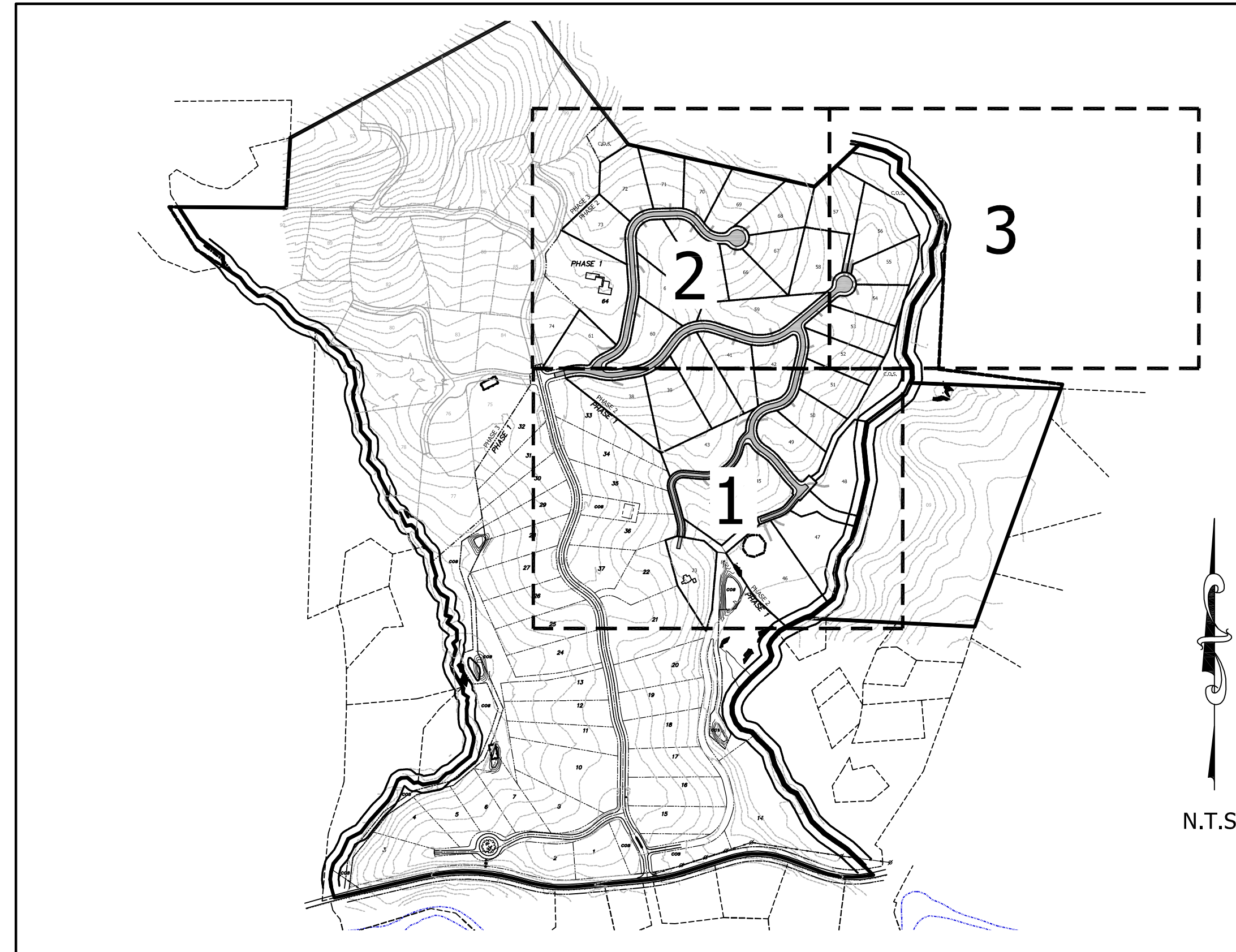
### GRADING AND EROSION CONTROL NOTES:

- The only site work to be allowed to take place prior to the full installation of erosion control measures will be the cutting of trees. Clearing, tree removal operations cannot begin until permits are secured and erosion control measures are in place.
- In accordance with the NPDES general stormwater permit, the following conditions must be met:
  - The erosion control plan must be implemented - deviations are a violation of the permit
  - A copy of all plans must be retained by the permit
  - Deposition of sediment offsite or in a stream or wetland are considered a violation of the permit.
  - Visible deposition of sediment shall be reported to BUNCOMBE COUNTY within 24 hours of inspection.
  - A rain gauge shall be maintained on site.
  - A written record of the daily rainfall amounts shall be retained.
  - At least once per week, each erosion control measure shall be inspected to ensure that it is operating correctly and records maintained.
  - Inspections shall also be made within 24 hours of rain events over 1/2 inch.
  - The quality of all stormwater discharges shall be observed and recorded.
  - If any visible sedimentation is leaving the site or entering waters of the state, corrective action shall be taken immediately to control the discharge of sediments.
- Self-inspection records shall be kept on site and made available to the Erosion Control Inspector upon request.
- All drainage easements must be grassed and/or rip-rapped per the plans to control erosion.
- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.
- Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source and an amended plan be submitted and approved showing modified erosion control devices.
- The site shall receive temporary/permanent seeding within 7 days of completion of grading operations.
- All work in the NCDOT right-of-way to be done in accordance with NCDOT specifications and standards.
- Contractor to provide inlet protection at each structure as storm system is constructed.
- All grading and erosion control operations and installations must be done in accordance with BUNCOMBE COUNTY'S engineering standard specifications and details.
- Install and maintain temporary sediment basins during rough grading.
- Provide watertight joints on any storm drains where velocities exceed 15 ft/sec (see pipe chart).
- All perimeter dikes, swales, slopes, and ditches, and all slopes steeper than 3:1 shall be stabilized in 7 days. All other slopes must be stabilized in 14 days.

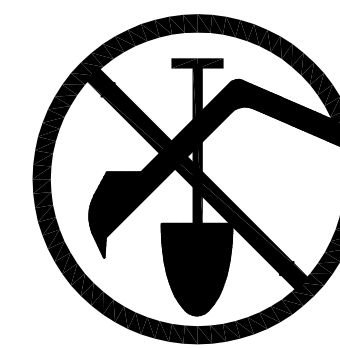
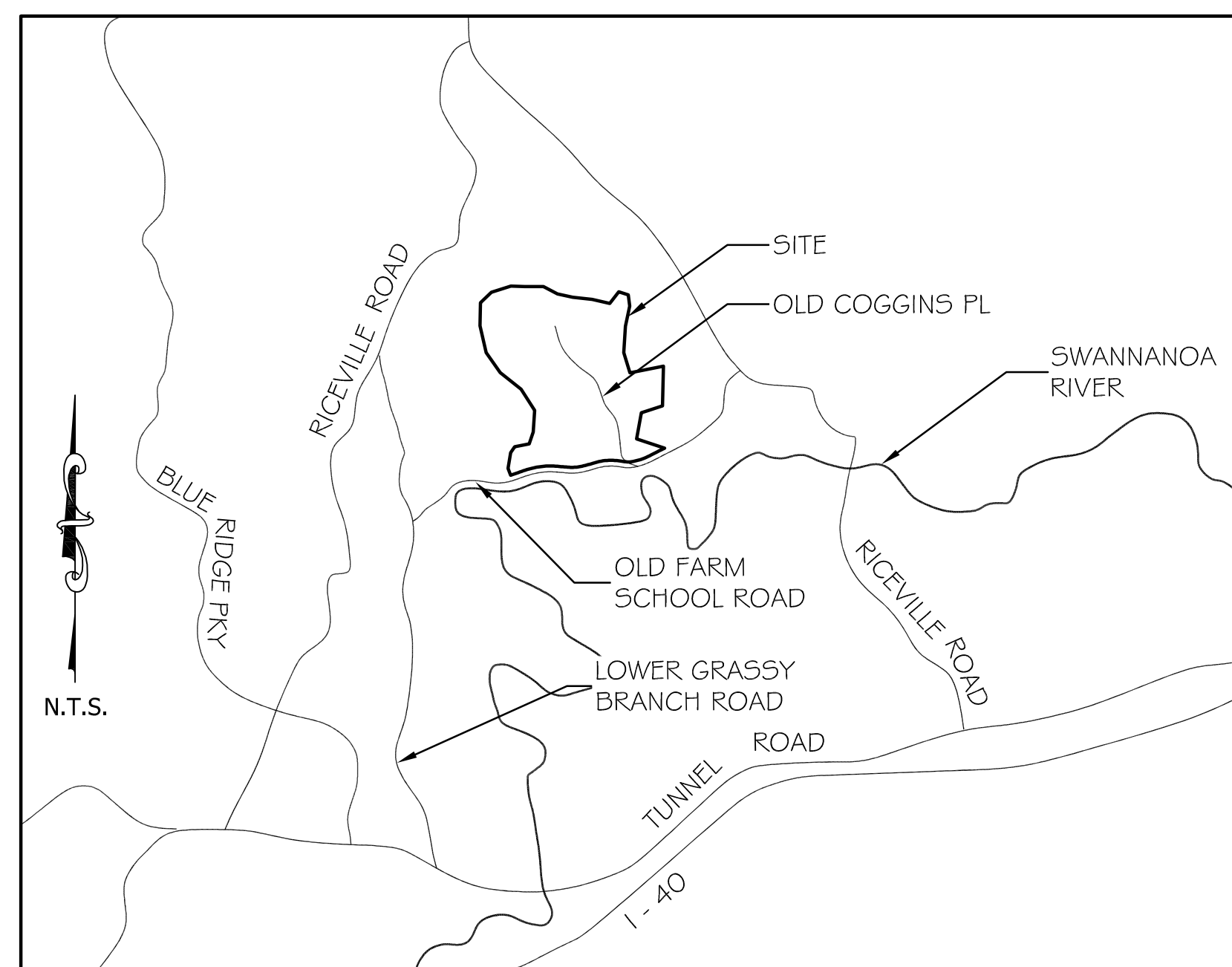
### INSPECTION SCHEDULE:

- NO CONSTRUCTION SHALL COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE PROJECT ENGINEER, THE CONTRACTOR, AND A REPRESENTATIVE OF THE BUNCOMBE COUNTY.
- NO EQUIPMENT SUBSTITUTION SHALL BE MADE WITHOUT MANUFACTURER(S) AND PROJECT ENGINEER'S APPROVAL.
- FINAL INSPECTION SHALL COMMENCE AFTER SITE STABILIZATION.

## PROJECT MAP



## VICINITY MAP



BEFORE YOU DIG I  
CALL 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW I

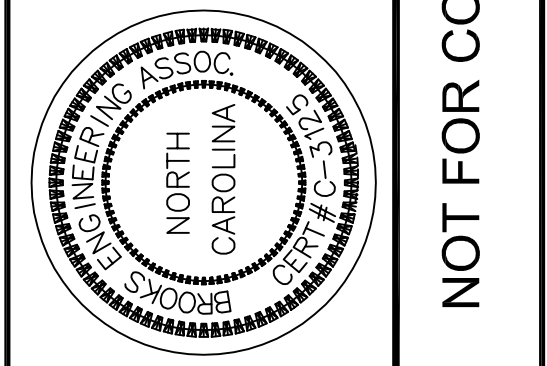
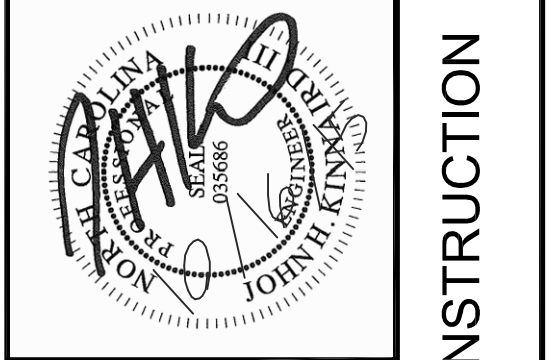
## PROJECT INFO

<b>DEVELOPER:</b> ANDANA, LLC	<b>CONTACT INFO:</b> CONTACT: DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801 P: 520-907-7704 EMAIL: david@caseenterprises.net
<b>ENGINEER:</b> BROOKS ENGINEERING ASSOCIATES, PA	<b>CONTACT INFO:</b> CONTACT: JOHN KINNAIRD, PE 17 ARLINGTON STREET ASHEVILLE, NC 28801 P: 828-232-4700 EMAIL: jkinnaird@brooksea.com
<b>SURVEYOR:</b> BROOKS ENGINEERING ASSOCIATES, PA	<b>CONTACT INFO:</b> CONTACT: PAUL SEXTON, PE 17 ARLINGTON STREET ASHEVILLE, NC 28801 P: 828-232-4700 EMAIL: psexton@brooksea.com
<b>OWNER:</b> ANDANA, LLC	<b>CONTACT INFO:</b> 88 OLD COGGINS PLACE ASHEVILLE, NC 28804

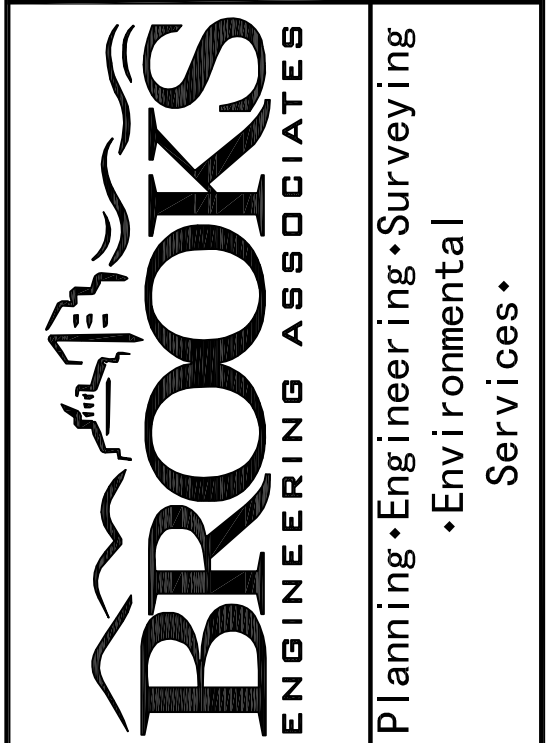
## SHEET INDEX

SHEET NO.:	SHEET TITLE
C-0	COVER SHEET
MP-1.1	MASTER PLAN
MP-1.2	MASTER PLAN WITH SLOPE ANALYSIS
MP-1.3	MASTER PLAN WITH STABILITY MAP
C-1.1	PRELIMINARY PLAT & SITE PLAN (1 OF 4)
C-1.2	PRELIMINARY PLAT & SITE PLAN (2 OF 4)
C-1.3	PRELIMINARY PLAT & SITE PLAN (3 OF 4)
C-2.1	GRADING & STORMWATER PLAN (1 OF 4)
C-2.2	GRADING & STORMWATER PLAN (2 OF 4)
C-2.3	GRADING & STORMWATER PLAN (3 OF 4)
G-3.1	WATER EXTENSION PLAN (1 OF 4)
G-3.2	WATER EXTENSION PLAN (2 OF 4)
G-3.3	WATER EXTENSION PLAN (3 OF 4)
C-4.1	ROAD AND WATER PROFILES
C-4.2	ROAD AND WATER PROFILES
C-5.1	SITE DETAILS
C-5.2	STORMWATER DETAILS
C-5.3	STORMWATER DETAILS
C-5.4	EROSION CONTROL DETAILS
C-5.5	EROSION CONTROL DETAILS
C-5.6	UTILITY DETAILS
C-5.7	UTILITY DETAILS

No.	REVISIONS/SUBMISSIONS	Date
1	SUBMITTAL TO PLANNING BOARD	10/16/2015



Designed: JHK	Reviewed: MCB	Scale: AS NOTED	Date: 10-16-2015
Drawn: TAS	Checked: JHK	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com	



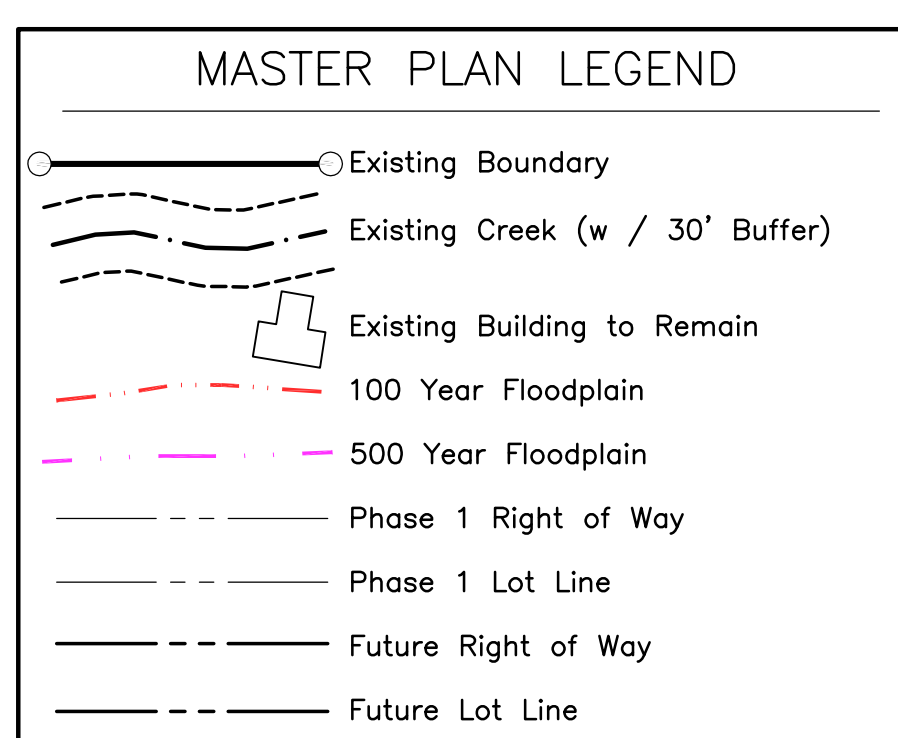
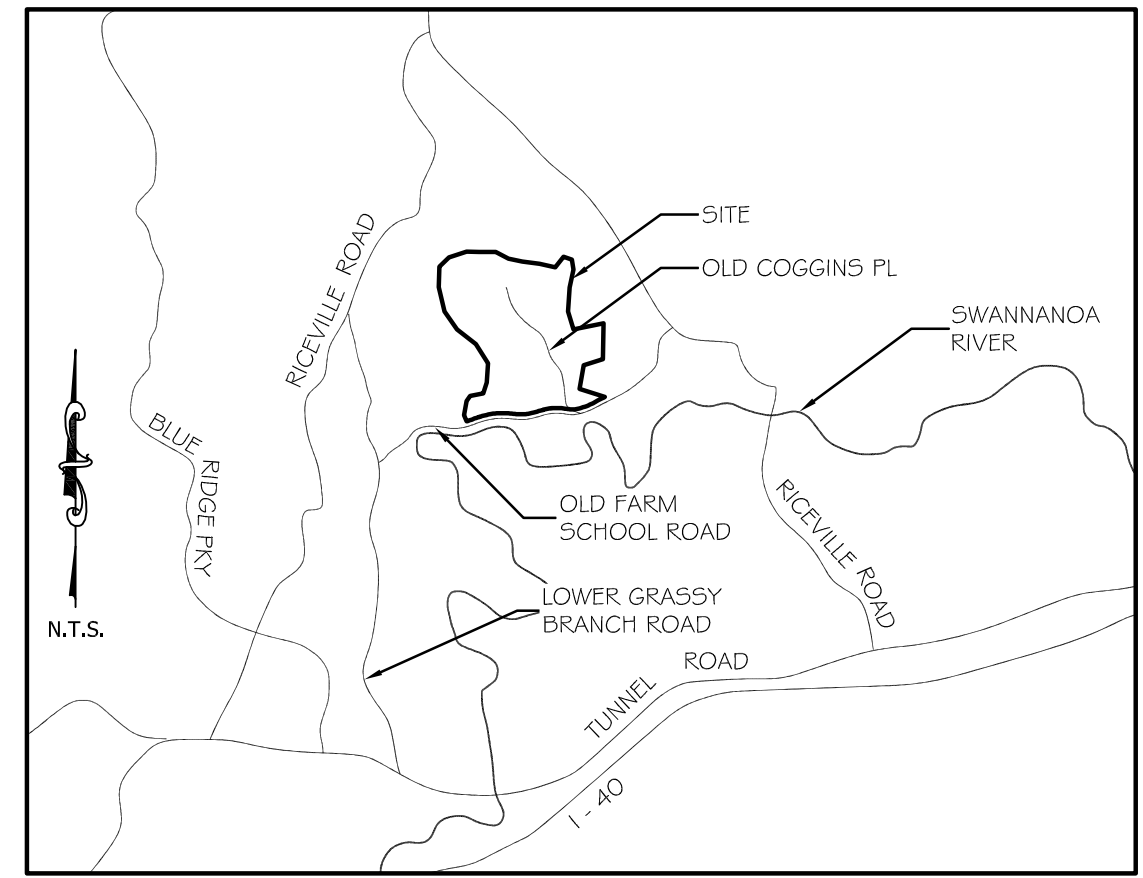
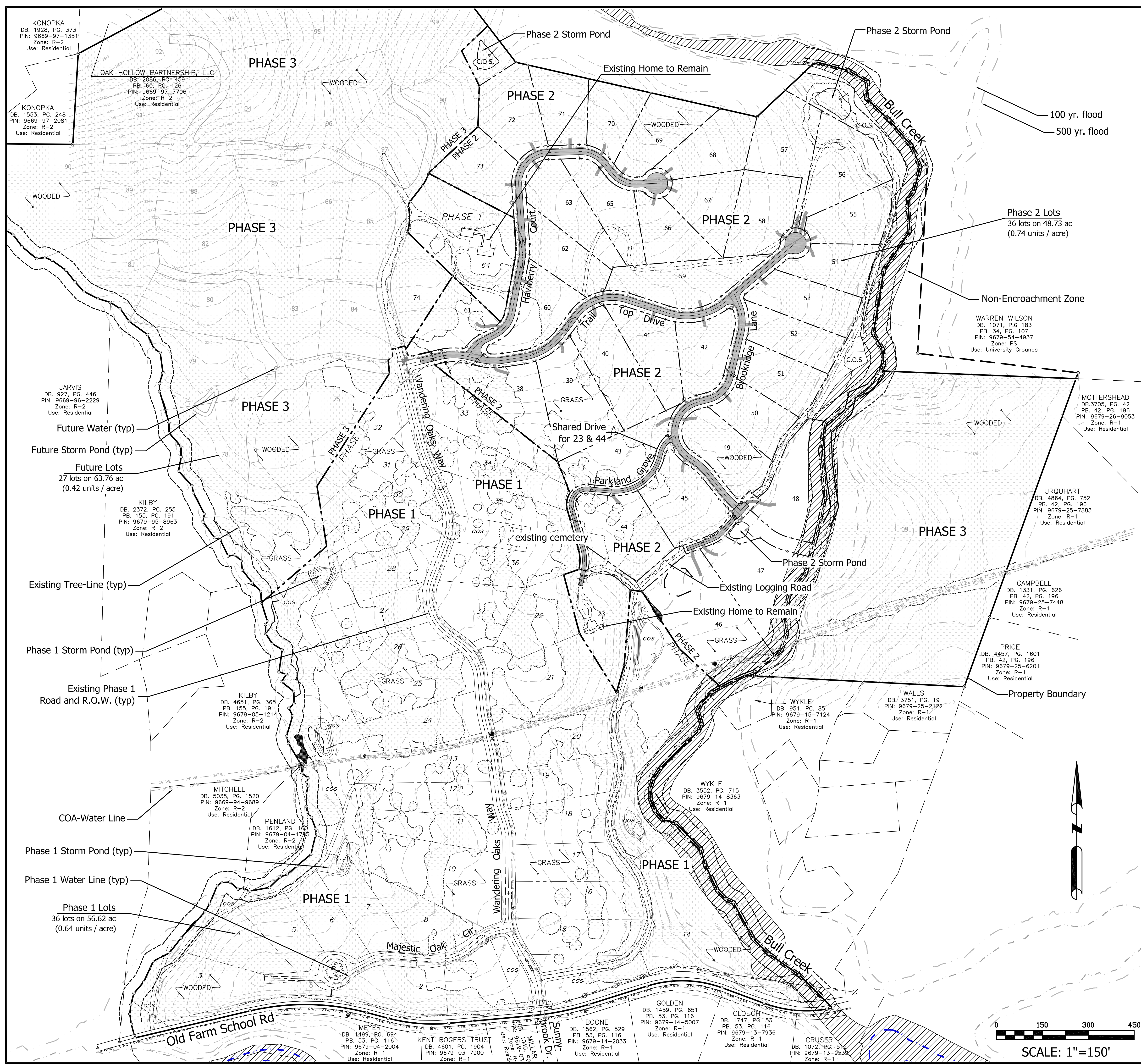
SOVEREIGN OAKS  
PHASE 2  
BUNCOMBE COUNTY  
NORTH CAROLINA

Project No: 422715  
Drawing Title: COVER SHEET

Revision/Submission number with a triangle indicates changes made on this sheet.

NOT FOR CONSTRUCTION





**MASTER PLAN NOTES**

Subdivision Name:	SOVEREIGN OAKS
Total Project Area:	169.106 Ac.
PIN No.:	9679-16-0222
Existing Zoning:	R-2
Township:	Swannanoa
Allowed Number of Units per Zoning:	2,028 (12 / acre)
Proposed Number of Residential units:	99 units
Total Density:	0.59 units / acre
Max. Building Height:	35'
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	Septic Systems
Length of Private Two-Way Roads:	8,430 linear feet
Length of Shared Drives:	4,500 linear feet
Total Length of Roads / Drives:	12,930 linear feet
Disturbed Area:	35 ACRES (Infrastructure, Commercial, multifamily and houses)
Average Natural Slope:	19.4%
% of Property over 35% in Slope:	9.7% (16.4 ac) (Property is NOT a Drastic Variation Hillside property)

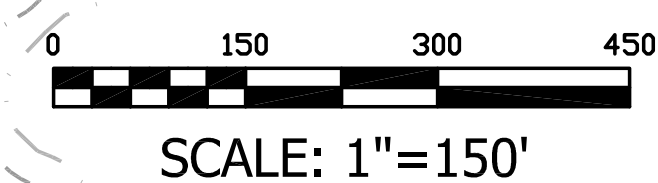
Note: Portions of this site lie within the 100yr floodplain.  
Note: Construction estimated to begin May 2015.

**DEVELOPMENT NOTES**

DEVELOPER	COGGINS FARMS, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801 828-774-5274
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE RLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700

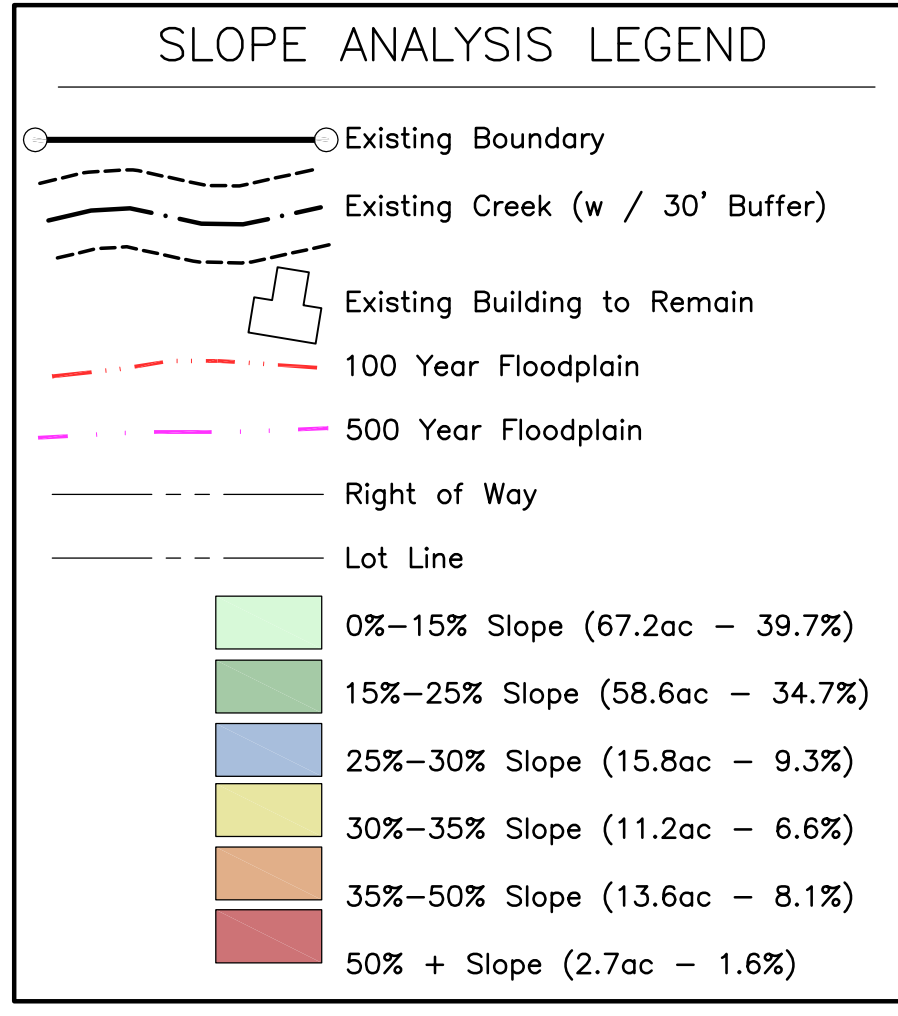
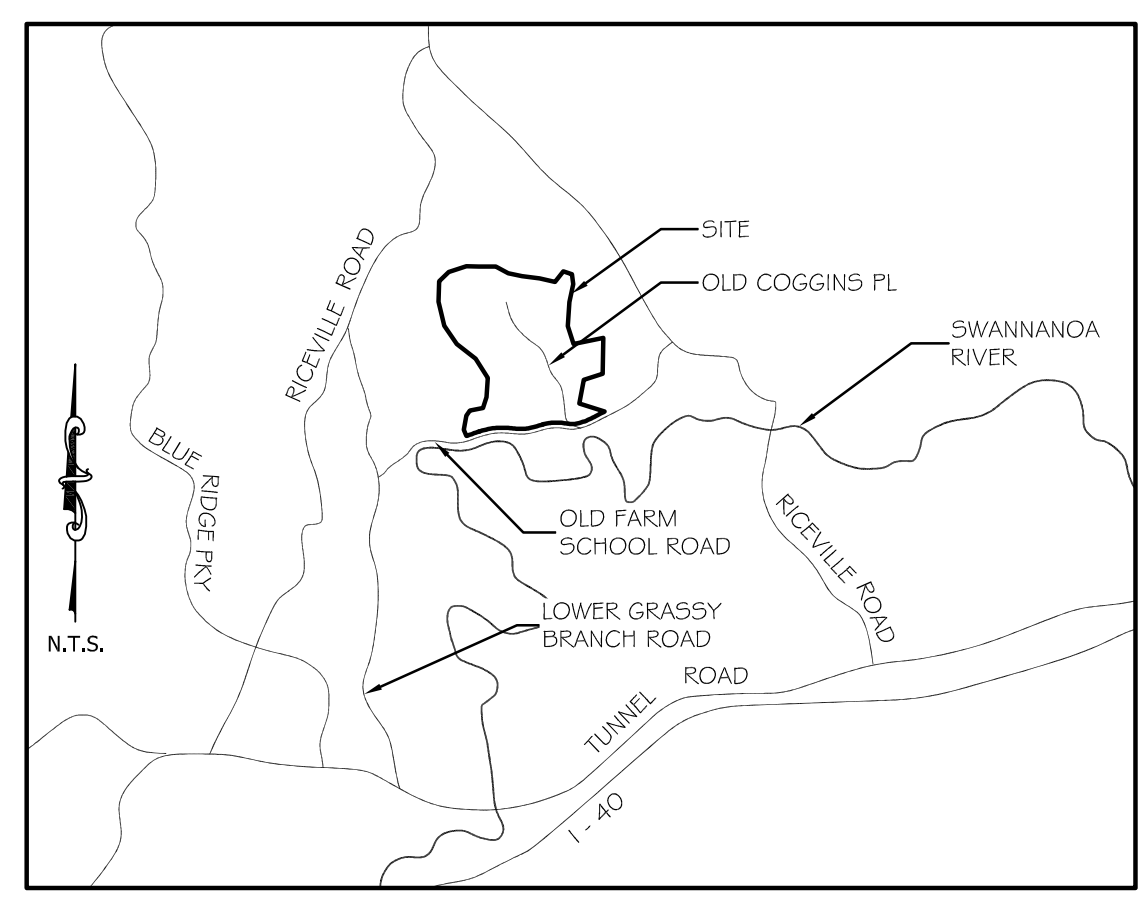
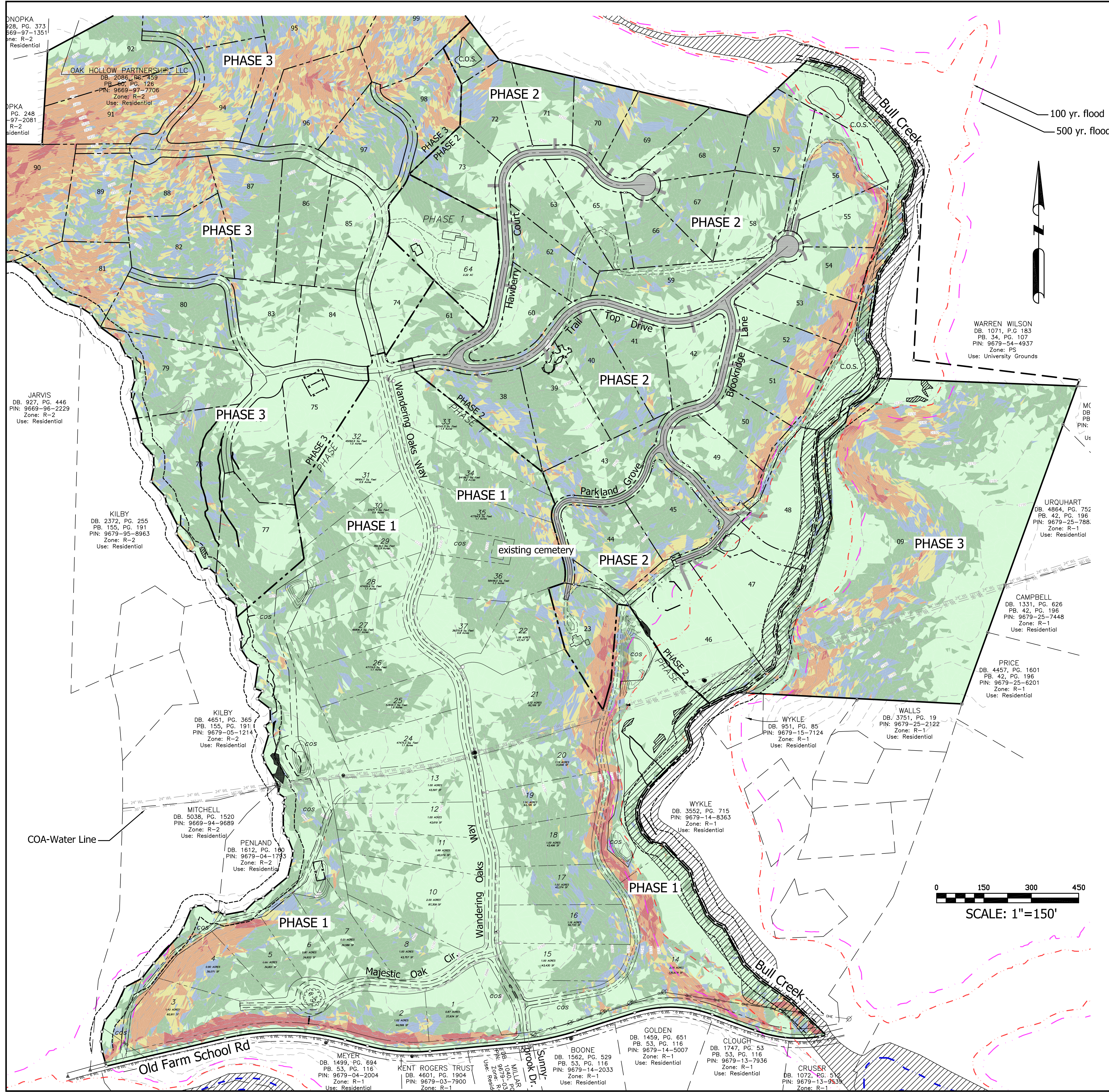
**DEVELOPMENT TIMETABLE**

THE PROJECT WILL BEGIN IN THE SPRING OF 2015, AND COMPLETED IN THE SUMMER OF 2020. THE PROJECT WILL BE DEVELOPED IN THREE PHASES. INFRASTRUCTURE SHALL BE CONSTRUCTED FROM THE MAIN ENTRANCE AND PROCEED NORTHWARD THROUGH THE PROPERTY.



Project No: <b>412115</b>	Drawing Title: <b>MP-1.1</b>	BUNCOMBE COUNTY NORTH CAROLINA	 <b>SOVEREIGN OAKS MASTER PLANS</b> Planning • Engineering • Surveying • Environmental Services •	Designed: JHK Drawn: DJD Checked: JHK	Reviewed: MCB Scale: 1"=150' Date: 10-16-2015	Date: 10/16/2015
				17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com	REVISIONS/SUBMISSIONS No. 1 SUBMITTAL TO BUNCOMBE CO.	PERMIT SET





**MASTER PLAN NOTES**

Subdivision Name:	SOVEREIGN OAKS
Total Project Area:	169.106 Ac.
PIN No.:	9679-16-0222
Existing Zoning:	R-2
Township:	Swannanoa
Allowed Number of Units per Zoning:	2,028 (12 / acre)
Proposed Number of Residential units:	99 units
Total Density:	0.59 units / acre
Max. Building Height:	35'
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	Septic Systems
Length of Private Two-Way Roads:	8,430 linear feet
Length of Shared Drives:	4,500 linear feet
Total Length of Roads / Drives:	12,930 linear feet
Disturbed Area:	35 ACRES (Infrastructure, Commercial, multifamily and houses)
Average Natural Slope:	19.4%
% of Property over 35% in Slope:	9.7% (16.4 ac) (Property is NOT a Drastic Variation Hillside property)

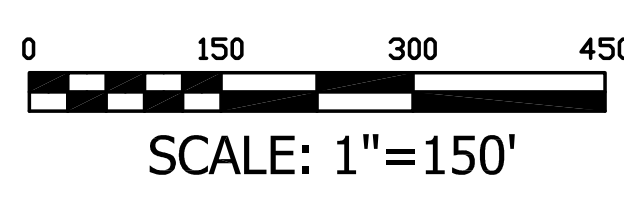
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Note: Construction estimated to begin May 2015.

**DEVELOPMENT NOTES**

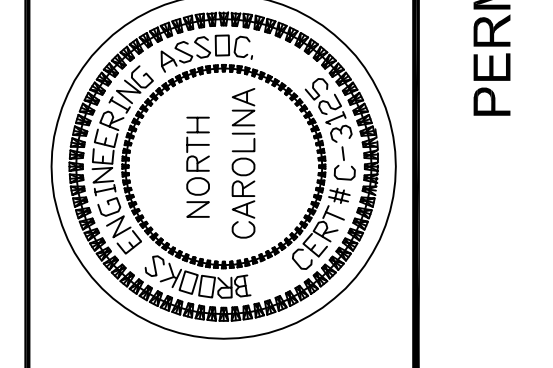
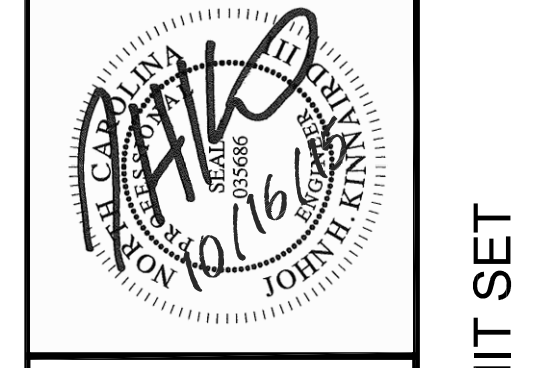
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**DEVELOPMENT TIMETABLE**

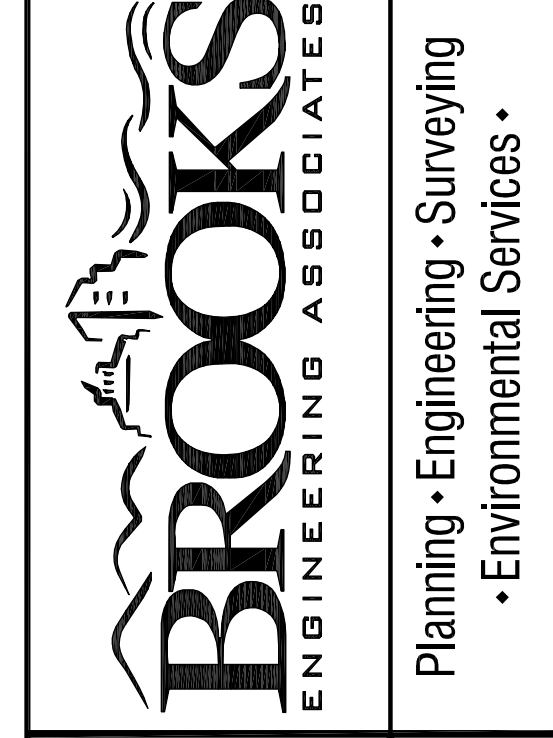
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Date	10/16/2015
REVISIONS/SUBMISSIONS	
No.	1
	SUBMITTAL TO BUNCOMBE CO.



Reviewed: MCB  
Scale: 1"=150'  
Drawn: DJD  
Checked: JHK  
Date: 10-16-15  
17 Arlington Street  
Asheville, N.C. 28801  
Phone: 1-828-232-4700  
Fax: 1-828-232-1331  
www.brookssea.com



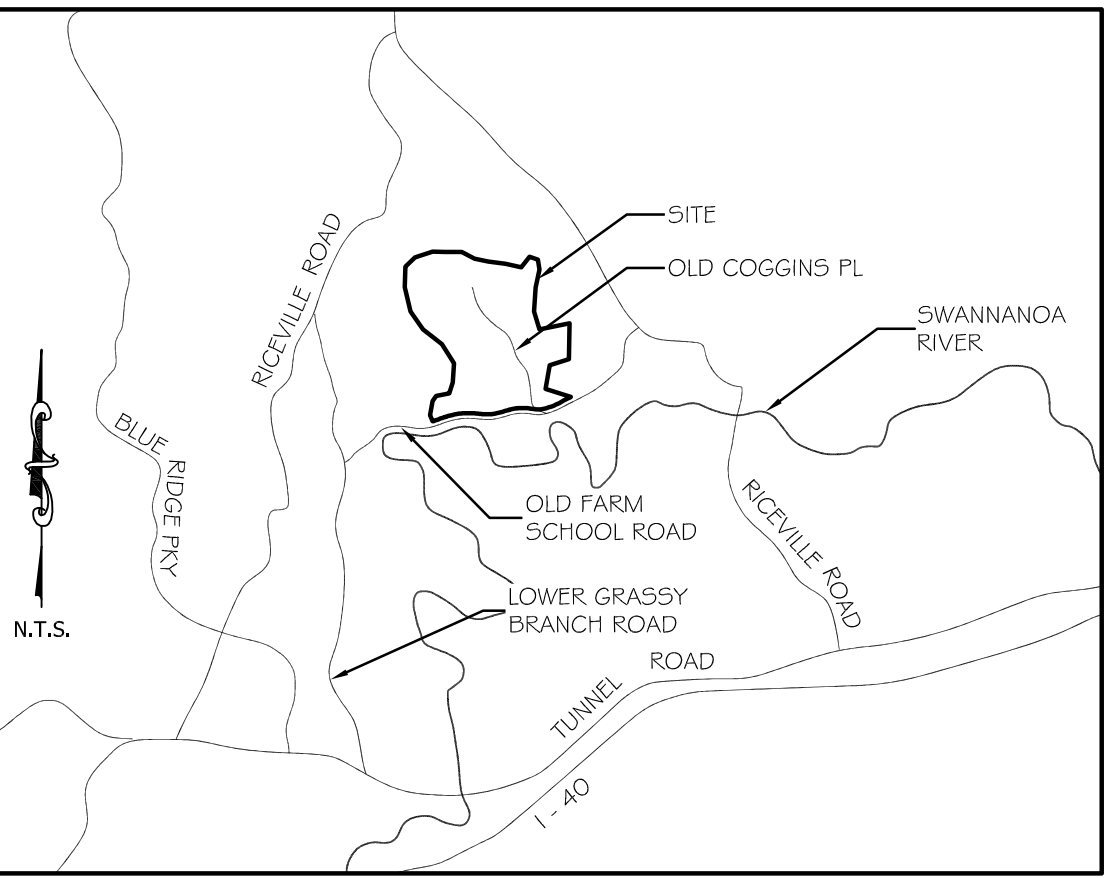
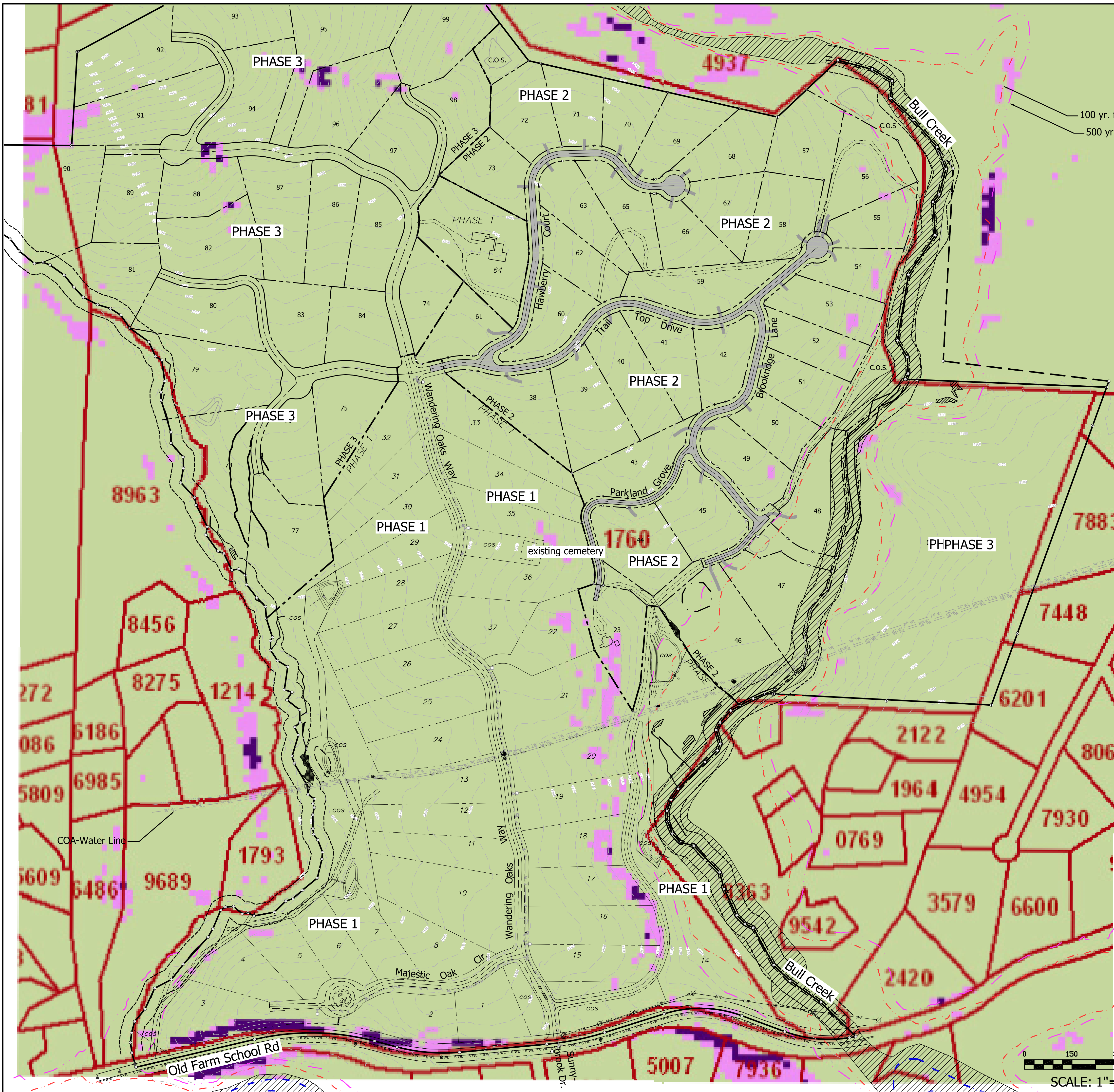
SOVEREIGN OAKS  
MASTER PLANS  
NORTH CAROLINA  
BUNCOMBE COUNTY

Project No: 412115  
MP-1.2  
Drawing Title: MASTER PLAN WITH SLOPE ANALYSIS

PERMIT SET

Revision/Submission number with a triangle indicates changes made on this sheet.





**MASTER PLAN LEGEND**

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Future Right of Way
- Future Lot Line

**MASTER PLAN NOTES**

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Allowed Number of Units per Zoning:	2,028 (12 / acre)
Proposed Number of Residential units:	99 units
Total Density:	0.59 units / acre
Max. Building Height:	35'
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	Septic Systems
Length of Private Two-Way Roads:	8,430 linear feet
Length of Shared Drives:	4,500 linear feet
Total Length of Roads / Drives:	12,930 linear feet
Disturbed Area:	35 ACRES (Infrastructure, Commercial, multifamily and houses)
Average Natural Slope:	19.4%
% of Property over 35% in Slope:	9.7% (16.4 ac) (Property is NOT a Drastic Variation Hillside property)

Note: Portions of this site lie within the 100yr floodplain.  
Note: Construction estimated to begin May 2015.

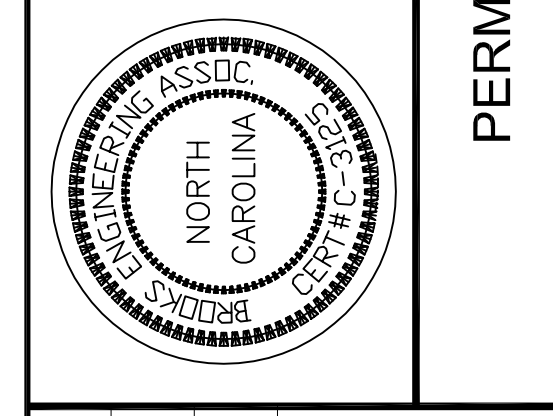
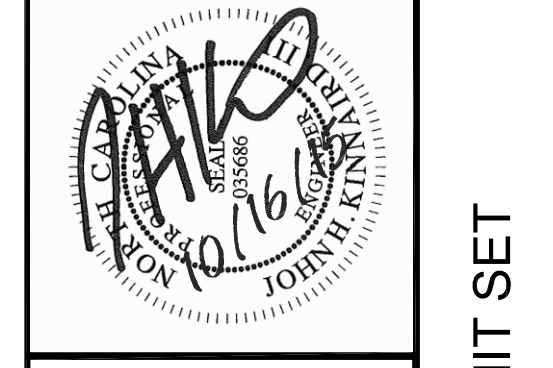
**DEVELOPMENT NOTES**

DEVELOPER	COGGINS FARMS, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801 828-774-5274
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE RLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700

**DEVELOPMENT TIMETABLE**

THE PROJECT WILL BEGIN IN THE SPRING OF 2015, AND COMPLETED IN THE SUMMER OF 2020. THE PROJECT WILL BE DEVELOPED IN THREE PHASES. INFRASTRUCTURE SHALL BE CONSTRUCTED FROM THE MAIN ENTRANCE AND PROCEED NORTHWARD THROUGH THE PROPERTY.

No.	1	REVISIONS/SUBMISSIONS	Date
		SUBMITTAL TO BUNCOMBE CO.	10/16/2015



Reviewed: MCB  
Scale: 1"=150'  
Drawn: DJD  
Checked: JHK  
Date: 10-16-2015

17 Arlington Street  
Asheville, N.C. 28801  
Phone: 1-828-232-4700  
Fax: 1-828-232-1331  
www.brookssea.com

**BROOKS**  
ENGINEERING ASSOCIATES

Planning • Engineering • Surveying  
• Environmental Services •

SOVEREIGN OAKS  
MASTER PLANS

BUNCOMBE COUNTY NORTH CAROLINA

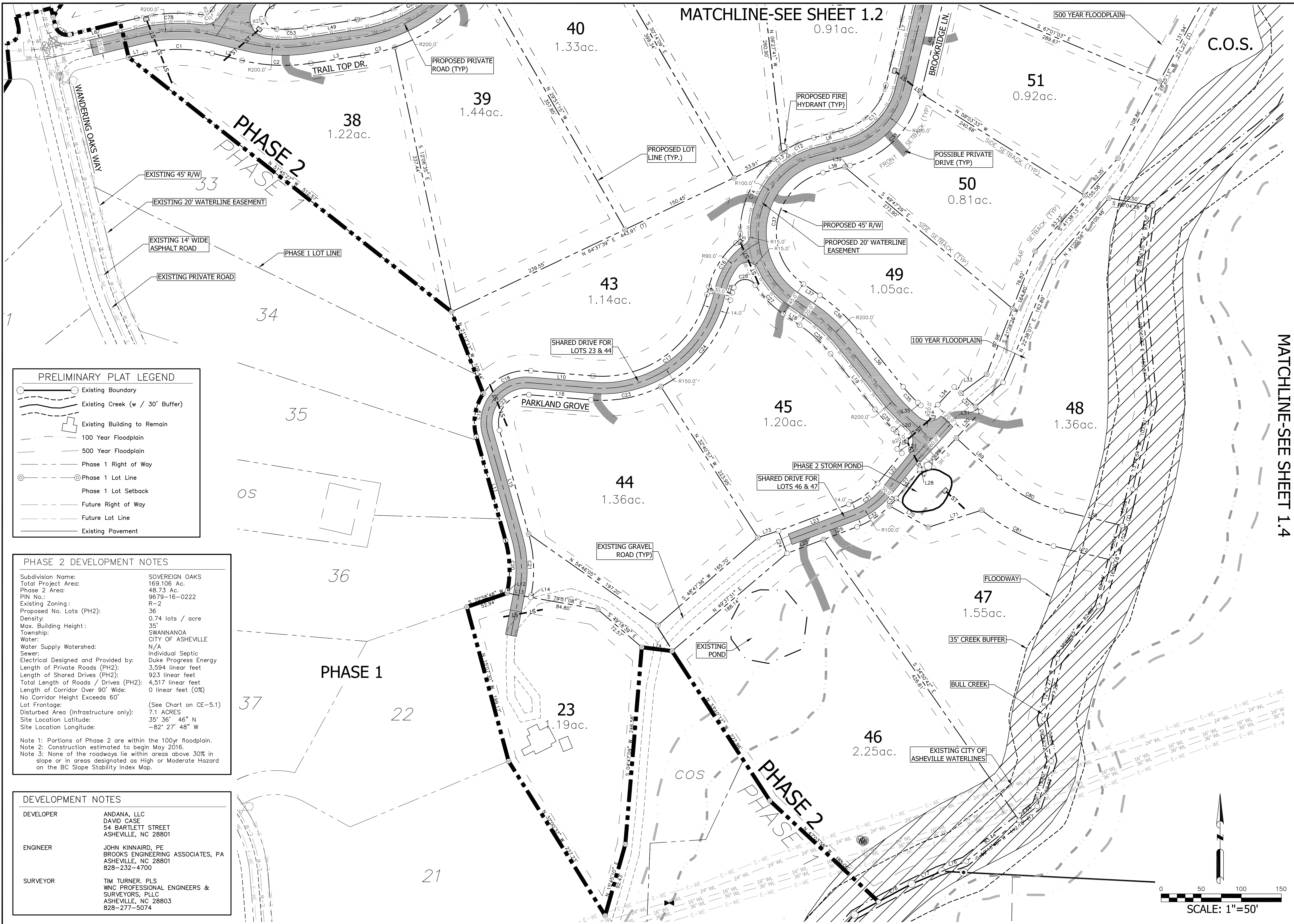
Project No: 412115  
MP-1.3  
Drawing Title: MASTER PLAN WITH STABILITY MAP

Revision/Submission number with a triangle indicates changes made on this sheet.

PERMIT SET

SCALE: 1"=150'





**PRELIMINARY PLAT LEGEND**

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Phase 1 Lot Setback
- Future Right of Way
- Future Lot Line
- Existing Pavement

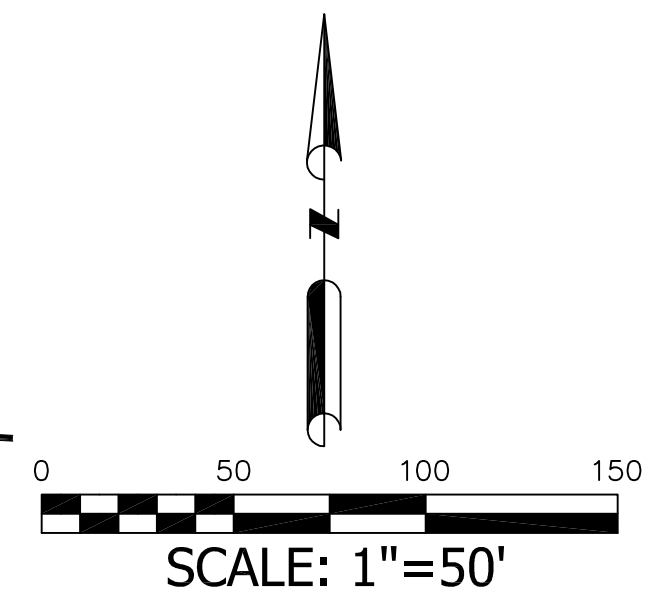
**PHASE 2 DEVELOPMENT NOTES**

Subdivision Name:	SOVEREIGN OAKS
Total Project Area:	169,106 Ac.
Phase 2 Area:	48.73 Ac.
PIN No.:	9679-16-0222
Existing Zoning:	R-2
Proposed No. Lots (PH2):	36
Density:	0.74 lots / acre
Max. Building Height:	35'
Township:	SWANNANOVA
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	Individual Septic
Electrical Designed and Provided by:	Duke Progress Energy
Length of Private Roads (PH2):	3,594 linear feet
Length of Shared Drives (PH2):	923 linear feet
Total Length of Roads / Drives (PH2):	4,517 linear feet
Length of Corridor Over 90' Wide:	0 linear feet (0%)
No Corridor Height Exceeds 60'	
Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	7.1 ACRES
Site Location Latitude:	35° 36' 46" N
Site Location Longitude:	-82° 27' 48" W

Note 1: Portions of Phase 2 are within the 100yr floodplain.  
 Note 2: Construction estimated to begin May 2016.  
 Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

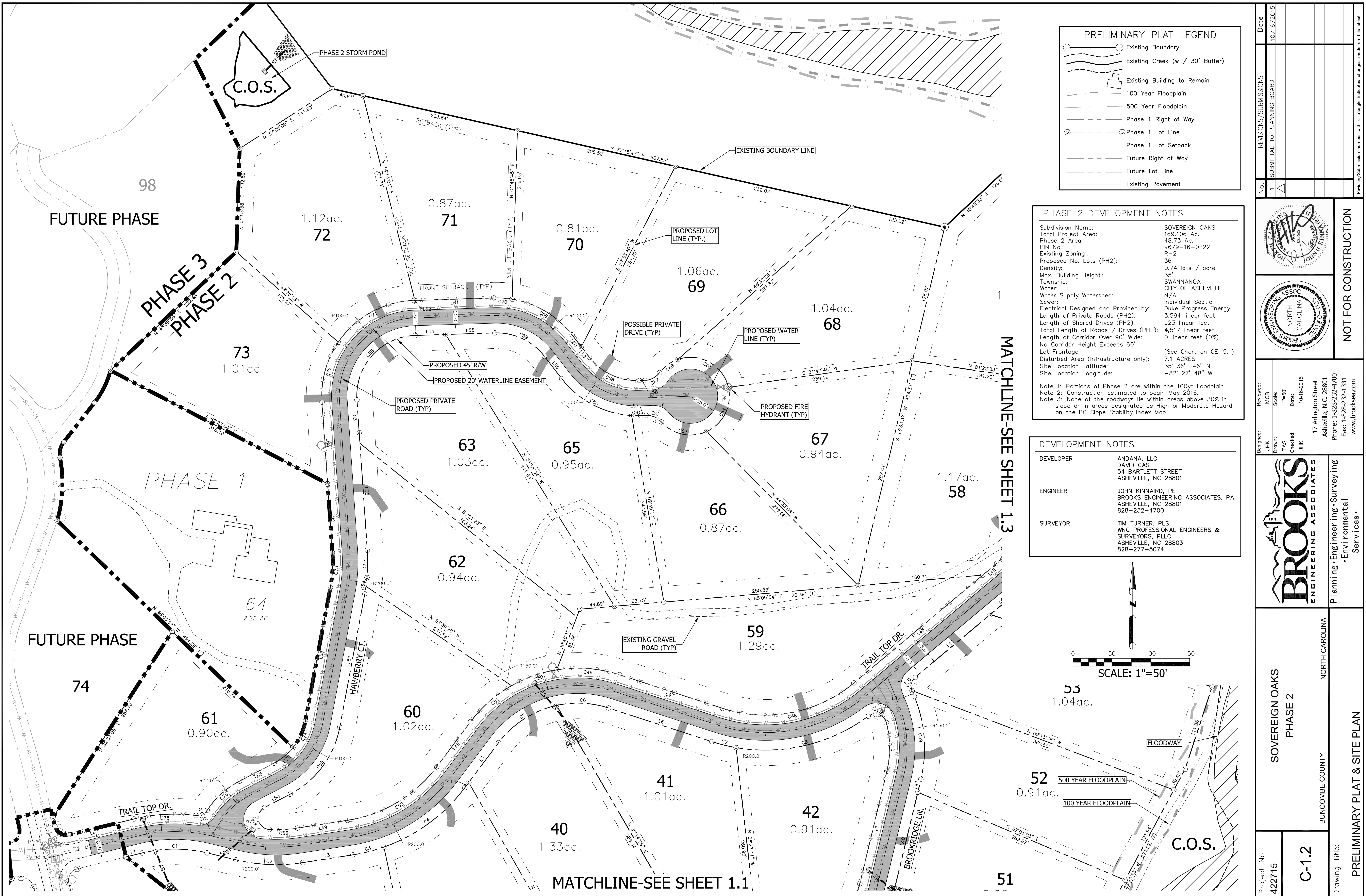
**DEVELOPMENT NOTES**

<b>DEVELOPER</b>	ANDANA, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
<b>ENGINEER</b>	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
<b>SURVEYOR</b>	TIM TURNER, PLS WNC PROFESSIONAL ENGINEERS & SURVEYORS, PLLC ASHEVILLE, NC 28803 828-277-5074



<b>NOT FOR CONSTRUCTION</b>		<b>NOT FOR CONSTRUCTION</b>	
Project No: <b>422715</b>	Drawing Title: <b>C-1.1</b>	Project Name: <b>SOVEREIGN OAKS PHASE 2</b>	Location: <b>NORTH CAROLINA BUNCOMBE COUNTY</b>
Date: <b>10/16/2015</b>		Revisions/Submissions: 1 SUBMITTAL TO PLANNING BOARD	
Designer: JHK		Reviewer: MCB	
Drafter: TAS		Scale: 1"=50'	
Checker: JHK		Date: 10-16-2015	
Address: 17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com		<b>BROOKS ENGINEERING ASSOCIATES</b> Planning • Engineering • Surveying • Environmental Services •	
<b>PRELIMINARY PLAT &amp; SITE PLAN</b>		<b>SOVEREIGN OAKS PHASE 2</b>	





**PRELIMINARY PLAT LEGEND**

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Phase 1 Lot Setback
- Future Right of Way
- Future Lot Line
- Existing Pavement

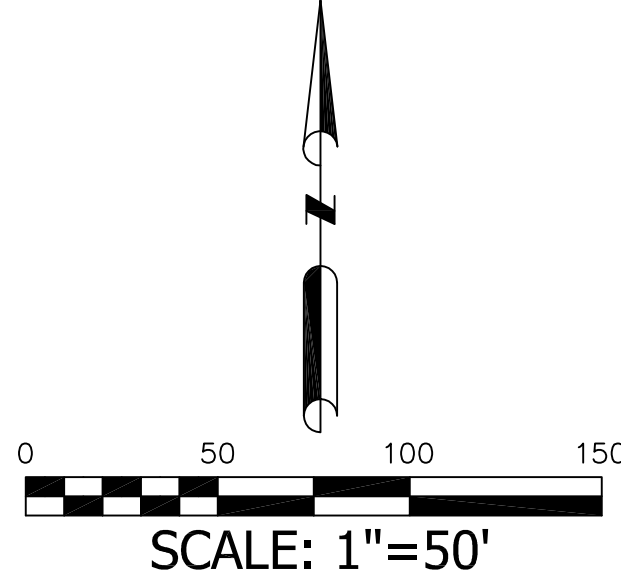
**PHASE 2 DEVELOPMENT NOTES**

Subdivision Name:	SOVEREIGN OAKS
Total Project Area:	169.106 Ac.
Phase 2 Area:	48.73 Ac.
PIN No.:	9679-16-0222
Existing Zoning:	R-2
Proposed No. Lots (PH2):	36
Density:	0.74 lots / acre
Max. Building Height:	35'
Township:	SWANNANOVA
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	Individual Septic
Electrical Designed and Provided by:	Duke Progress Energy
Length of Private Roads (PH2):	3,594 linear feet
Length of Shared Drives (PH2):	923 linear feet
Total Length of Roads / Drives (PH2):	4,517 linear feet
Length of Corridor Over 90' Wide:	0 linear feet (0%)
No Corridor Height Exceeds 60'	
Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	7.1 ACRES
Site Location Latitude:	35° 36' 46" N
Site Location Longitude:	-82° 27' 48" W

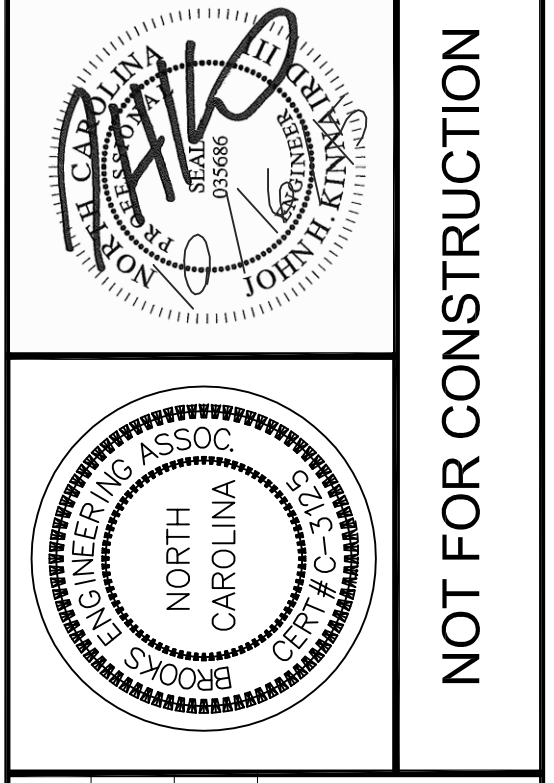
Note 1: Portions of Phase 2 are within the 100yr floodplain.  
 Note 2: Construction estimated to begin May 2016.  
 Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

**DEVELOPMENT NOTES**

DEVELOPER	ANDANA, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	TIM TURNER, PLS WNC PROFESSIONAL ENGINEERS & SURVEYORS, PLLC ASHEVILLE, NC 28803 828-277-5074



Date	10/16/2015
REVISIONS/SUBMISSIONS	
No.	1
	SUBMITTAL TO PLANNING BOARD



Reviewed: MCB  
 Scale: 1"=50'  
 Drawn: TAS  
 Checked: JHK  
 Date: 10-16-2015

17 Arlington Street  
 Asheville, N.C. 28801  
 Phone: 1-828-232-4700  
 Fax: 1-828-232-1331  
 www.brookssea.com

**BROOKS ENGINEERING ASSOCIATES**  
 Planning • Engineering • Surveying  
 • Environmental Services •

Project No:	422715
Drawing Title:	C-1.2
SOVEREIGN OAKS PHASE 2	
NORTH CAROLINA	
BUNCOMBE COUNTY	
PRELIMINARY PLAT & SITE PLAN	

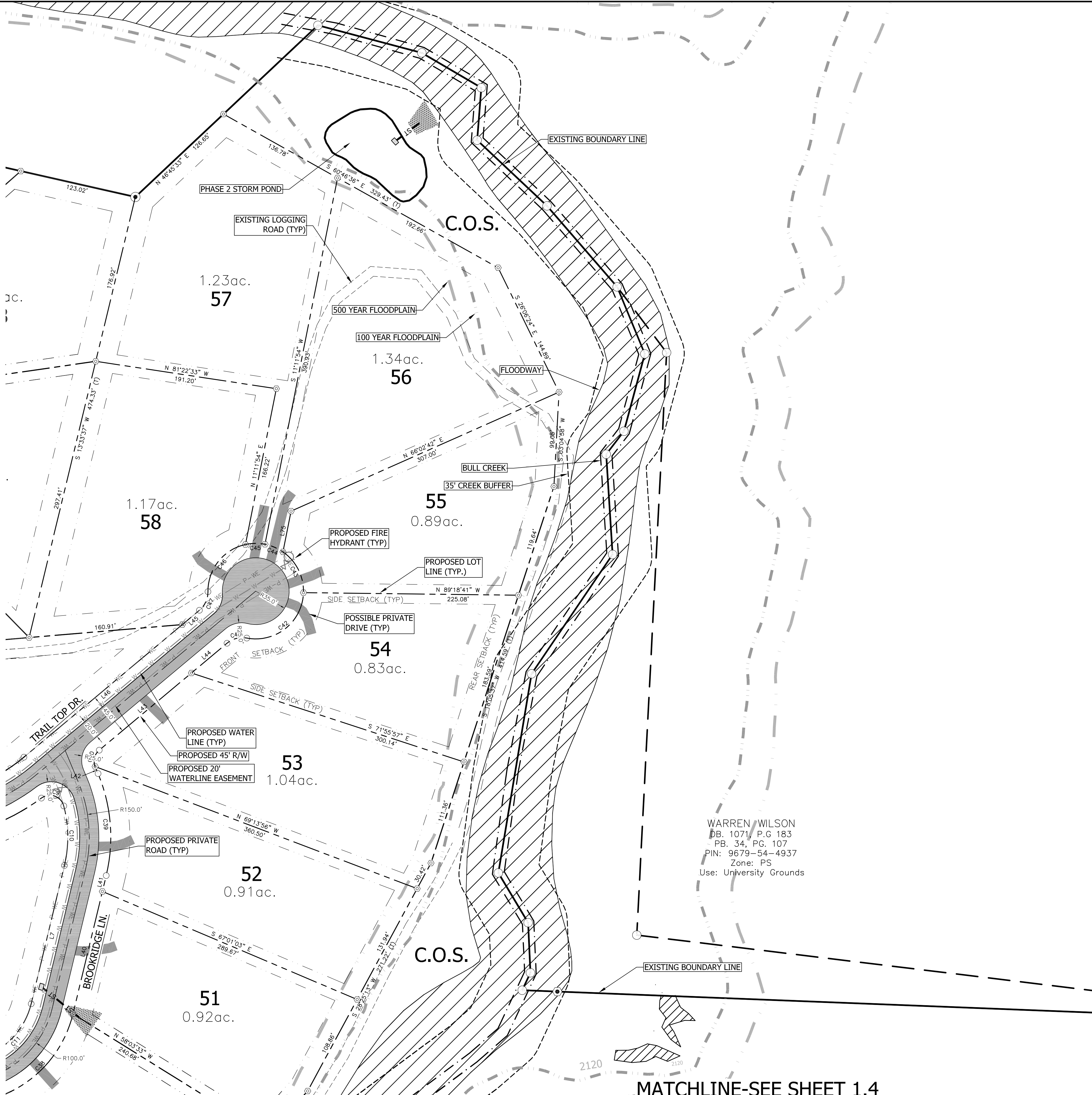
NOT FOR CONSTRUCTION

MATCHLINE-SEE SHEET 1.1

MATCHLINE-SEE SHEET 1.3



MATCHLINE-SEE SHEET 1.2



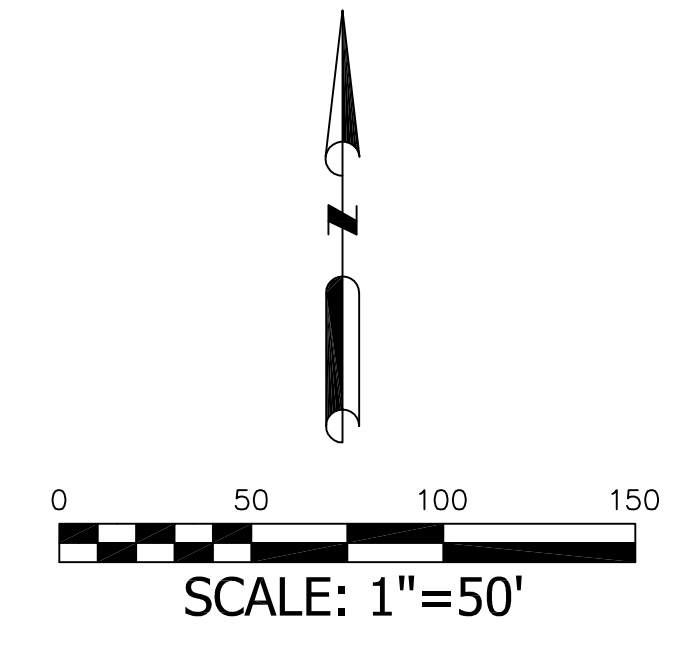
MATCHLINE-SEE SHEET 1.4

PRELIMINARY PLAT LEGEND	
	Existing Boundary
	Existing Creek (w / 30' Buffer)
	Existing Building to Remain
	100 Year Floodplain
	500 Year Floodplain
	Phase 1 Right of Way
	Phase 1 Lot Line
	Phase 1 Lot Setback
	Future Right of Way
	Future Lot Line
	Existing Pavement

PHASE 2 DEVELOPMENT NOTES	
Subdivision Name:	SOVEREIGN OAKS
Total Project Area:	169.106 Ac.
Phase 2 Area:	48.73 Ac.
PIN No.:	9679-16-0222
Existing Zoning:	R-2
Proposed No. Lots (PH2):	36
Density:	0.74 lots / acre
Max. Building Height:	35'
Township:	SWANNAOA
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	Individual Septic
Electrical Designed and Provided by:	Duke Progress Energy
Length of Private Roads (PH2):	3,594 linear feet
Length of Shared Drives (PH2):	923 linear feet
Total Length of Roads / Drives (PH2):	4,517 linear feet
Length of Corridor Over 90' Wide:	0 linear feet (0%)
No Corridor Height Exceeds 60'	
Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	7.1 ACRES
Site Location Latitude:	35° 36' 46" N
Site Location Longitude:	-82° 27' 48" W

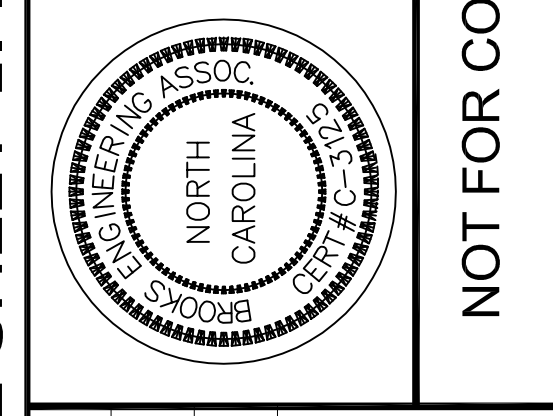
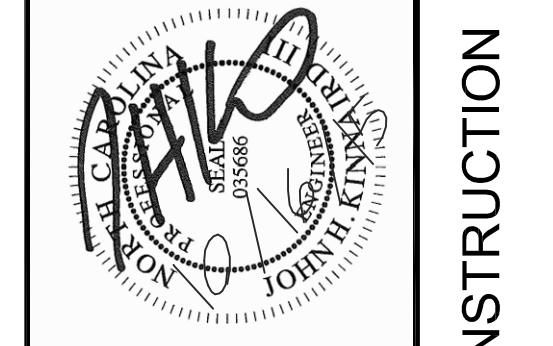
Note 1: Portions of Phase 2 are within the 100yr floodplain.  
 Note 2: Construction estimated to begin May 2016.  
 Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

DEVELOPMENT NOTES	
DEVELOPER	ANDANA, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	TIM TURNER, PLS WNC PROFESSIONAL ENGINEERS & SURVEYORS, PLLC ASHEVILLE, NC 28803 828-277-5074



WARREN WILSON  
 DB. 1071, P.G 183  
 PB. 34, PG. 107  
 PIN: 9679-54-4937  
 Zone: PS  
 Use: University Grounds

No.	REVISIONS/SUBMISSIONS	Date
1	SUBMITTAL TO PLANNING BOARD	10/16/2015



Reviewed: MCB  
 Scale: 1"=50'  
 Drawn: TAS  
 Checked: JHK  
 Date: 10-16-2015

17 Arlington Street  
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**BROOKS**  
 ENGINEERING ASSOCIATES

Planning • Engineering • Surveying  
 • Environmental Services •

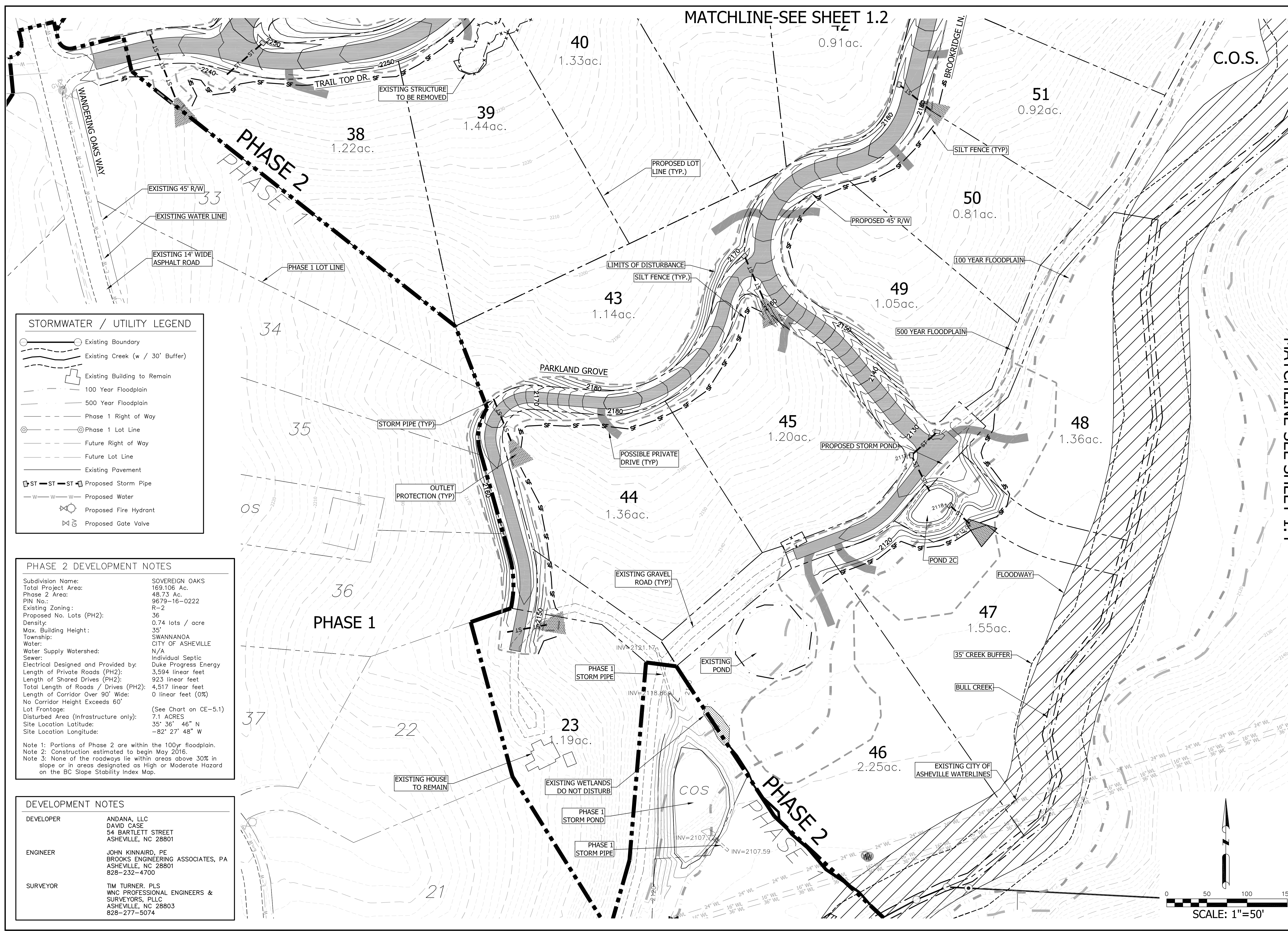
Project No:	422715	C-1.3
Drawing Title:	PRELIMINARY PLAT & SITE PLAN	
	SOVEREIGN OAKS PHASE 2	NORTH CAROLINA
	BUNCOMBE COUNTY	

NOT FOR CONSTRUCTION

MATCHLINE-SEE SHEET 1.4

REVISIONS/SUBMISSIONS





MATCHLINE-SEE SHEET 1.2

MATCHLINE-SEE SHEET 1.4

**STORMWATER / UTILITY LEGEND**

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Future Right of Way
- Future Lot Line
- Existing Pavement
- Proposed Storm Pipe
- Proposed Water
- Proposed Fire Hydrant
- Proposed Gate Valve

**PHASE 2 DEVELOPMENT NOTES**

Subdivision Name: SOVEREIGN OAKS  
 Total Project Area: 169,106 Ac.  
 Phase 2 Area: 48.73 Ac.  
 PIN No.: 9679-16-0222  
 Existing Zoning: R-2  
 Proposed No. Lots (PH2): 36  
 Density: 0.74 lots / acre  
 Max. Building Height: 35'  
 Township: SWANNANOA  
 City: CITY OF ASHEVILLE  
 Water: N/A  
 Water Supply Watershed: N/A  
 Sewer: Individual Septic  
 Electrical Designed and Provided by: Duke Progress Energy  
 Length of Private Roads (PH2): 3,594 linear feet  
 Length of Shared Drives (PH2): 923 linear feet  
 Total Length of Roads / Drives (PH2): 4,517 linear feet  
 Length of Corridor Over 90' Wide: 0 linear feet (0%)  
 No Corridor Height Exceeds 60'  
 Lot Frontage: (See Chart on CE-5.1)  
 Disturbed Area (Infrastructure only): 7.1 ACRES  
 Site Location Latitude: 35° 36' 46" N  
 Site Location Longitude: -82° 27' 48" W

Note 1: Portions of Phase 2 are within the 100yr floodplain.  
 Note 2: Construction estimated to begin May 2016.  
 Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

**DEVELOPMENT NOTES**

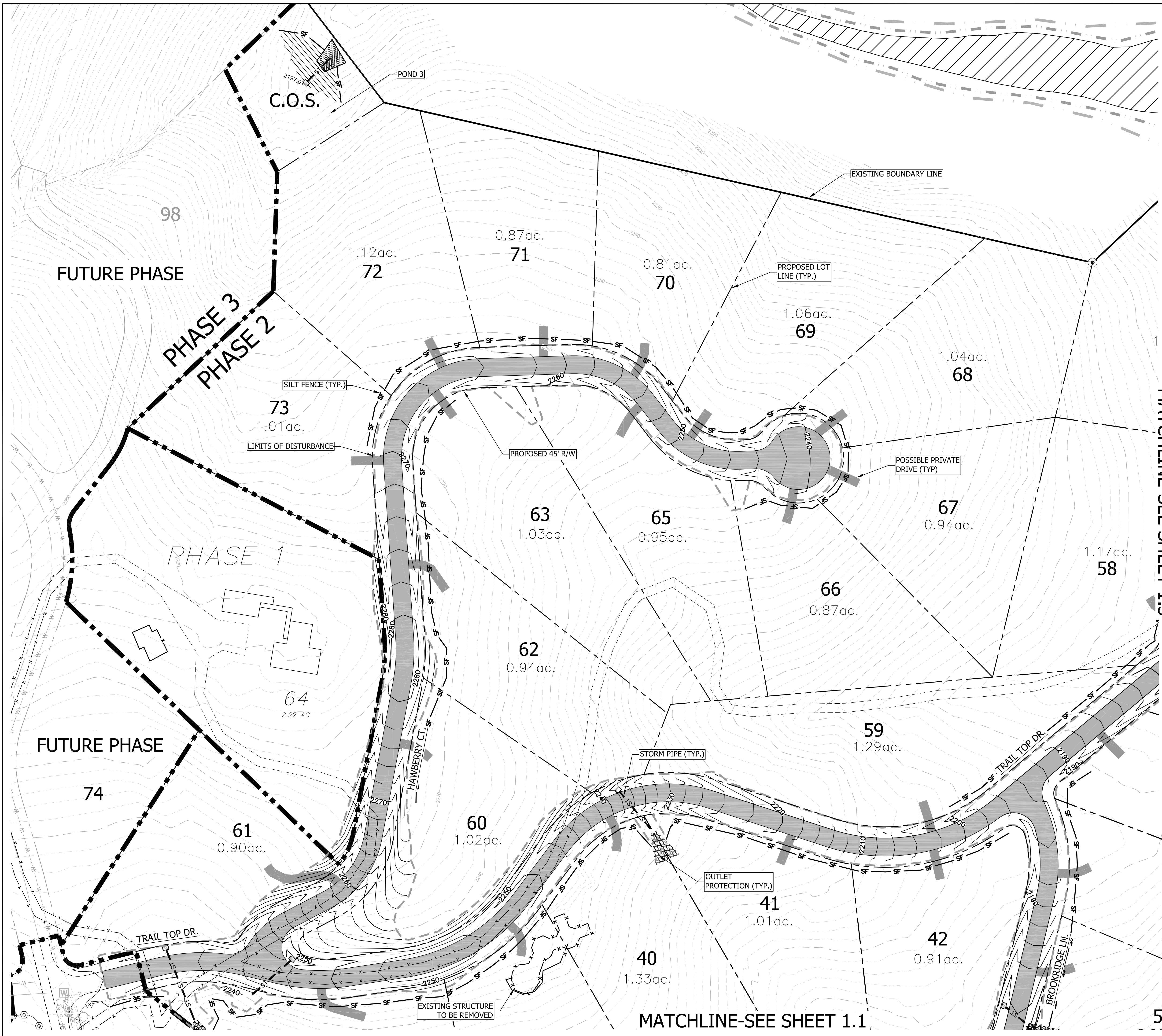
**DEVELOPER**  
 ANDANA, LLC  
 DAVID CASE  
 54 BARTLETT STREET  
 ASHEVILLE, NC 28801

**ENGINEER**  
 JOHN KINNAIRD, PE  
 BROOKS ENGINEERING ASSOCIATES, PA  
 ASHEVILLE, NC 28801  
 828-232-4700

**SURVEYOR**  
 TIM TURNER, PLS  
 WNC PROFESSIONAL ENGINEERS & SURVEYORS, PLLC  
 ASHEVILLE, NC 28803  
 828-277-5074

		<p><b>NOT FOR CONSTRUCTION</b></p>
<p>Project No: <b>422715</b></p>	<p>Project Name: <b>SOVEREIGN OAKS PHASE 2</b></p>	<p>Location: BUNCOMBE COUNTY NORTH CAROLINA</p>
<p>Drawing Title: <b>C-2.1</b></p>	<p>Project Description: <b>GRADING &amp; STORMWATER PLAN</b></p>	<p>Scale: <b>1" = 50'</b></p>
<p>Design: JHK        Drawn: TAS        Checked: JHK</p>	<p>Reviewed: MCB</p>	<p>Date: 10-16-2015</p>
<p>Revisions/Submissions</p>	<p>Revised By</p>	<p>Date</p>
<p>1</p>	<p>SUBMITTAL TO PLANNING BOARD</p>	<p>10/16/2015</p>





STORMWATER / UTILITY LEGEND	
	Existing Boundary
	Existing Creek (w / 30' Buffer)
	Existing Building to Remain
	100 Year Floodplain
	500 Year Floodplain
	Phase 1 Right of Way
	Phase 1 Lot Line
	Future Right of Way
	Future Lot Line
	Existing Pavement
	Proposed Storm Pipe
	Proposed Water
	Proposed Fire Hydrant
	Proposed Gate Valve

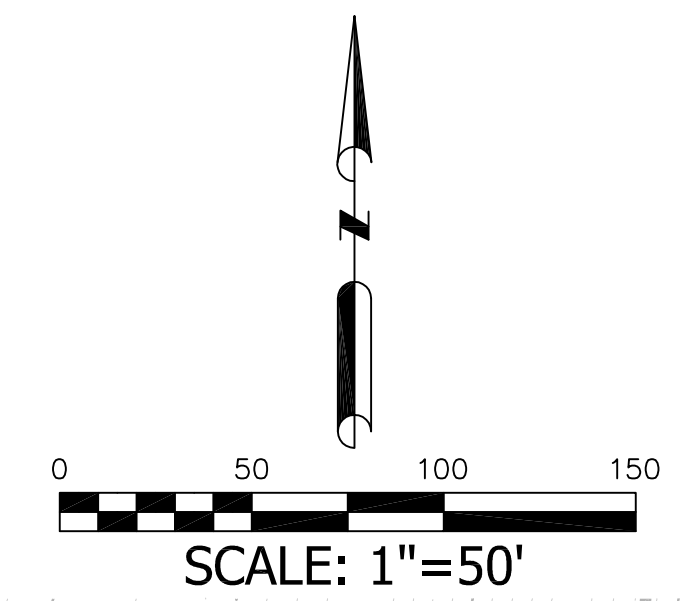
**PHASE 2 DEVELOPMENT NOTES**

Subdivision Name:	SOVEREIGN OAKS
Total Project Area:	169,106 Ac.
Phase 2 Area:	48,73 Ac.
PIN No.:	9879-16-0222
Existing Zoning:	R-2
Proposed No. Lots (PH2):	36
Density:	0.74 lots / acre
Max. Building Height:	35'
Township:	SWANNANOA
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	Individual Septic Energy
Electrical Designed and Provided by:	Duke Progress Energy
Length of Private Roads (PH2):	3,594 linear feet
Length of Shared Drives (PH2):	923 linear feet
Total Length of Roads / Drives (PH2):	4,517 linear feet
Length of Corridor Over 90' Wide:	0 linear feet (0%)
No Corridor Height Exceeds 60'	
Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	7.1 ACRES
Site Location Latitude:	35° 36' 46" N
Site Location Longitude:	-82° 27' 48" W

Note 1: Portions of Phase 2 are within the 100yr floodplain.  
 Note 2: Construction estimated to begin May 2016.  
 Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

**DEVELOPMENT NOTES**

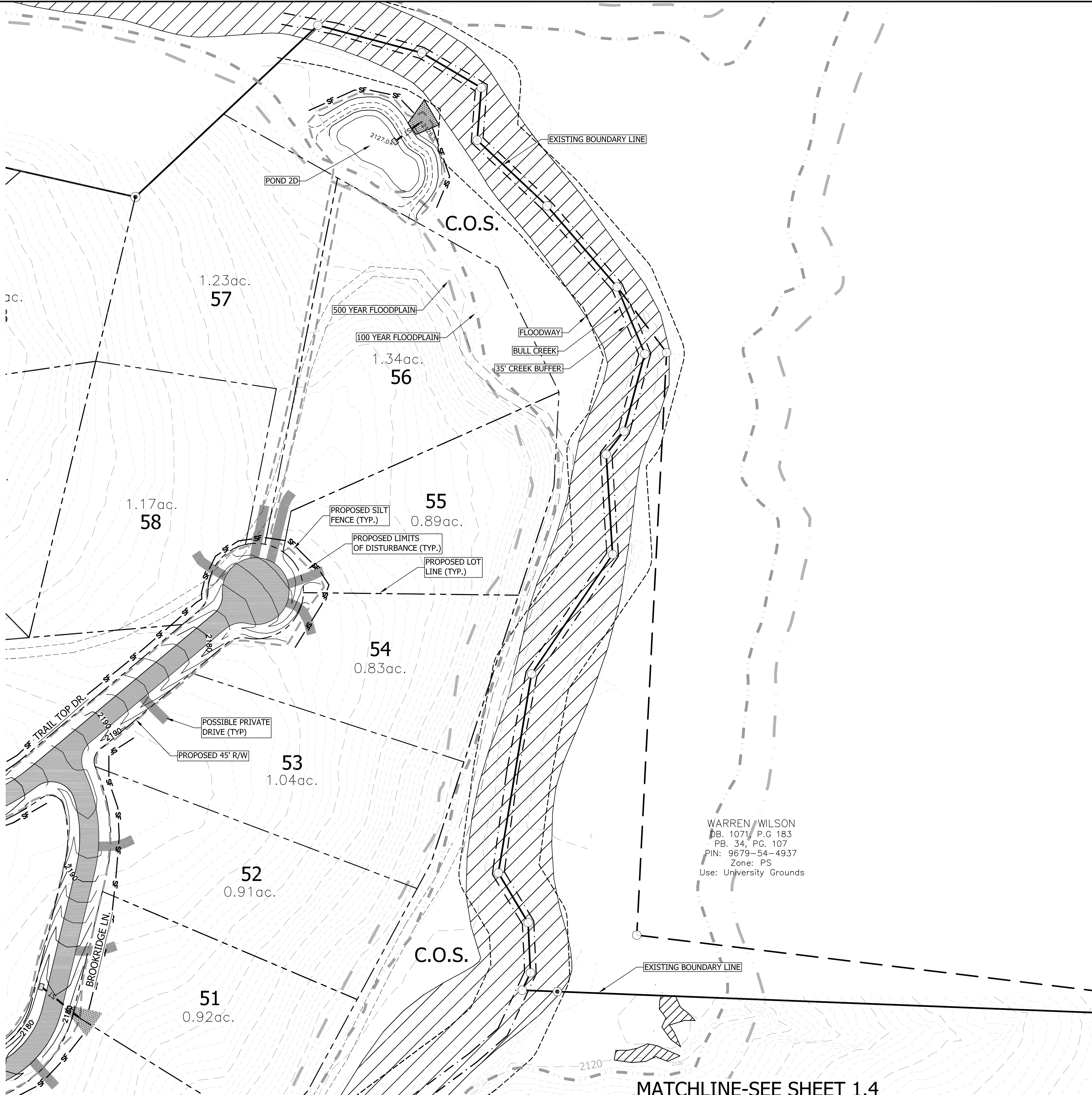
DEVELOPER	ANDANA, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	TIM TURNER, PLS WNC PROFESSIONAL ENGINEERS & SURVEYORS, PLLC ASHEVILLE, NC 28803 828-277-5074



		Date 10/16/2015
		REVISIONS/SUBMISSIONS 1 SUBMITTAL TO PLANNING BOARD
		<b>NOT FOR CONSTRUCTION</b>
Planning • Engineering • Surveying • Environmental Services •		
Project No: 422715	NORTH CAROLINA PHASE 2 SOVEREIGN OAKS	BUNCOMBE COUNTY
Drawing Title: C-2.2 GRADING & STORMWATER PLAN	Project No: 422715 C-2.2	



MATCHLINE-SEE SHEET 1.2



MATCHLINE-SEE SHEET 1.4

WARREN WILSON  
DB. 1071, P.G 183  
PB. 34, PG. 107  
PIN: 9679-54-4937  
Zone: PS  
Use: University Grounds

**STORMWATER / UTILITY LEGEND**

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Future Right of Way
- Future Lot Line
- Existing Pavement
- Proposed Storm Pipe
- Proposed Water
- Proposed Fire Hydrant
- Proposed Gate Valve

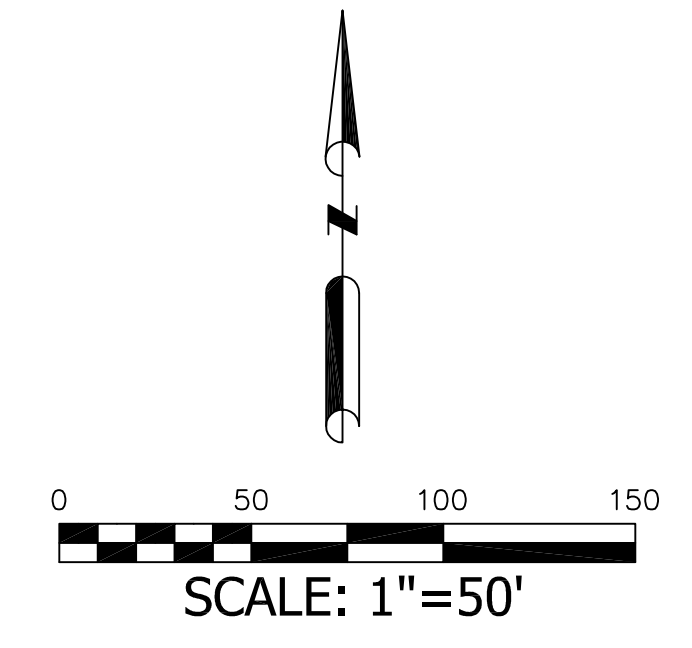
**PHASE 2 DEVELOPMENT NOTES**

Subdivision Name:	SOVEREIGN OAKS
Total Project Area:	169.106 Ac.
Phase 2 Area:	48.73 Ac.
PIN No.:	9679-16-0222
Existing Zoning:	R-2
Proposed No. Lots (PH2):	36
Density:	0.74 lots / acre
Max. Building Height:	35'
Township:	SWANNANOVA
City:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	Individual Septic
Electrical Designed and Provided by:	Duke Progress Energy
Length of Private Roads (PH2):	3,594 linear feet
Length of Shared Roads (PH2):	923 linear feet
Total Length of Roads / Drives (PH2):	4,517 linear feet
Length of Corridor Over 90' Wide:	0 linear feet (0%)
No Corridor Height Exceeds 60'	
Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	7.1 ACRES
Site Location Latitude:	35° 36' 46" N
Site Location Longitude:	-82° 27' 48" W

Note 1: Portions of Phase 2 are within the 100yr floodplain.  
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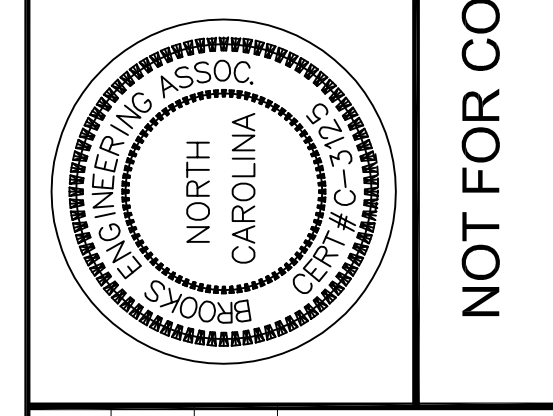
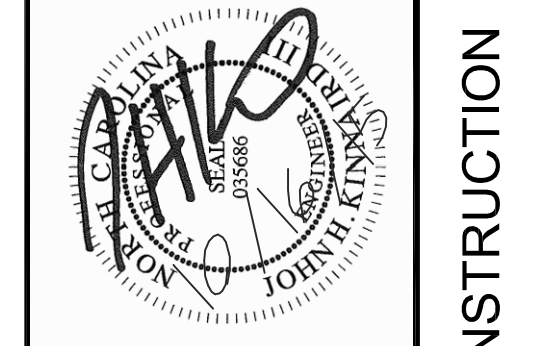
**DEVELOPMENT NOTES**

DEVELOPER	ANDANA, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	TIM TURNER, PLS WNC PROFESSIONAL ENGINEERS & SURVEYORS, PLLC ASHEVILLE, NC 28803 828-277-5074



MOTTERSHED  
DB.3705, PG. 42  
PB. 42, PG. 196  
PIN: 9679-26-905

Project No:	422715
Revision/No.	1
Revision/Description	SUBMITTAL TO PLANNING BOARD
Date	10/16/2015



Reviewed: MCB  
 Scale: 1"=50'  
 Drawn: TAS  
 Checked: JHK  
 Date: 10-16-2015  
 17 Arlington Street  
 Asheville, N.C. 28801  
 Phone: 1-828-232-4700  
 Fax: 1-828-232-1331  
 www.brookssea.com

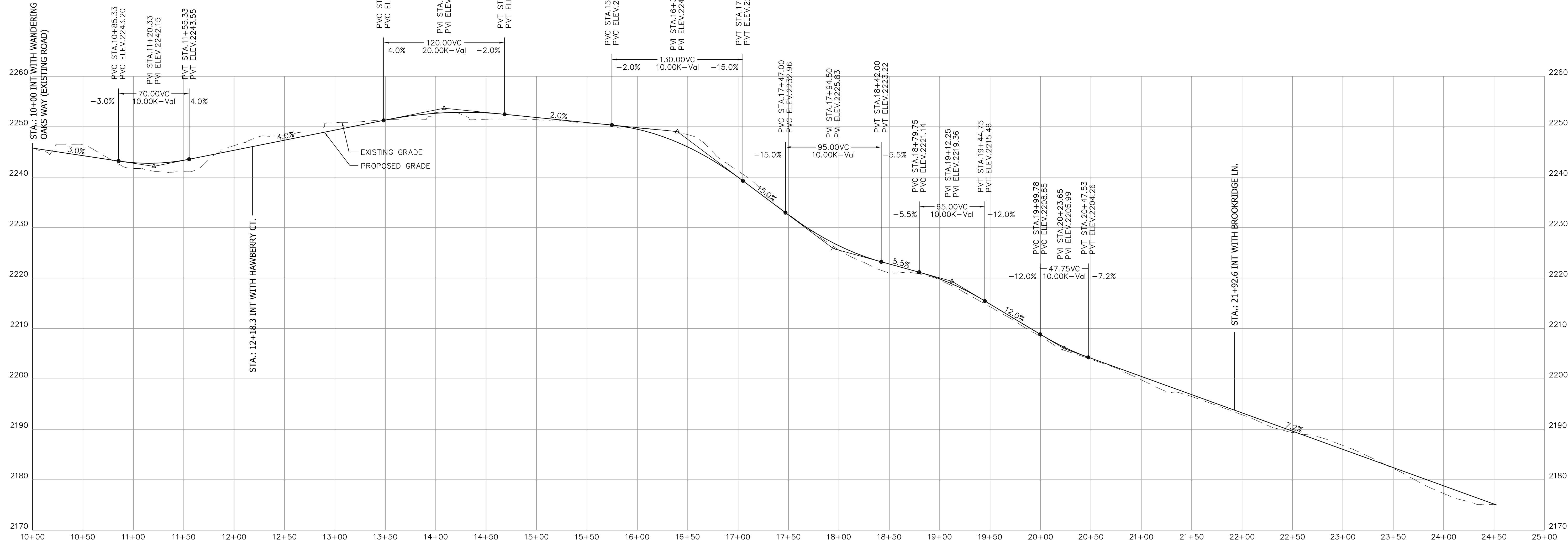
**BROOKS ENGINEERING ASSOCIATES**  
 Planning • Engineering • Surveying  
 • Environmental Services •

SOVEREIGN OAKS  
 PHASE 2  
 BUNCOMBE COUNTY  
 NORTH CAROLINA

Project No: 422715  
 Drawing Title: GRADING & STORMWATER PLAN  
 C-2.3

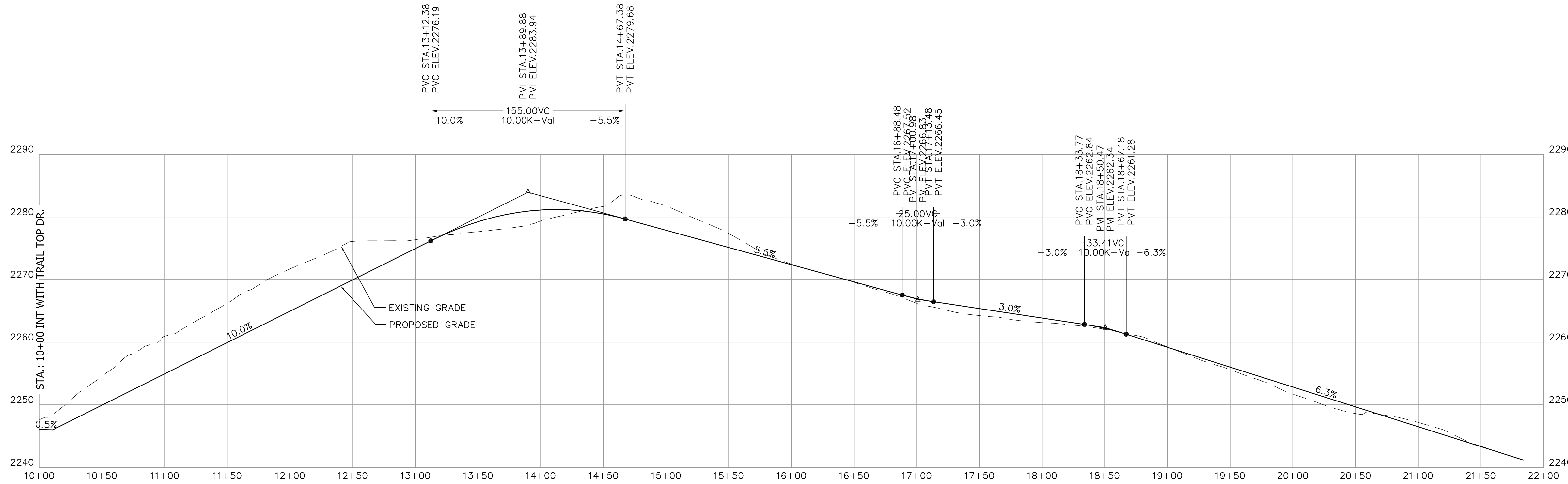
NOT FOR CONSTRUCTION

Revision/Submission number with a triangle indicates changes made on this sheet.



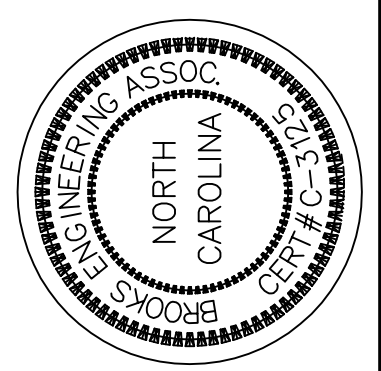

H SCALE: 1"=50  
V SCALE: 1"=10

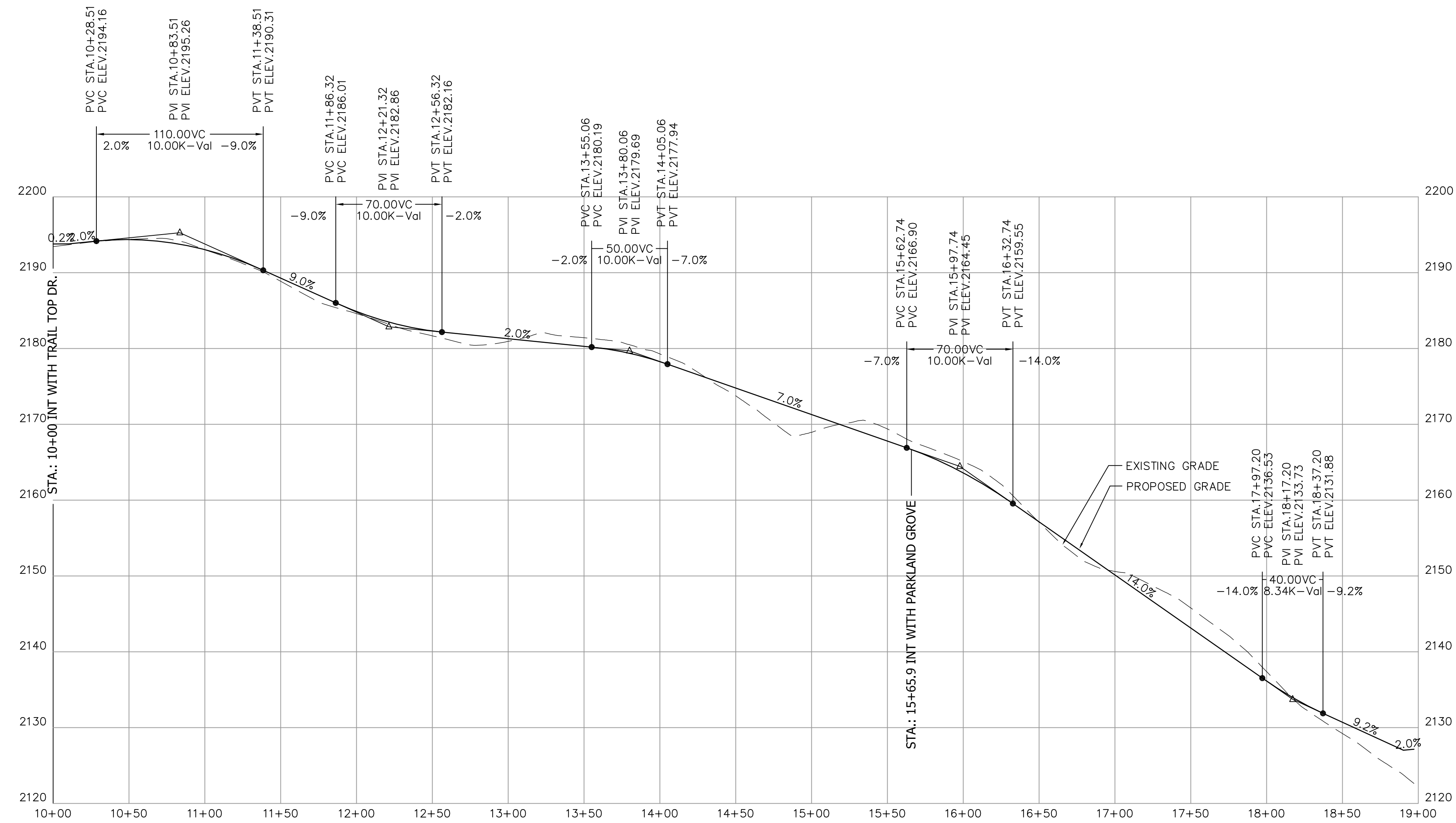
### TRAIL TOP DRIVE



H SCALE: 1"=50  
V SCALE: 1"=10

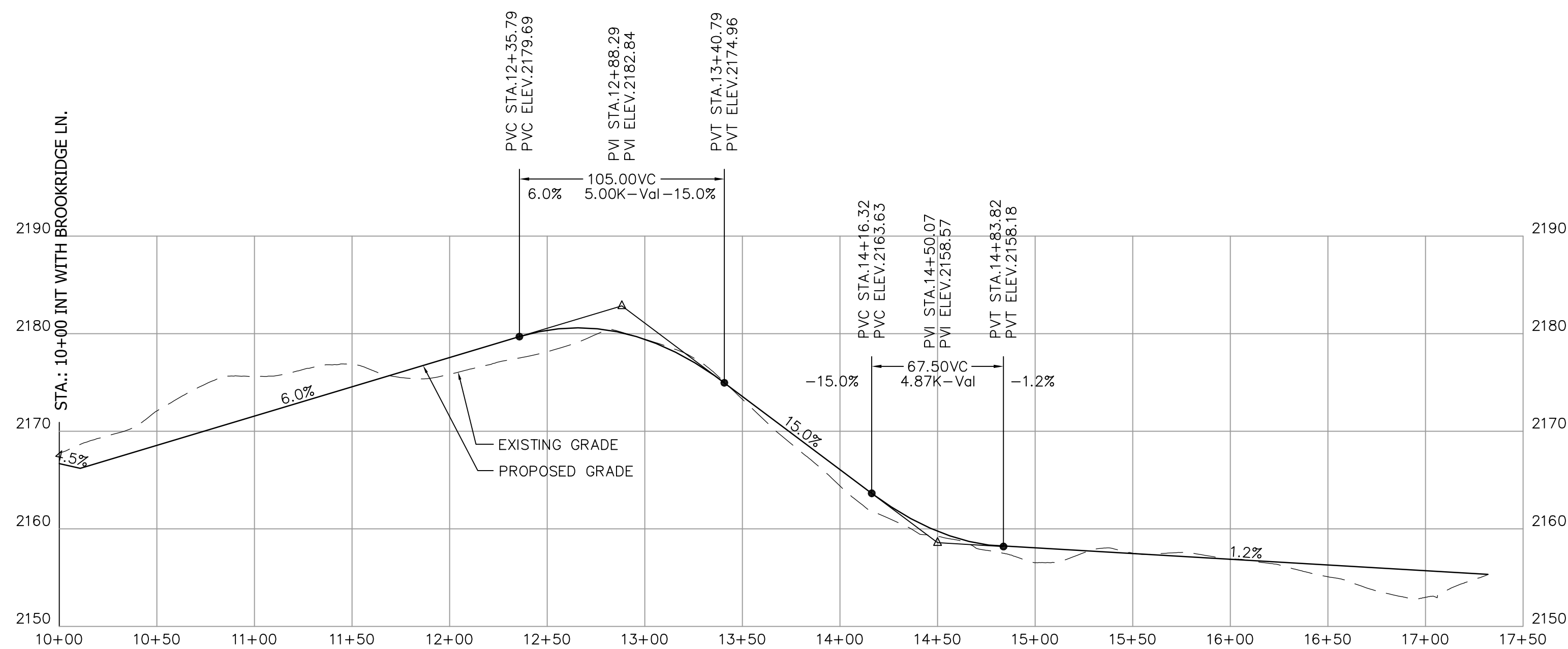
### HAWBERRY CT.

Project No: <b>422715</b>	Drawing Title: <b>ROAD PROFILES</b>	BUNCOMBE COUNTY NORTH CAROLINA	SOVEREIGN OAKS PHASE 2	Planning • Engineering • Surveying • Environmental Services •	Reviewed: MCB Scale: 1"=50' Date: 10-16-2015	DESIGNED: JHK DRAWN: TAS CHECKED: JHK	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com			NOT FOR CONSTRUCTION	REVISIONS/SUBMISSIONS No. 1 SUBMITTAL TO PLANNING BOARD Date 10/16/2015
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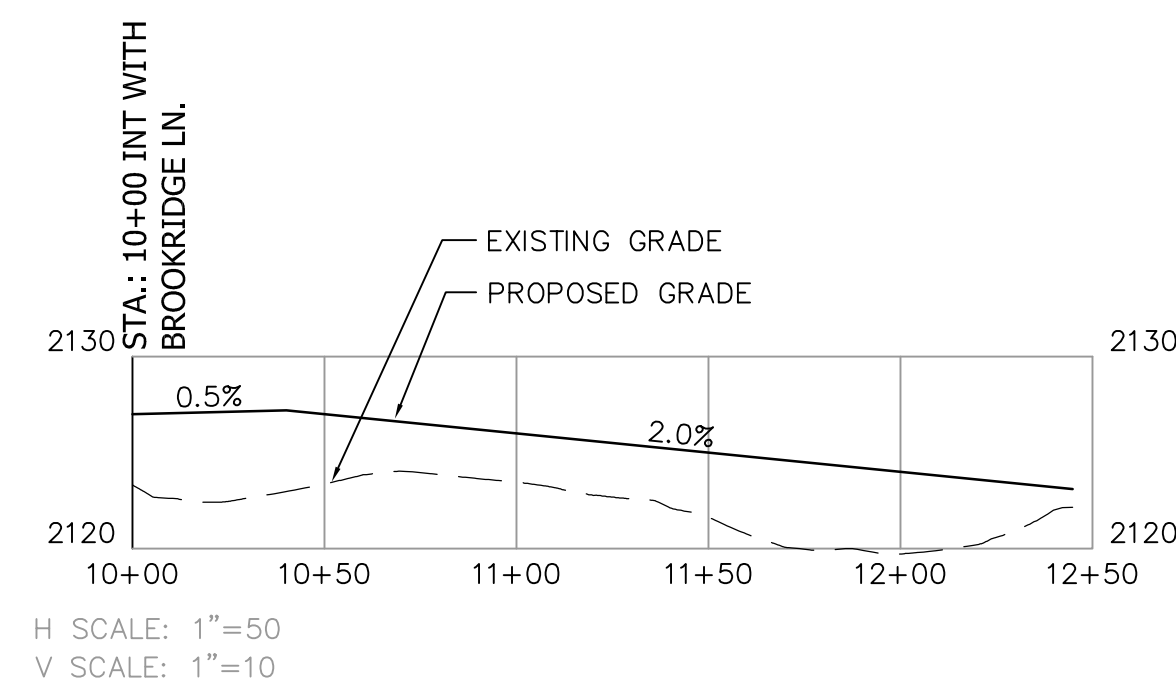
H SCALE: 1"=50  
V SCALE: 1"=10

### BROOKRIDGE LN.



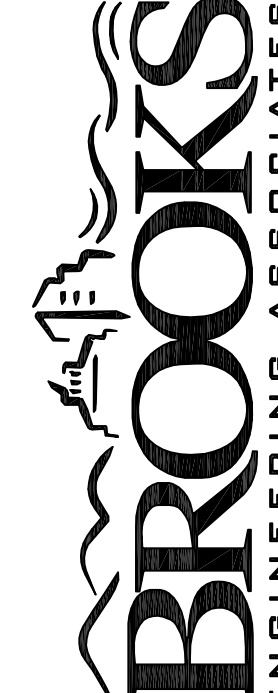
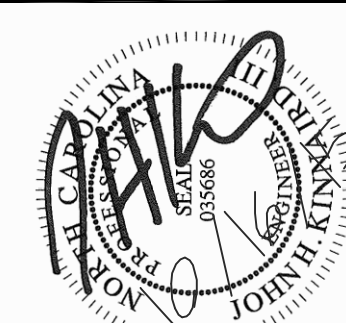
H SCALE: 1"=50  
V SCALE: 1"=10

### PARKLAND GROVE (Shared Drive)



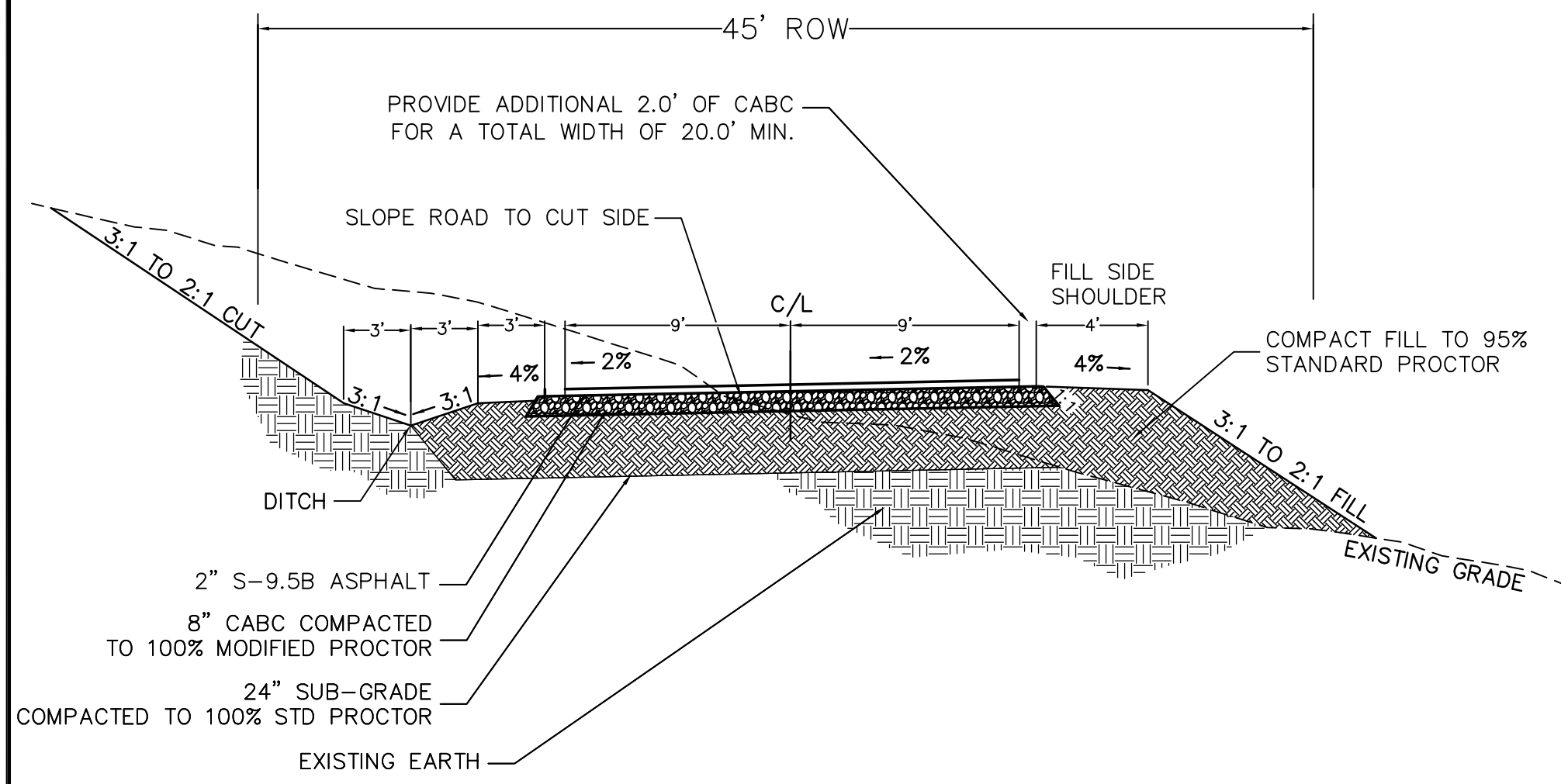
H SCALE: 1"=50  
V SCALE: 1"=10

### Shared Drive Lots 46 & 47

Project No: <b>422715</b>	C-4.2	SOVEREIGN OAKS PHASE 2	NORTH CAROLINA	BUNCOMBE COUNTY	REVISIONS/SUBMISSIONS	No.	Date
						1	10/16/2015
							
Planning • Engineering • Surveying • Environmental Services •				<b>NOT FOR CONSTRUCTION</b>			
17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com				Revision/Submission number with a triangle indicates changes made on this sheet.			



NOTE:  
1. DITCH SHALL HAVE A MAXIMUM 3:1  
SIDE SLOPE ON EACH SIDE FOR 1  
VERTICAL FOOT FROM THE BOTTOM OF  
DITCH.



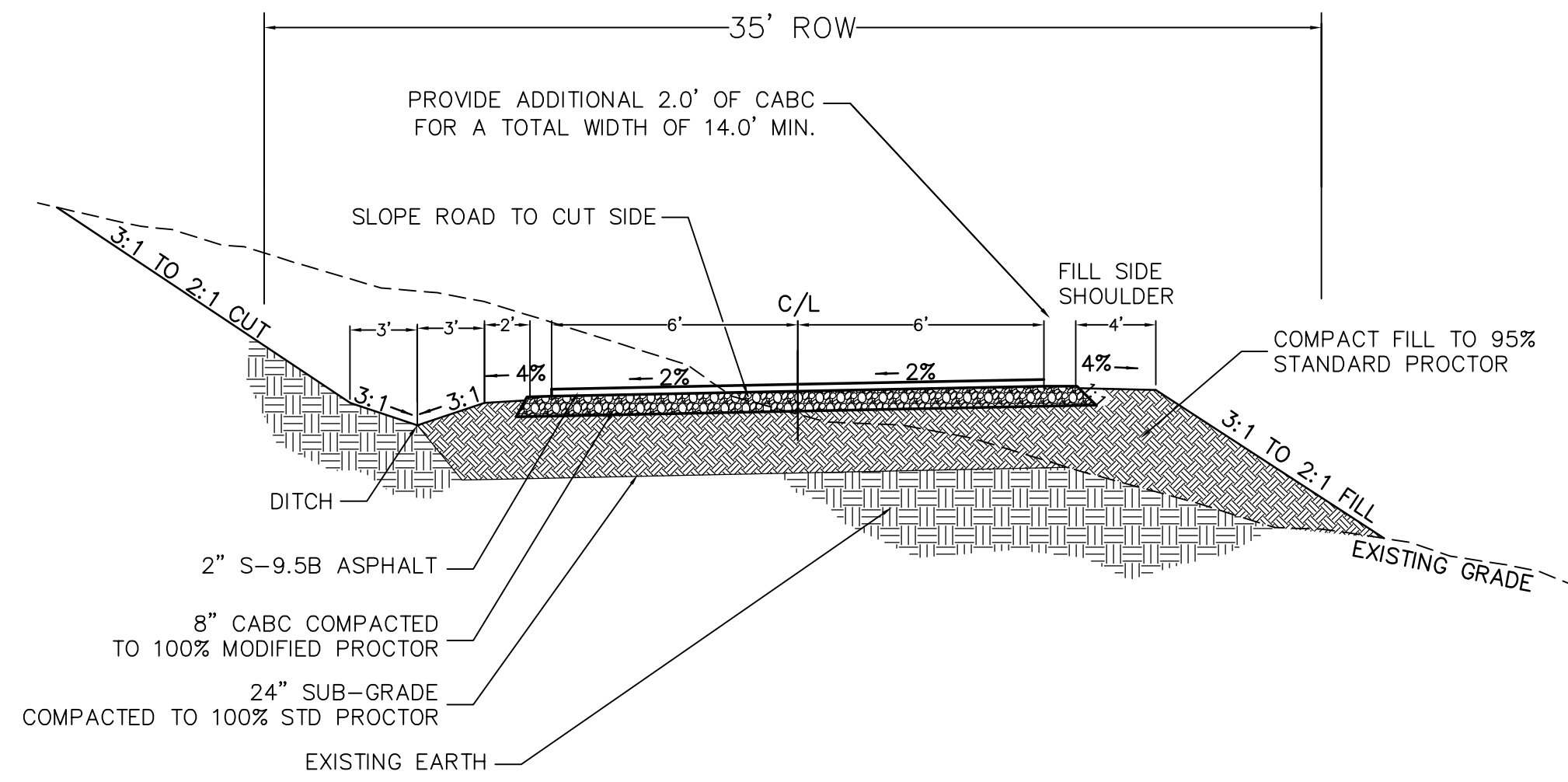
NOTES:

- \*FILL SIDE SHOULDER TO BE A MINIMUM 4' TRAVELABLE SURFACE WHERE AVERAGE CROSS SLOPE IS STEEPER THAN 30% AND ROAD GRADE IS STEEPER THAN 15%
- \*\*PAVEMENT WIDTH TO INCREASE FOR RADII LESS THAN 90 DEGREES ACCORDING TO THE FOLLOWING: R>90=NO CHANGE; R>70 AND R<90=25% INCREASE; R>60 AND R<70=35% INCREASE; R>50 AND R<60=45% INCREASE; R<=50=50% INCREASE
- \*\*\*NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER, OR OTHER UNSUITABLE MATERIAL.
- \*\*\*\*ANY ROADS CONSTRUCTED IN AREAS IN EXCESS OF 30% SHALL REQUIRE CONSULTATION WITH A LICENSED GEOTECHNICAL ENGINEER. PRIOR TO FINAL SUBDIVISION APPROVAL OR RELEASE OF GUARANTEES OF IMPROVEMENTS, A REPORT BY THE GEOTECHNICAL ENGINEER SHALL BE REQUIRED CERTIFYING THAT THE RECOMMENDATIONS WERE FOLLOWED DURING CONSTRUCTION.

1 20' WIDE MAIN ROAD CROSS SECTION

SCALE=NTS

NOTE:  
1. DITCH SHALL HAVE A MAXIMUM 3:1  
SIDE SLOPE ON EACH SIDE FOR 1  
VERTICAL FOOT FROM THE BOTTOM OF  
DITCH.



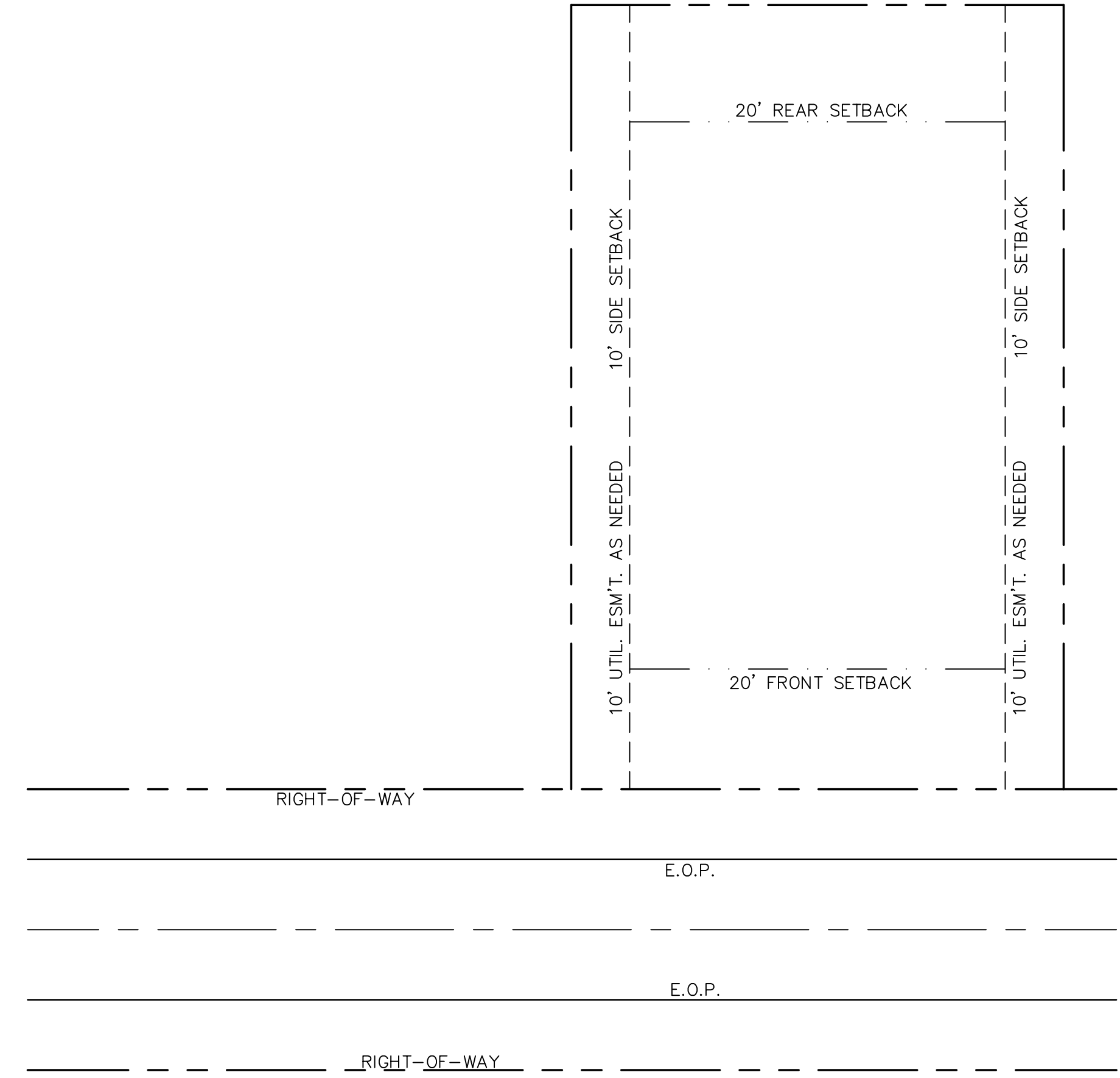
NOTES:

- \*FILL SIDE SHOULDER TO BE A MINIMUM 4' TRAVELABLE SURFACE WHERE AVERAGE CROSS SLOPE IS STEEPER THAN 30% AND ROAD GRADE IS STEEPER THAN 15%
- \*\*PAVEMENT WIDTH TO INCREASE FOR RADII LESS THAN 90 DEGREES ACCORDING TO THE FOLLOWING: R>90=NO CHANGE; R>70 AND R<90=25% INCREASE; R>60 AND R<70=35% INCREASE; R>50 AND R<60=45% INCREASE; R<=50=50% INCREASE
- \*\*\*NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER, OR OTHER UNSUITABLE MATERIAL.

2 SHARED DRIVE CROSS SECTION

SCALE=NTS

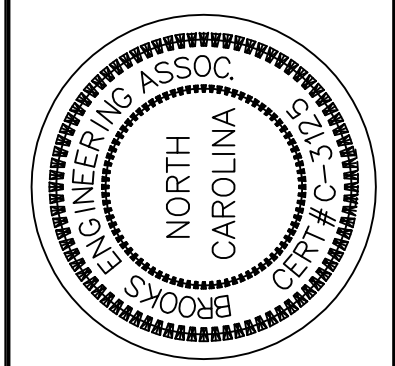
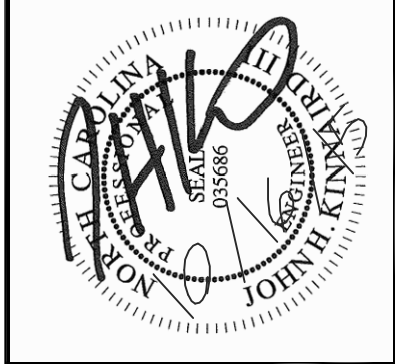
STANDARD LOT



3 TYPICAL LOT DIMENSIONS

SCALE=NTS

No.	REVISIONS/SUBMISSIONS	Date
1	SUBMITTAL TO PLANNING BOARD	10/16/2015



NOT FOR CONSTRUCTION

Reviewed: MCB  
Scale: 1"=50'  
Drawn: TAS  
Checked: JHK  
Date: 10-16-2015  
17 Arlington Street  
Asheville, N.C. 28801  
Phone: 1-828-232-4700  
Fax: 1-828-232-1331  
www.brookssea.com

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 76°18'49" E	21.31	L40	N 13°30'59" E	131.76
L2	S 76°28'06" E	38.16	L41	N 13°30'59" E	17.12
L3	N 81°13'11" E	65.19	L42	N 22°38'29" W	7.82
L4	N 36°53'24" E	8.50	L43	N 50°04'26" E	125.84
L5	N 36°53'24" E	63.92	L44	N 50°04'26" E	48.57
L6	S 71°58'05" E	139.82	L45	S 50°04'26" W	23.37
L7	S 13°30'59" W	148.88	L46	S 50°04'26" W	216.20
L8	S 75°27'29" W	35.07	L47	N 71°58'05" W	139.82
L9	S 14°03'14" W	9.79	L48	S 36°53'24" W	72.43
L10	N 85°13'19" W	77.70	L49	S 81°13'11" W	65.19
L11	S 15°42'19" E	134.37	L50	N 62°28'54" E	37.14
L12	S 11°05'48" W	3.18	L51	N 10°37'00" E	174.47
L13	S 79°51'08" E	30.00	L52	N 03°56'39" W	151.27
L14	N 11°05'48" E	2.68	L53	N 03°56'39" W	42.64
L15	N 15°42'19" W	134.37	L54	N 88°10'57" E	39.26
L16	S 85°13'19" E	77.70	L55	N 88°10'57" E	63.35
L17	N 14°03'14" E	9.79	L56	S 37°43'50" E	36.50
L18	S 55°38'20" E	25.09	L57	N 87°48'52" E	6.94
L19	S 38°39'20" E	88.78	L58	S 87°48'52" W	6.94
L20	S 47°21'55" E	5.16	L59	N 37°43'50" W	17.13
L21	S 47°21'55" E	7.96	L60	N 37°43'50" W	19.37
L22	S 38°51'05" W	48.20	L61	S 88°10'57" W	101.49
L23	S 69°17'35" W	93.50	L62	S 88°10'57" W	1.12
L24	S 20°42'25" E	30.00	L63	S 03°56'39" E	105.19
L25	N 69°17'35" E	48.76	L64	S 03°56'39" E	88.71
L26	N 69°17'35" E	44.74	L65	S 10°37'00" W	174.47
L27	N 38°51'05" E	46.22	L66	S 62°28'54" W	50.06
L28	S 47°21'55" E	6.97	L67	S 76°18'49" W	64.50
L29	N 42°38'05" E	60.00	L68	N 76°22'59" W	77.05
L30	N 42°38'05" E	45.00	L69	N 47°21'55" W	72.65
L31	N 47°21'55" W	8.91	L70	S 61°16'39" E	55.28
L32	N 47°21'55" W	24.77	L71	N 72°09'56" E	69.85
L33	N 47°21'55" W	11.32	L72	S 76°22'59" E	75.06
L34	S 42°38'05" W	30.00	L73	S 71°39'53" W	27.05
L35	N 47°21'55" W	5.16	L74	S 82°50'51" E	37.94
L36	N 38°39'20" W	88.78	L75	N 111°15'4" E	43.48
L37	N 55°38'20" W	25.09	L76	S 67°45'12" W	32.89
L38	N 75°27'29" E	28.19	L77	S 67°24'10" W	40.70
L39	N 75°27'29" E	6.87	L78	S 61°43'13" W	47.00

4 LINE/ CURVE TABLES & LOT FRONTAGE CALCS

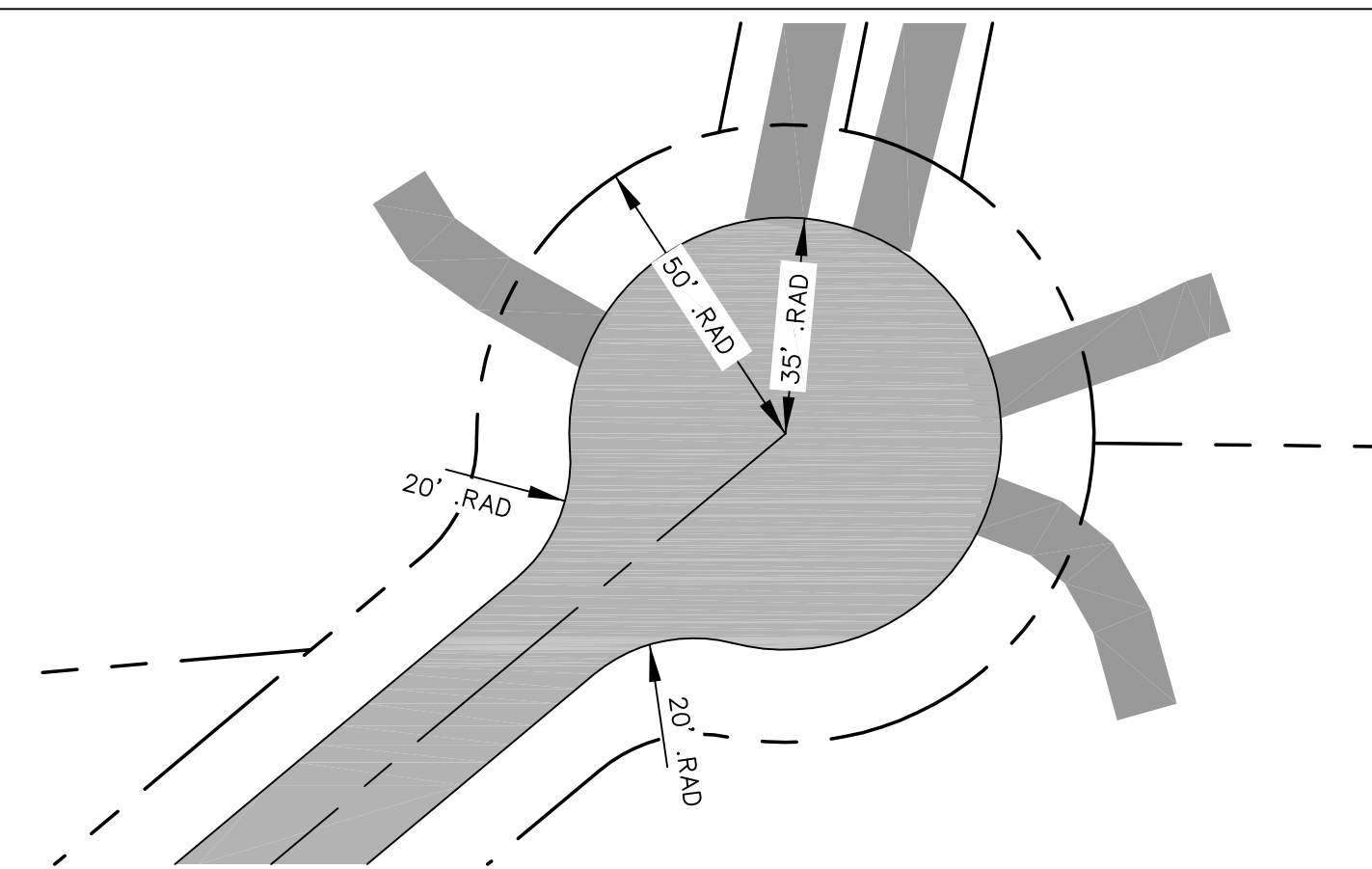
SCALE=NTS

SOVEREIGN OAKS - PHASE 2 LOT CALCS

Lot #	Lot % Slope	Min. Lot Frontage	Lot Frontage
23	6.50%	N/A	
38	21.46%	63.84	332
39	15.37%	N/A	
40	14.85%	N/A	
41	15.05%	N/A	
42	7.32%	N/A	
43	5.68%	N/A	
44	14.94%	N/A	
45	9.65%	N/A	
46	2.05%	N/A	
47	3.45%	N/A	
48	3.19%	N/A	
49	16.53%	N/A	
50	17.50%	N/A	
51	19.11%	54.44	133
52	18.63%	52.52	134
53	14.03%	N/A	
54	20.52%	60.08	156
55	13.56%	N/A	
56	12.01%	N/A	
57	7.99%	N/A	
58	6.00%	N/A	
59	9.13%	N/A	
60	14.54%	N/A	
61	1.37%	N/A	
62	17.38%	N/A	
63	8.27%	N/A	
64	4.35%	N/A	
65	13.17%	N/A	
66	17.43%	N/A	
67	19.27%	55.08	70
68	18.37%	51.48	83
69	17.35%	N/A	
70	14.37%	N/A	
71	12.05%	N/A	
72	16.46%	N/A	
73	8.98%	N/A	

5 TYPICAL HAMMER-HEAD DIMENSIONS

SCALE=NTS



6 TYPICAL CUL-DE-SAC DIMENSIONS

SCALE=NTS

**BROOKS**  
ENGINEERING ASSOCIATES  
Planning • Engineering • Surveying  
• Environmental  
Services •

SOVEREIGN OAKS  
PHASE 2  
BUNCOMBE COUNTY  
NORTH CAROLINA

Project No:  
422715  
C-5.1  
Drawing Title:  
SITE DETAILS

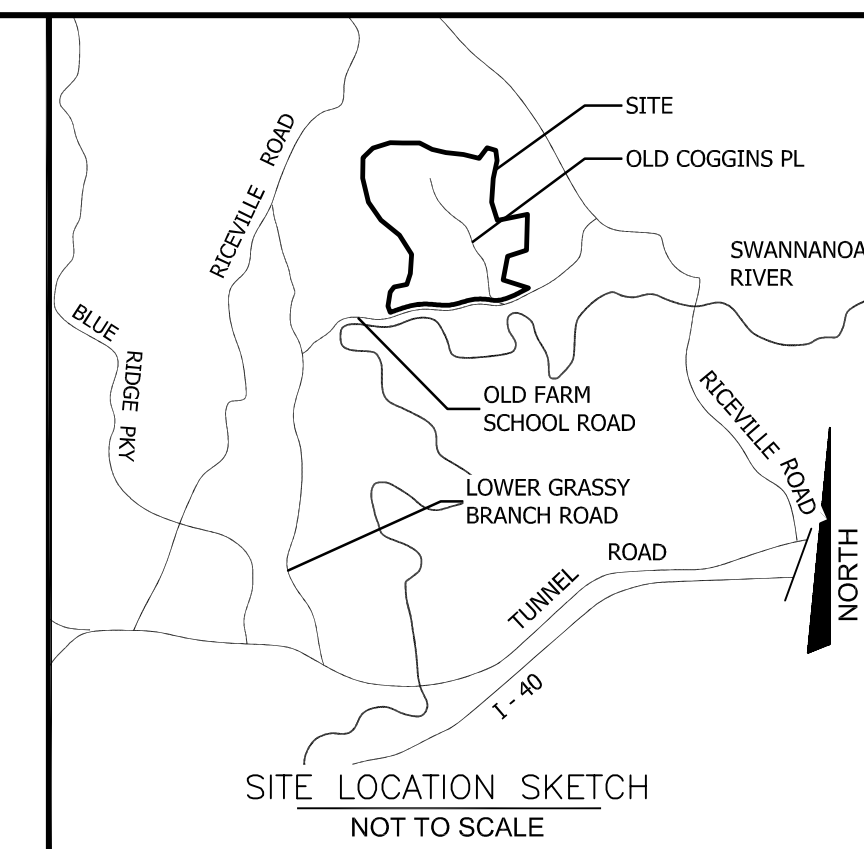


STATE OF NORTH CAROLINA  
 COUNTY OF BUNCOMBE  
 I, \_\_\_\_\_ Review Officer of Buncombe County,  
 certify that the map or plat to which this certification is affixed  
 meets all statutory requirements for recording.

Review Officer \_\_\_\_\_

Date: \_\_\_\_\_

North Carolina, Buncombe County  
 REGISTERED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_  
 AT \_\_\_\_\_ M, RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 BY: \_\_\_\_\_ REGISTER OF DEEDS  
 \_\_\_\_\_ DEPUTY/ASSISTANT



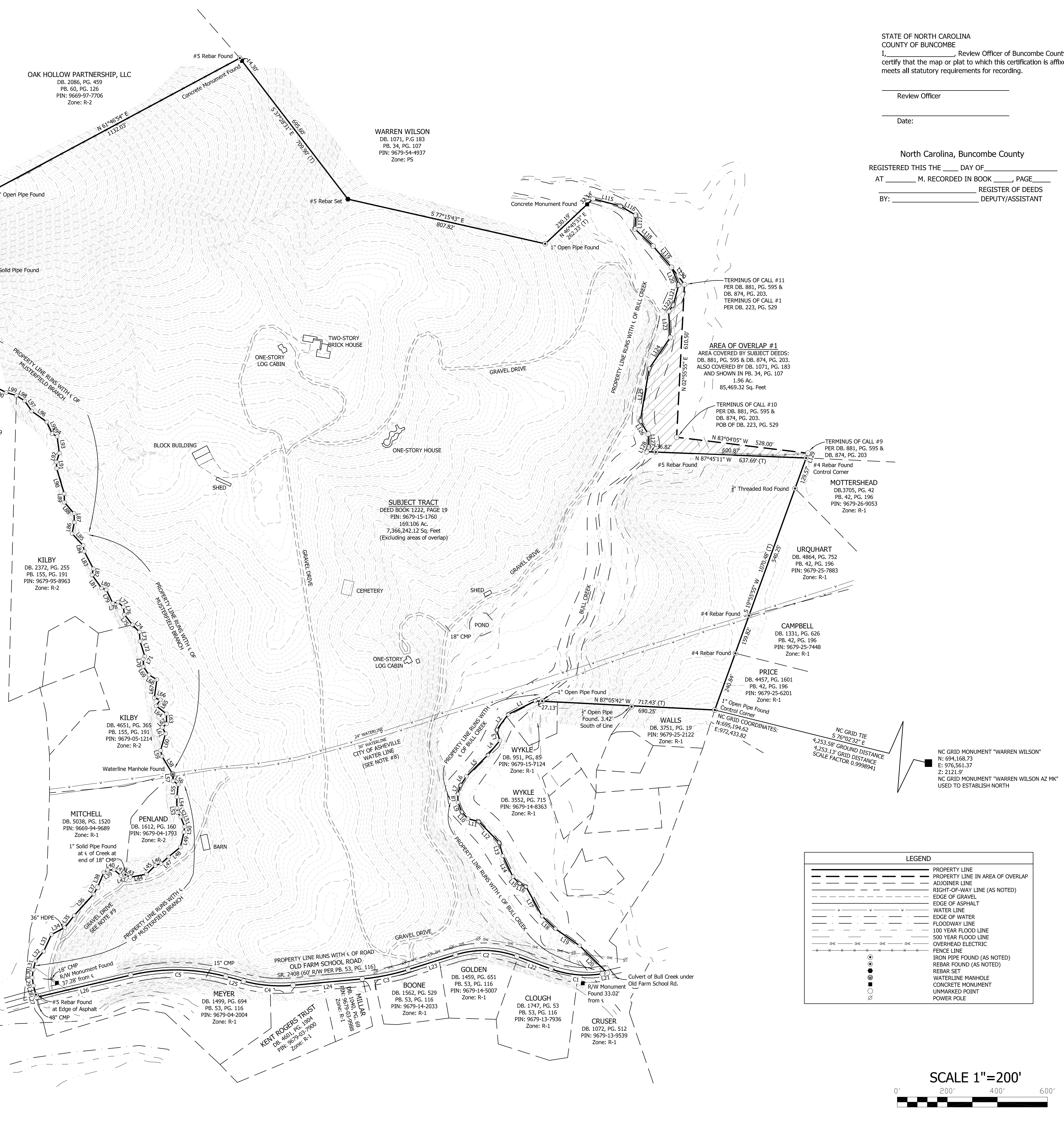
AREA OF OVERLAP #2  
 AREA COVERED BY SUBJECT DEEDS:  
 DB. 881, PG. 595 & DB. 874, PG. 203.  
 ALSO COVERED BY DB. 4873, PG. 598  
 AND SHOWN IN PB. 46, PG. 40  
 0.27 Ac.  
 11,766.49 Sq. Feet

AREA OF OVERLAP #1  
 AREA COVERED BY SUBJECT DEEDS:  
 DB. 881, PG. 595 & DB. 874, PG. 203.  
 ALSO COVERED BY DB. 1071, PG. 183  
 AND SHOWN IN PB. 34, PG. 107  
 1.96 Ac.  
 85,469.32 Sq. Feet

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 63°37'16" W	121.51'	L66	N 72°22'04" W	25.18'
L2	S 36°33'35" W	76.79'	L67	N 08°10'36" E	73.63'
L3	S 16°29'46" E	45.04'	L68	N 59°01'00" W	37.47'
L4	S 39°58'31" W	74.80'	L69	N 33°38'19" W	39.49'
L5	S 45°01'46" W	120.61'	L70	N 00°53'22" W	29.97'
L6	S 33°43'34" W	42.75'	L71	N 29°34'46" E	12.67'
L7	S 18°00'56" W	36.85'	L72	N 17°49'58" W	63.09'
L8	S 02°47'13" E	33.67'	L73	N 04°04'29" W	37.11'
L9	S 21°24'21" E	40.67'	L74	N 43°54'54" W	39.89'
L10	S 41°41'50" E	36.33'	L75	N 38°29'08" W	51.97'
L11	S 75°51'08" E	45.16'	L76	N 06°33'11" W	30.66'
L12	S 44°04'20" E	117.45'	L77	N 48°03'39" W	29.05'
L13	S 15°12'32" E	54.79'	L78	S 79°17'18" W	21.40'
L14	S 25°26'41" E	92.54'	L79	N 25°57'58" W	59.06'
L15	S 44°47'18" E	37.84'	L80	N 70°03'54" W	20.10'
L16	S 64°41'53" E	28.65'	L81	N 35°47'38" W	64.74'
L17	S 28°35'47" E	134.32'	L82	N 10°56'27" E	25.40'
L18	S 46°16'38" E	73.10'	L83	N 27°20'32" W	78.00'
L19	S 55°06'49" E	118.21'	L84	N 11°26'20" W	23.92'
L20	S 45°31'18" E	154.84'	L85	N 42°48'37" W	64.71'
L21	S 80°25'29" W	20.13'	L86	N 10°42'27" E	46.13'
L22	N 69°44'25" W	145.00'	L87	N 00°57'42" W	35.19'
L23	S 72°31'37" W	197.71'	L88	N 41°01'24" W	58.76'
L24	S 84°50'58" W	277.14'	L89	N 01°08'37" W	34.38'
L25	N 75°12'22" E	73.77'	L90	N 16°55'12" W	105.66'
L26	S 76°47'46" W	385.99'	L91	N 01°29'22" W	25.34'
L27	N 15°24'20" W	10.70'	L92	N 17°53'11" E	37.29'
L28	N 15°24'20" W	37.28'	L93	N 07°38'06" W	66.89'
L29	N 07°51'53" W	32.21'	L94	N 58°55'16" W	23.53'
L30	N 06°05'30" E	30.88'	L95	N 24°25'15" W	50.67'
L31	N 15°31'12" E	37.74'	L96	N 54°22'59" W	74.13'
L32	N 40°21'20" E	50.04'	L97	N 34°50'03" W	50.18'
L33	N 24°42'11" E	73.59'	L98	N 57°22'12" W	38.82'
L34	N 62°35'36" E	60.04'	L99	N 73°08'42" W	42.83'
L35	N 37°55'15" E	61.19'	L100	N 63°54'29" W	50.45'
L36	N 42°14'50" E	115.65'	L101	N 43°16'21" W	43.24'
L37	N 30°17'55" E	31.32'	L102	N 38°15'33" W	49.20'
L38	N 22°39'41" E	63.68'	L103	N 54°30'27" W	55.51'
L39	N 57°35'11" E	18.12'	L104	N 68°30'14" W	23.81'
L40	N 80°04'30" E	25.67'	L105	S 82°10'10" W	27.84'
L41	S 48°35'51" E	36.11'	L106	N 50°31'02" W	61.66'
L42	N 78°46'59" E	18.18'	L107	N 36°27'47" W	47.28'
L43	S 62°15'01" E	21.97'	L108	N 57°44'17" W	37.74'
L44	N 79°24'44" E	65.91'	L109	N 54°44'45" W	48.03'
L45	N 45°29'22" E	49.31'	L110	N 03°10'13" W	44.40'
L46	N 80°11'42" E	24.32'	L111	N 38°40'18" W	24.124'
L47	N 48°35'13" E	40.25'	L112	N 33°03'53" W	152.81'
L48	N 50°39'36" E	61.17'	L113	S 32°32'51" E	214.50'
L49	N 13°22'35" E	61.51'	L114	S 58°03'06" E	135.07'
L50	N 05°12'28" E	22.14'	L115	S 75°09'09" E	112.51'
L51	N 21°12'47" W	41.83'	L116	S 59°36'28" E	72.20'
L52	N 36°56'50" W	21.52'	L117	S 04°31'33" W	55.04'
L53	N 06°59'30" W	18.34'	L118	S 46°45'53" E	100.41'
L54	N 00°26'36" W	44.23'	L119	S 40°52'59" E	112.17'
L55	N 06°34'57" E	49.95'	L120	S 22°23'58" E	75.93'
L56	N 55°52'38" W	25.24'	L121	S 15°05'16" W	63.75'
L57	N 04°00'58" W	27.82'	L122	S 37°41'19" W	30.46'
L58	N 30°45'00" W	81.91'	L123	S 03°39'30" E	105.12'
L59	N 14°41'37" W	24.32'	L124	S 34°10'24" W	151.00'
L60	N 16°29'47" E	69.34'	L125	S 09°28'47" W	211.28'
L61	N 25°31'24" W	27.99'	L126	S 30°56'27" E	60.70'
L62	N 48°16'58" E	22.25'	L127	S 02°39'33" E	52.48'
L63	N 01°32'46" W	40.05'	L128	S 25°07'30" W	20.18'
L64	N 51°48'26" W	51.11'	L129	N 19°55'55" E	20.17'
L65	N 32°57'56" E	29.05'	L130	N 36°58'23" W	86.08'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 84°39'28" W	205.94'	400.00'	208.29'
C2	N 88°52'44" W	245.75'	380.00'	250.25'
C3	S 78°38'23" W	187.41'	880.00'	187.77'
C4	N 85°13'38" W	198.36'	570.00'	199.37'
C5	N 89°12'20" W	379.78'	785.00'	383.58'

- PLAT NOTES:
- The bearings on this plat are NC Grid (NAD 83) bearings, and distances shown are horizontal ground distances unless otherwise noted.
  - Total area of Subject Tract (excluding areas of overlap): 169.10 Acres or 7,366,178.11 square feet (determined by coordinate computation method).
    - Area of Overlap #1: 1.96 Acres or 85,469.32 square feet.
    - Area of Overlap #2: 0.27 Acres or 11,766.49 square feet.
  - Subject Parcel is zoned as R-2 per Buncombe County Zoning Ordinance.
  - By graphic determination, the portions of the Subject Tract are located in "Zone A" per FIRM map number 3700660003 dated January 6, 2010 & 3700679000 dated January 6, 2010.
  - Buncombe County GIS was used to determine adjacent owner information.
  - Underground utilities were not marked at the time of the survey.
  - Above ground utilities are located based on visible structures.
  - City of Asheville waterlines were located in a previous survey conducted by Brooks Engineering Associates, PA, job #372712. Easement for 36" waterline recorded in DB. 874, PG. 287.
  - Adjacent Mitchell (DB. 5038, PG. 1520) and Penland (DB. 1612, PG. 160) both access their properties via gravel road located on Subject Tract. Could not locate a right-of-way agreement for Mitchell (DB. 5038, PG. 1520). Penland (DB. 1612, PG. 160) has right-of-way mentioned in deed. No mention of said right-of-ways are found in Subject Tract deeds.
  - This plat was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted.
  - Topographic information shown herein provided by WNC Professional Engineers & Surveyors.

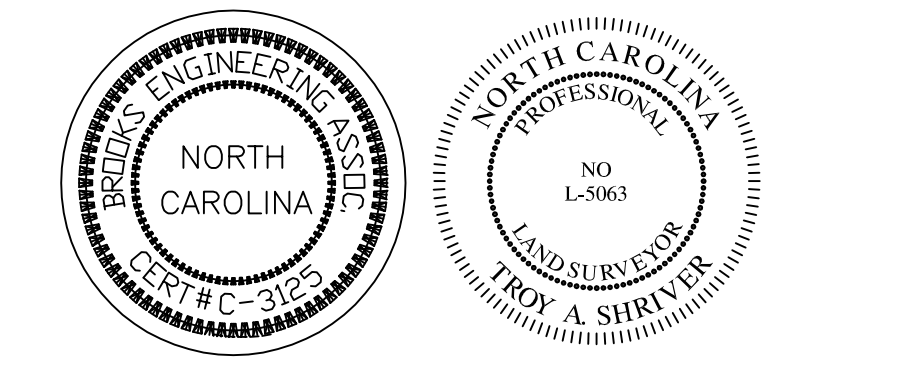


- Troy A. Shriver, Professional Land Surveyor certify to one or more of the following as indicated:
  - This plat is of a survey that creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land;
  - This plat is a survey that is located in an area of a County or municipality that has no ordinance that regulates parcels of land;
  - Any one of the following:
    - The survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
    - The survey is of an existing building or other structure, or natural feature, such as a water course.
    - The survey is a control survey.
  - The survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of a subdivision;
  - The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

I, Troy A. Shriver, certify that this plat was drawn by me from an actual survey made under my supervision (deed description recorded in Deed Book 881, Page 595 & Deed Book 874, Page 203); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page N/A; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended.

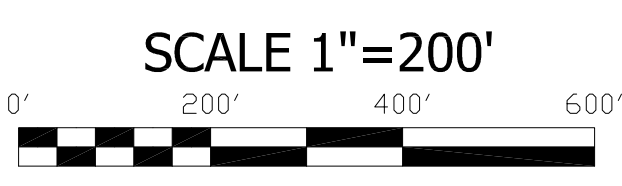
Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015.

Signature \_\_\_\_\_  
 Professional Land Surveyor  
 Certificate Number L-5063



LEGEND

---	PROPERTY LINE
---	PROPERTY LINE IN AREA OF OVERLAP
---	ADJOINING LINE
---	RIGHT-OF-WAY LINE (AS NOTED)
---	EDGE OF GRAVEL
---	EDGE OF ASPHALT
---	WATER LINE
---	EDGE OF WATER
---	FLOODWAY LINE
---	100 YEAR FLOOD LINE
---	500 YEAR FLOOD LINE
---	OVERHEAD ELECTRIC
---	FENCE LINE
○	IRON PIPE FOUND (AS NOTED)
●	REBAR FOUND (AS NOTED)
○	REBAR SET
○	WATERLINE MANHOLE
○	CONCRETE MONUMENT
○	UNMARKED POINT
○	POWER POLE



Survey For:  
**CASE ENTERPRISES, LLC**  
 Current Owner:  
**CRAIG COGGINS**

Tract 1 of Deed Book 1222, Page 19  
 Deed Reference: Deed Book 881, Page 595 &  
 Deed Book 874, Page 203  
 Tax PIN: 9679-15-1760  
 Swannanoa Township Buncombe County, NC  
 January 28, 2015 Scale: 1" = 200'

**BROOKS ENGINEERING ASSOCIATES**  
 17 ARLINGTON STREET  
 ASHEVILLE, N.C. 28801  
 Phone: (828) 232-4700  
 Fax: (828) 232-1331

DRAWN BY: TAS CHECKED BY: PES









# Land Resource Management

PO Box 9251, Asheville, NC 28815

828.231.1663

[www.landrm.com](http://www.landrm.com)

December 31, 2014

TFM Carolina, Inc  
403 Baird Cove Rd  
Asheville, NC 28804

Attention: Andy Baker

Regarding: Report of Findings  
Preliminary Soils Evaluation for septic systems – Coggins Farm  
LRM Project # 30640

Dear Mr. Baker:

Land Resource Management (LRM) has conducted a preliminary soils investigation on the Coggins Farm located in Buncombe County, North Carolina. The purpose of the soil study was to provide the client with confidence the property could support conventional septic systems on the proposed project density.

On December 10<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>, 22<sup>th</sup> and 29<sup>th</sup> 2014, Andrew Henderson and Walker Ferguson of LRM conducted a field evaluation consisting of an extensive site walk of each unpermitted lot, numerous soil depth probes, and 92 soil classification borings. This report documents the findings.

Fieldwork was conducted using the following tools and methods. A 3-inch hand auger, a sharp shooter spade, and a tile probe were used to examine the soil. A Suunto clinometer was used to measure soil slope. A Thales MobileMapper CE GPS unit was used to navigate the proposed lot lines (No lot lines were flagged in the field). All successful probes and boring attempts are flagged and labeled in the field.

Recommendations are based on, but not limited to, observations made and data collected on topography, landscape position, parent material, underlying geology, and soil characteristics. Soil characteristics include, but are not limited to, depth to a seasonal high water table (SHWT), depth to a restrictive horizon, total soil depth, soil horizonation, soil structure, soil color, clay mineralogy, bulk density, consistence, plasticity, stone content, and percent sand, silt, clay, and mica. They follow the guidelines set forth in the North Carolina Administrative Code-Rules for Sewage Treatment and Disposal Systems, Title 15A-DENR, Subchapter 18A, Section .1934 through .1970, amended October 1st, 2011. Grading which

occurs subsequent to this fieldwork renders the soil investigation in the graded area null and void.

This preliminary soil investigation is intended for general planning purposes only. Recommendations for system type are based on preliminary soils data. Additional sample points and detailed soils descriptions are needed for permitting. This study does not contain enough soils information to site septic systems and obtain permits from the County Health Department.

Below is a summary chart of system kind and Long Term Acceptance Rate (LTAR) that shows the amount of area needed for each system at varying LTAR's. The value for the area is the minimum needed. Larger areas are required when the contours are not uniform.

System Kind	LTAR	Minimum Area Needed for a 3-Bedroom House	Minimum Area Needed for a 4-Bedroom House
Gravel	0.6	4,000 square feet (0.09 acres)	5,400 square feet (0.12 acres)
	0.5	4,800 square feet (0.11 acres)	6,400 square feet (0.15 acres)
	0.4	6,000 square feet (0.13 acres)	8,000 square feet (0.18 acres)
25 Percent Reduction	0.6	3,000 square feet (0.06 acres)	4,000 square feet (0.09 acres)
	0.5	3,600 square feet (0.08 acres)	4,800 square feet (0.11 acres)
	0.4	4,500 square feet (0.10 acres)	6,000 square feet (0.13 acres)
8-inch LDP	0.6	6,000 square feet (0.13 acres)	8,000 square feet (0.18 acres)
	0.5	7,200 square feet (0.16 acres)	9,600 square feet (0.22 acres)
	0.4	9,000 square feet (0.21 acres)	12,000 square feet (0.28 acres)
10-inch LDP	0.6	4,800 square feet (0.11 acres)	6,400 square feet (0.15 acres)
	0.5	6,000 square feet (0.13 acres)	7,700 square feet (0.17 acres)
	0.4	7,200 square feet (0.16 acres)	9,600 square feet (0.22 acres)
Subsurface Drip Irrigation	0.3	2,400 square feet (0.05 acres)	3,200 square feet (0.05 acres)
	0.2	3,600 square feet (0.08 acres)	4,800 square feet (0.07 acres)
	0.1	7,200 square feet (0.17 acres)	9,600 square feet (0.22 acres)

### **GENERAL DISCUSSION**

In general, areas with soil depth greater than 36 inches and slopes between 0 and 40 percent are provisionally suitable (PS) for conventional septic systems. Conventional septic systems include: Gravel, plastic chamber, and EZ Flow. The plastic systems receive a 25 percent reduction in size compared to gravel systems. They are collectively referred to as 25 percent reduction system.

Areas with soil depth greater than 36 inches and slopes 41 to 65 percent are PS for septic systems with 15 to 18 inch trench widths. These systems are gravelless, 10 or 12-inch plastic

pipes wrapped in geotextile. These systems are known as large diameter pipe (LDP). In most cases, LDP systems are comparable to conventional systems with regard to installation and cost. This site discussion includes LDP systems in the areas referred to as potentially suitable for conventional drainfields.

Areas with less than 36 inches of soil depth are unsuitable (US). These areas can be reclassified PS if saprolite thickness is sufficient. Saprolite (friable weathering rock) is viewed with a 2:1 ratio to soil. The state of North Carolina requires 12 inches of soil between the trench bottom and a restrictive horizon. If only saprolite exists below the trench bottom, 24 inches of saprolite would be required for the site to receive a PS classification.

Areas with insufficient soil and saprolite depths for conventional systems and LDP systems may be considered PS for Low Pressure Pipe (LPP) and Sub-Surface Drip Irrigation (SSDI) septic systems. The soil depth requirements for the LPP system is 24 inches on a zero percent slope. The soil depth requirement for the SSDI system is 18 inches. Sites with soil depths less than 18 inches can be reclassified PS under certain circumstances by a Licensed Soil Scientist (LSS).

### **COGGINS FARM SITE DISCUSSION**

The soil textures in the studied area ranged from clays to clay loams. These textures receive a moderate to low (0.3- 0.45) Long Term Application Rate (LTAR) in septic design. The chart on page two gives an indication of the impacts LTAR can have on the footprint of septic system drain field.

The main soil characteristic of concern for this site is depth to weathered bedrock and clay content. Heavy clay textures were observed in numerous soil borings. This will translate to a larger septic drainfield footprint. LRM feels this may potentially affect some house site locations. LRM has indicated several lots below that may be limited to two bedroom septic system; however, detailed soils work and careful drive/house planning will maximize the number of the permitted three/four bedroom systems. The lots identified as most limited in regards to space will be indicated with an asterisk (\*) in the individual lot analysis below.

The topography of the studied area is moderate. Slopes greater than 65 percent are unsuitable for septic drainfield design in the state of North Carolina (*15A NCAC 18A, .1940.*). No slopes exceeding 65 percent were observed on the property.

A summary of the 96 lots evaluated is listed below. All septic system recommendations for unpermitted lots are based on preliminary soils information. A detailed soil investigation will be required for final septic system design and permitting.

**Coggins Farm individual lot analysis and recommendation:**

**Lot 1:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 2\*:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 3:**

LRM feels this lot is possibly unsuitable for a septic system. A detailed soils evaluation and potential offsite septic area is being recommended for permitting.

**Lot 4:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 5:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 6\*:**

LRM feels a conventional septic system could be permitted on this lot. The septic system will be limited by previous grading to the north. LRM recommends the south portion be used for septic permitting.

**Lot 7:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 8:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 9:**

LRM feels this lot is possibly unsuitable for a septic system. A detailed soils evaluation and potential offsite septic area is being recommended for permitting.

**Lot 10\*:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 11:**

LRM feels this lot is possibly unsuitable for a septic system. A detailed soils evaluation and potential offsite septic area is being recommended for permitting.

**Lot 12\*:**

LRM feels a conventional septic system could be permitted on this lot. The septic system is limited by previous grading to the west. LRM recommends the east portion be used for septic permitting.

**Lot 13\*:**

LRM feels a two bedroom conventional septic system could be permitted on this lot. The septic system will be limited by utility easement and old roads to the north. LRM recommends the southeast portion of the lot be used for septic permitting.

**Lot 14\*:**

LRM feels a two bedroom conventional septic system could be permitted on this lot. The septic system will be limited by utility easement and old roads to the south. LRM recommends the northeast portion of the lot be used for septic permitting.

**Lot 15\*:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 16\*:**

LRM feels an SSDI septic system could be permitted on this lot. The septic system will be limited by shallow soils and previous grading to the west. LRM recommends the east portion of the lot be used for septic permitting.

**Lot 17:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 18\*:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 19:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 20\*:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 21\*:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 22\*:**

LRM feels a conventional septic system could be permitted on this lot. The septic system will be limited by previous grading activity and a shed located to the south east. LRM recommends the northeast portion be used for septic permitting.

**Lot 23:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 24:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 25:**

LRM feels this lot is possibly unsuitable for a septic system. A detailed soils evaluation and potential offsite septic area is being recommended for permitting.

**Lot 26:**

LRM feels a two bedroom conventional septic system could be permitted on this lot. The septic system will be limited by shallow soils and surface water to the northwest. A pump system may be required.

**Lot 27:**

LRM feels an SSDI septic system could be permitted on this lot. The septic system will be limited by shallow soils located on the lot.

**Lot 28\*:**

LRM feels a two bedroom conventional septic system could be permitted on this lot. The septic system will be limited by gullies and surface water located to the west. LRM recommends the northeast portion of the lot for septic permitting.

**Lot 29:**

LRM feels a conventional septic system could be permitted on this lot. A pump may be required for septic permitting depending on house site.

**Lot 30:**

LRM feels a conventional septic system could be permitted on this lot. A pump may be required for septic permitting depending on house site.

**Lot 31:**

LRM feels a conventional septic system could be permitted on this lot. A pump may be required for septic permitting depending on house site.

**Lot 32:**

LRM feels a conventional septic system could be permitted on this lot. A pump may be required for septic permitting depending on house site.

**Lot 33:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 34:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 35:**

LRM feels a conventional septic system could be permitted on this lot. The septic system is limited by a gully to the south. LRM recommends the north portion be used for septic permitting.

**Lot 36:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 37:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 38:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 39:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 40:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 41:**

LRM feels an SSDI septic system could be permitted on this lot. The lot is limited by shallow soils.

**Lot 42:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 43:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 44:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 45:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 46:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 47:**

LRM feels a conventional septic system could be permitted on this lot

**Lot 48:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 49:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 50\*:**

LRM feels a conventional septic system could be permitted on this lot. The septic system is limited by a road and storm water ditch to the east. LRM recommends the west portion of the lot be used for septic permitting.

**Lot 51:**

LRM feels an SSDI septic system could be permitted on this lot. The septic system is limited by shallow soils located on the lot.

**Lot 52:**

LRM feels a conventional septic system could be permitted on this lot



**Lot 53:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 54:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 55:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 56:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 57:**

LRM feels an SSDI septic system could be permitted on this lot. The septic system is limited by shallow soils located on the lot.

**Lot 58:**

LRM feels a conventional septic system could be permitted on this lot. The septic system will be limited by roads located to the southeast. LRM recommends the northwest portion of the lot be used for septic permitting.

**Lot 59:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 60:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 61:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 62\*:**

LRM feels a conventional septic system could be permitted on this lot. The septic system will be limited by a road to the east. LRM recommends the south portion of the lot be used for septic permitting.

**Lot 63:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 64:**

LRM feels an SSDI septic system could be permitted on this lot. The septic system is limited by shallow soils and a road to the north.

**Lot 65:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 66:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 67:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 68:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 69:**

LRM feels a conventional septic system could be permitted on this lot. The septic system is limited by a gully to the southeast. LRM recommends the northwest portion of the lot be used for septic permitting.

**Lot 70:**

LRM feels an SSDI septic system could be permitted on this lot. The lot is limited by shallow soils and a road to the northeast. LRM recommends the northeast be used for septic permitting.

**Lot 71:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 72:**

LRM feels a conventional septic system could be permitted on this lot. Lot is limited by a gully, and existing building and surface water to the east. LRM recommends the north be used for septic permitting.

**Lot 73:**

LRM feels a two bedroom conventional septic system could be permitted on this lot. The septic system is limited by previous grading, and gullies to the west. LRM recommends the northeast section of the lot be used for septic permitting.

**Lot 74:**

LRM feels a conventional septic system could be permitted on this lot. The septic system is limited by a road to the south. LRM recommends northeast portion of the lot be used for septic permitting.

**Lot 75:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 76:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 77:**

LRM feels a conventional septic system could be permitted on this lot. LRM recommends utilizing the septic system that is already exists on the lot.

**Lot 78:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 79\*:**

LRM feels a conventional septic system could be permitted on this lot. The septic system is limited by a head slope to the west. LRM recommends the east portion of the lot be used for septic permitting; may need to adjust the property line to the east.

**Lot 80:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 81:**

LRM feels a conventional septic system could be permitted on this lot. The septic system is limited by complex topography to the east. LRM recommends the west portion of the lot be used for septic permitting.

**Lot 82:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 83:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 84:**

LRM feels an SSDI septic system could be permitted on this lot. The septic system will be limited by shallow soils located on the lot.

**Lot 85:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 86\*:**

LRM feels a two bedroom conventional septic system could be permitted on this lot. The septic system will be limited by a gully located to the south. LRM recommends the northeast portion be used for septic permitting

**Lot 87:**

LRM feels a conventional septic system could be permitted on this lot. The septic system is limited by a gully to the east. LRM recommends the south portion of the lot be used for septic permitting.

**Lot 88:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 89:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 90:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 91:**

LRM feels a conventional septic system could be permitted on this lot.

**Lot 92:**

LRM feels this lot is possibly unsuitable for a septic system. A detailed soils evaluation and potential offsite septic area is being recommended for permitting.

**Lot 93:**

LRM feels this lot is possibly unsuitable for a septic system. A detailed soils evaluation and potential offsite septic area is being recommended for permitting.

**Lot 94:**

LRM feels a two bedroom conventional septic system could be permitted on this lot. The septic system will be limited by gullies, complex topography and existing grading on the lot. LRM recommends utilizing the existing septic system already installed on the lot.

**Lot 95:**

LRM feels a conventional septic system could be permitted on this lot. The septic system will be limited by grading and existing house sites located on the lot. LRM recommends utilizing the existing septic system already installed on the lot.

**Lot 96:**

LRM feels a conventional septic system could be permitted on this lot.

**CONCLUSIONS**

Based upon the preliminary soil assessment, it appears each of the 96 lots evaluated have the potential to be permitted with a conventional, LPP, or SSDI septic system as they are currently shown. If the client would like to obtain three/four bedroom conventional septic permits on as many of the 96 lots as possible, LRM would recommend that additional permit level soils work be conducted on the 22 lots identified above (3, 9, 13, 14, 16, 18, 22, 25, 26, 27, 28, 41, 51, 57, 64, 70, 73, 84, 86, 92, 93 and 94). LRM recommends this work be conducted before the final lot lines are surveyed, due to the potential need of lot line adjustments and offsite septic easements.

Due to the preliminary nature of the soil study, the delineations and recommendations provided should not be used to locate or permit any type of wastewater systems.

Thank you for this opportunity to provide you with soils data and interpretation. Please call me if you have questions regarding this report.

Sincerely,



Walker Ferguson, LSS  
President, Land Resource Management, LLC



Enclosure:

- 1) Site Map
- 2) Preliminary soil borings (field info)







# SOVEREIGN OAKS BUNCOMBE COUNTY

## NOTES

### PROJECT INFORMATION:

- PROJECT ADDRESS: 88 OLD COGGINS PL, ASHEVILLE NC 28804
- PARCEL ID: 9679-15-1760
- TOTAL PROJECT AREA: 169.01 AC.
- DISTURBED AREA: 8.9 ACRES (PHASE 1).
- PROJECT LOCATION: LAT: 35°36'46"N LON: -82°27'48"E.
- THIS SITE IS IN A DELINEATED FLOOD PANEL 9679J, MAP 3700967900J
- TOPO IS FLOWN TOPO PROVIDED BY WNC SURVEYORS AND ENGINEERS.
- POWER PROVIDED BY DUKE ENERGY
- CABLE PROVIDED BY CHARTER COMMUNICATIONS.
- EXISTING WOODED AREA: 34.3 AC EXISTING OPEN AREA: 13.1 AC
- EXISTING LAND USE: AGRICULTURE/RESIDENTIAL

### GENERAL NOTES:

- ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE JOB SITE AND LOCATION OF ALL EXISTING FACILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE UNILATERALLY RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES AND UNDERGROUND UTILITIES THAT ARE SHOWN OR NOT SHOWN ON THESE PLANS; AND IF DAMAGED, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
- THE CONTRACTOR SHALL RE-SET ALL MANHOLE COVERS, CATCH BASIN GRATES AND ANY OTHER UTILITY ACCESS COVERS TO FINISH PAVEMENT SURFACE OR SIDEWALK GRADE.
- PROTECT UNDERGROUND UTILITIES AND THEIR APPURTENANCES TO REMAIN ON SITE FROM DAMAGE DURING CONSTRUCTION OPERATIONS. PROVIDE SHORING AND OTHER METHODS OF PROTECTIONS AS NEEDED TO ENSURE THE CONDITION AND OPERATION OF THOSE UTILITIES TO REMAIN. CONTRACTOR SHALL CONFIRM AS ENCOUNTERED AND COORDINATE AS NECESSARY.
- THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD. IT IS SPECIFICALLY UNDERSTOOD THAT HE DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION, SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION, RESPONSIBILITY FOR SCHEDULING THE WORK, FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS, AND/OR ALL CODE REQUIREMENTS, RULES AND REGULATION OF ANY PUBLIC OR PRIVATE AUTHORITY HAVING JURISDICTION OVER THE WHOLE OR ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.

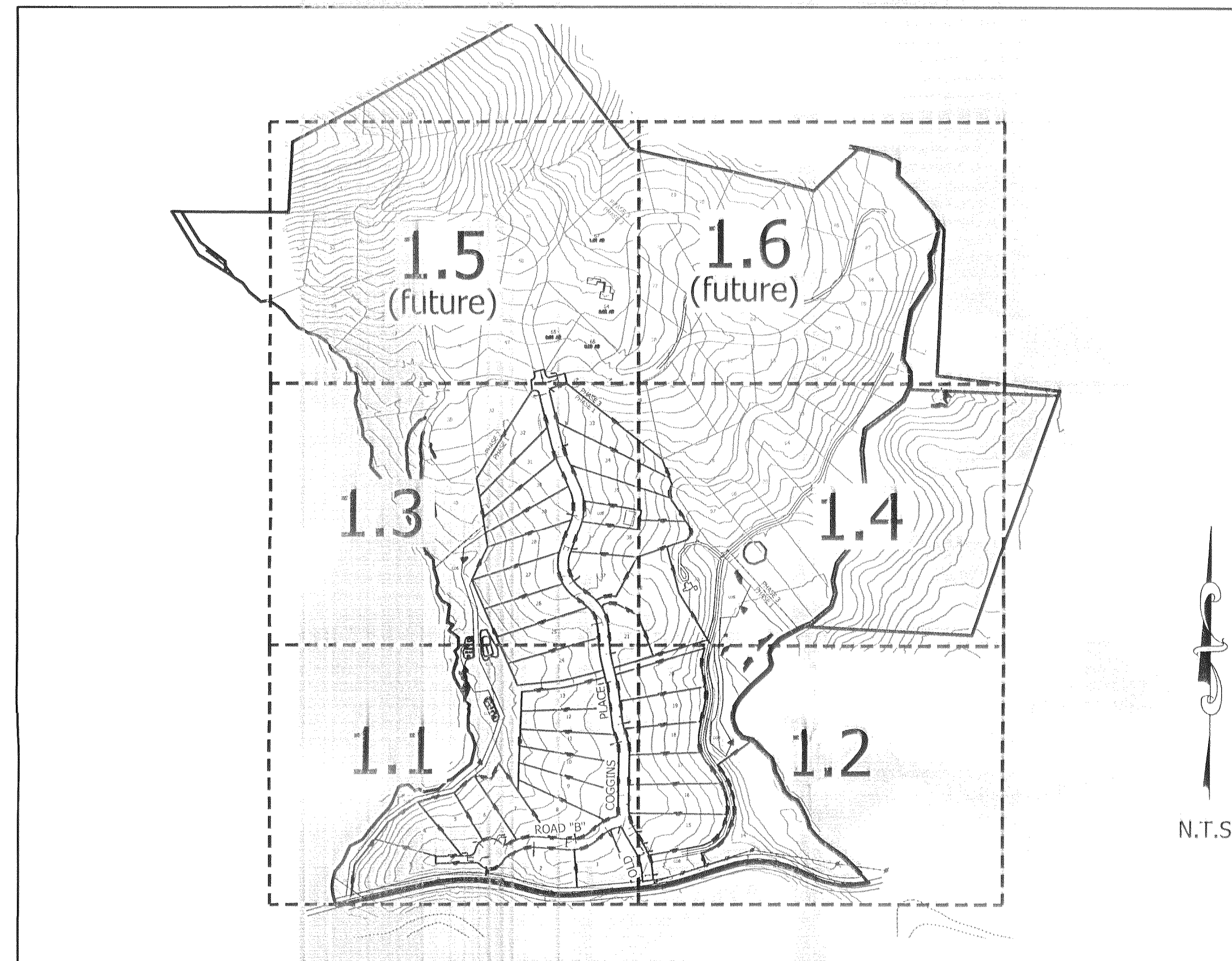
### GRADING AND EROSION CONTROL NOTES:

- The only site work to be allowed to take place prior to the full installation of erosion control measures will be the cutting of trees. Clearing, tree removal operations cannot begin until permits are secured and erosion control measures are in place.
- In accordance with the NPDES general stormwater permit, the following conditions must be met:
  - The erosion control plan must be implemented - deviations are a violation of the permit
  - A copy of all plans must be retained by the permit
  - Deposition of sediment offsite or in a stream or wetland are considered a violation of the permit.
  - Visible deposition of sediment shall be reported to BUNCOMBE COUNTY within 24 hours of inspection.
  - A rain gauge shall be maintained on site.
  - A written record of the daily rainfall amounts shall be retained.
  - At least once per week, each erosion control measure shall be inspected to ensure that it is operating correctly and records maintained.
  - Inspections shall also be made within 24 hours of rain events over 1/2 inch.
  - The quality of all stormwater discharges shall be observed and recorded.
  - If any visible sedimentation is leaving the site or entering waters of the state, corrective action shall be taken immediately to control the discharge of sediments.
- Self-Inspection records shall be kept on site and made available to the Erosion Control Inspector upon request.
- All drainage easements must be grassed and/or rip-rapped per the plans to control erosion.
- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.
- Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source and an amended plan be submitted and approved showing modified erosion control devices.
- The site shall receive temporary/permanent seeding within 7 days of completion of grading operations.
- All work in the NCDOT right-of-way to be done in accordance with NCDOT specifications and standards.
- Contractor to provide inlet protection at each structure as storm system is constructed.
- All grading and erosion control operations and installations must be done in accordance with BUNCOMBE COUNTY'S engineering standard specifications and details.
- Install and maintain temporary sediment basins during rough grading.
- Provide watertight joints on any storm drains where velocities exceed 15 ft/sec (see pipe chart).
- All perimeter dikes, swales, slopes, and ditches, and all slopes steeper than 3:1 shall be stabilized in 7 days. All other slopes must be stabilized in 14 days.

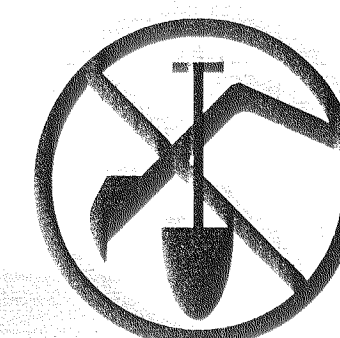
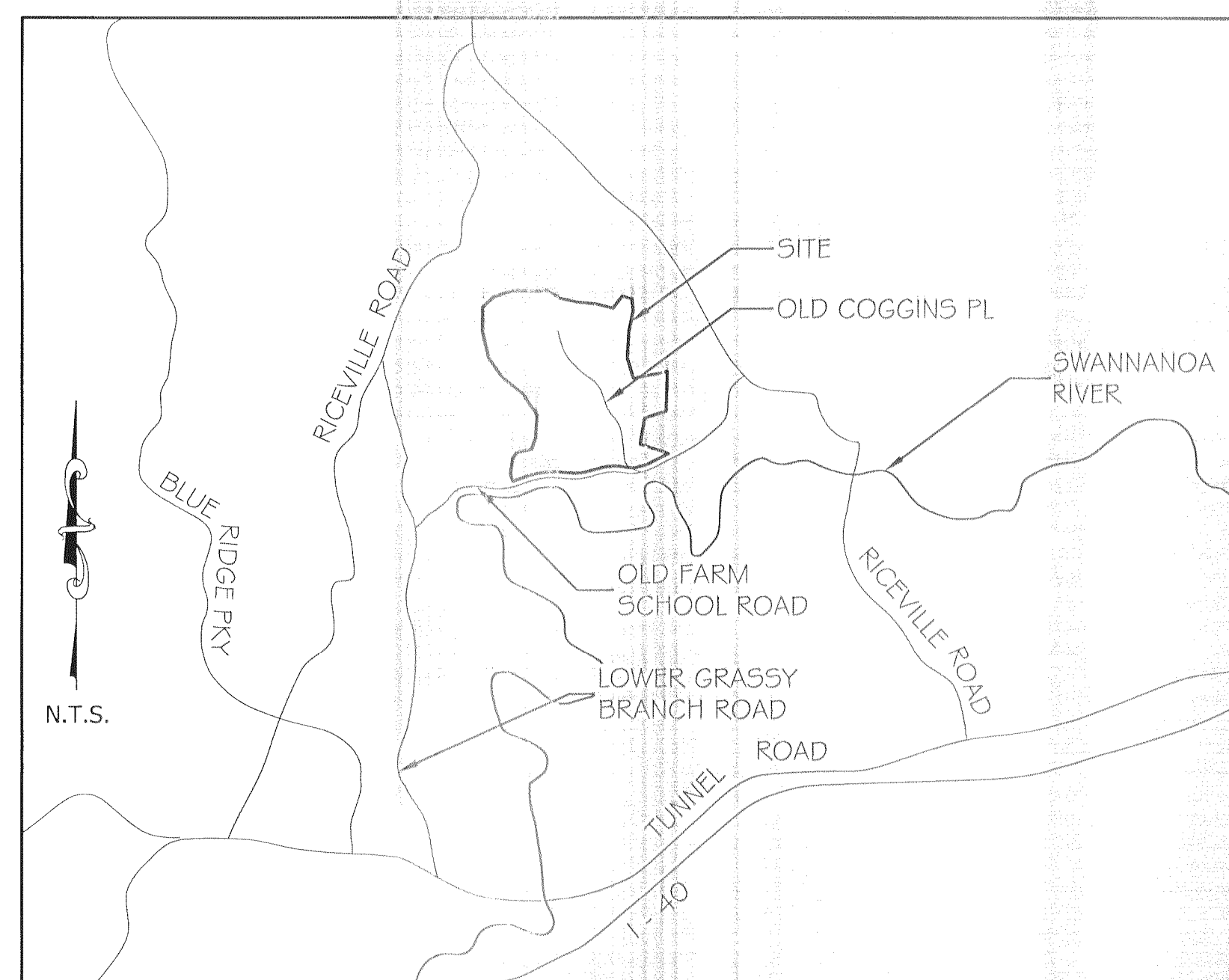
### INSPECTION SCHEDULE:

- NO CONSTRUCTION SHALL COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE PROJECT ENGINEER, THE CONTRACTOR, AND A REPRESENTATIVE OF THE BUNCOMBE COUNTY.
- NO EQUIPMENT SUBSTITUTION SHALL BE MADE WITHOUT MANUFACTURER(S) AND PROJECT ENGINEER'S APPROVAL.
- FINAL INSPECTION SHALL COMMENCE AFTER SITE STABILIZATION.

## PROJECT MAP



## VICINITY MAP



BEFORE YOU DIG 1  
CALL 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!

## PROJECT INFO

### DEVELOPER:

ANDANA, LLC

### CONTACT INFO:

CONTACT: DAVID CASE  
54 BARTLETT STREET  
ASHEVILLE, NC 28801  
P: 520-907-7704  
EMAIL: david@caseenterprises.net

### ENGINEER:

BROOKS ENGINEERING ASSOCIATES, PA

### CONTACT INFO:

CONTACT: JOHN KINNAIRD, PE  
17 ARLINGTON STREET  
ASHEVILLE, NC 28801  
P: 828-232-4700  
EMAIL: jkinnaird@brooksea.com

### SURVEYOR:

BROOKS ENGINEERING ASSOCIATES, PA

### CONTACT INFO:

CONTACT: PAUL SEXTON, PE  
17 ARLINGTON STREET  
ASHEVILLE, NC 28801  
P: 828-232-4700  
EMAIL: psexton@brooksea.com

### OWNER:

ANDANA, LLC

### CONTACT INFO:

88 OLD COGGINS PLACE  
ASHEVILLE, NC 28804

## SHEET INDEX

SHEET NO.:	SHEET TITLE
C-0	COVER SHEET
X-1.0	BOUNDARY SURVEY
MP-1.1	MASTER PLAN
MP-1.2	MASTER PLAN WITH SLOPE ANALYSIS
MP-1.3	MASTER PLAN WITH STABILITY MAP
C-1.1	PRELIMINARY PLAT & SITE PLAN (1 OF 4)
C-1.2	PRELIMINARY PLAT & SITE PLAN (2 OF 4)
C-1.3	PRELIMINARY PLAT & SITE PLAN (3 OF 4)
C-1.4	PRELIMINARY PLAT & SITE PLAN (4 OF 4)
C-2.1	GRADING & STORMWATER PLAN (1 OF 4)
C-2.2	GRADING & STORMWATER PLAN (2 OF 4)
C-2.3	GRADING & STORMWATER PLAN (3 OF 4)
C-2.4	GRADING & STORMWATER PLAN (4 OF 4)
C-3.1	WATER EXTENSION PLAN (1 OF 4)
C-3.2	WATER EXTENSION PLAN (2 OF 4)
C-3.3	WATER EXTENSION PLAN (3 OF 4)
C-4.1	ROAD AND WATER PROFILES
C-4.2	ROAD AND WATER PROFILES
C-5.1	SITE DETAILS
C-5.2	STORMWATER DETAILS
C-5.3	STORMWATER DETAILS
C-5.4	EROSION CONTROL DETAILS
C-5.5	EROSION CONTROL DETAILS
C-5.6	UTILITY DETAILS
C-5.7	UTILITY DETAILS

SUB 2015-000030

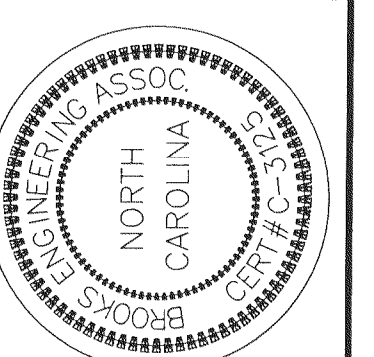
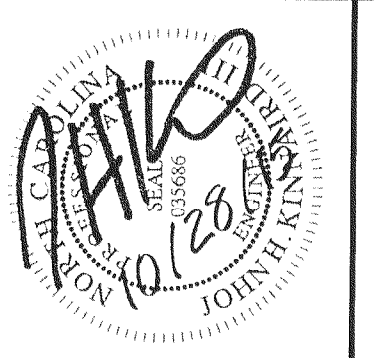
Buncombe County  
Planning and Development  
Received

OCT 27 2015  
36 Valley Street  
Asheville, NC 28801  
828-250-4830

Approved with a variance  
at the 11/16/2015 PB meeting

APPROVED  
DATE: 11-16-2015  
FILE NUMBER: 15-000030

No.	REVISIONS/SUBMISSIONS	Date
1	SUBMITTAL TO PLANNING BOARD	07/30/2015
2	STORMWATER REVISIONS	03/03/2015
3	WATER REVISIONS	05/07/2015
4	E/C RESUBMITTAL	05/22/2015
5	CONSTRUCTION DOCUMENTS	07/04/2015
6	REVISED CLEARING LIMIT	08/21/2015
7	AS-BUILT DRAWINGS	10/16/2015
8	REVISIONS TO MAJESTIC OAK CIRCLE	10/28/2015



Reviewed:  
MCB: [Signature]  
Scale: AS NOTED  
Date: 1-30-2015  
17 Arlington Street  
Asheville, N.C. 28801  
Phone: 1-828-232-4700  
Fax: 1-828-232-4331  
www.brooksea.com



Planning • Engineering • Surveying  
• Environmental  
Services •

SOVEREIGN OAKS  
PHASE 1  
BUNCOMBE COUNTY  
NORTH CAROLINA

Project No:  
412115  
Drawing Title:  
C-0  
COVER SHEET

Revision/Submission number with a triangle indicates changes made on this sheet.

CONSTRUCTION DOCUMENTS

COVER SHEET

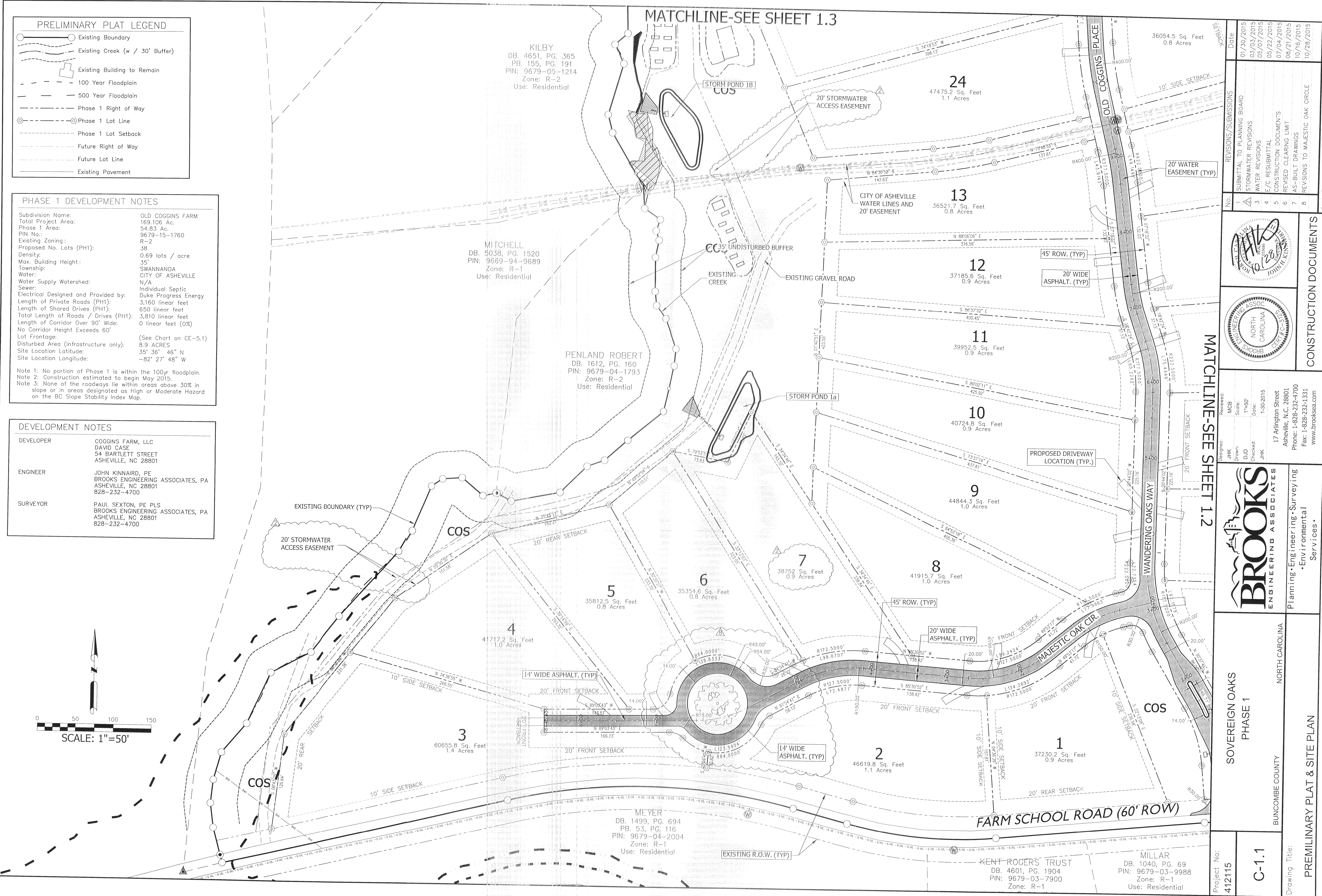
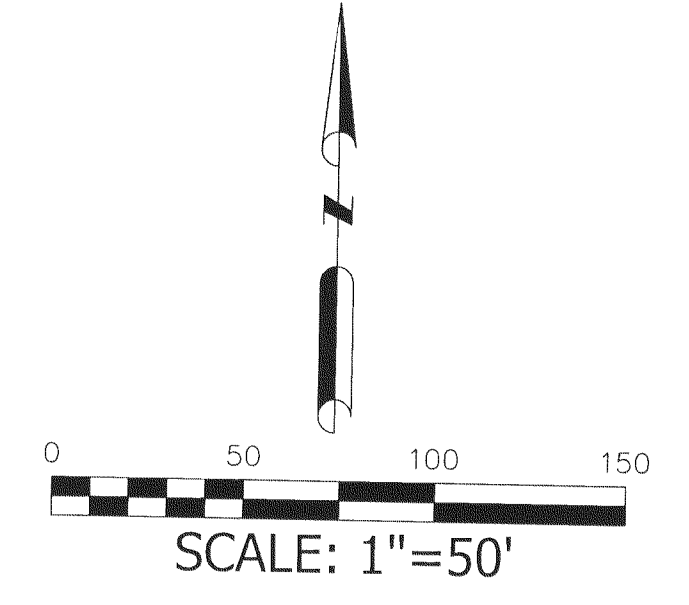


PRELIMINARY PLAT LEGEND	
	Existing Boundary
	Existing Creek (w / 30' Buffer)
	Existing Building to Remain
	100 Year Floodplain
	500 Year Floodplain
	Phase 1 Right of Way
	Phase 1 Lot Line
	Phase 1 Lot Setback
	Future Right of Way
	Future Lot Line
	Existing Pavement

PHASE 1 DEVELOPMENT NOTES	
Subdivision Name:	OLD COGGINS FARM
Total Project Area:	169.106 Ac.
Phase 1 Area:	54.83 Ac.
PIN No.:	9679-15-1760
Existing Zoning:	R-2
Proposed No. Lots (PH1):	38
Density:	0.69 lots / acre
Max. Building Height:	35'
Township:	SWANNOA
Water:	CITY OF ASHEVILLE
Water Supply Watershed:	N/A
Sewer:	Individual Septic
Electrical Designed and Provided by:	Duke Progress Energy
Length of Private Roads (PH1):	3,160 linear feet
Length of Shared Drives (PH1):	650 linear feet
Total Length of Roads / Drives (PH1):	3,810 linear feet
Length of Corridor Over 90' Wide:	0 linear feet (0%)
No Corridor Height Exceeds 60'	
Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	8.9 ACRES
Site Location Latitude:	35° 36' 46" N
Site Location Longitude:	-82° 27' 48" W

Note 1: No portion of Phase 1 is within the 100yr floodplain.  
 Note 2: Construction estimated to begin May 2015.  
 Note 3: None of the roadways lie within areas above 30% in slope or in areas designated as High or Moderate Hazard on the BC Slope Stability Index Map.

DEVELOPMENT NOTES	
DEVELOPER	COGGINS FARM, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE PLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700



No.	REVISIONS/SUBMISSIONS	Date
1	SUBMITTAL TO PLANNING BOARD	01/30/2015
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Professional Engineer Seal for John Kinnaird, PE, License No. 10000, State of North Carolina.

Professional Surveyor Seal for Paul Sexton, PE PLS, License No. 10000, State of North Carolina.

**CONSTRUCTION DOCUMENTS**

Reviewed: MCB  
 Scale: 1"=50'  
 Drawn: DJD  
 Checked: JHK  
 Date: 1-30-2015

17 Arlington Street  
 Asheville, N.C. 28801  
 Phone: 1-828-232-4700  
 Fax: 1-828-232-1331  
 www.brooksassoc.com

**BROOKS ENGINEERING ASSOCIATES**

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 • Environmental Services •

Project No:	412115
Drawing Title:	PRELIMINARY PLAT & SITE PLAN
Location:	BUNCOMBE COUNTY, NORTH CAROLINA
Subdivision:	SOVEREIGN OAKS PHASE 1
Sheet No.:	C-1.1



### STORMWATER / UTILITY LEGEND

- Existing Boundary
- Existing Creek (w / 30' Buffer)
- Existing Building to Remain
- 100 Year Floodplain
- 500 Year Floodplain
- Phase 1 Right of Way
- Phase 1 Lot Line
- Future Right of Way
- Future Lot Line
- Existing Pavement
- Proposed Storm Pipe
- Proposed Water
- Proposed Fire Hydrant
- Proposed Gate Valve

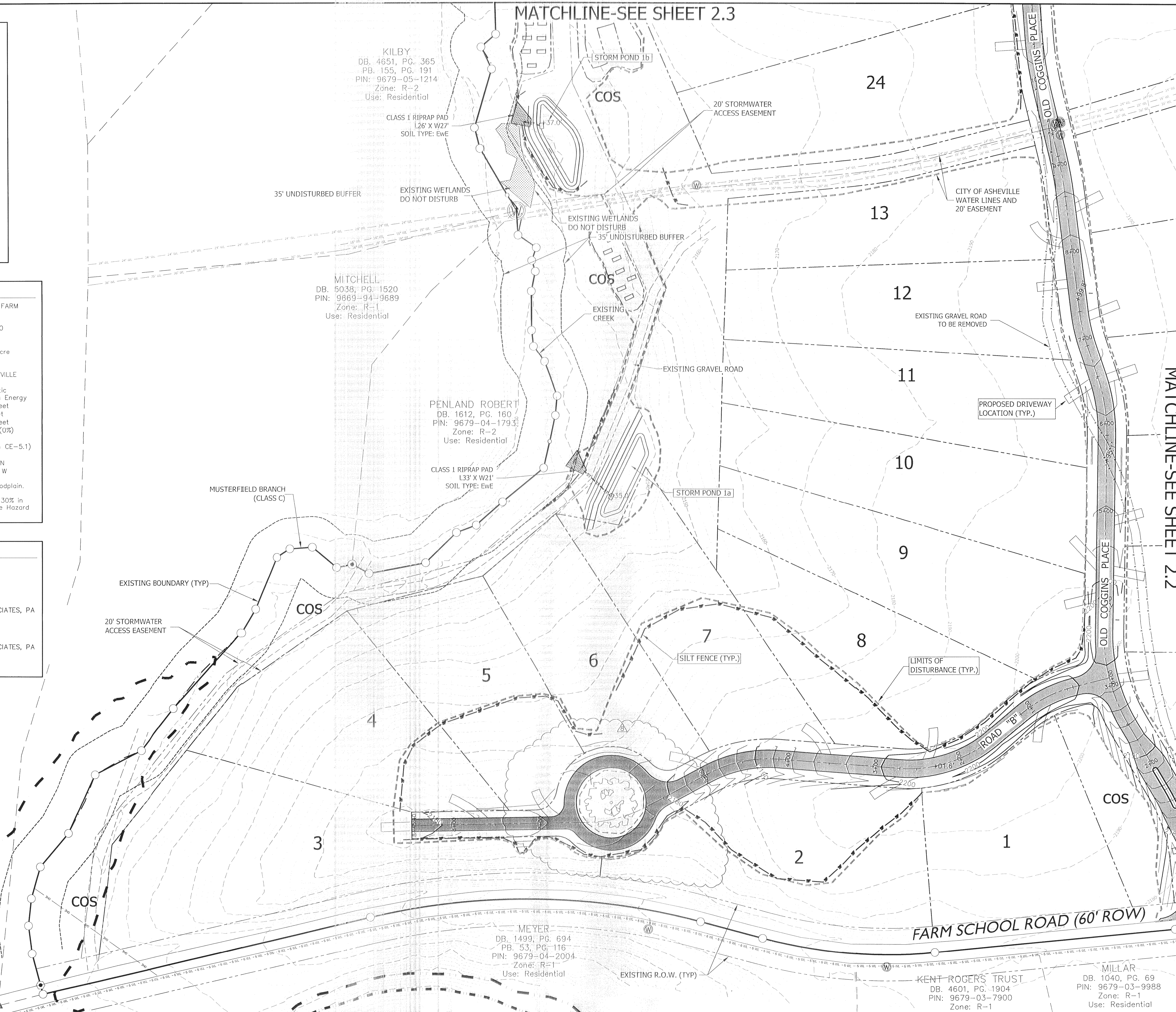
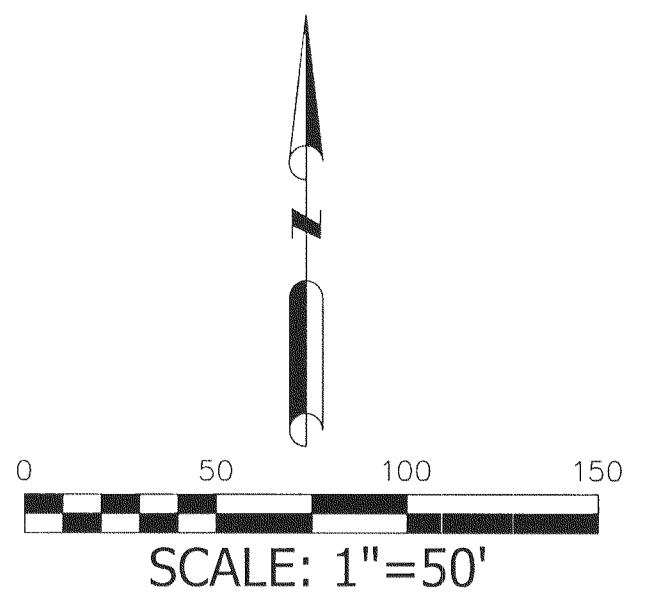
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Lot Frontage:	(See Chart on CE-5.1)
Disturbed Area (Infrastructure only):	8.9 ACRES
Site Location Latitude:	35° 36' 46" N
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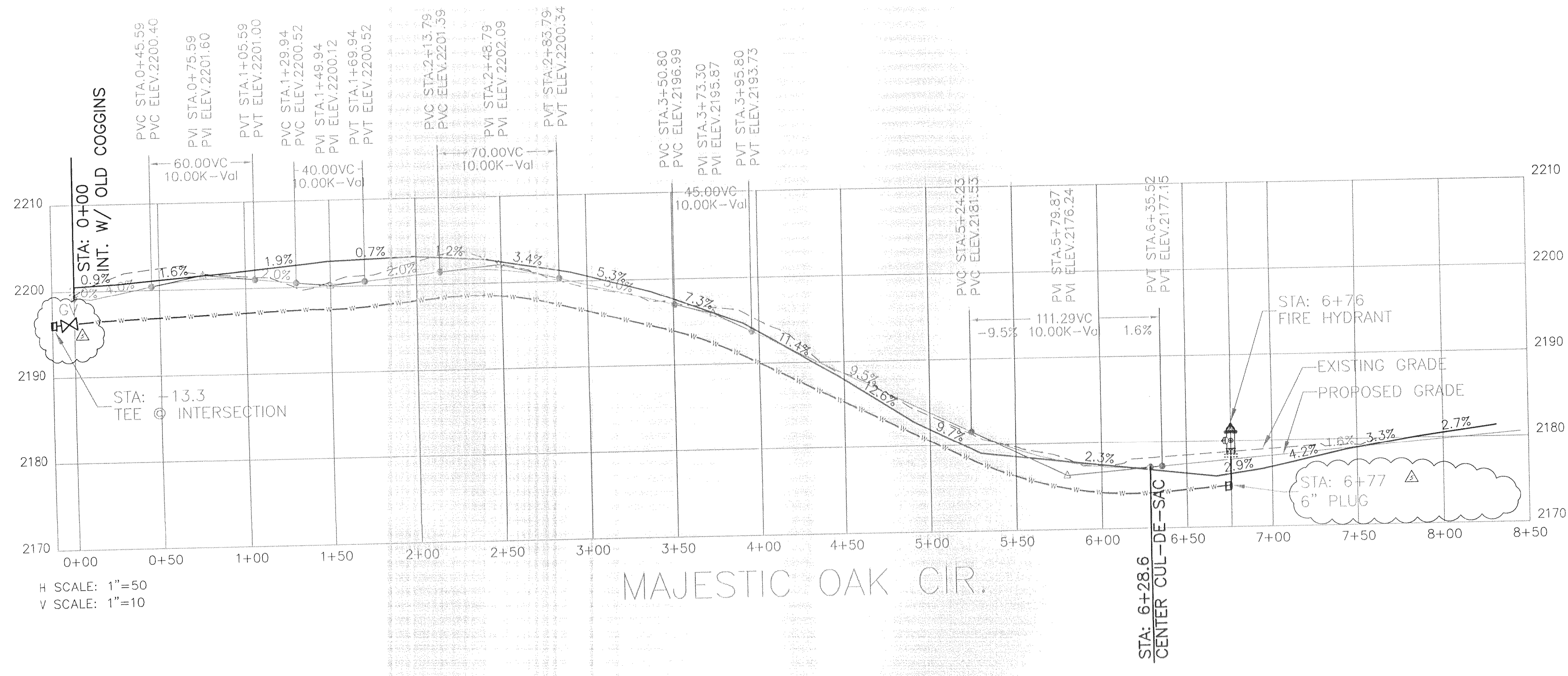
### DEVELOPMENT NOTES

DEVELOPER	COGGINS FARM, LLC DAVID CASE 54 BARTLETT STREET ASHEVILLE, NC 28801
ENGINEER	JOHN KINNAIRD, PE BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700
SURVEYOR	PAUL SEXTON, PE PLS BROOKS ENGINEERING ASSOCIATES, PA ASHEVILLE, NC 28801 828-232-4700



<b>CONSTRUCTION DOCUMENTS</b>																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS/SUBMISSIONS</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SUBMITTAL TO PLANNING BOARD</td> <td>01/30/2015</td> </tr> <tr> <td>2</td> <td>STORMWATER REVISIONS</td> <td>03/03/2015</td> </tr> <tr> <td>3</td> <td>WATER REVISIONS</td> <td>05/07/2015</td> </tr> <tr> <td>4</td> <td>E/C RESUBMITTAL</td> <td>05/22/2015</td> </tr> <tr> <td>5</td> <td>CONSTRUCTION DOCUMENTS</td> <td>07/04/2015</td> </tr> <tr> <td>6</td> <td>REVISED CLEARING LIMIT</td> <td>08/21/2015</td> </tr> <tr> <td>7</td> <td>AS-BUILT DRAWINGS</td> <td>10/16/2015</td> </tr> <tr> <td>8</td> <td>REVISIONS TO MAJESTIC OAK CIRCLE</td> <td>10/28/2015</td> </tr> </tbody> </table>	No.	REVISIONS/SUBMISSIONS	Date	1	SUBMITTAL TO PLANNING BOARD	01/30/2015	2	STORMWATER REVISIONS	03/03/2015	3	WATER REVISIONS	05/07/2015	4	E/C RESUBMITTAL	05/22/2015	5	CONSTRUCTION DOCUMENTS	07/04/2015	6	REVISED CLEARING LIMIT	08/21/2015	7	AS-BUILT DRAWINGS	10/16/2015	8	REVISIONS TO MAJESTIC OAK CIRCLE	10/28/2015	<div style="text-align: center;"> </div> <div style="text-align: center;"> </div>
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Planning • Engineering • Surveying • Environmental Services •																												
Project No: <b>412115</b>	Drawing Title: <b>C-2.1</b>																											
<b>SOVEREIGN OAKS PHASE 1</b> BUNCOMBE COUNTY NORTH CAROLINA																												
<b>GRADING &amp; STORMWATER PLAN</b>																												





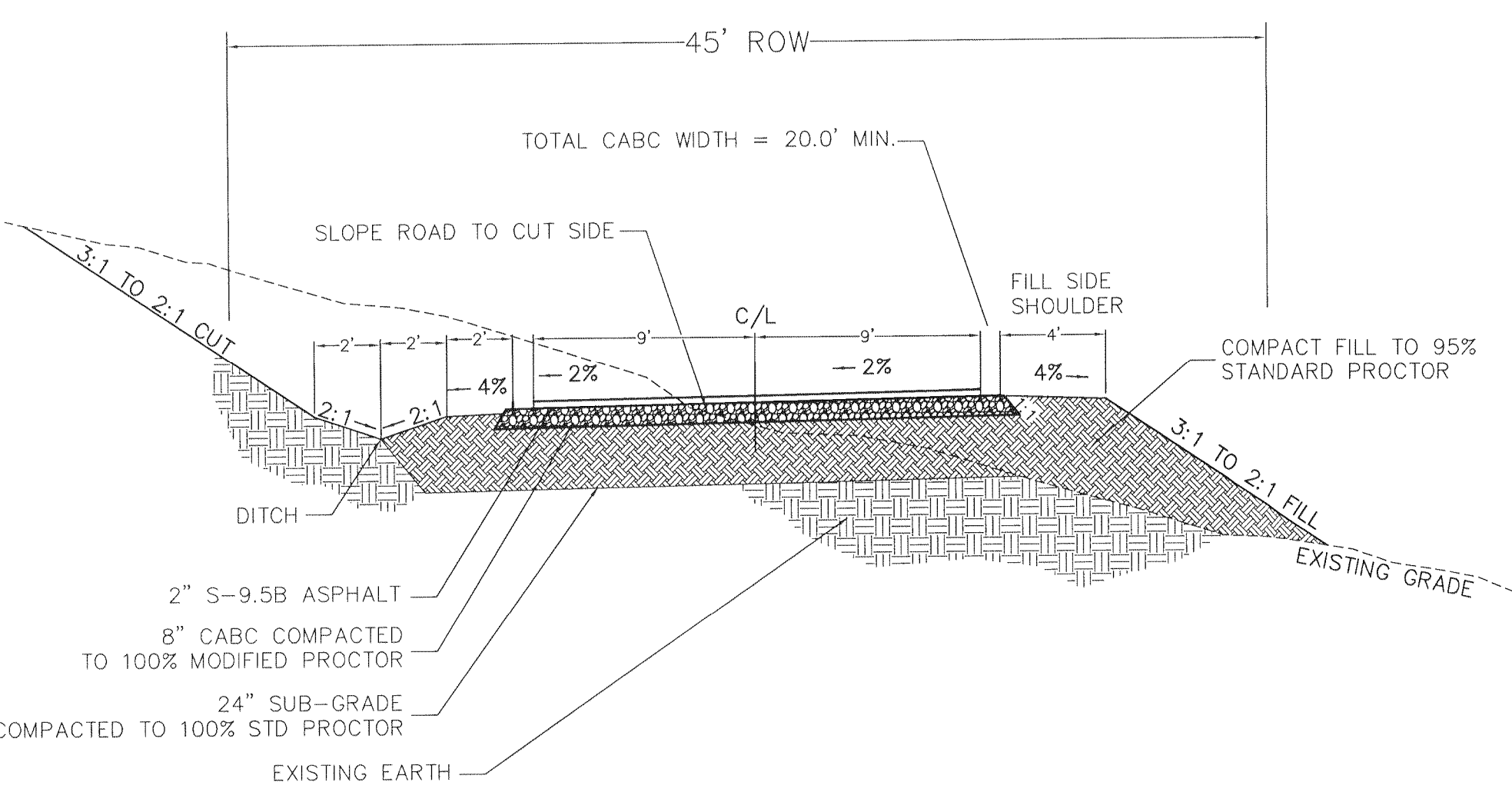
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V SCALE: 1"=10

Project No: 412115	SOVEREIGN OAKS PHASE 1		BUNCOMBE COUNTY NORTH CAROLINA	 <b>BROOKS</b> ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •	Designed: JHK Drawn: DJD Checked: JHK Reviewed: MCB Scale: 1"=50' Date: 1-30-2015			17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brookssea.com	CONSTRUCTION DOCUMENTS	
	Drawing Title: ROAD PROFILES	C-4.2							No. 1 SUBMITTAL TO PLANNING BOARD 2 STORMWATER REVISIONS 3 WATER REVISIONS 4 E/C RESUBMITTAL 5 CONSTRUCTION DOCUMENTS 6 REVISED CLEARING LIMIT 7 AS-BUILT DRAWINGS 8 REVISIONS TO MAJESTIC OAK CIRCLE	

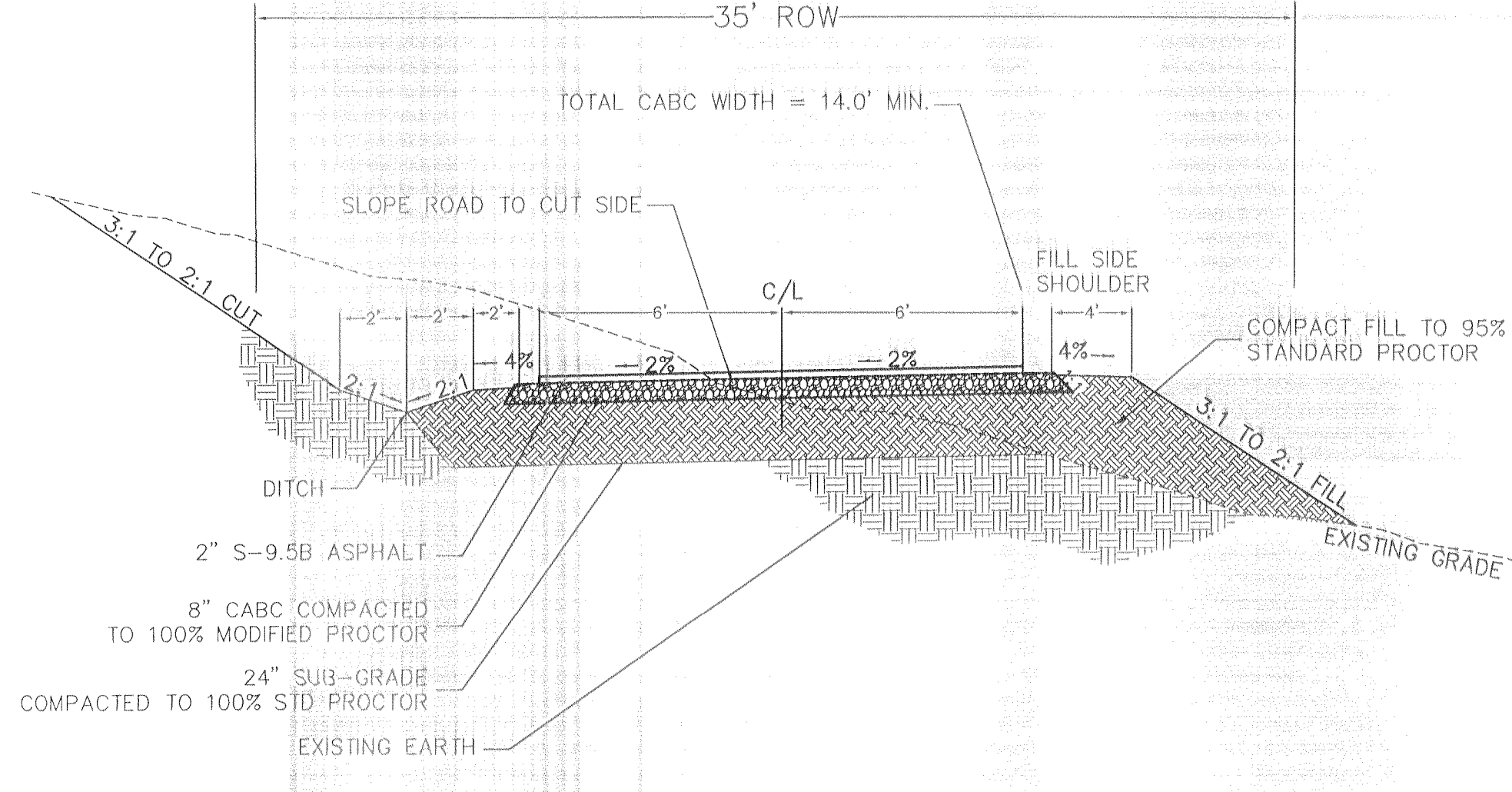
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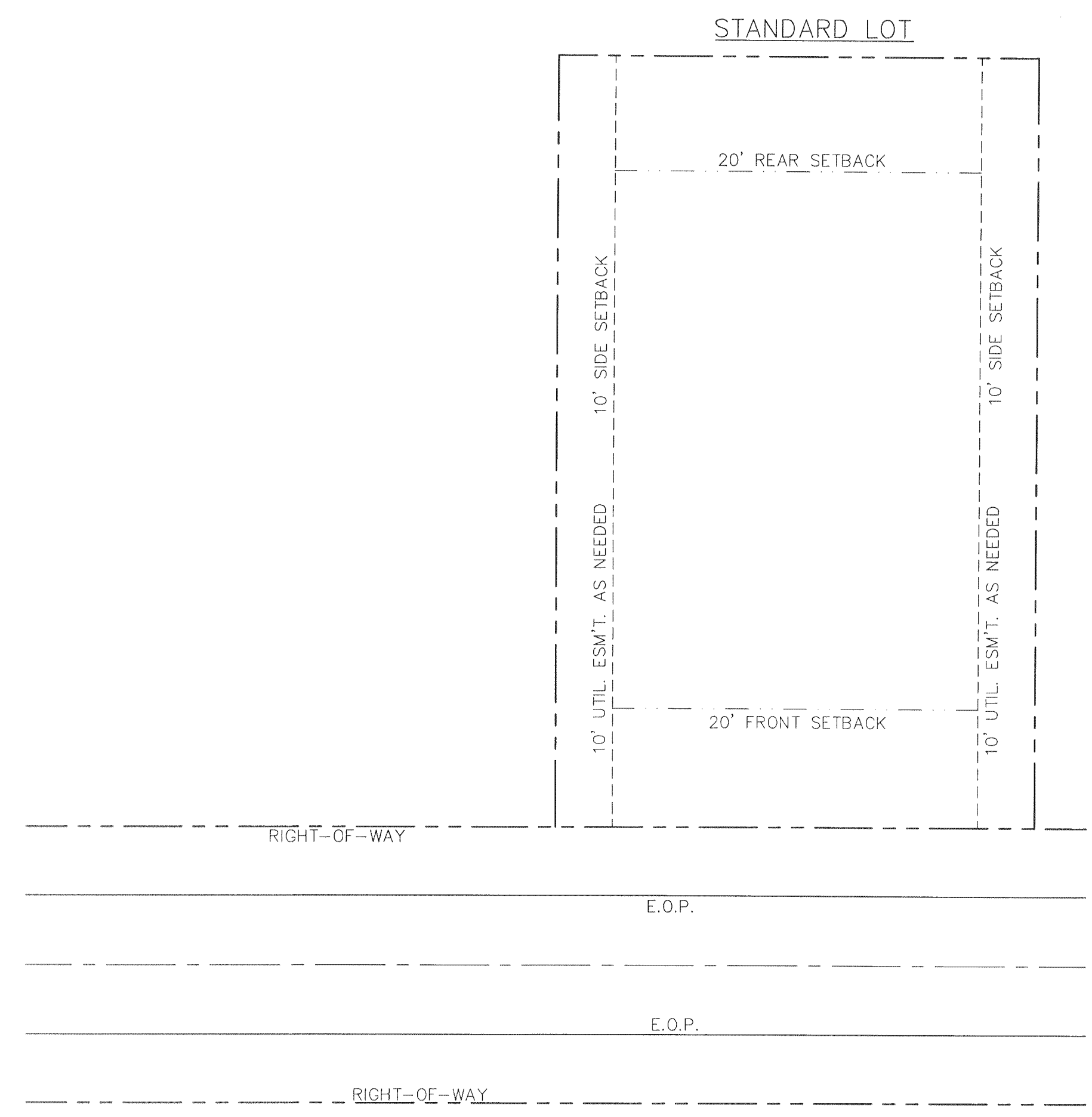
NOTE:  
1. DITCH SHALL HAVE A MAXIMUM 2:1 SIDE SLOPE ON EACH SIDE FOR 1 VERTICAL FOOT FROM THE BOTTOM OF DITCH.



1 20' WIDE MAIN ROAD CROSS SECTION



2 SHARED DRIVE CROSS SECTION (NOT USED THIS PHASE)



3 TYPICAL LOT DIMENSIONS

LINE	BEARING	DISTANCE
L1	S 46°16'38" E	73.10'
L2	S 28°35'47" E	65.66'
L3	S 28°35'47" E	68.66'
L4	S 64°41'53" E	28.65'
L5	S 44°47'18" E	37.84'
L6	S 25°26'41" E	44.33'
L7	S 25°26'41" E	48.20'
L8	S 15°12'32" E	54.79'
L9	S 44°04'20" E	53.96'
L10	S 44°04'20" E	63.49'
L11	S 75°51'08" E	45.16'
L12	S 41°41'50" E	36.33'
L13	S 21°34'21" E	40.67'
L14	S 02°47'13" E	14.79'
L15	S 02°47'13" E	18.88'
L16	S 18°00'56" W	36.85'
L17	S 33°43'34" W	42.75'
L18	S 47°30'58" W	52.97'
L19	S 22°39'21" W	23.35'
L20	S 16°29'46" E	45.04'
L21	S 05°33'08" W	21.86'
L22	S 32°00'37" W	19.30'
L23	S 80°11'10" W	15.80'
L24	S 88°01'48" W	32.05'
L25	S 76°47'46" W	74.04'
L26	S 75°12'25" W	73.77'
L27	S 84°45'08" W	46.26'
L28	S 38°52'26" W	93.03'
L29	N 49°52'54" E	55.52'
L30	N 24°40'06" W	72.59'
L31	N 01°40'51" E	81.28'
L32	N 01°40'51" E	78.27'
L33	N 01°40'51" E	71.97'
L34	N 01°40'51" E	71.74'
L35	N 01°40'51" E	72.13'
L36	N 01°40'51" E	47.81'
L37	N 73°27'42" E	16.90'
L38	N 28°42'20" E	30.00'
L39	N 23°40'09" W	74.33'
L40	N 23°40'09" W	99.78'
L41	N 70°58'48" W	91.84'
L42	N 21°12'12" W	83.77'
L43	N 21°12'12" W	28.33'
L44	N 80°31'40" E	30.01'
L45	N 84°15'25" E	31.22'
L46	N 89°03'16" E	33.02'
L47	S 89°21'58" W	30.26'
L48	S 85°32'16" E	59.11'
L49	N 12°01'56" E	81.75'
L50	N 24°05'21" W	93.33'
L51	N 53°54'40" W	57.57'
L52	N 61°17'40" W	92.62'
L53	S 61°17'40" E	92.62'
L54	N 04°31'41" W	87.34'

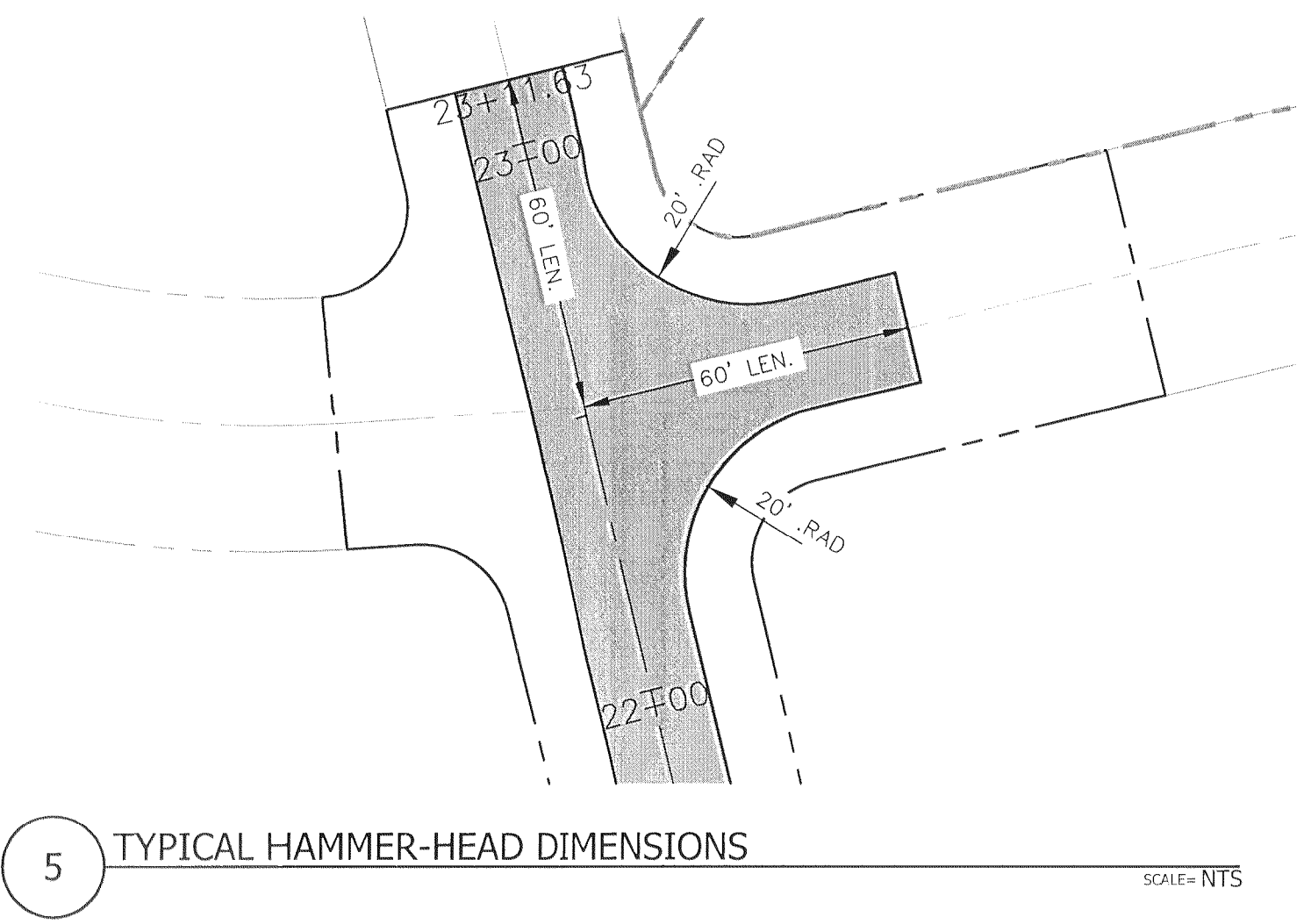
LINE	BEARING	DISTANCE
L55	N 13°58'26" W	41.33'
L56	N 13°58'26" W	33.25'
L57	N 07°18'32" W	44.72'
L58	N 07°18'32" W	87.31'
L59	N 18°42'24" W	37.13'
L60	N 00°44'02" E	98.89'
L61	N 30°37'41" W	51.92'
L62	N 30°37'41" W	34.14'
L63	N 05°18'19" W	43.71'
L64	N 05°18'19" W	44.95'
L65	S 30°37'41" E	86.06'
L66	N 75°47'40" E	8.36'
L67	N 49°53'17" E	41.72'
L68	N 61°54'41" E	78.98'
L69	S 00°56'17" E	30.00'
L70	S 89°03'43" W	35.26'
L71	S 61°54'41" W	61.47'
L72	N 85°30'52" W	62.36'
L73	N 85°30'52" W	76.06'
L74	S 49°53'17" W	41.72'
L75	S 75°47'40" W	8.36'
L76	S 00°44'02" W	66.62'
L77	S 00°44'02" W	37.06'
L78	S 18°42'24" E	27.24'
L79	S 18°42'24" E	9.89'
L80	S 07°18'32" E	62.72'
L81	S 07°18'32" E	69.31'
L82	S 13°58'26" E	3.15'
L83	N 84°30'52" E	41.69'
L84	S 05°29'08" E	30.00'
L85	S 84°30'52" W	25.64'
L86	S 13°58'26" W	11.44'
L87	S 04°31'41" E	43.21'
L88	S 04°31'41" E	44.12'
L89	S 53°54'40" E	57.57'
L90	S 24°05'21" E	15.61'
L91	S 13°41'11" E	76.23'
L92	N 86°18'49" E	12.32'
L93	S 05°26'23" E	45.03'
L94	S 13°41'11" E	14.11'
L95	S 76°18'49" W	45.00'
L96	N 13°41'11" W	22.50'
L97	S 76°18'49" W	64.50'
L98	N 13°41'11" W	45.00'
L99	N 76°18'49" E	64.50'
L100	N 13°41'11" W	87.86'
L101	N 24°05'21" W	31.75'
L102	N 09°11'21" W	76.98'
L103	N 09°11'21" W	89.51'
L104	N 09°11'21" W	67.25'
L105	N 09°11'21" W	58.89'
L106	N 36°40'06" W	87.86'
L107	S 40°59'05" W	13.23'
L108	S 34°09'21" E	31.73'

4 LINE/CURVE TABLES & LOT FRONTAGE CALCS

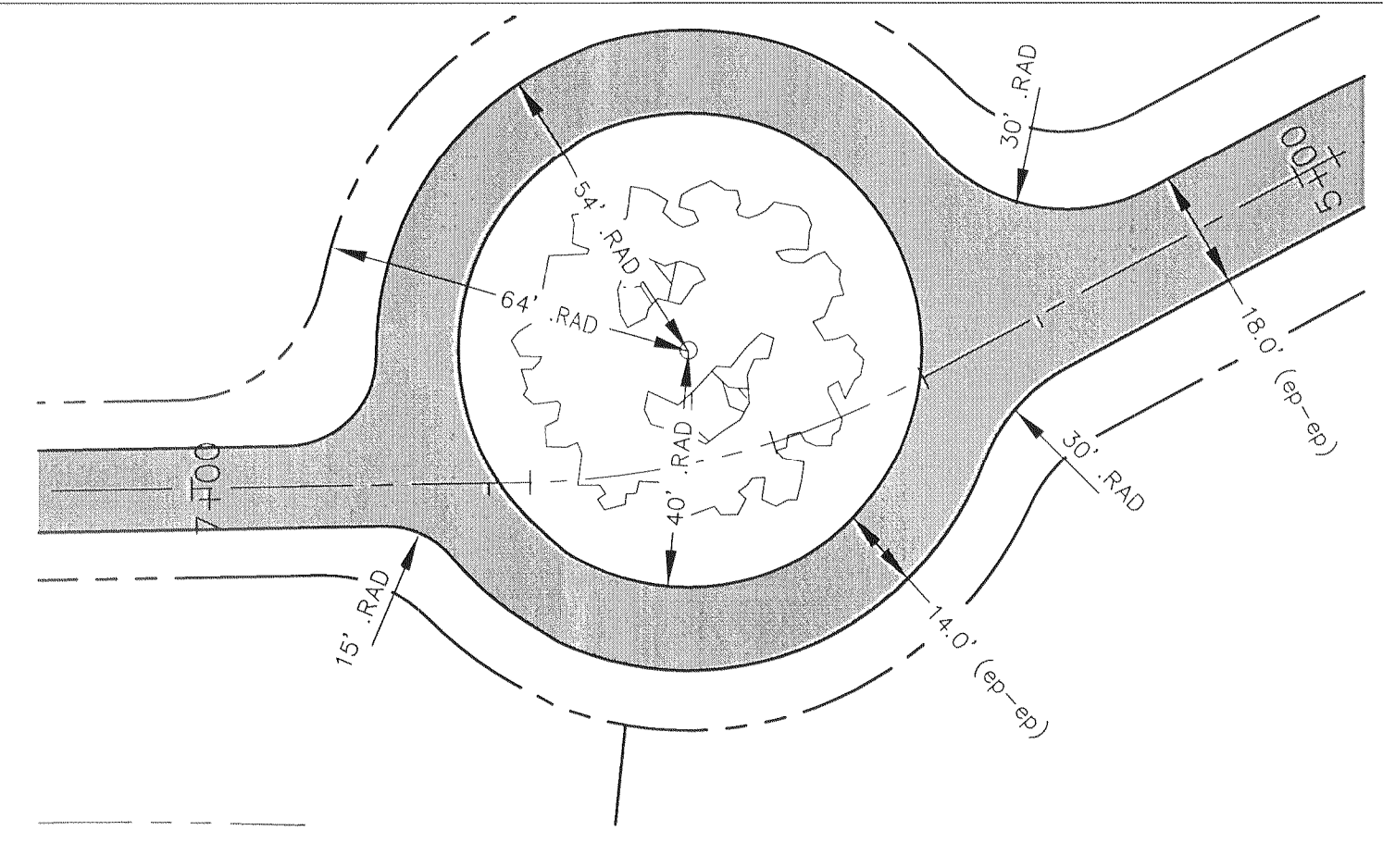
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C1	19.88'	222.50'	5°07'13"	N 18°24'58" E	19.88'
C2	166.65'	127.50'	74°53'14"	S 16°28'03" E	155.03'
C3	14.23'	172.50'	4°43'34"	N 51°32'53" W	14.22'
C4	18.37'	15.00'	70°09'46"	S 84°15'59" E	17.24'
C5	78.02'	105.00'	42°34'26"	S 81°56'21" W	76.24'
C6	28.37'	105.00'	15°28'46"	N 69°02'03" W	28.28'
C7	62.03'	75.00'	47°23'04"	N 84°59'11" W	60.27'
C8	26.56'	15.00'	101°27'38"	S 20°35'27" W	23.23'
C9	77.11'	172.50'	25°36'41"	N 17°20'01" W	76.47'
C10	62.24'	377.50'	9°26'45"	S 09°15'04" E	62.16'
C11	49.15'	422.50'	6°39'55"	N 10°38'29" W	49.12'
C12	35.31'	177.50'	11°23'53"	S 13°00'28" E	35.25'
C13	75.49'	222.50'	19°26'26"	N 08°59'11" W	75.13'
C14	75.39'	177.50'	24°20'11"	S 18°27'35" E	74.83'
C15	21.76'	177.50'	7°01'32"	S 02°46'44" E	21.75'
C16	36.99'	222.50'	9°31'33"	N 25°51'55" W	36.95'
C17	30.24'	222.50'	7°47'13"	N 17°12'32" W	30.22'
C18	31.11'	222.50'	8°00'37"	N 09°18'37" W	31.08'
C19	78.45'	177.50'	25°19'23"	N 17°58'00" W	77.81'
C20	28.50'	222.50'	7°20'16"	S 26°57'33" E	28.48'
C21	21.18'	15.00'	80°54'55"	N 63°44'52" W	19.47'
C22	28.82'	127.50'	12°57'12"	S 56°21'53" W	28.76'
C23	28.82'	127.50'	12°57'12"	S 69°19'04" W	28.76'
C24	106.88'	172.50'	35°30'04"	N 67°38'19" E	105.18'
C25	27.39'	172.50'	9°05'46"	N 89°56'15" E	27.36'
C26	72.49'	127.50'	32°34'27"	S 78°11'54" W	71.51'
C27	14.37'	172.50'	4°46'20"	N 64°17'51" E	14.36'
C28	14.42'	25.00'	33°02'41"	S 50°09'40" W	14.22'
C29	45.41'	50.00'	52°02'09"	N 59°39'24" E	43.87'
C30	45.07'	50.00'	51°38'29"	S 68°30'17" E	43.56'
C31	21.05'	25.00'	48°15'15"	N 66°48'40" W	20.44'
C32	28.96'	25.00'	66°22'10"	N 55°52'38" E	27.37'
C33	53.36'	50.00'	61°08'27"	S 53°15'46" W	50.86'
C34	40.09'	50.00'	45°56'26"	N 73°11'48" W	39.03'
C35	29.61'	25.00'	67°51'44"	S 84°09'27" E	27.91'
C36	14.58'	172.50'	4°50'35"	S 64°19'58" W	14.58'
C37	83.49'	172.50'	27°43'52"	S 80°37'12" W	82.68'
C38	99.24'	127.50'	44°35'51"	N 72°11'13" E	96.76'
C39	39.72'	172.50'	13°11'32"	S 56°29'03" W	39.63'
C40	38.28'	172.50'	12°42'51"	S 69°26'15" W	38.20'
C41	21.18'	15.00'	80°54'55"	N 35°20'13" E	19.47'
C42	22.74'	222.50'	5°51'17"	S 02°11'37" E	22.73'
C43	60.23'	177.50'	19°26'26"	N 08°59'11" W	59.94'
C44	44.26'	222.50'	11°23'53"	S 13°00'28" E	44.19'
C45	43.91'	377.50'	6°39'55"	N 10°38'29" W	43.89'
C46	23.62'	15.00'	90°12'40"	N 59°04'46" W	21.25'
C47	78.50'	514.94'	8°44'03"	N 80°08'52" E	78.42'
C48	73.94'	485.06'	8°44'03"	N 80°08'49" E	73.87'
C49	23.51'	15.00'	89°47'20"	N 30°55'14" E	21.17'
C50	69.65'	422.50'	9°26'45"	S 09°15'04" E	69.57'
C51	13.39'	127.50'	6°01'08"	N 50°54'06" W	13.39'
C52	96.50'	127.50'	43°21'51"	N 26°12'37" W	94.21'
C53	74.53'	172.50'	24°45'16"	S 41°32'02" E	73.95'
C54	135.50'	172.50'	45°00'22"	S 06°39'13" E	132.04'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C55	15.43'	172.50'	5°07'35"	S 18°24'46" W	15.43'
C56	129.59'	177.50'	41°49'46"	N 03°10'28" W	126.73'
C57	10.02'	177.50'	3°14'09"	N 19°21'29" E	10.02'
C58	18.69'	422.50'	2°32'04"	S 22°49'19" E	18.69'
C59	58.02'	422.50'	7°52'06"	S 17°37'14" E	57.98'
C60	22.34'	18.00'	80°00'00"	N 53°41'11" W	20.57'
C61	28.05'	16.00'	100°28'41"	N 36°32'09" E	24.59'
C62	23.56'	15.00'	90°00'00"	S 58°41'11" E	21.21'
C63	23.56'	15.00'	90°00'00"	S 31°18'49" W	21.21'
C64	68.64'	377.50'	10°24'10"	S 18°53'16" E	68.45'
C65	45.90'	35.00'	75°08'26"	N 03°24'52" E	42.68'
C66	15.25'	65.00'	13°26'42"	S 27°26'00" E	15.22'
C67	59.32'	65.00'	52°17'21"	S 05°28'01" W	57.28'

Lot #	Lot% Slope	Min. Lot Frontage	Lot Frontage
1	10.20%	N/A	
2	17.60%	N/A	
3	24.00%	74.4'	176'
4	24.00%	74'	112'
5	19.00%	54'	117'
6	15.40%	N/A	
7	16.20%	N/A	
8	12.80%	N/A	
9	11.90%	N/A	
10	9.70%	N/A	
11	9.00%	N/A	
12	9.50%	N/A	
13	8.80%	N/A	
14	Flag Lot	N/A	20.44'
15	Flag Lot	N/A	27.37'
16	9.70%	N/A	
17	9.20%	N/A	
18	13.30%	N/A	
19	14.80%	N/A	
20	12.40%	N/A	
21	15.00%	N/A	
22	14.00%	N/A	
23	11.20%	N/A	
24	10.10%	N/A	
25	13.60%	N/A	
26	16.30%	N/A	
27	17.50%	N/A	
28	15.50%	N/A	
29	12.50%	N/A	
30	16.10%	N/A	
31	Flag Lot	N/A	21.17'
32	8.10%	N/A	
33	13.90%	N/A	
34	21.30%	63.2'	120'
35	19.60%	56.4'	114'
36	16.00%	N/A	
37	14.10%	N/A	
38	11.20%	N/A	



5 TYPICAL HAMMER-HEAD DIMENSIONS



6 TYPICAL ROUNDABOUT DIMENSIONS

Project No: 412115	C-5.1	SOVEREIGN OAKS PHASE 1	BUNCOMBE COUNTY NORTH CAROLINA	Drawing Title: SITE DETAILS	 Planning • Engineering • Surveying • Environmental Services •		Reviewed: MCB Scale: 1"=50' Date: 1-30-2015 Checked: JHK	No. 1 Date 01/30/2015 SUBMITTAL TO PLANNING BOARD No. 2 Date 03/03/2015 STORMWATER REVISIONS No. 3 Date 05/07/2015 WATER REVISIONS No. 4 Date 05/22/2015 E/C RESUBMITTAL No. 5 Date 07/04/2015 CONSTRUCTION DOCUMENTS No. 6 Date 08/21/2015 REVISED CLEARING LIMIT No. 7 Date 10/16/2015 AS-BUILT DRAWINGS No. 8 Date 10/28/2015 REVISIONS TO MAJESTIC OAK CIRCLE Revision/submit number with a triangle indicates changes made on this sheet.
						CONSTRUCTION DOCUMENTS		



Buncombe County Planning Board Meeting  
Recommended Staff Conditions  
**SUB203-00372 (Revision of Master Plan)**  
**SUB2015-00030 (Revision of Phase I)**  
**SUB2015-00365 (Preliminary approval of Phase II)**  
November 16, 2015  
Sovereign Oaks (Phase I and Phase II)

**SUB2013-00372 (Master Plan)**

Staff recommends approval with no conditions to the revised master plan.

**SUB2015-00030 (Revision of Phase I and variance)**

Staff recommends approval with no conditions to the revised Phase I plans.

*The applicant is requesting is requesting a variance from Sec. 70-67(2)(e) major subdivision road standards, subsections 1 (minimum pavement width) and 3 (minimum pavement width where the road centerline is less than a 90-foot radius) for Majestic Oak Circle.*

**SUB2015-000365(Preliminary approval of Phase II)**

*A soils investigation for feasibility of septic tanks, surveyed boundaries of the tract, and NCDOT driveway permit were provided for Phase I of this development (SUB2015-00030)*

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 E-911 addressing or indicate approved addresses and road names on final plat.

6. Provide proof of approval for a flood development permit for construction of the proposed bridge.

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: 10/27/15

**PROPERTY INFORMATION**

Subdivision Name: Sovereign Oaks

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

Phase 1

Address/Street Location of Property: 88 Old Coggins PL, Asheville, NC 28805

PIN Number(s) of Property to be Subdivided:

9679-15-1760

**CONTACT INFORMATION**

Owner Name: Andana, LLC

Address: 54 Bartlett St. Asheville NC 28801

Phone: 828-645-8815

Surveyor/Engineer/Landscape Architect Name and Company Name:

John Kinnaird @ Brooks Engineering

Address: 17 Arlington St. Asheville NC 28801

Phone: 828-232-4700

Email: jkinnaird@brooksea.com

Primary Contact for Submission: Andy Baker

Address: 88 Old Coggins PL Asheville NC 28805

Phone: 616-402-8367

Email: Andy@t&mcCarolina.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 & Design Standards  
Subsection letters and/or number: (2)e                      Subsection title(s): Private Use



**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:

Creating a cul-de-sac as defined in the ordinance would require the removal of large oak tree. We have attempted to save as many trees as possible.

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

The proposed round-about will function satisfactorily as a turn around and has been approved by the fire marshal.

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

Granting this variance would allow for preservation of natural resources.

**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

10 / 28 / 2015  
Month Day Year

<b>OFFICE USE ONLY:</b>
Date received: <u>10/27/15</u>
Case number: <u>SUB2015-00030</u>
Scheduled Planning Board meeting: <u>11/16/15</u>



Planning & Project Management / Civil Engineering  
Surveying / Environmental Engineering & Services

17 Arlington Street / Asheville NC 28801  
www.brooksea.com / 828-232-4700

October 28, 2015

Buncombe County  
Planning and Development  
46 Valley Street  
Asheville, NC 28801

Attention: Gillian Phillips

Regarding: Sovereign Oaks (formerly known as Coggins Farm)  
Buncombe County Project #: SUB2015-0030

Dear Mrs. Phillips:

Please find attached our re-submittal for the Sovereign Oaks project. We have changed the turn around on Majestic Oak Circle from a county standard cul-de-sac to a roundabout with fourteen feet of asphalt. This change was in order to preserve a large oak tree that would have been in the very center of the cul-de-sac. This change has been approved by the fire marshal, and we feel it is a much better design.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Kinnaird", written in a cursive style.

John Kinnaird, PE  
Brooks Engineering Associates, PA



**BUNCOMBE COUNTY  
PLANNING AND DEVELOPMENT**



**APPLICATION AND CHECKLIST FOR SUBMISSION OF  
REVISED PRELIMINARY SUBDIVISION PLANS**

*Any person seeking to develop a subdivision must comply with the Land Development and Subdivision Ordinance of Buncombe County. Please read the ordinance before completing the items included in the application. All items required in the ordinance should be completed prior to submittal of plans to the County. A copy of the COMPLETED application form must be submitted with your plans.*

**Submission Information**

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Date: 10/27/2015

**PROPERTY INFORMATION**

Subdivision Name: Sovereign Oaks  
 Phase # and/or Name of Phase (if part of a Master Plan for Phased Development):  
Phase 1  
 Address/Street Location of Property: 88 Old Coggins PL, Asheville, NC 28805  
 PIN Number(s) of Property to be Subdivided:  
9679-15-1760

**CONTACT INFORMATION**

Owner Name: Andana, LLC  
 Address: 54 Bartlett St. Asheville, NC 28801  
 Phone: 828-645-8815

Surveyor/Engineer/Landscape Architect Name and Company Name:  
John Kinnaird @ Brooks Engineering  
 Address: 17 Arlington St. Asheville NC 28801  
 Phone: 828-232-4700  
 Email: jkinnaird@brooksea.com

Primary Contact for Submission: Andy Baker  
 Address: 88 Old Coggins PL, Asheville NC 28805  
 Phone: 616-402-0367  
 Email: Andy@tfmcarolina.com

Buncombe County  
 Planning and Development  
**Received**

OCT 27 2015

SUB 2015 - 0 0 0 30

## Submission Type

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Please enter all information requested. Place a mark in any check box [ ] applicable to your subdivision plans to indicate that the item has been completed.

- [ ] **SUBMISSION OF PLANS TO MEET CONTINGENCIES OF PRELIMINARY APPROVAL OR SUBMISSION OF A MINOR SUBDIVISION AFTER INITIAL REVIEW TO BE GRANTED PRELIMINARY APPROVAL.**

(PLEASE SUBMIT 1 COPY OF COMPLETE SUBDIVISION PLANS (NO LARGER THAN 34 INCHES BY 44 INCHES) AND A DIGITAL VERSION OF PLANS (IN PDF FORMAT AND IN CAD (.DFX OR .DWG) OR SHAPEFILE FORMAT WITH A PROJECTION ASSOCIATED WITH THE LINE WORK ON CD) TO PLANNING STAFF FOR REVIEW. REVIEW AND APPROVAL OR DENIAL OF REVISED PLANS WILL OCCUR WITHIN 10 WORKING DAYS OF SUBMITTAL.

- [ ] **SUBMISSION OF MAJOR SUBDIVISION PLANS FOR STAFF DETERMINATION IF A SUBSTANTIAL CHANGE HAS OCCURRED AND PLANNING BOARD APPROVAL IS REQUIRED.**

(PLEASE SUBMIT 1 COPY OF COMPLETE SUBDIVISION PLANS (NO LARGER THAN 34 INCHES BY 44 INCHES) AND A DIGITAL VERSION OF PLANS (IN PDF FORMAT AND IN CAD (.DFX OR .DWG) OR SHAPEFILE FORMAT WITH A PROJECTION ASSOCIATED WITH THE LINE WORK ON CD) TO PLANNING STAFF FOR REVIEW. REVIEW AND APPROVAL OR DENIAL OF REVISED PLANS WILL OCCUR WITHIN 10 WORKING DAYS OF SUBMITTAL.

- REVISION OF MAJOR OR MINOR SUBDIVISION PLANS THAT CONSTITUTE A SUBSTANTIAL CHANGE FROM PREVIOUSLY APPROVED PLANS.**

(PLEASE SUBMIT 13 COPIES OF COMPLETE SUBDIVISION PLANS FOR THE PHASE IN WHICH THE CHANGE HAS TAKEN PLACE (NO LARGER THAN 34 INCHES BY 44 INCHES) AND A DIGITAL VERSION OF PLANS (IN PDF FORMAT AND IN CAD (.DFX OR .DWG) OR SHAPEFILE FORMAT WITH A PROJECTION ASSOCIATED WITH THE LINE WORK ON CD) TO PLANNING STAFF FOR PRELIMINARY PLAT APPROVAL.

*For major subdivisions, preliminary plats shall be submitted 15 days prior to the next Planning Board Meeting.*

*For minor subdivisions a review shall occur within 10 working days of submittal.*

A preliminary plan application shall be submitted in addition to this application for changes to a major or minor subdivision plan that constitutes a substantial change. No pre-development conference shall be required.

Office Use Only (Staff Review Comments):



## Revised Plan Requirements

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Each change to the previously approved plans is clearly labeled on the submitted plans with documentation and notes regarding what the proposed change is

If required, a revised Erosion Control application has been submitted for review and approval by the Buncombe County Erosion Control Department

If required, a revised Stormwater Management application has been submitted for review and approval by the Buncombe County Stormwater Management Administrator

If required, a revised plan has been submitted for review and approval by the Buncombe County Flood Prevention Ordinance Administrator

If required, a revised plan has been submitted for review and approval by the Buncombe County Fire Marshal

Are you submitting any variance requests with this preliminary subdivision application?

Yes  No

If you are submitting a variance as part of this application, please submit a separate subdivision variance application for each variance you are applying for.

Does the proposed development meet the definition of a *HILLSIDE DEVELOPMENT*, as defined by Section 70-68 of the Buncombe County Land Development and Subdivision Ordinance?

Yes  No

If the proposed subdivision is a Hillside Development, please include a Hillside Development Application Checklist with your submittal.

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Office Use Only (Staff Review Comments):

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

**Subdivision Name:** Sovereign Oaks  
**Case Number:** SUB2015-00030  
**Address:** 88 Old Coggins Place  
**Hearing Date:** November 18, 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, testimony presented, \_\_\_\_\_, 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 allow a one way 13-foot loop road around an existing oak tree.
2. The applicant is requesting a variance from Sec. 70-67(2)(e) major subdivision road standards, subsections 1 (minimum pavement width) and 3 (minimum pavement width where the road centerline is less than a 90-foot radius) for Majestic Oak Circle 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:

*Creating a cul-de-sac as defined in the ordinance would require the removal of the large oak tree. The applicant is attempting to preserve as many trees as possible.*

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

*The proposed round-about will function satisfactorily as a turn-around and has been approved by the fire marshal.*

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

*Granting this variance would allow for the preservation of the existing tree.*

**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: \_\_\_\_\_



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-000061  
PROPOSED ZONING: R-3 AND STEEP SLOPE/HIGH  
ELEVATION OVERLAY DISTRICT

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and related right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3: along Baird Cove Road between Sunny Ridge Drive and 420 Baird Cove Road, along Roger Acres Drive, along Split Oak Trail, along Baird Cove Lane, along Northside Terrace, along Mostert Drive, along Fisher Lane, along Lower Barton Road, along Barton Road, and along Old Home Road. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- A portion of the subject property is located along a major transportation corridor; Baird Cove Road connects to Weaverville Road and is in close proximity to Old Marshall Highway and Future I-26/US19/23.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along Baird Cove Road, as they provide water service to the Versant Subdivision. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- A portion of the subject property is located within a FEMA Flood Hazard Area.
- The subject property contains a mix of lower and higher density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to major transportation corridors and infrastructure, and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and

flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure, as well as outside of steep slope areas and high elevations. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- A portion of the subject property is located along a major transportation corridor; Baird Cove Road connects to Weaverville Road and is in close proximity to Old Marshall Highway and Future I-26/US19/23.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along Baird Cove Road, as they provide water service to the Versant Subdivision. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- A portion of the subject property is located within a FEMA Flood Hazard Area.
- The subject property contains a mix of lower and higher density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to major transportation corridors and infrastructure, and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure, as well as outside of steep slope areas and high elevations. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both smaller and larger residential lots with a mix of stick built and manufactured housing. The area is surrounded by the Town of Woodfin on all sides, and the closest area currently zoned by Buncombe County is located to the Northeast and is zoned Residential District R-3, with portions falling within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. Therefore, the proposed map amendment would be **reasonable and in the public interest**.



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-000062  
PROPOSED ZONING: R-1 AND STEEP SLOPE/HIGH  
ELEVATION OVERLAY DISTRICT

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: along the Southern side of Leisure Mountain Road and at the end of Leisure Mountain Road. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of both smaller and larger single family residential lots. Some of the subject property is completely surrounded by the Town of Woodfin, though a portion of the property is adjacent to lots on the North side of Leisure Mountain Road currently zoned Single Family Residential District R-1 by Buncombe County. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- A small portion of the subject property is located within reasonable proximity to a major transportation corridor; Leisure Mountain Road connects with Weaverville Road near its intersection with Old Marshall Highway and in close proximity to Future I-26/US19/23.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line. Woodfin Water serves some residents along Leisure Mountain Road up to addresses in the 100s. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains single family residences on smaller and larger lots, as well as some vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure. Lower density residential development, which would

result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both smaller and larger single family residential lots. Some of the subject property is completely surrounded by the Town of Woodfin, though a portion of the property is adjacent to lots on the North side of Leisure Mountain Road currently zoned Single Family Residential District R-1 by Buncombe County. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- A small portion of the subject property is located within reasonable proximity to a major transportation corridor; Leisure Mountain Road connects with Weaverville Road near its intersection with Old Marshall Highway and in close proximity to Future I-26/US19/23.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line. Woodfin Water serves some residents along Leisure Mountain Road up to addresses in the 100s. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains single family residences on smaller and larger lots, as well as some vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to major transportation corridors and infrastructure. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both smaller and larger single family residential lots. Some of the subject property is completely surrounded by the Town of Woodfin, though a portion of the property is adjacent to lots on the North side of Leisure Mountain Road currently zoned Single Family Residential District R-1 by Buncombe County. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. Therefore, the proposed map amendment would be **reasonable and in the public interest**.



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00063  
 PROPOSED ZONING: R-3 AND STEEP SLOPE/HIGH  
 ELEVATION OVERLAY DISTRICT

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3: to the East of Leisure Mountain Road, South of Boyds Chapel Road, and to the South of Indian Lane. The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of larger tracts. The property is adjacent to lots to the North currently zoned Residential District R-3 by Buncombe County. Substantial portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line, however this line does not extend to the subject property. Woodfin Water serves residents along Leisure Mountain Road up to addresses in the 100s but does not extend to the subject property. The subject property is not located within reasonable proximity to infrastructure.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A large portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A large portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of larger and mostly vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update indicates that low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated.

The area described above consists of larger tracts. The property is adjacent to lots to the North currently zoned Residential District R-3 by Buncombe County. Substantial portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- It appears that there is a private sewer line along Leisure Mountain Road which connects to a public MSD line, however this line does not extend to the subject property. Woodfin Water serves residents along Leisure Mountain Road up to addresses in the 100s but does not extend to the subject property. The subject property is not located within reasonable proximity to infrastructure.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A large portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A large portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of larger and mostly vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update indicates that low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated.

The area described above consists of larger tracts. The property is adjacent to lots to the North currently zoned Residential District R-3 by Buncombe County. Substantial portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. Therefore, the proposed map amendment would be **reasonable and in the public interest**.



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00064  
PROPOSED ZONING: RESIDENTIAL DISTRICT R-3

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-3: North of Ben Lippen Road and West of Gorman Bridge Road, inclusive of Desperate Lane, Race Path Way, Impala Trail, View Street, Lorenz Lane, Shelby Road, Antebellum Drive, Renee Road, S. Old Rymer Drive, Old Rymer Drive, Begonia Gardens, Sienna Drive, and Smith Road.

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of both smaller and larger residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to the Town of Woodfin to the North and West, and is adjacent to areas currently zoned Residential District R-3 by Buncombe County to the East and South. The far Eastern portion of the subject area along Ben Lippen Road is adjacent to the City of Asheville along the Southern side of Ben Lippen Road.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to major transportation corridors.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along the Northern portion of Gorman Bridge Road, as there is a water line along Old Leicester Highway. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA flood hazard area.
- The subject property is contains a mix of higher and lower density residential uses and is adjacent to a mix of uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities), and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, as well as outside of steep slope areas and high elevations.

The area described above consists of both larger and smaller residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to areas currently zoned Residential District R-3 by Buncombe County to the East and South. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to major transportation corridors.
- A portion of the subject property is located within the combined water/sewer service area as indicated on the applicable land use constraint maps. In addition, Woodfin Water serves residents along the Northern portion of Gorman Bridge Road, as there is a water line along Old Leicester Highway. As Buncombe County does not have access to the Woodfin Water District maps, these areas were not included within the combined water/sewer service area during the Land Use Plan mapping process.
- A portion of the subject property contains steep slope areas of 25% or greater.
- A portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA flood hazard area.
- The subject property is contains a mix of higher and lower density residential uses and is adjacent to a mix of uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities), and highly suggests that both multi-family and single family/duplex development be located outside of moderate and high slope stability hazards and flood prone areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, as well as outside of steep slope areas and high elevations.

The area described above consists of both larger and smaller residential lots with a mix of stick built and manufactured housing; the area also contains several manufactured home parks. The area is adjacent to areas currently zoned Residential District R-3 by Buncombe County to the East and South. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00065  
PROPOSED ZONING: RESIDENTIAL DISTRICT R-2

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Residential District R-2: Tax lot PINs 9730-90-5225 (65 Lookout Road) and 9730-90-5112 (77 Lookout Road).

DEPARTMENT RECOMMENDATION: **APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of two residential lots; one lot contains apartments and the other lot contains a single family site built home. The area is adjacent to the City of Asheville (the UNCA campus) to the Northeast and South, and adjacent to the Town of Woodfin to the West and North.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to major transportation corridors.
- The property is located within reasonable proximity to infrastructure (public utilities).
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property does **not** contain flood hazard areas.
- The subject property contains a mix of lower and higher density residential uses and is adjacent to the UNCA campus.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities) and outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and that single family/duplex and multi-family development be located outside of high elevation areas.

The subject property consists of two residential lots; one lot contains apartments and the other lot contains a single family site built home. The area is adjacent to the City of Asheville (the UNCA campus) to the Northeast and South, and adjacent to the Town of Woodfin to the West and North. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.



### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to major transportation corridors.
- The property is located within reasonable proximity to infrastructure (public utilities).
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property does **not** contain flood hazard areas.
- The subject property contains a mix of lower and higher density residential uses and is adjacent to the UNCA campus.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that multi-family residential development be located within reasonable proximity to infrastructure (public utilities) and outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and that single family/duplex and multi-family development be located outside of high elevation areas.

The subject property consists of two residential lots; one lot contains apartments and the other lot contains a single family site built home. The area is adjacent to the City of Asheville (the UNCA campus) to the Northeast and South, and adjacent to the Town of Woodfin to the West and North. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00066  
PROPOSED ZONING: R-1 AND STEEP SLOPE/HIGH  
ELEVATION OVERLAY DISTRICT

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: Along the end of Dry Ridge Road and Windsor Rd, along Beaverbrook Road, along and at the end of Beaverbrook Court, and tax lot PIN 9741-41-9733 (100 Robinhood Road). The portions of these properties which are 2,500 feet above sea level and higher and have a natural slope of 35% or greater are also proposed to fall within the Steep Slope/High Elevation Overlay District.

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of single family residences on moderately-sized lots, as well as some vacant tracts. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS-2 and RS-4. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The majority of the subject property is located within reasonable proximity to infrastructure (public utilities); the property along Robinhood Road does not appear to have been included in this Land Use Constraint map, however it does appear to have direct access to public water and sewer.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A large portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains single family residences on moderately-sized lots, as well as some vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or

infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both moderately-sized single family residential lots. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS2 and RS4. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The majority of the subject property is located within reasonable proximity to infrastructure (public utilities); the property along Robinhood Road does not appear to have been included in this Land Use Constraint map, however it does appear to have direct access to public water and sewer.
- A large portion of the subject property contains steep slope areas of 25% or greater.
- A large portion of the subject property lies within areas containing high elevations (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains single family residences on moderately-sized lots, as well as some vacant tracts.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure. Lower density residential development, which would result from the proposed Steep Slope/High Elevation Overlay District area, would occur in those areas designated; low-density residential development does not require reasonable proximity to transportation corridors or infrastructure, or development outside of steep slope areas, high elevations, or moderate and high slope stability hazard areas.

The subject property consists of both moderately-sized single family residential lots. The subject property is completely surrounded by the Town of Woodfin and the City of Asheville, and adjacent Asheville zoning is RS2 and RS4. Portions of the subject property contain areas of 2,500' elevation or greater and 35% slope or greater; these portions are proposed to fall within the Steep Slope/High Elevation Overlay District as defined by the Zoning Ordinance. Therefore, the proposed map amendment would be **reasonable and in the public interest**.



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00067  
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT R-1

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: tax lot PINs 9730-87-9836 (300 Beaver Drive), 9730-87-8618 (300 Pineview Road) and a portion of tax lot PINs 9730-87-6578 (110 Beaver Drive) and 9730-88-4171 (located between Beaver Drive and Senator Reynolds Road).

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A small portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A small portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains single family residences on small and moderately-sized lots, and is located in close proximity to similar development within the Town of Woodfin and the City of Asheville.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and be located outside of high elevation and steep slope areas.

The subject property consists of three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A small portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A small portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains single family residences on small and moderately-sized lots, and is located in close proximity to similar development within the Town of Woodfin and the City of Asheville.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure, and be located outside of high elevation and steep slope areas.

The subject property consists of three moderately-sized single family residential lots and a very small portion of the development area for Reynolds Mountain. The subject property is completely surrounded by the Town of Woodfin to the West and the City of Asheville to the East, and adjacent Asheville zoning is RS-4. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00068  
PROPOSED ZONING: RESIDENTIAL DISTRICT R-3

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3: tax lot PIN 9639-49-8003 (60 Hornot Circle) and a portion of tax lot PINs 9639-48-9978 (23 Jett Court) and 9639-48-4335 (264 Richmond Hill Drive).

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of small to moderately-sized lots on which single family homes and an adult care home is located. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and RM-6 by the City of Asheville.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the property along Hornot Circle and to the North of Jett Court, which was included within the Land Use Constraint maps. While the nearby property located off of Richmond Hill Drive was not included in the Land Use Constraint maps, the following is also applicable to this property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains single family residences and an adult care home on small and moderately-sized lots, and is located in close proximity to similar development within the City of Asheville.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development and multi-family development be located outside of flood hazard areas. It further highly suggests that multi-family development be located within reasonable proximity to infrastructure (public utilities), and suggests the same for single family/duplex development. The Plan further suggests that both types of development be located outside of high elevation areas.

The subject property consists of small to moderately-sized lots on which single family homes and an adult care home is located. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and RM-6 by the City of Asheville. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the property along Hornot Circle and to the North of Jett Court, which was included within the Land Use Constraint maps. While the nearby property located off of Richmond Hill Drive was not included in the Land Use Constraint maps, the following is also applicable to this property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains single family residences and an adult care home on small and moderately-sized lots, and is located in close proximity to similar development within the City of Asheville.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development and multi-family development be located outside of flood hazard areas. It further highly suggests that multi-family development be located within reasonable proximity to infrastructure (public utilities), and suggests the same for single family/duplex development. The Plan further suggests that both types of development be located outside of high elevation areas.

The subject property consists of small to moderately-sized lots on which single family homes and an adult care home is located. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and RM-6 by the City of Asheville. Therefore, the proposed map amendment would be **reasonable and in the public interest**.



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00069  
PROPOSED ZONING: PS

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Public Service District PS: tax lot PIN 9639-48-1568 (280 Richmond Hill Drive).

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property located within the Town of Woodfin.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Richmond Hill Drive is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of a lot owned by the City of Asheville that is part of Richmond Hill Park, and is adjacent to an established residential neighborhood which consists of small to moderately-sized lots.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that outdoor recreation be separated from low-density residential uses, and further suggests that outdoor recreation be located outside of flood hazard areas. The Plan indicates that proximity to major transportation corridors or infrastructure, or location outside of steep slope or high elevation areas or areas with moderate and high slope stability hazards present is not required for outdoor recreation uses.

The subject property consists of one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property within the Town of Woodfin. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Richmond Hill Drive is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of a lot owned by the City of Asheville that is part of Richmond Hill Park, and is adjacent to an established residential neighborhood which consists of small to moderately-sized lots.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that outdoor recreation be separated from low-density residential uses, and further suggests that outdoor recreation be located outside of flood hazard areas. The Plan indicates that proximity to major transportation corridors or infrastructure, or location outside of steep slope or high elevation areas or areas with moderate and high slope stability hazards present is not required for outdoor recreation uses.

The subject property consists of one lot owned by the City of Asheville and is part of Richmond Hill Park. The subject property is adjacent to property zoned Residential District R-3 by Buncombe County and INST and RM6 by the City of Asheville, and is also adjacent to property within the Town of Woodfin. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00070  
PROPOSED ZONING: COMMERCIAL SERVICE DISTRICT (CS)

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and right-of-ways located within the unincorporated areas of Buncombe County be zoned Commercial Service District CS: tax lot PIN 9639-76-2633 (800 Riverside Drive) and a portion of tax lot PIN 9639-76-1594 (South of 800 Riverside Drive).

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The subject property (described above) consists of an existing landscaping company and the outdoor seating/recreation area for the adjacent Bywater bar. Property to the North, East and South is commercially zoned and located within the City of Asheville. The subject property is bordered by the French Broad River to the West.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is not located within close proximity to a major transportation corridor as mapped, however it does have direct access to NC 251 (Riverside Drive/Broadway Street).
- The subject property is located within close proximity to utility infrastructure (combined water/sewer service area) as indicated on the applicable land use constraint maps.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
- The subject property is located outside of moderate and high slope stability hazard areas.
- The subject property **is located entirely within** a FEMA Flood Hazard Area.
- The subject property is separated from adjacent low-density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as highly suggested within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas, and are not located within steep slope areas or those with high elevations and moderate and high slope stability hazards. While the plan highly suggests that commercial/industrial development be located outside of flood hazard areas, the existing commercial uses of the property have been established for many years and are located outside of the French Broad River floodway. Additionally, the plan highly suggests that commercial and industrial development be separated from low-density residential uses for which the property is in compliance with this standard. The proposed map amendment is compatible with existing surrounding commercially zoned properties located within the City of Asheville. Therefore the proposed map amendment is appropriate.

For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is not located within close proximity to a major transportation corridor as mapped, however it does have direct access to NC 251 (Riverside Drive/Broadway Street).
- The subject property is located within close proximity to utility infrastructure (combined water/sewer service area) as indicated on the applicable land use constraint maps.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
- The subject property is located outside of moderate and high slope stability hazard areas.
- The subject property **is located entirely within** a FEMA Flood Hazard Area.
- The subject property is separated from adjacent low-density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as highly suggested within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas, and are not located within steep slope areas or those with high elevations and moderate and high slope stability hazards. While the plan highly suggests that commercial/industrial development be located outside of flood hazard areas, the existing commercial uses of the property have been established for many years and are located outside of the French Broad River floodway. Additionally, the plan highly suggests that commercial and industrial development be separated from low-density residential uses for which the property is in compliance with this standard. The proposed map amendment is compatible with existing surrounding commercially zoned properties located within the City of Asheville. Therefore the proposed map amendment is appropriate. Therefore the proposed map amendment is appropriate.

The subject property consists of an existing landscaping company and the outdoor seating/recreation area for the adjacent Bywater bar. Property to the North, East and South is commercially zoned and located within the City of Asheville. The subject property is bordered by the French Broad River to the West. Therefore, the proposed map amendment would be **reasonable and in the public interest**.



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00071  
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT R-1

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following property located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: tax lot PIN 9659-76-9880 (located North of 7 Hillview Circle and 22 Hillview Road).

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The property described above is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville zoned RS-2 to the North and RS-4 to the East and South.

The property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Hillview Road is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure; public water and sewer is located at the Southeast corner of the property along Hillview Road.
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains a vacant 1.98 acre tract which is surrounded by single family residential development of varying densities.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and that lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure (public utilities), and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and

consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville and zoned RS-2 to the North and RS-4 to the East and South. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Hillview Road is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure; public water and sewer is located at the Southeast corner of the property along Hillview Road.
- A portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property contains a vacant 1.98 acre tract which is surrounded by single family residential development of varying densities.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and that lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure (public utilities), and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a vacant 1.98 acre lot surrounded by single family residences and other vacant tracts. Established residential developments to the South and North of the property are comprised of smaller single family lots, where tracts to the West at higher elevations and steeper slopes are larger and consist of lower-density residential development. The subject property is adjacent to property zoned Single Family Residential District R-1 by Buncombe County to the West, and to property within the City of Asheville and zoned RS-2 to the North and RS-4 to the East and South. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00072  
PROPOSED ZONING: RESIDENTIAL DISTRICT R-3

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties located within the unincorporated areas of Buncombe County be zoned Residential District R-3: tax lot PIN 9628-26-0839 (located North of 433 Deaverview Road) and a portion of tax lot PIN 9628-26-2754 (419 Deaverview Road).

DEPARTMENT RECOMMENDATION: **APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The area described above consists of a 0.35 acre vacant lot and a portion of a lot owned by Sunrise Baptist Church. The subject property is adjacent to property zoned RM8 by the City of Asheville, and in close proximity to property zoned R-3 by Buncombe County along Deaverview Road.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Deaverview Road is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A small portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A small portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property is comprised of a smaller vacant lot without road frontage and an existing place of worship.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development and multi-family development be located outside of flood hazard areas. It further highly suggests that multi-family development be located within reasonable proximity to infrastructure (public utilities), and suggests the same for single family/duplex development. It further suggests that both types of development be located outside of high elevation areas.

The subject property consists of a 0.35 acre vacant lot and a portion of a lot owned by Sunrise Baptist Church (churches are a permitted use in the R-3 District). The subject property is adjacent to property zoned RM-8 by the City of Asheville, and is in close proximity to property zoned R-3 by Buncombe County along Deaverview Road. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the property:

- The subject property is **not** located within reasonable proximity to a major transportation corridor. Deaverview Road is a public street maintained by the City of Asheville.
- The subject property is located within reasonable proximity to infrastructure (public utilities).
- A small portion of the subject property contains steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- A small portion of the subject property contains areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property is comprised of a smaller vacant lot without road frontage and an existing place of worship.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development and multi-family development be located outside of flood hazard areas. It further highly suggests that multi-family development be located within reasonable proximity to infrastructure (public utilities), and suggests the same for single family/duplex development. It further suggests that both types of development be located outside of high elevation areas.

The subject property consists of a 0.35 acre vacant lot and a portion of a lot owned by Sunrise Baptist Church (churches are a permitted use in the R-3 District). The subject property is adjacent to property zoned RM-8 by the City of Asheville, and is in close proximity to property zoned R-3 by Buncombe County along Deaverview Road. Therefore, the proposed map amendment would be **reasonable and in the public interest**.



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00073  
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT R-1

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and related road right-of-ways located within the unincorporated areas of Buncombe County be zoned Single Family Residential District R-1: Tax lot PINs 9645-63-7476 (located East of 34 Deerhaven Lane) and a portion of tax lot PIN 9645-62-2963 (located behind 331 Red Fox Circle).

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The property described above is a 3.01 acre lot that is used as a park by the surrounding neighborhood and owned by the Braeside Property Owners Association, and a very small portion of a vacant tract owned by the Biltmore Park Association. The subject property is surrounded by single family residences on moderately and larger sized lots. Established residential developments to the South, East, and North of the property within the City of Asheville are comprised of moderately-sized single family lots and are zoned RS-2 by the City. Residential lots to the West along Deerhaven Lane are developed at a lower density with lots of two acres or greater in size; these lots are zoned Single Family Residential District R-1 by Buncombe County, and were previously part of the City of Asheville's ETJ.

The property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure; sewer lines run through the property owned by Biltmore Park as well as along Crocus Lane to Deerhaven Lane and up Braeside Circle, and water lines run along Deerhaven Lane and terminate in front of the property owned by the Braeside Property Owner's Association.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- The subject property does **not** contain areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of a vacant lot utilized as a park by the neighborhood, as well as a small portion of an adjacent vacant lot; these tracts are adjacent to low and medium-density residential development.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and that single family/duplex development and lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex

development be located within reasonable proximity to infrastructure (public utilities) and outside of steep slope areas and high elevation areas, and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a 3.01 acre lot that is used as a park by the surrounding neighborhood and owned by the Braeside Property Owners Association, and a very small portion of a vacant tract owned by the Biltmore Park Association. The subject property is surrounded by single family residences on moderately and larger sized lots. Established residential developments to the South, East, and North of the property within the City of Asheville are comprised of moderately-sized single family lots and are zoned RS-2 by the City. Residential lots to the West along Deerhaven Lane are developed at a lower density with lots of two acres or greater in size; these lots are zoned Single Family Residential District R-1 by Buncombe County, and were previously part of the City of Asheville's ETJ. For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is **not** located within reasonable proximity to a major transportation corridor.
- The subject property is located within reasonable proximity to infrastructure; sewer lines run through the property owned by Biltmore Park as well as along Crocus Lane to Deerhaven Lane and up Braeside Circle, and water lines run along Deerhaven Lane and terminate in front of the property owned by the Braeside Property Owner's Association.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** contain high elevation areas (greater than 2,500 feet).
- The subject property does **not** contain areas with moderate and high slope stability hazards present.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property consists of a vacant lot utilized as a park by the neighborhood, as well as a small portion of an adjacent vacant lot; these tracts are adjacent to low and medium-density residential development.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update highly suggests that single family/duplex development be located outside of flood hazard areas and that single family/duplex development and lower-density residential development be located outside of moderate and high slope stability hazard areas. It further suggests that single family/duplex development be located within reasonable proximity to infrastructure (public utilities) and outside of steep slope areas and high elevation areas, and that separation of single family/duplex development from low-density residential uses is not necessary.

The subject property is a 3.01 acre lot that is used as a park by the surrounding neighborhood and owned by the Braeside Property Owners Association, and a very small portion of a vacant tract owned by the Biltmore Park Association. The subject property is surrounded by single family residences on moderately and larger sized lots. Established residential developments to the South, East, and North of the property within the City of Asheville are comprised of moderately-sized single family lots and are zoned RS-2 by the City. Residential lots to the West along Deerhaven Lane are developed at a lower density with lots of two acres or greater in size; these lots are zoned Single Family Residential District R-1 by Buncombe County, and were previously part of the City of Asheville's ETJ. Therefore, the proposed map amendment would be **reasonable and in the public interest**.



BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00074  
PROPOSED ZONING: COMMERCIAL SERVICE DISTRICT (CS)

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following property located within the unincorporated areas of Buncombe County be zoned Commercial Service CS: A portion of tax lot PIN 9645-02-4648 (25 Hereford Way).

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The subject property consists of an existing portion of unzoned property that is utilized as a stormwater basin for the Biltmore Town Square mixed use development. Contiguous property to the North is vacant and zoned CS. Surrounding property to the East, South and West is primarily developed and located within the City of Asheville.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is not located within close proximity to a major transportation corridor as mapped, however it is within close proximity to Long Shoals Road and adjacent to the existing road infrastructure of Biltmore Town Square which is City of Asheville maintained.
- The subject property is located within close proximity to utility infrastructure (combined water/sewer service area) as indicated on the applicable land use constraint maps.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
- The subject property is located outside of moderate and high slope stability hazard areas.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property is separated from adjacent low-density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as highly suggested within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas, are not located within steep slope areas or those with high elevations and moderate and high slope stability hazards or flood prone areas. Further the plan highly suggests that commercial and industrial development be separated from low-density residential uses. The proposed map amendment is compatible with existing CS zoning to the North as well as the surrounding Biltmore Town Square development which is commercially zoned and located within the City of Asheville. Therefore the proposed map amendment is appropriate.

For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.

### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is not located within close proximity to a major transportation corridor as mapped, however it is within close proximity to Long Shoals Road and adjacent to the existing road infrastructure of Biltmore Town Square which is City of Asheville maintained.
- The subject property is located within close proximity to utility infrastructure (combined water/sewer service area) as indicated on the applicable land use constraint maps.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
- The subject property is located outside of moderate and high slope stability hazard areas.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property is separated from adjacent low-density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as highly suggested within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas, are not located within steep slope areas or those with high elevations and moderate and high slope stability hazards or flood prone areas. Further the plan highly suggests that commercial and industrial development be separated from low-density residential uses. The proposed map amendment is compatible with existing CS zoning to the North as well as the surrounding Biltmore Town Square development which is commercially zoned and located within the City of Asheville.

The subject property consists of an existing portion of unzoned property that is utilized as a stormwater basin for the Biltmore Town Square mixed use development. Contiguous property to the North is vacant and zoned CS. Surrounding property to the East, South and West is primarily developed and located within the City of Asheville. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00075  
PROPOSED ZONING: PUBLIC SERVICE DISTRICT (PS)

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following property and associated road rights-of-way located within the unincorporated areas of Buncombe County be zoned Public Service PS: tax lot PIN 9627-95-5515 (590 Brevard Road).

**DEPARTMENT RECOMMENDATION: APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The subject property consist of an existing church and associated cemetery. Property to the South is part of the Biltmore Estate and zoned CR, to the East and North is the WNC Farmers' Market property which is zoned PS. Property to the West is a mix of uses including a post office and gas station/convenience strip center located within the City of Asheville and separated by Brevard Road.

The property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is located along a major transportation corridor (Brevard Road) although not technically mapped as such – see above.
- The subject property is located within close proximity to the combined water/sewer service area as indicated on the applicable land use constraint maps. Public water and sewer lines are present along Brevard Road although not technically mapped as such – see above.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
- A small portion of the subject property contains moderate slope stability hazard areas.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property is separated from adjacent low-density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as highly suggested within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas, are not located within steep slope areas or those with high elevations and high slope stability hazards or flood prone areas. Further the plan highly suggests that commercial and industrial development be separated from low-density residential uses. The proposed map amendment is compatible with surrounding PS zoned property (WNC Farmers' Market) to the North and East of the subject property as well as the current use of the property for a place of worship. Therefore the proposed map amendment is appropriate.

For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.



### LAND USE PLAN CONSISTENCY STATEMENTS

**Consistent:** The property under consideration was not fully included in the Land Use Constraint maps of the Buncombe County Comprehensive Land Use Plan 2013 Update, however the property is characterized by the following features:

- The subject property is located along a major transportation corridor (Brevard Road) although not technically mapped as such – see above.
- The subject property is located within close proximity to the combined water/sewer service area as indicated on the applicable land use constraint maps. Public water and sewer lines are present along Brevard Road although not technically mapped as such – see above.
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
- A small portion of the subject property contains moderate slope stability hazard areas.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The subject property is separated from adjacent low-density residential uses.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as highly suggested within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas, are not located within steep slope areas or those with high elevations and high slope stability hazards or flood prone areas. Further the plan highly suggests that commercial and industrial development be separated from low-density residential uses. The proposed map amendment is compatible with surrounding PS zoned property (WNC Farmers' Market) to the North and East of the subject property as well as the current use of the property for a place of worship.

The subject properties consist of an existing church and associated cemetery. Property to the South is part of the Biltmore Estate and zoned CR, to the East and North is the WNC Farmers' Market property which is zoned PS. Property to the West is a mix of uses including a post office and gas station/convenience strip center located within the City of Asheville and separated by Brevard Road. Therefore, the proposed map amendment would be **reasonable and in the public interest**.

BUNCOMBE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
MAP AMENDMENT ANALYSIS

CASE NUMBER: ZPH2015-00076  
PROPOSED ZONING: EMPLOYMENT DISTRICT (EMP)

**PROPERTY DESCRIPTION:**

The Zoning Administrator has proposed that the following properties and related road rights-of-way located within the unincorporated areas of Buncombe County be zoned Employment District EMP: Tax lot PINs 9643-82-6152 (99 Underwood Road), 9643-81-5686 (95 Underwood Road), 9643-81-7692 (93 Underwood Road), 9643-81-6275 (Northwest of the intersection of Fanning Bridge Road and Underwood Road), 9643-81-9765 (North of the intersection of Piney Drive and Underwood Road), 9643-81-9653 (North of the intersection of Piney Drive and Underwood Road), 9643-81-9433 (North of 92 Underwood Road), 9643-81-9219 (92 Underwood Road), 9643-81-9103 (29 Norman Road), and 9643-80-7599 (1291 Fanning Bridge Road).

DEPARTMENT RECOMMENDATION: **APPROVAL**

The amendment under consideration propose adopting zoning in the unincorporated areas of Buncombe County which are currently not zoned, pursuant to Session Law 2014-26.

**REZONING ANALYSIS:**

The subject properties consist of existing rental/sales and service, warehousing, self-storage, nightclub, small scale commercial uses, vacant land and a church. The majority of property to the east and south consists of single-family residences located within Henderson County. Property to the north is developed as a strip shopping center and located within Henderson County. Property to the west is zoned PS (fairgrounds) with the majority of property industrially developed and located within the City of Asheville and separated by the I-26 corridor.

The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is located within reasonable proximity to major transportation corridors.
- The subject property is located within close proximity to the combined water/sewer service area as indicated on the applicable land use constraint maps. Public water is located along Underwood Road and public sewer appears to be available along portions of Fanning Bridge Road (availability not verified).
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
- The subject property is located outside of moderate and high slope stability hazard areas.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The majority (larger tracts) of subject property is separated from adjacent low-density residential uses by existing road infrastructure.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as highly suggested within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas, are not located within steep slope areas or those with high elevations and moderate and high slope stability hazards or flood prone areas. Further the plan highly suggests that commercial and industrial

development be separated from low-density residential uses. While the larger tracts of land are separated from the surrounding residential neighborhood by existing road infrastructure, four (4) lots lack a clear separation from an adjacent residential neighborhood. Given the small size of these lots, however, development options will likely be limited to those that are residential in nature or small scale commercial development. The proposed map amendment offers a zoning district that is compatible with existing commercial and industrial uses while providing a transitional district to the existing surrounding residential neighborhood. Therefore the proposed map amendment is appropriate.

For the above reasons, the Buncombe County Department of Planning and Development recommends **approval** of the proposed map amendment.



### LAND USE PLAN CONSISTENCY STATEMENTS





**Consistent:** The Land Use Constraint maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update indicate the following regarding the subject property:

- The subject property is located within reasonable proximity to major transportation corridors.
- The subject property is located within close proximity to the combined water/sewer service area as indicated on the applicable land use constraint maps. Public water is located along Underwood Road and public sewer appears to be available along portions of Fanning Bridge Road (availability not verified).
- The subject property does **not** contain steep slope areas of 25% or greater.
- The subject property does **not** lie within areas containing high elevations (greater than 2,500 feet).
- The subject property is located outside of moderate and high slope stability hazard areas.
- The subject property is **not** located within a FEMA Flood Hazard Area.
- The majority (larger tracts) of subject property is separated from adjacent low-density residential uses by existing road infrastructure.

Figure 20. Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013 Update identifies commercial and industrial development as highly suggested within areas that are within reasonable proximity to major transportation corridors and combined water/sewer service areas, are not located within steep slope areas or those with high elevations and moderate and high slope stability hazards or flood prone areas. Further the plan highly suggests that commercial and industrial development be separated from low-density residential uses. While the larger tracts of land are separated from the surrounding residential neighborhood by existing road infrastructure, four (4) lots lack a clear separation from an adjacent residential neighborhood. Given the small size of these lots, however, development options will likely be limited to those that are residential in nature or small scale commercial development. The proposed map amendment offers a zoning district that is compatible with existing commercial and industrial uses while providing a transitional district to the existing surrounding residential neighborhood.

The subject properties consist of existing rental/sales and service, warehousing, self-storage, nightclub, small scale commercial uses, vacant land and a church. The majority of property to the east and south consists of single-family residences located within Henderson County. Property to the north is developed as a strip shopping center and located within Henderson County. Property to the west is zoned PS (fairgrounds) with the majority of property industrially developed and located within the City of Asheville and separated by the I-26 corridor. Therefore, the proposed map amendment would be **reasonable and in the public interest**.













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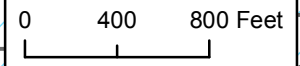
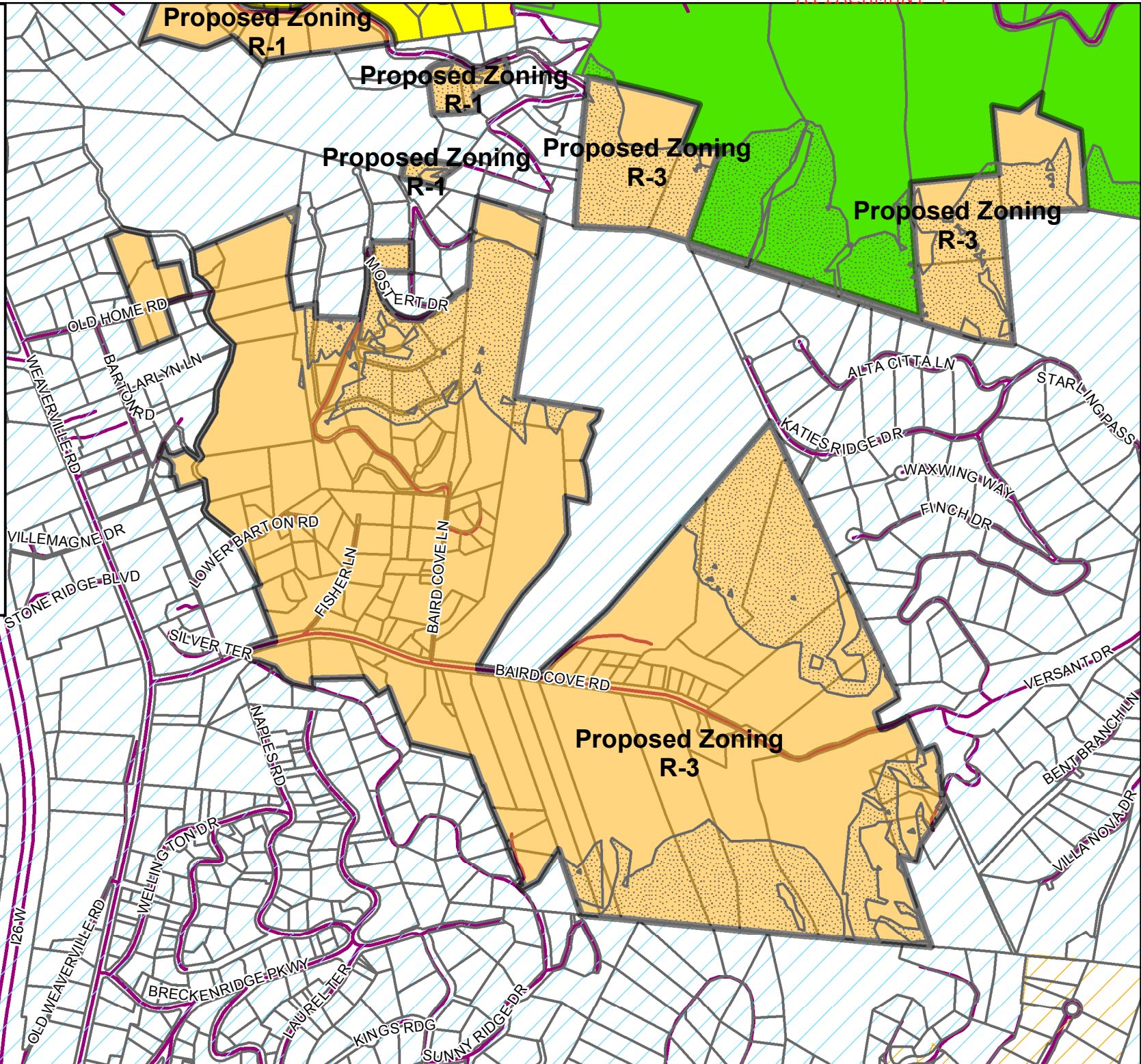
-  Proposed Zoning Area
-  Property Boundaries
-  Asheville
-  Woodfin
-  Weaverville

**Proposed Zoning Overlay**

-  Steep Slope/High Elev.

**Existing County Zoning**

-  AI
-  BDM
-  CR
-  CS
-  EMP
-  NS
-  OU
-  PS
-  R-1
-  R-2
-  R-3
-  R-LD



### Legend

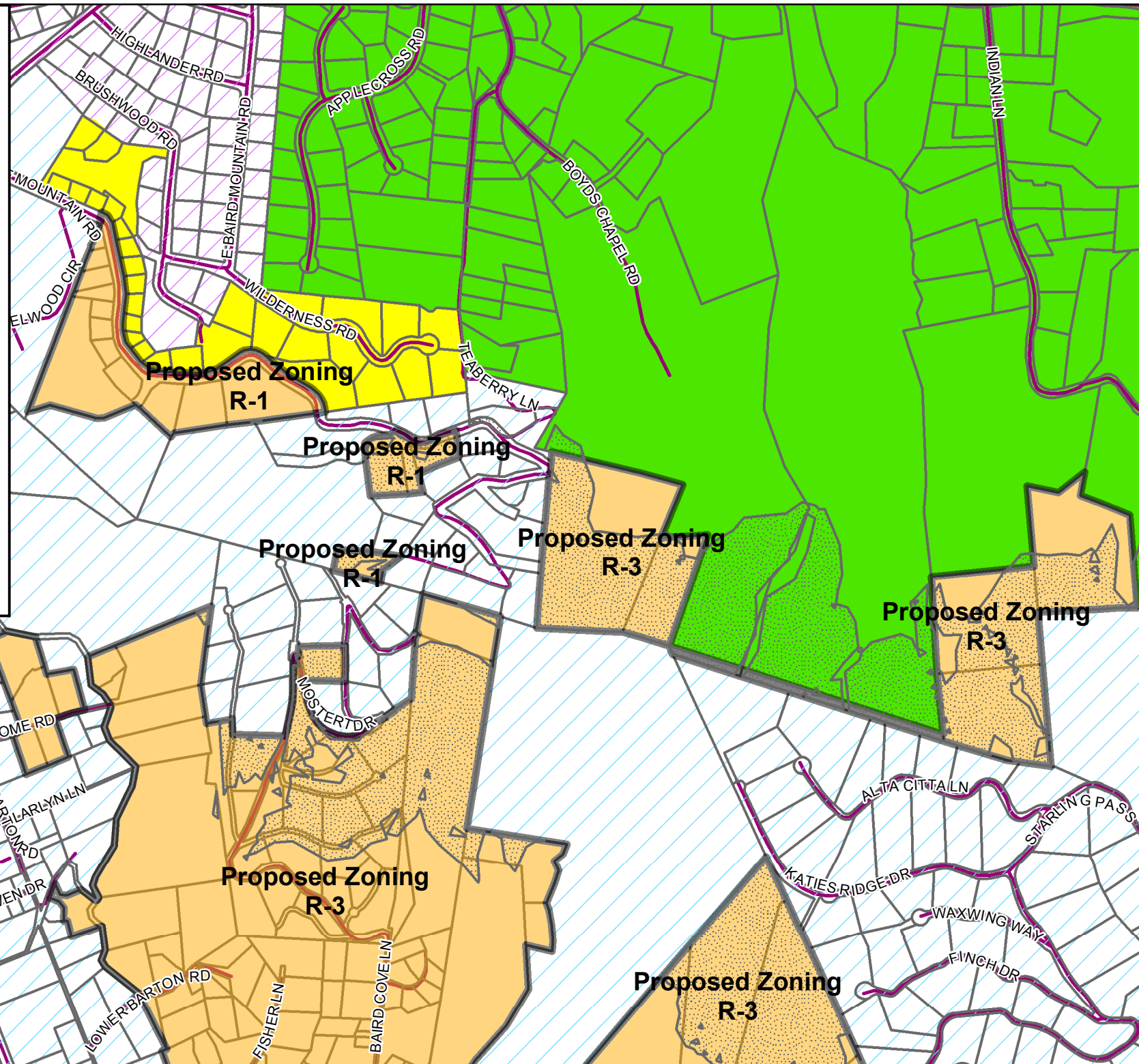
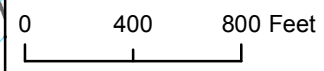
- Proposed Zoning Area
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- Weaverville

### Proposed Zoning Overlay

- Steep Slope/High Elev.

### Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD





**Legend**

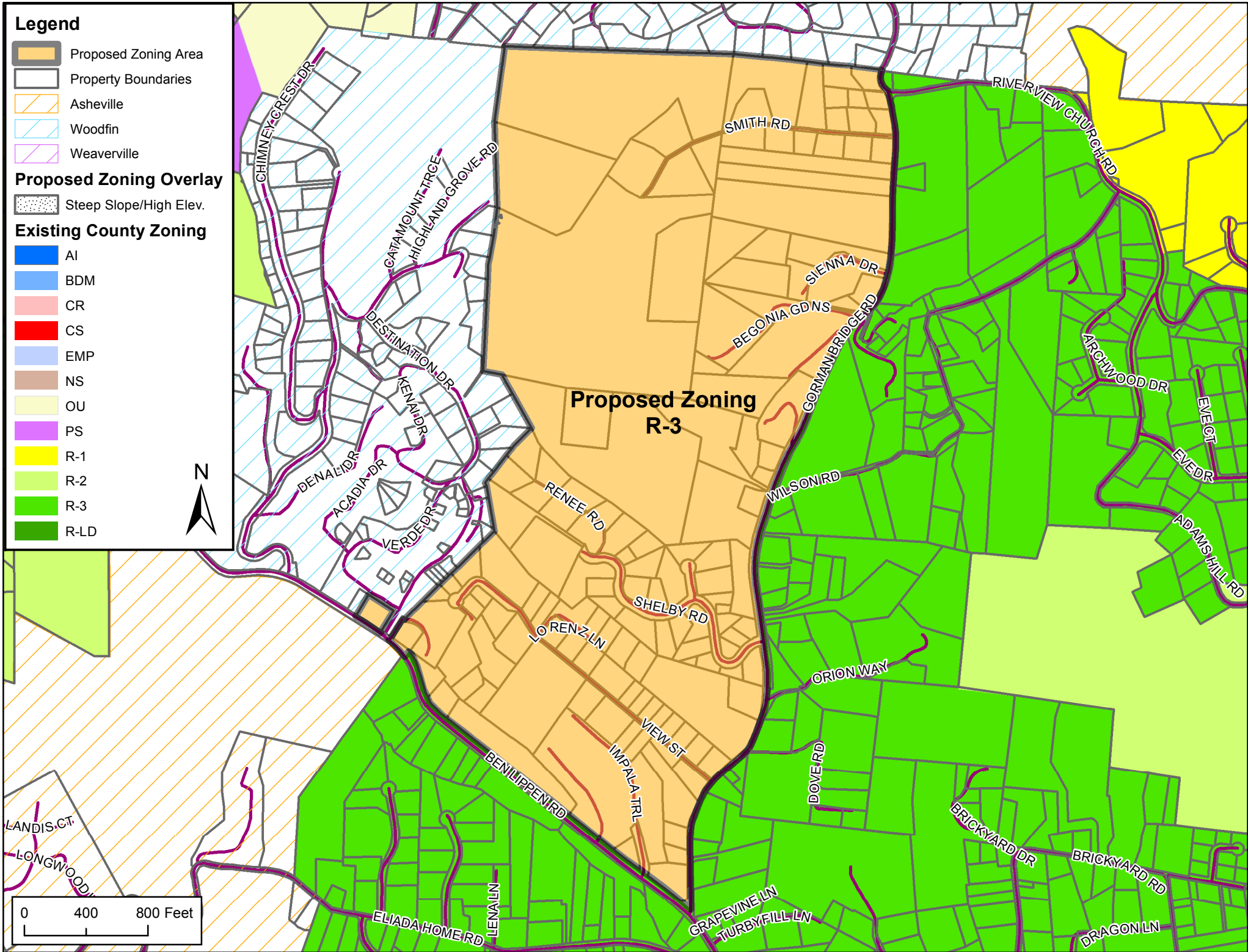
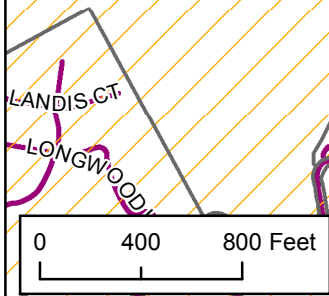
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

**Proposed Zoning Overlay**

- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



**Legend**

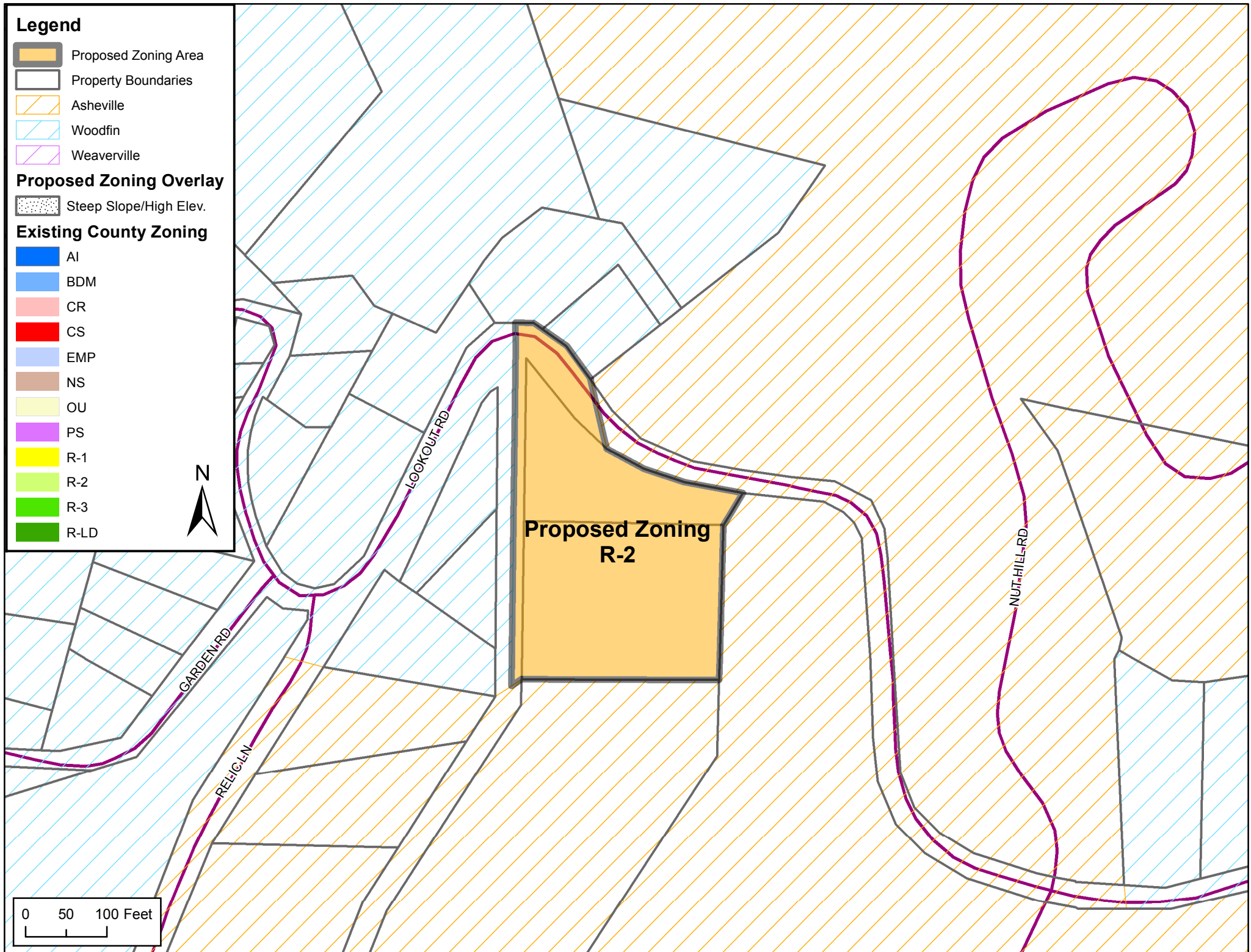
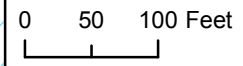
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**Proposed Zoning Overlay**

- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD





### Legend

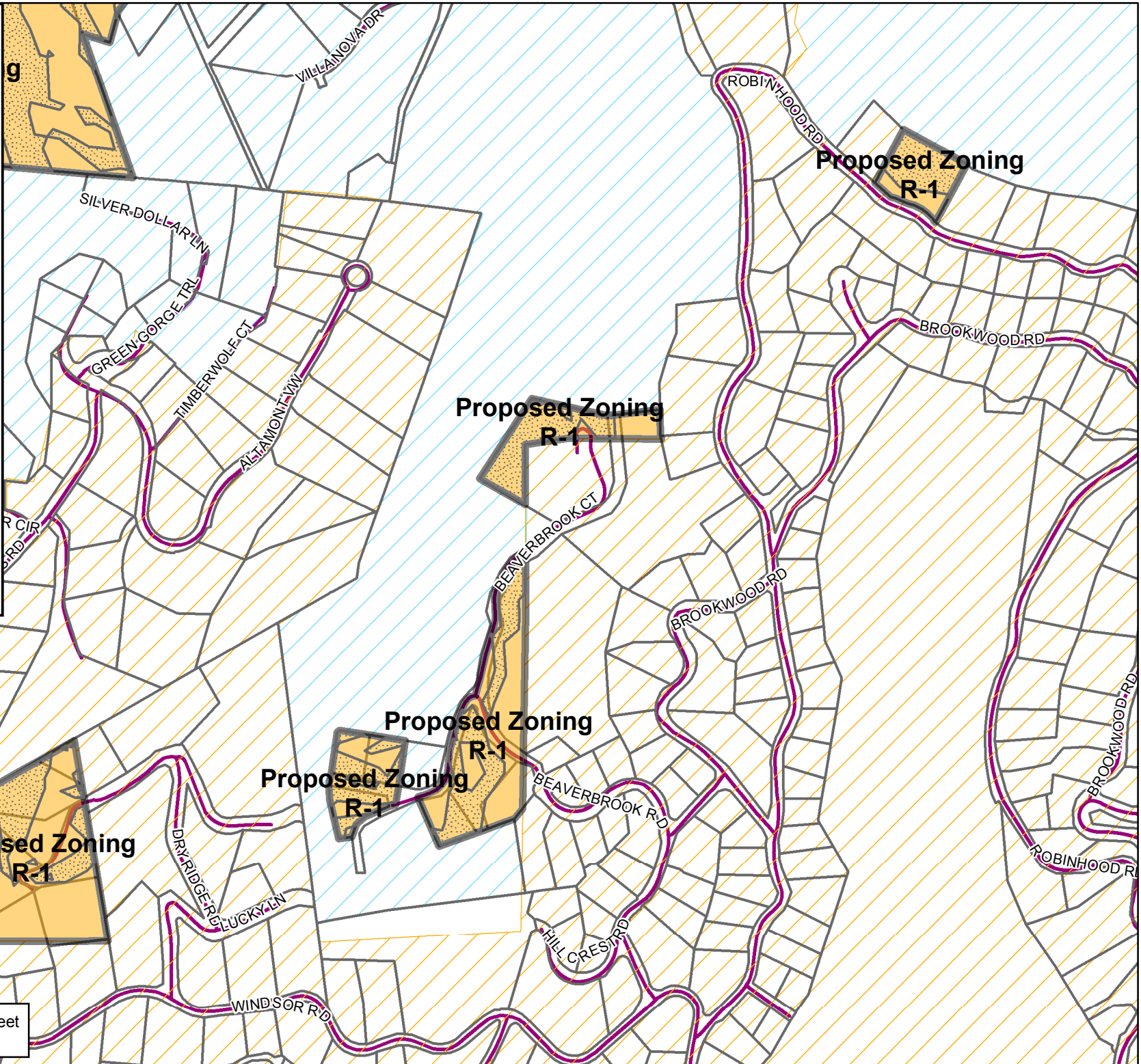
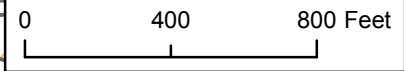
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### Proposed Zoning Overlay

- Steep Slope/High Elev.

### Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD





**Legend**

- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

**Proposed Zoning Overlay**

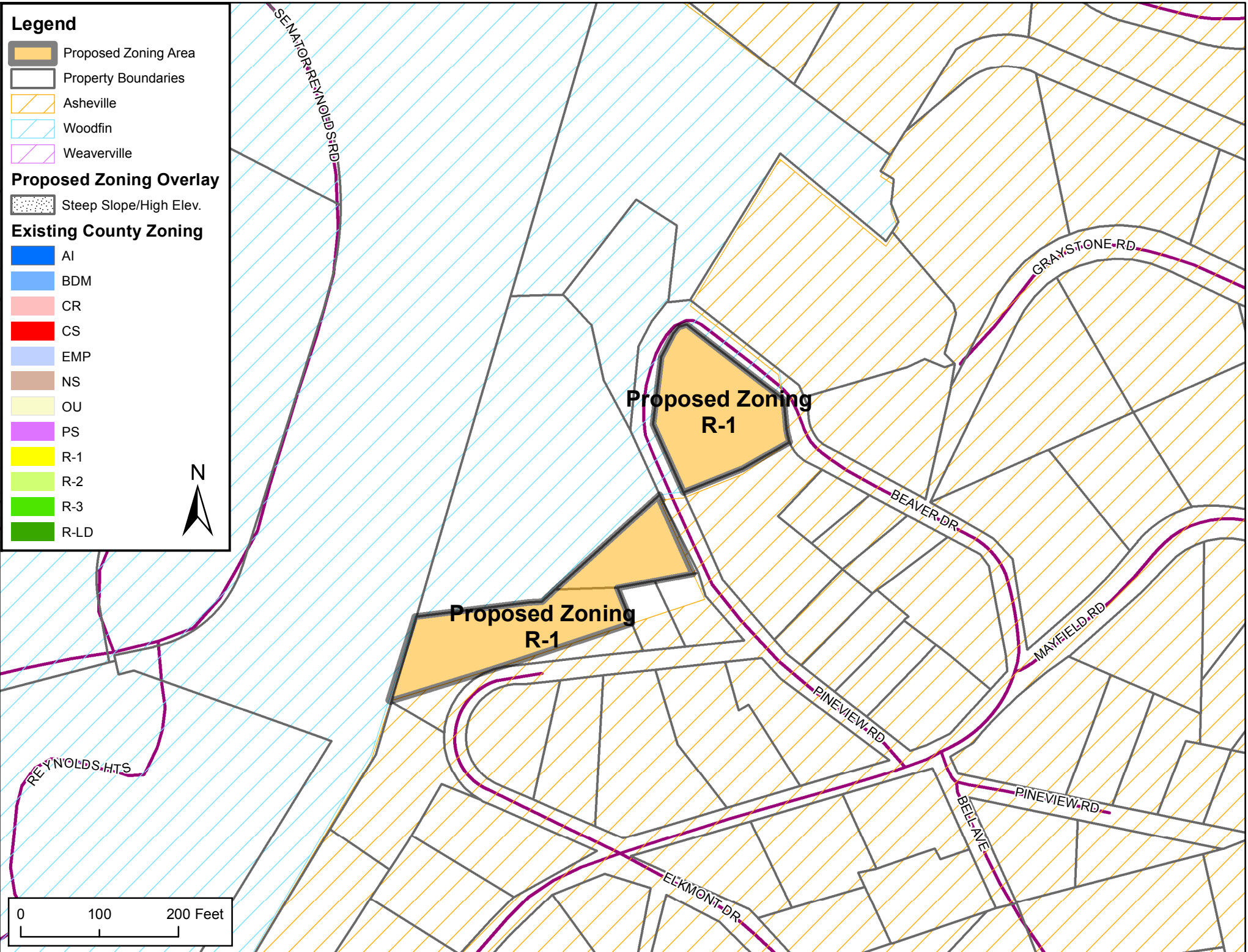
- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



0 100 200 Feet



**Legend**

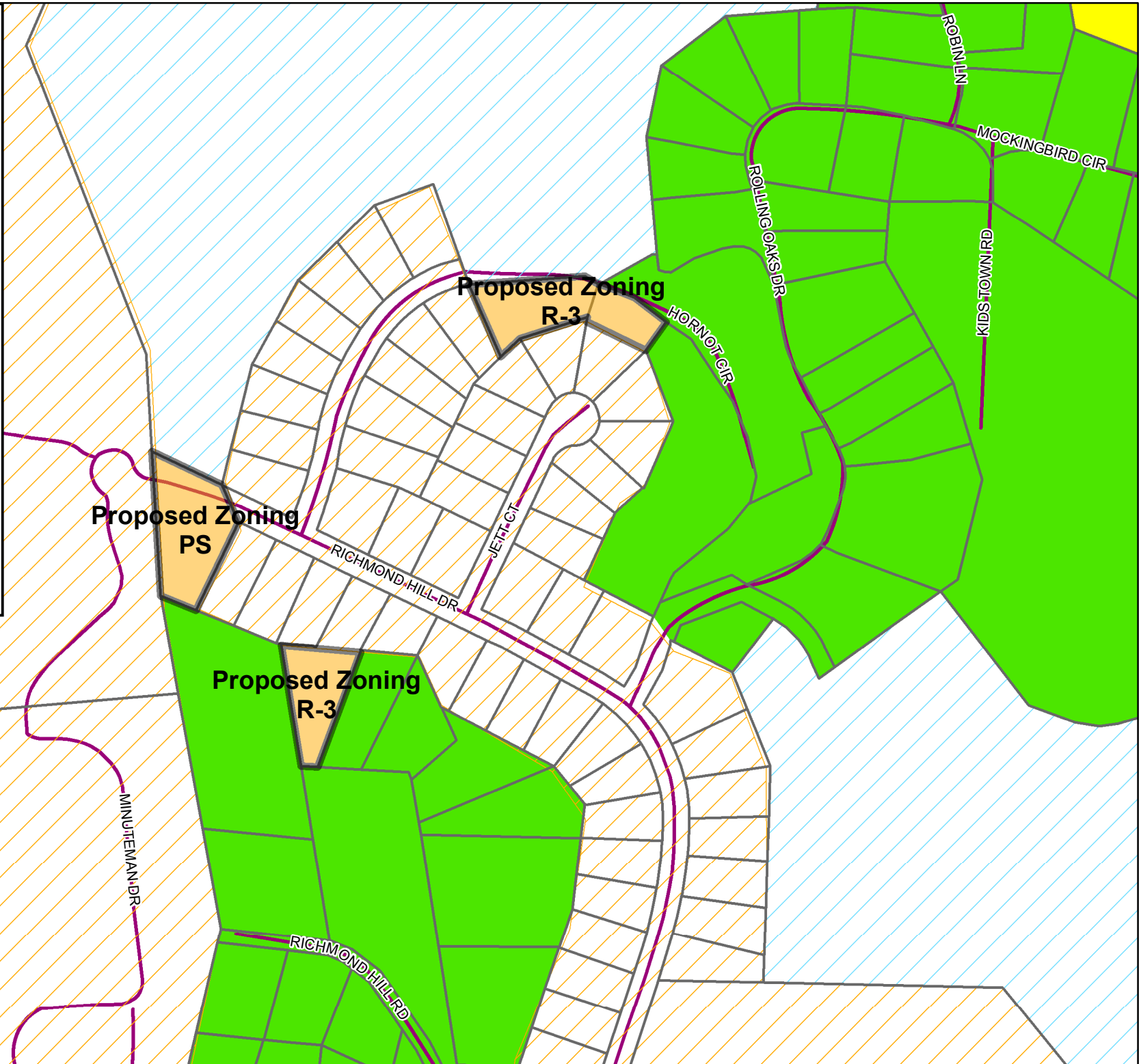
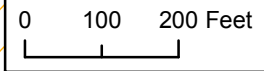
- Proposed Zoning Area
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- Asheville
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- Weaverville

**Proposed Zoning Overlay**

- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



**Legend**

- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

**Proposed Zoning Overlay**

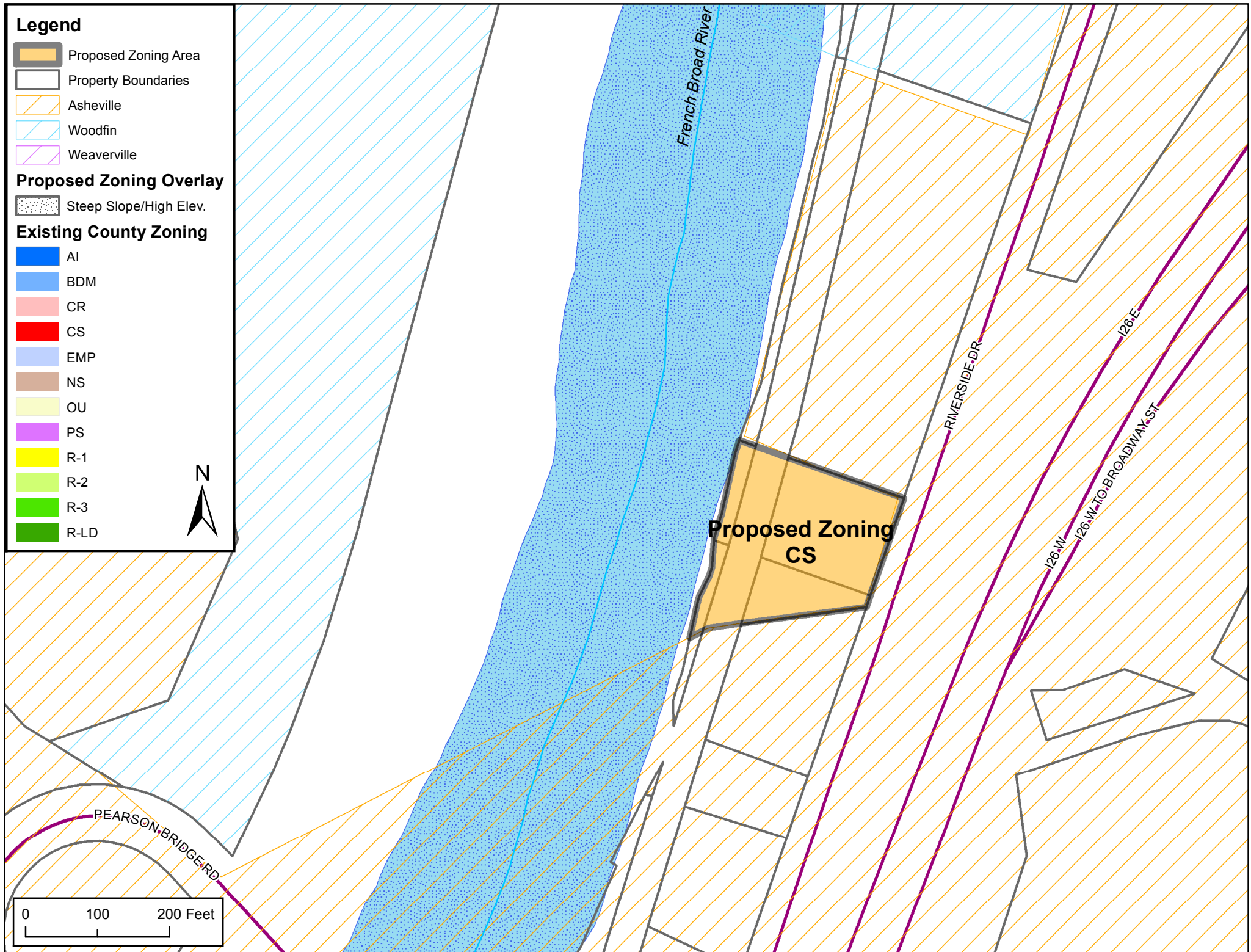
- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



0 100 200 Feet





**Legend**

- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

**Proposed Zoning Overlay**

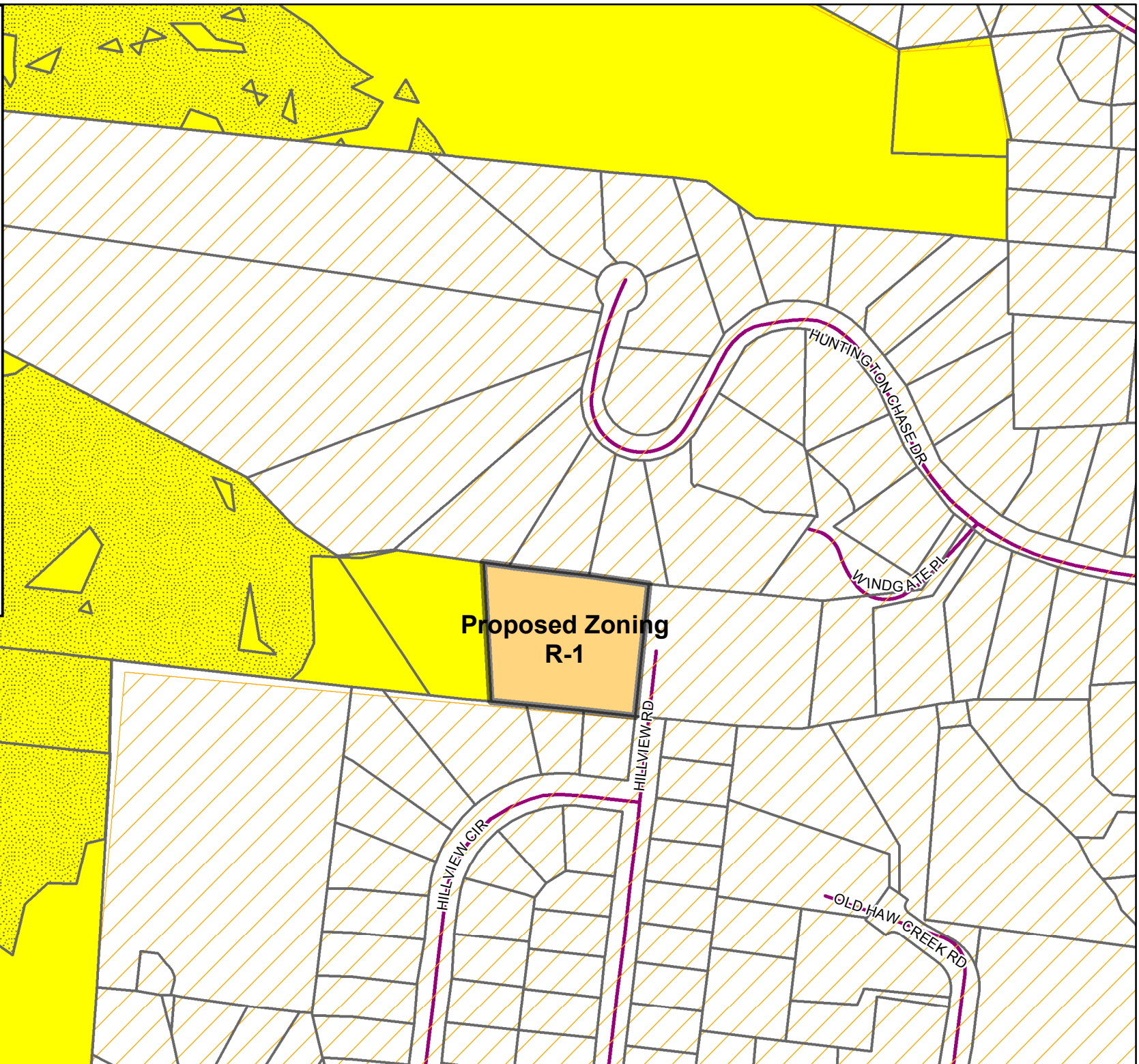
- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



0 100 200 Feet



**Proposed Zoning  
R-1**

HILLVIEW CIR

HILLVIEW RD

OLD HAWK CREEK RD

WINDGATE PL

HUNTINGTON CHASE DR

**Legend**

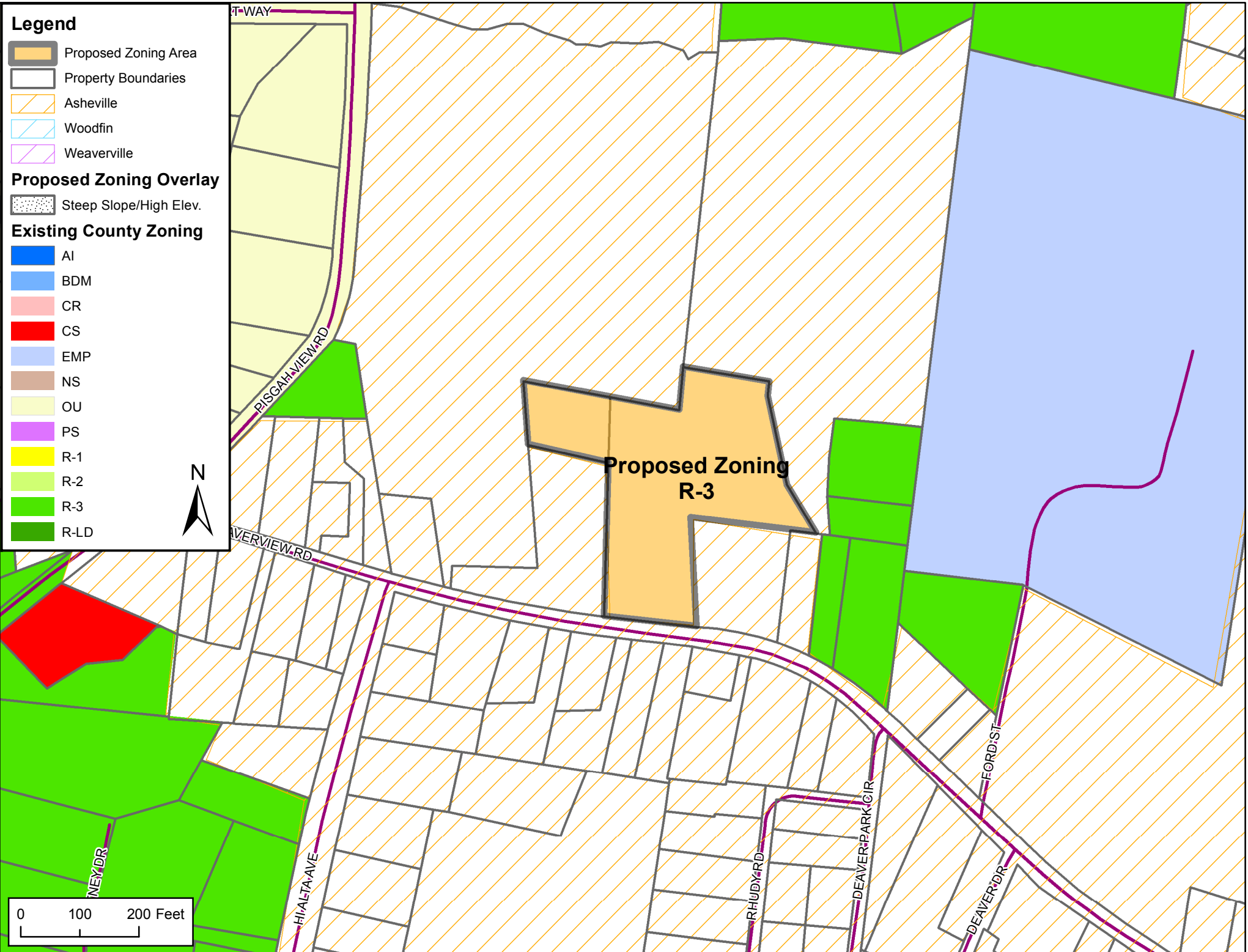
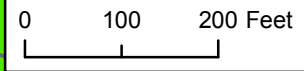
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

**Proposed Zoning Overlay**

- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



**Proposed Zoning  
R-3**

...T-WAY

RISCANVIEW RD

OVERVIEW RD

WEY DR

HILTA AVE

RHODY RD

DEAVERPARK CIR

FORD ST

DEAVERT DR

**Legend**

- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

**Proposed Zoning Overlay**

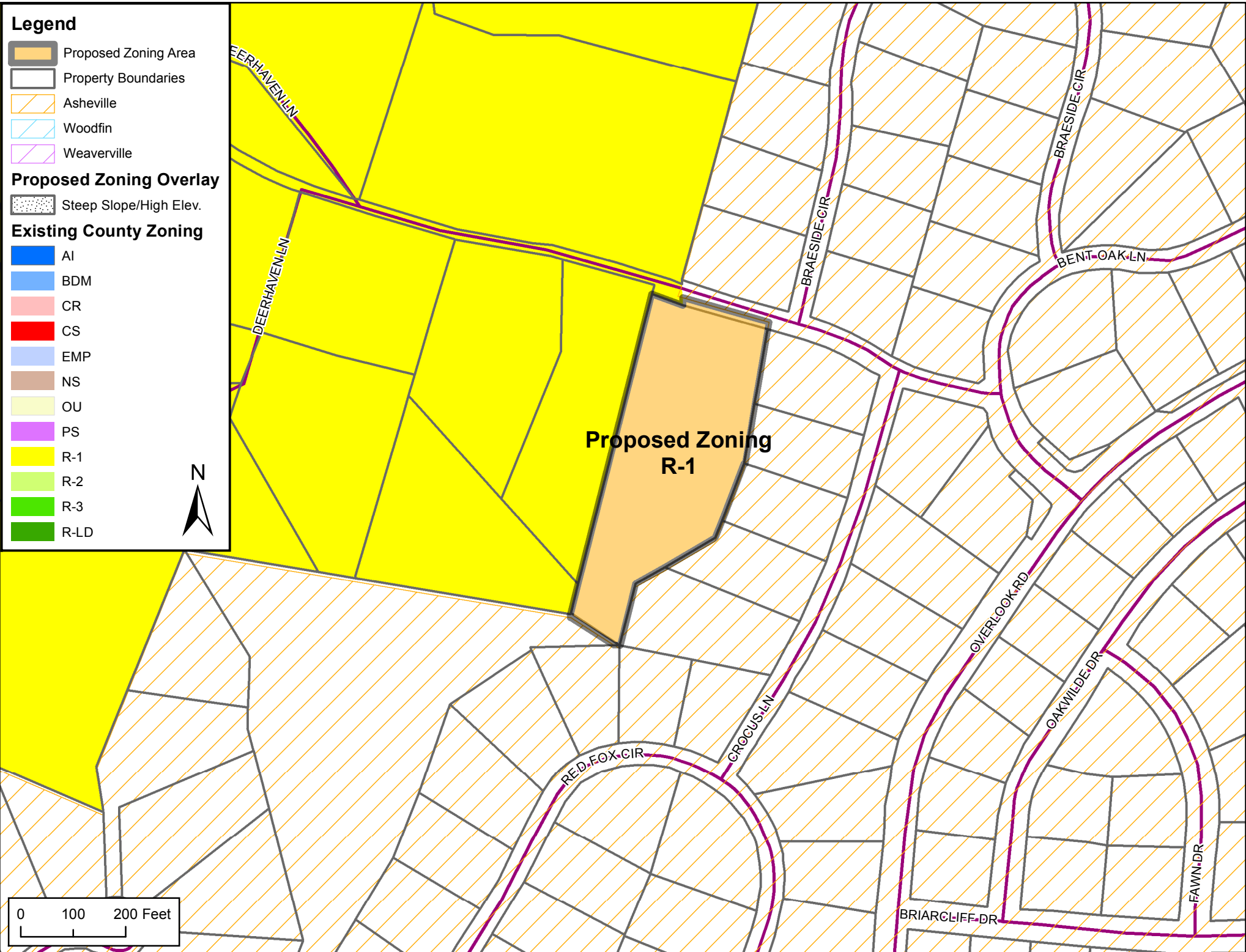
- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



0 100 200 Feet





**Legend**

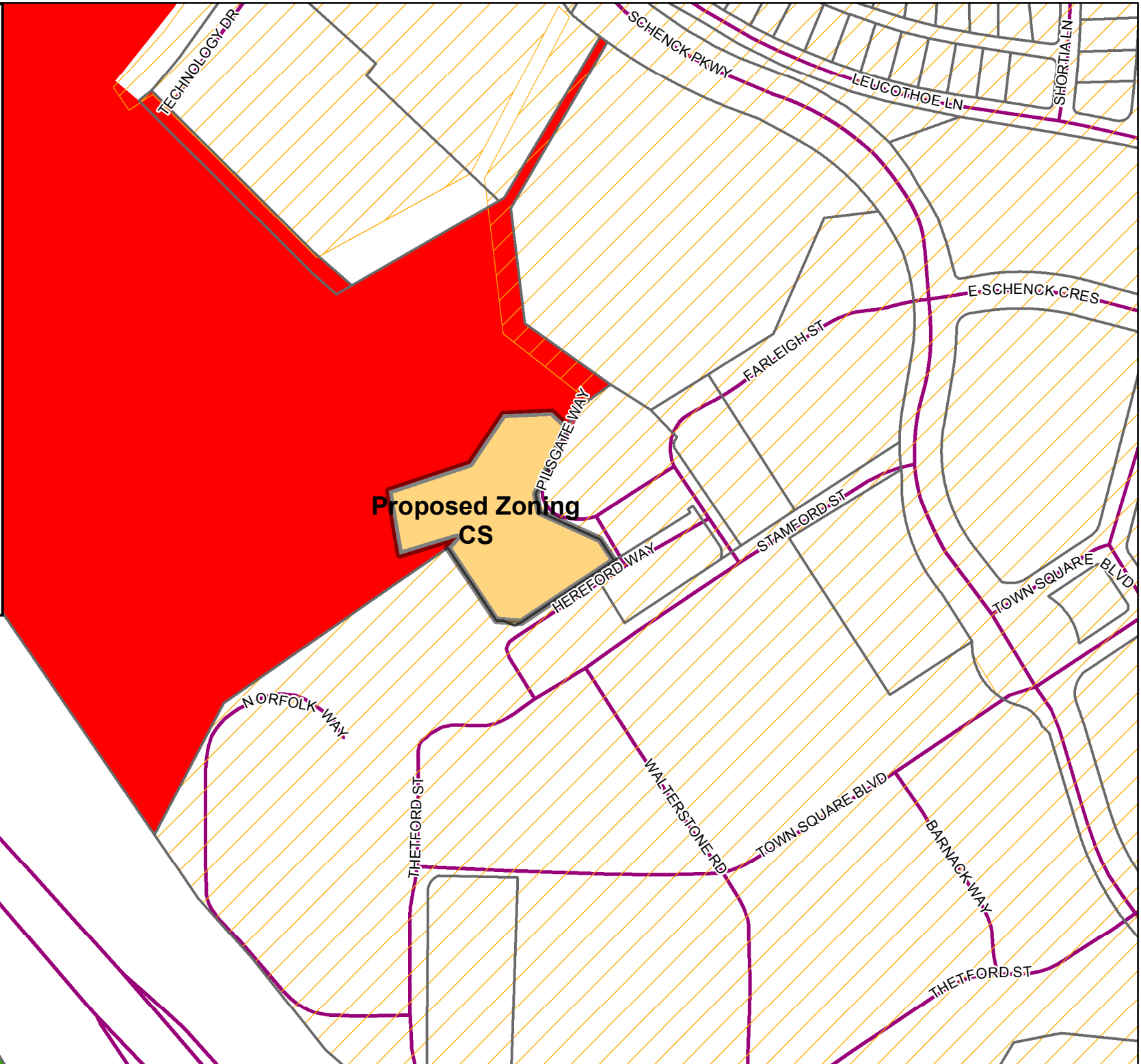
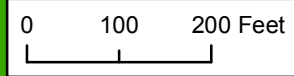
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

**Proposed Zoning Overlay**

- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



**Legend**

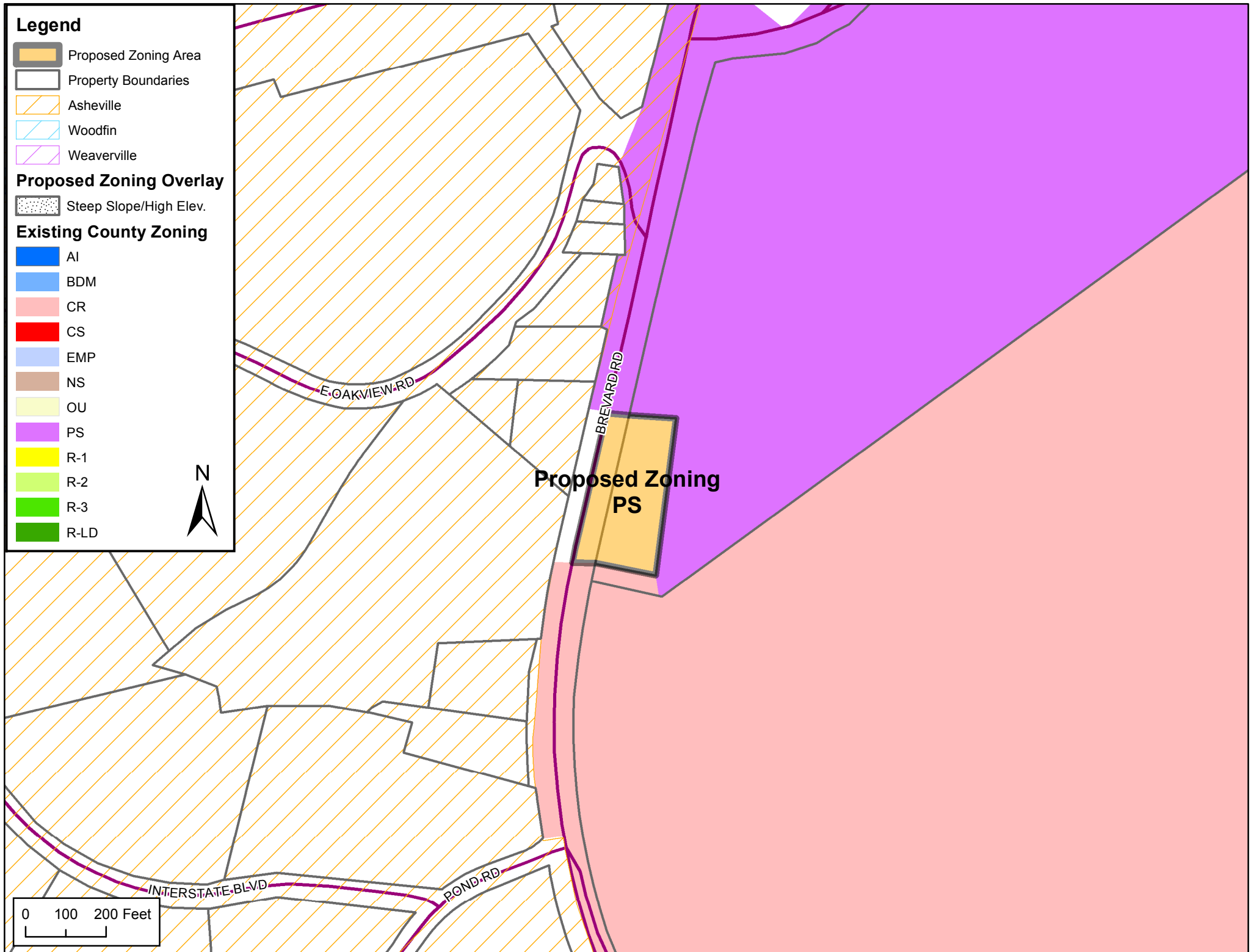
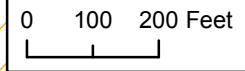
- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

**Proposed Zoning Overlay**

- Steep Slope/High Elev.

**Existing County Zoning**

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



**Proposed Zoning  
PS**

E. OAKVIEW RD.

BREVARD RD.

INTERSTATE BLVD

POND RD.

### Legend

- Proposed Zoning Area
- Property Boundaries
- Asheville
- Woodfin
- Weaverville

### Proposed Zoning Overlay

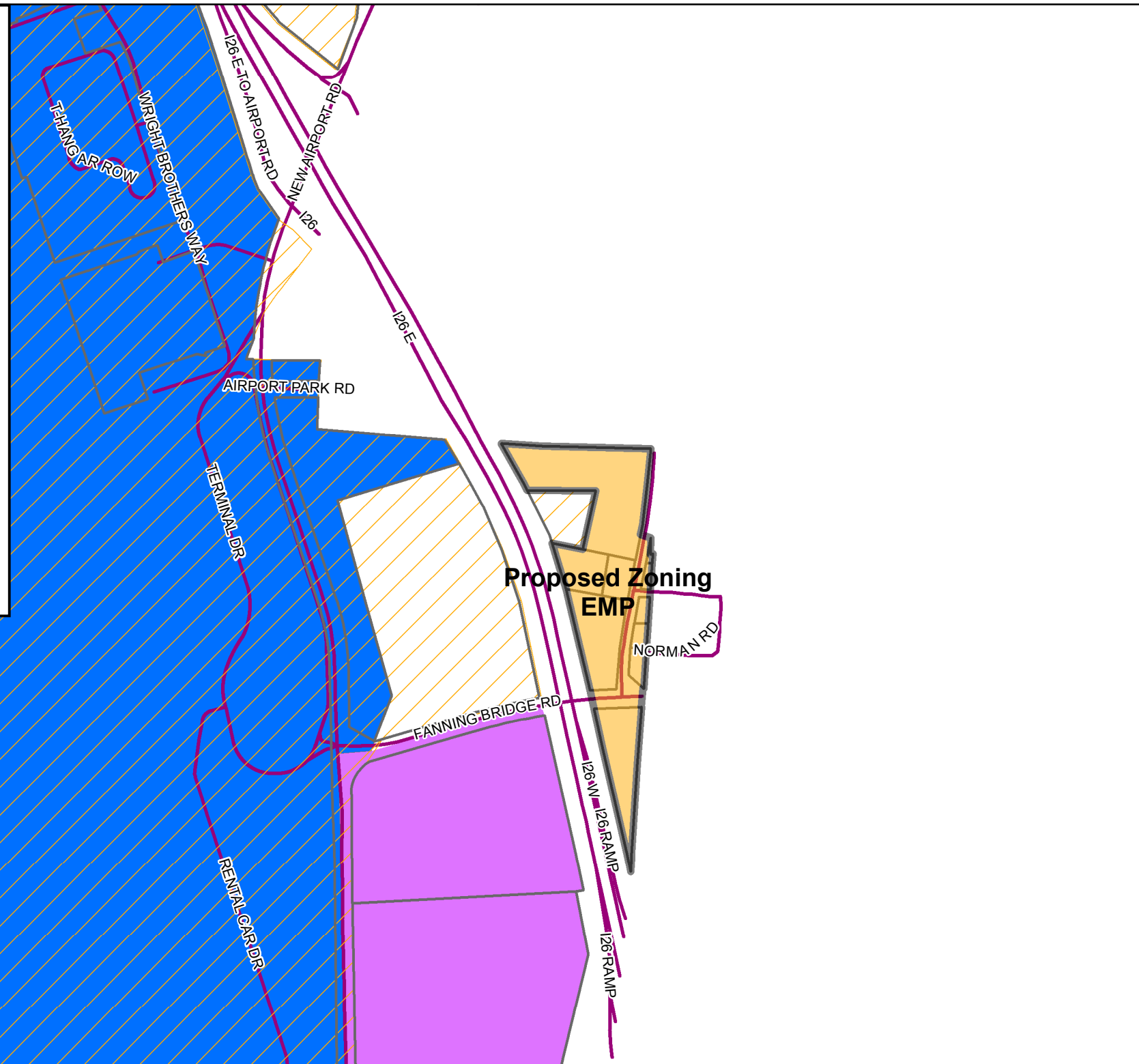
- Steep Slope/High Elev.

### Existing County Zoning

- AI
- BDM
- CR
- CS
- EMP
- NS
- OU
- PS
- R-1
- R-2
- R-3
- R-LD



0 400 800 Feet





**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 multi-family residential development or a mixed-use development which includes single and/or multi-family 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	<del>Single-Family</del> 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	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 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>			
Multifamily residential dwelling units ( <u>only one building no more than eight units in no more than four buildings</u> )			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
Planned unit developments		<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>residential or mixed 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>Alternative Path Hillside Development Subdivisions</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
Bed and breakfast inns ( <u>10 occupants or less</u> )	<u>PSR</u>		<u>CSR</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	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <u><b>SR = Permitted with Special Requirements</b></u> <b>Blank Space = Not Permitted</b>											
	<b>Districts</b>											
	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
Hotels and motels						P	<del>CP</del>	P	P	P		P
Incinerators												C
Junkyards							C					C
Kennels				C	P	P	P			P		P
Laundry and dry cleaning services					P	P	<del>CP</del>	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	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <u><b>SR = Permitted with Special Requirements</b></u> <b>Blank Space = Not Permitted</b>											
	<b>Districts</b>											
	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>GP</u>	P	P	P		P
Postal and parcel delivery services					<u>GP</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)	C	C	C	C	C	C	C	C	C	C	C	C

**Table 1 – Permitted Use Table**

Uses	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <u><b>SR = Permitted with Special Requirements</b></u> <b>Blank Space = Not Permitted</b>											
	<b>Districts</b>											
	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>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</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>GP</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>GP</u>	C	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment						P	<u>GP</u>		P	P		P
Rooming house			C	P	P	P	<u>GP</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>CR</u>	P		P
Theaters						P		P	P			P
Travel trailers ( <u>no more than 180 days per calendar year</u> )				<u>CR</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 <sup>1,2,3,4</sup> (Square Feet)	Density <sup>2,3</sup>		Minimum Yard Setback Requirements in Feet <sup>3,5</sup>						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
CS Commercial Service	Same as NS	Same as NS	13-12	10	10	10	10	10	10	50
EMP Employment	Same as NS		12	20	10	20	20	10	20	90

**Table 2. Dimensional Requirements**

Districts	Minimum Lot Area Size <sup>1,2,3,4</sup> (Square Feet)	Density <sup>2,3</sup>		Minimum Yard Setback Requirements in Feet <sup>3,5</sup>						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	
		Same as NS								
CR Conference Center/Resort	Same as R-1  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	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.



Add footnotes 3 and 4 and renumber 4 through 6 accordingly:

Footnote 3--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 4--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 utilities</u>	100	1.5	0.75 Acres	0.375
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</u>	175	2.5	0.75 Acres	0.375

<u>without public utilities</u>				
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
<b>*Minimum lot frontage shall be 75 feet where adjoining a cul-de-sac.</b>				

(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>
<b><u>*Minimum lot frontage shall be 75 feet where adjoining a cul-de-sac.</u></b>				

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

**Step Slope/High Elevation Overlay Permitted Use Table**

Uses	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <b>Blank Space = Not Permitted</b>										
	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 <u>(attached or detached)</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	P

Step Slope/High Elevation Overlay Permitted Use Table											
Uses	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <b>Blank Space = Not Permitted</b>										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
<u>Multifamily residential dwelling units (3 or more units)</u>			☹	☹	☹	☹	☹	☹	☹		☹
<u>Townhomes (3 or more units)</u>			☹	☹	☹	☹	☹	☹	☹		☹
<u>HUD-labeled Manufactured/mobile homes-Residential</u>	P			P			P				P
<u>Manufactured/mobile home parks</u>				☹							☹
<u>Planned unit developments</u>		☹	☹	☹	☹	☹	☹	☹	☹		☹
Subdivisions	P	P	P	P	P	P	P	P	P	P	P
<u>Subdivision, 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>	<u>P</u>
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>	<u>PC</u>		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
<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
Day nursery and private kindergarten <u>(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
Government protective services			P	P	P	P	P	P	P		P



Step Slope/High Elevation Overlay Permitted Use Table											
Uses	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <b>Blank Space = Not Permitted</b>										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
<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>
<u>Health Care Facilities</u> <u>Hospitals, nursing</u> <u>homes, assisted living</u> <u>facilities, retirement</u> <u>communities</u>			<u>C</u>	C		C	C	C	C		C
Home occupations	P	P	P	P	P	P	P	P	P	P	P
Libraries								C	C		C
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</u> <u>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

Steep Slope/High Elevation Overlay Permitted Use Table											
Uses	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <b>Blank Space = Not Permitted</b>										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Recreation facilities, <del>nonprofit</del> <u>governmental</u> , indoor, gross floor area 5,000 sq. ft. or more					C	C	C	C	C		C
Recreation facilities, <del>nonprofit</del> <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
Recreation facilities, <del>profit non-</del> <u>governmental</u> , outdoor	<u>C</u>	<u>C</u>	C	C	C	C	C	C	C	<u>C</u>	C
Recreation facilities, <del>profit non-</del> <u>governmental</u> , 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>CP</u>	C	<u>CP</u>		P
Schools, public and private		<u>CP</u>	C	C	<u>C</u>	C		C	C		C
Schools--Vocational, business and special schools						C	C	C	C		C

Steep Slope/High Elevation Overlay Permitted Use Table											
Uses	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <b>Blank Space = Not Permitted</b>										
	Districts										
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	BDM	OU
Travel trailers ( <u>no more than 180 days per calendar year</u> )				CP					P		P
Travel trailer parks				C					C		C
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	
<b>Uses</b>	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <b>Blank Space = Not Permitted</b>
	<b>Districts</b>

	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 detached)</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>
<u>HUD-labeled mManufactured/mobile 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 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 governmental, outdoor</u>	<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.

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- (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 140% 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 conditions 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.
- (3) 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 does 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. *Occupants.* 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).
  - a. 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.
  - b. 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.~~
- d. Emergency contact information for the owner/manager of the facility shall be prominently posted at the site.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.

- k. 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.
- l. 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).
  - a. 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.
  - b. 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 development~~s 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 Development (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. *Minimum requirements.* Minimum 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. 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.~~



- ~~c. 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.~~
- a. (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.
- 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. Occupants. 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.

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