Buncombe County Planning Board May 4, 2014 9:30 a.m. 30 Valley Street Asheville, NC

Buncombe County Planning Board met May 5, 2015 in the meeting room at 30 Valley Street. Members present were Nancy Waldrop, Thad Lewis, Dusty Pless, Joan Walker, Gene Bell, Parker Sloan, and Bob Taylor. Also present were Michael Frue, Staff Attorney; Debbie Truempy, Zoning Administrator; Jon Creighton, Assistant County Manager/Planning Director; and Gillian Phillips, Planning staff.

Michael Frue acted as Chairman (non-voting) for the meeting.

# Call to Order

Mr. Frue called the meeting to order 9:34 am.

# Approval of Agenda

Mr. Pless made a motion to approve the revised agenda. Ms. Waldrop seconded the motion and the motion passed unanimously.

# Approval of Minutes (April 20, 2015)

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

**SUB2015-00112**: Ivan Dariy was seeking preliminary approval of Emanuel Subdivision, which is located at the intersection of Brickyard Road and Emanuel Drive (PINs 9639-13-0266, 9639-02-9685, and 9639-12-3843).

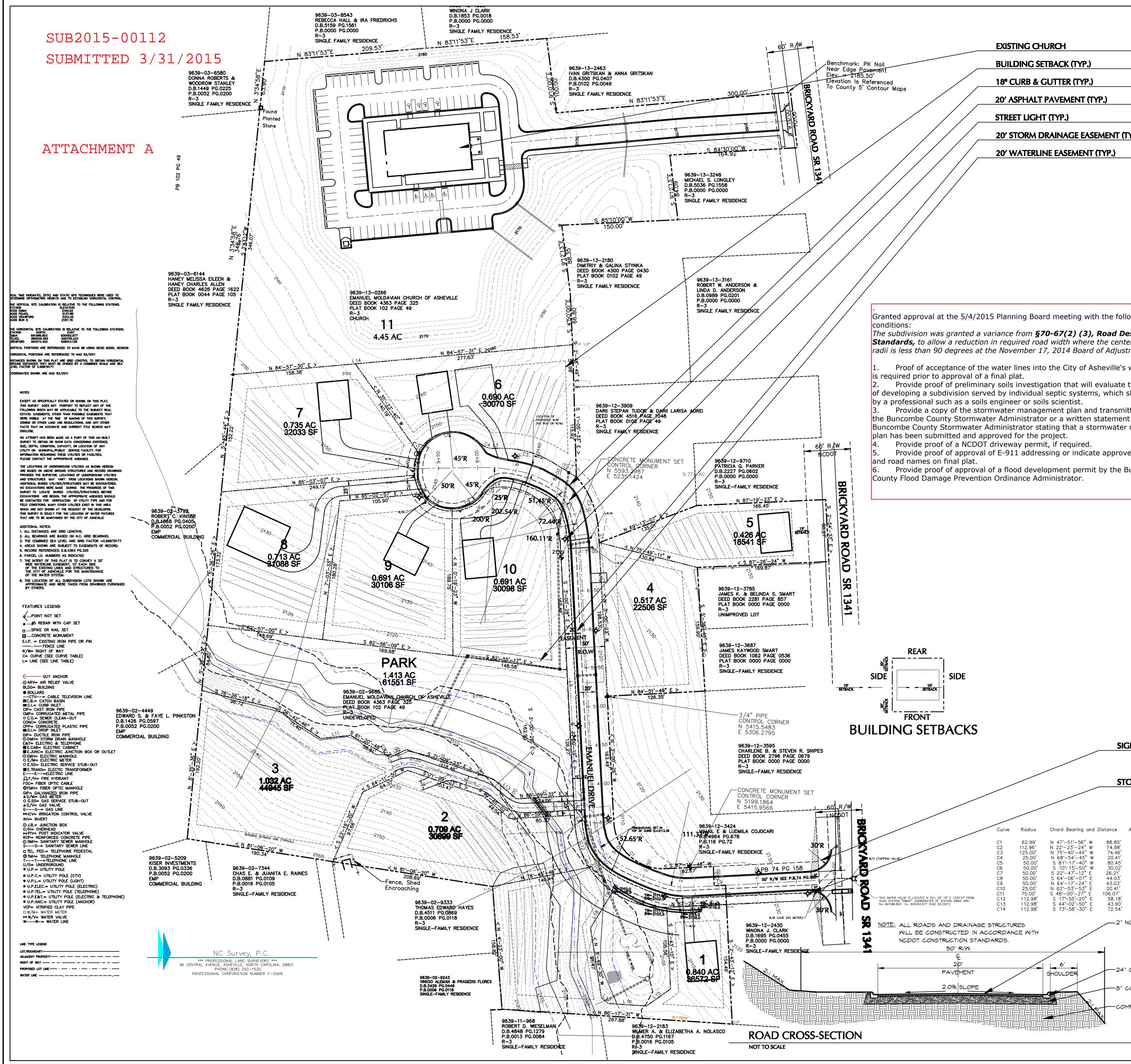
The Board was provided with the submitted site plan (Attachment A) and proposed staff conditions (Attachment B) prior to the hearing. Ms. Truempy reviewed the case for the Board. Bob Grasso was present to represent the case. Mr. Grasso explained the history of the subdivision, and why they needed the variance that had been granted by the previous Planning Board. There being no one wishing to make public comment Mr. Pless made a motion to grant preliminary approval with the staff conditions. Mr. Walker seconded the motion, and the motion passed unanimously.

# **ZPH2015-00021**: Discussion of possible revisions to the text of the Blue Ridge Parkway Zoning Overlay District

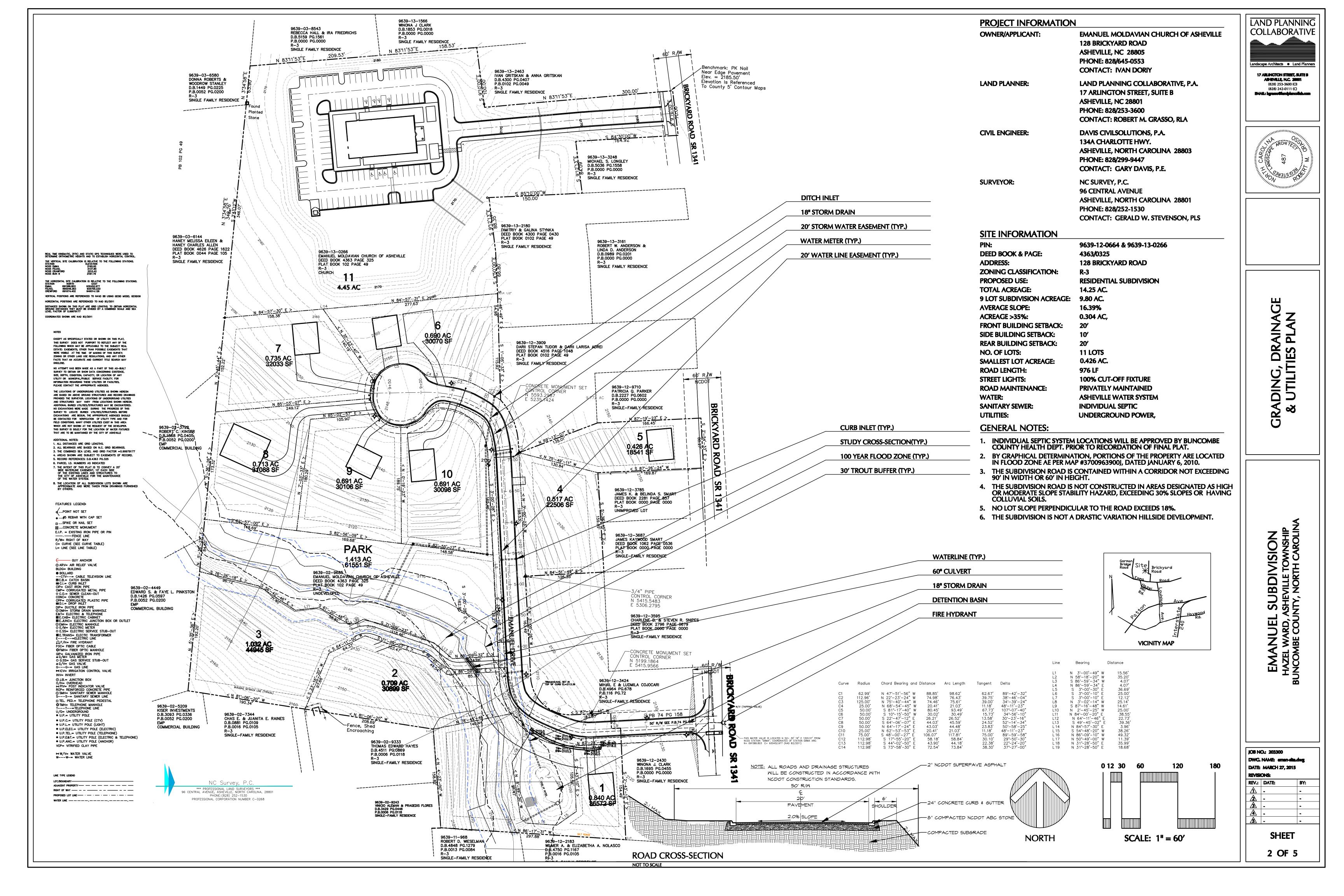
The Board was provided with draft language (Attachment C). Ms. Truempy reviewed the proposal, and indicated that it would likely change after the staff met with representatives from the Blue Ridge Parkway. Mr. Creighton described why the Commissioner's had requested Staff and the Planning Board review the parkway standards. The Board discussed the proposal with staff. Dede Stiles indicated that she would like to make public comment regarding the proposal. Ms. Stiles asked questions regarding how subdivisions would be regulated differently in the overlay district and indicated that she thought the Board might want to consider regulating appearance of the houses along with the other provisions in the draft language

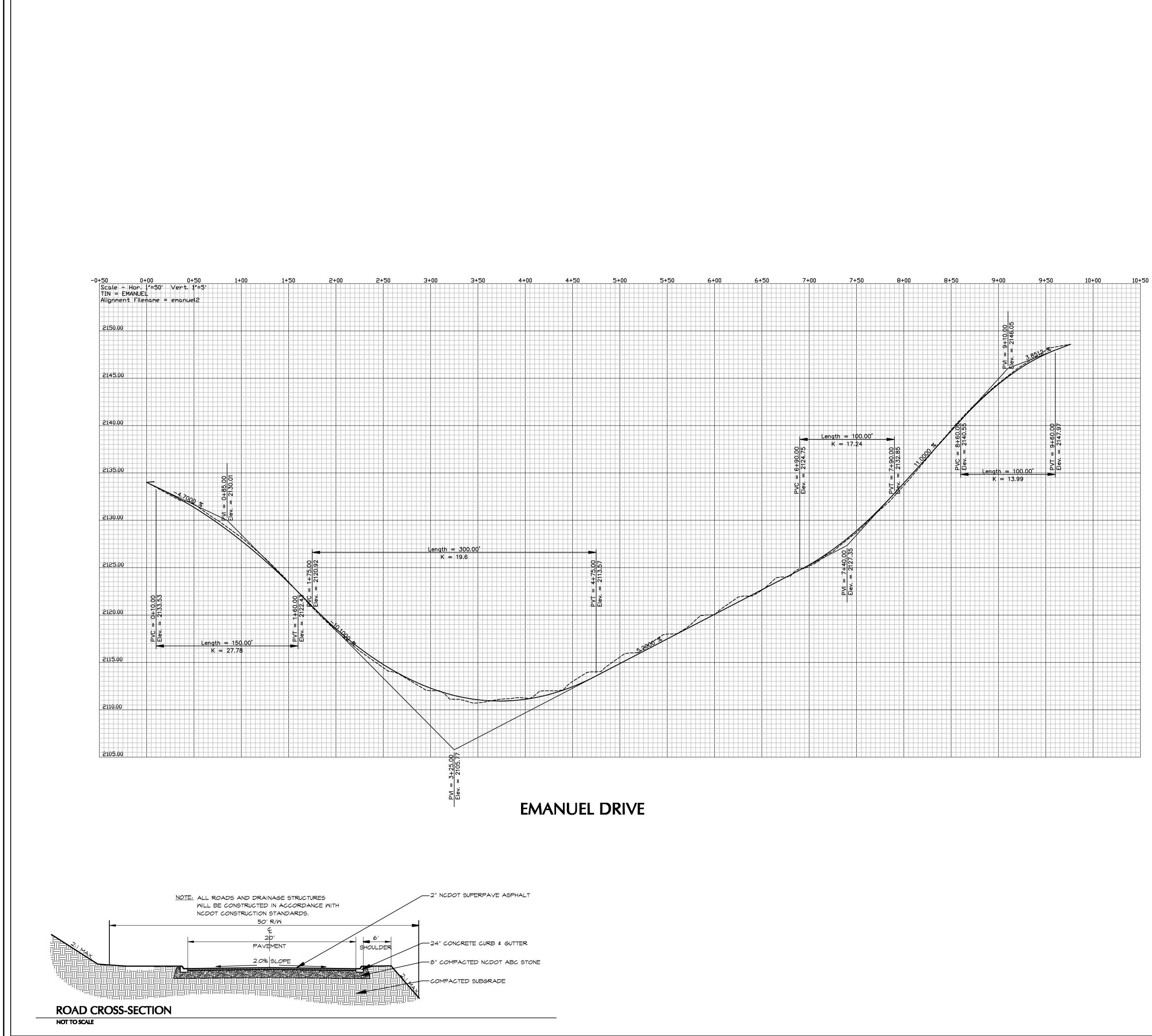
# **Adjournment**

Ms. Waldrop made a motion to adjourn the meeting. Ms. Walker seconded the motion and the meeting was adjourned at 10:04 am.

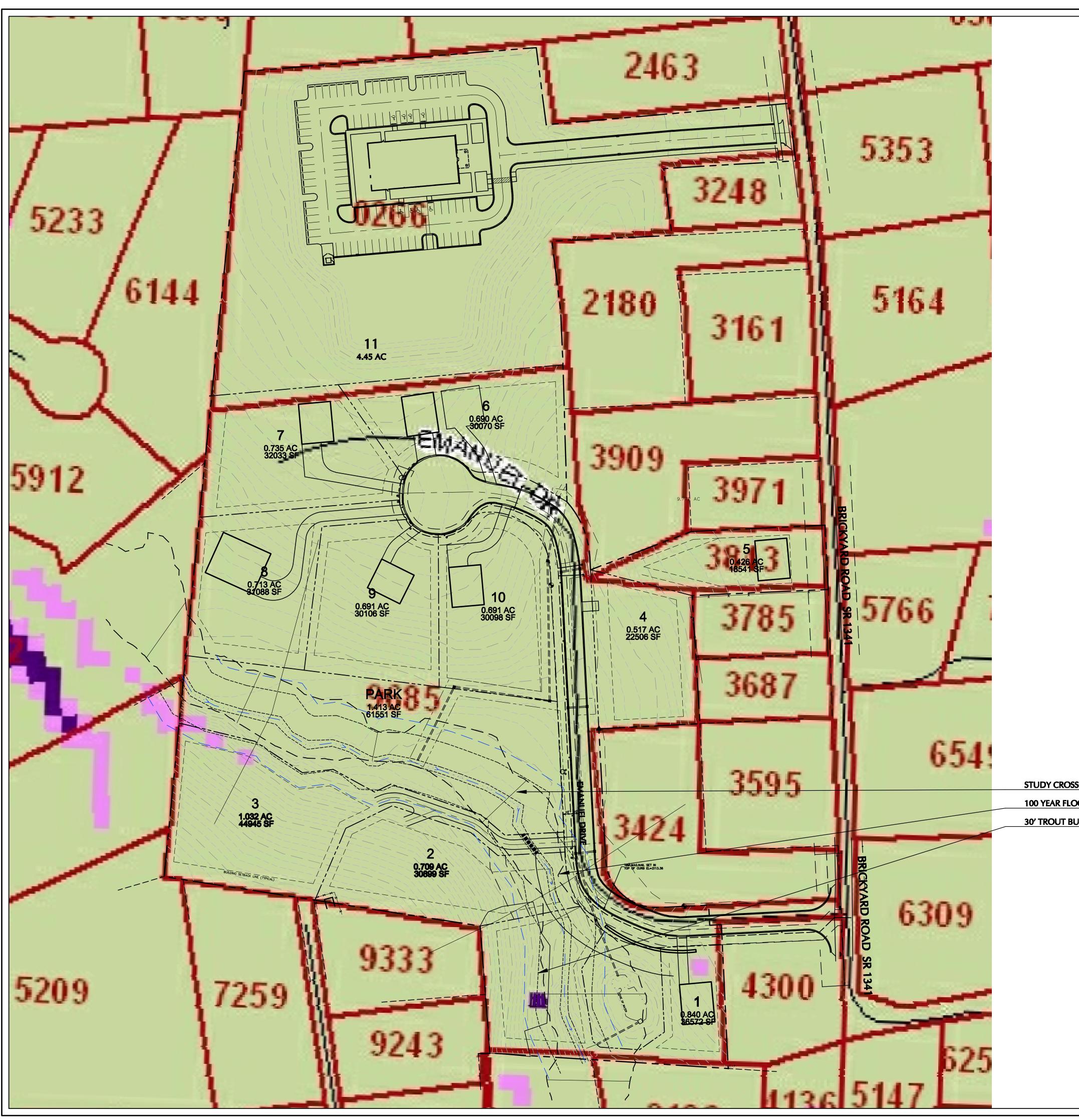


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 	PROJECT INFORMATIC OWNER/APPLICANT: LAND PLANNER: CIVIL ENGINEER:	ON EMANUEL MOLDAVIAN CHURCH OF ASHEVILLE 128 BRICKYARD ROAD ASHEVILLE, NC 28805 PHONE: 828/645-0553 CONTACT: IVAN DORIY LAND PLANNING COLLABORATIVE, P.A. 17 ARLINGTON STREET, SUITE B ASHEVILLE, NC 28801 PHONE: 828/253-3600 CONTACT: ROBERT M. GRASSO, RLA DAVIS CIVILSOLUTIONS, P.A. 134A CHARLOTTE HWY. ASHEVILLE, NORTH CAROLINA 28803 PHONE: 828/299-9447 CONTACT: GARY DAVIS, P.E.	Landscape Architects • Land Planners Landscape Architects • Land Planners 17 ARLINCTION STREET, SLATE B ASHEVELE, N.C. 20001 (828) 253-3600 (O) (828) 242-0111 (C) EMAIL: hgressofflandplancollab.com
	SURVEYOR: <u>SITE INFORMATION</u> PIN: DEED BOOK & PAGE:	NC SURVEY, P.C. 96 CENTRAL AVENUE ASHEVILLE, NORTH CAROLINA 28801 PHONE: 828/252-1530 CONTACT: GERALD W. STEVENSON, PLS 9639-12-0664 & 9639-13-0266 4363/0325	
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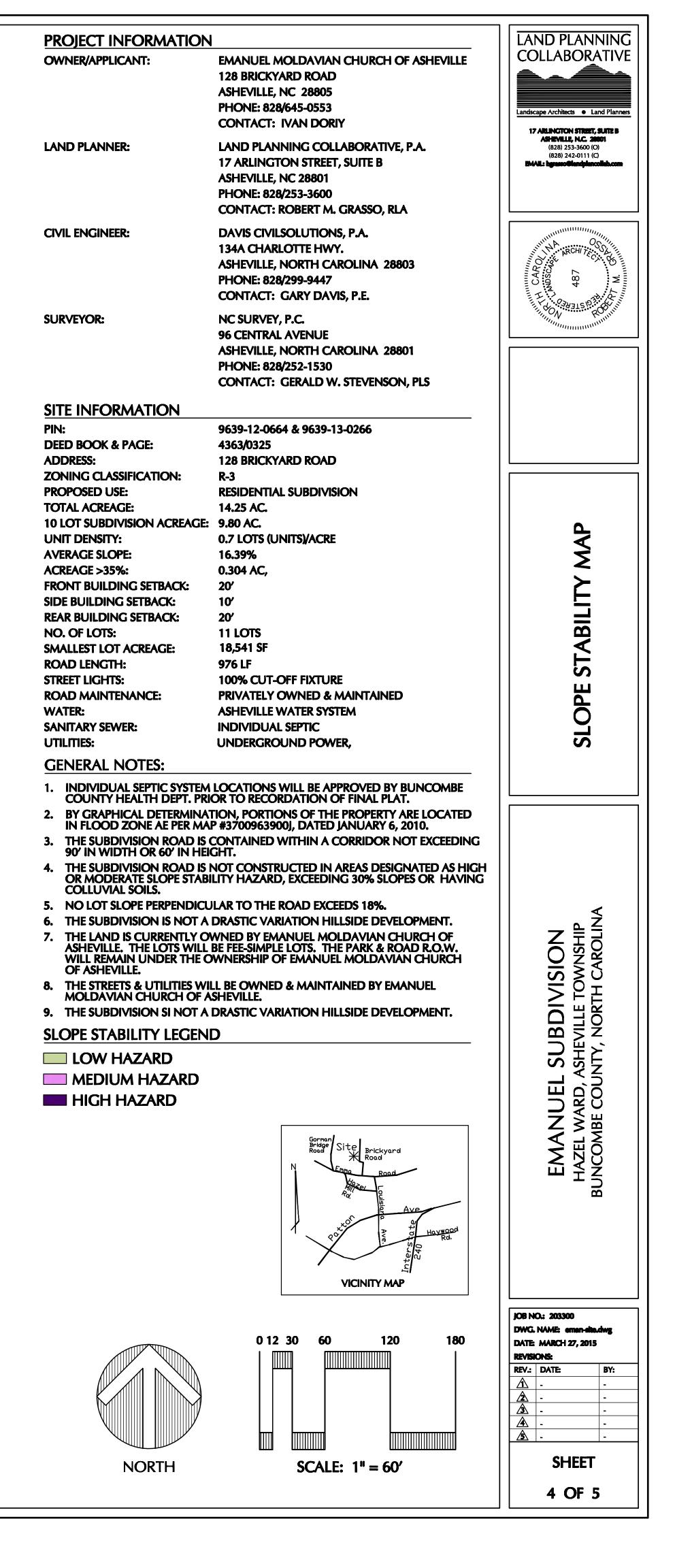


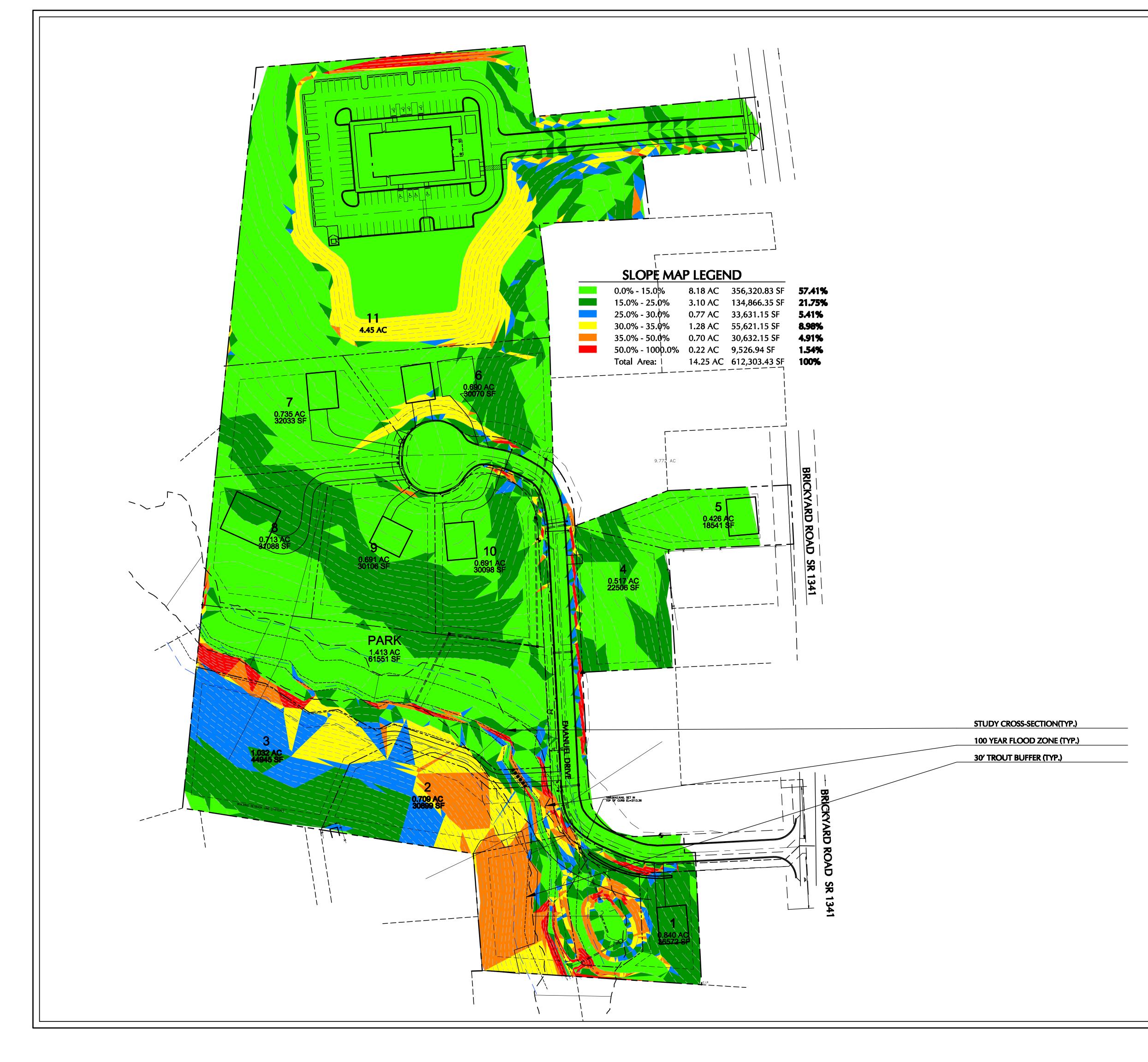


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PROJECT INFORMATION OWNER/APPLICANT:	EMANUEL MOLDAVIAN CHURCH OF ASHEVILLE 128 BRICKYARD ROAD ASHEVILLE, NC 28805 PHONE: 828/645-0553 CONTACT: IVAN DORIY	Landscape Architects   Land Planne Landscape Architects  I7 ARLINGTON STREET, SUITE B ASHEVILLE, N.C, 28801 (828) 253-3600 (O) (828) 242-0111 (C) EMAIL: bgrasso@landplancollab.com
LAND PLANNER:	LAND PLANNING COLLABORATIVE, P.A. 17 ARLINGTON STREET, SUITE B ASHEVILLE, NC 28801 PHONE: 828/253-3600 CONTACT: ROBERT M. GRASSO, RLA	ARCHI TECH
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SURVEYOR:	NC SURVEY, P.C. 96 CENTRAL AVENUE ASHEVILLE, NORTH CAROLINA 28801 PHONE: 828/252-1530 CONTACT: GERALD W. STEVENSON, PLS	
SITE INFORMATION PIN:	9639-12-0664 & 9639-13-0266	
DEED BOOK & PAGE:	4363/0325	
ADDRESS: ZONING CLASSIFICATION:	128 BRICKYARD ROAD R-3	
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9 LOT SUBDIVISION ACREAGE: AVERAGE SLOPE:	9.80 AC. 16.39%	PROFIL
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SIDE BUILDING SETBACK:	10′	
REAR BUILDING SETBACK: NO. OF LOTS:	20' 11 LOTS	ROAD
SMALLEST LOT ACREAGE: ROAD LENGTH:	0.426 AC. 976 LF	
STREET LIGHTS:	100% CUT-OFF FIXTURE	
ROAD MAINTENANCE: WATER:	PRIVATELY MAINTAINED ASHEVILLE WATER SYSTEM	
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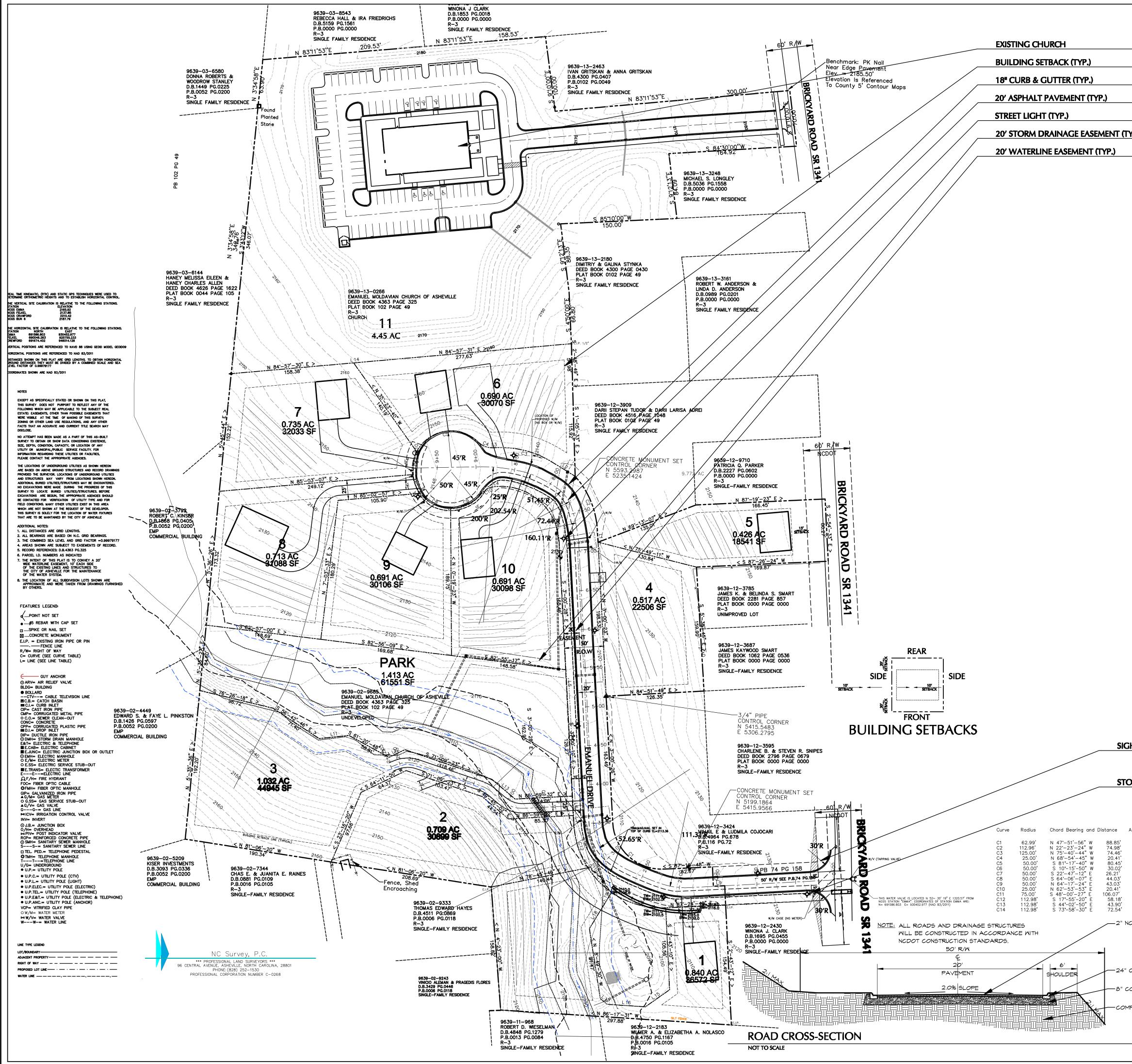


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CONTACT: GERALD W. STEVENSON, PLS  SITE INFORMATION PN  S13F1/2/0664 & SS3713/026  DEED BOOK & PAGE S12/0664 & SS3713/026  DEED BOOK & PAGE S37  DIOTSUBDING STRACK S3  ACREACE S375  DA04 AC, PROVED UNDERSTRACE S37  DA04 AC, PROVED UNDERSTRACE S37  S006 UDAS STRACK S7  DA04 AC, PROVED UNDERSTRACE S375  DA04 AC, PROVE BULDING STRACK S7  DA04 AC, PROVE BULDING STRACK S7  S106 BULDING STRACK S7  S106 BULDING STRACK S7  DA04 AC, PROVED UNDERSTRACE S7  S11 LOTS SAMILEST LOT ACEACLE S341 S5  ROAD LENGTH S75 LF  COLONY HALTIDET PROVED UNDERCROUND POWER, CELEVANIATION POWER, CELEVANIATION POWER, CELEVANIATION PROVENTION OF THAL HALT. S  S106 BULDING STRACK S3  ACREACE S105 BURGHARD, DE CONTAINED SYSTEM COLONY ALANTIANED SANIARY SEWEE UNDERCROUND POWER, CELEVANIATION PROVENTION OF THE PROVED SY BUNCOAREE COUNTY HALTIDET PROVIDE STABLITY PARADUB WITHIN A CORRECT OF ANNUE COUNTY AND DE CORRECT TO ACECORDINA OF THE ACAD EXCEEDING THE SUBDIVISION SINGLE ACCONTAIN OF THE ACAD EXCEEDING THE SUBDIVISION SINGLE ACCONTAIN OF THE ACAD EXCEEDING THE SUBDIVISION SINGLE ACCONTAIN OF THE ACAD EXCEEDING SINGLE ACTION OF THE ACAD EXCEEDING THE SUBDIVISION SINGLE ACTION AND ADARSTC VARANTIANED DY EVANUE COUNTY HALT LEDGY THE BOWERD CHARANUEL MODAVIAN CHARCH OF THE SUBDIVISION SINGLE ADDRACK MODAVIAN CH		ASHEVILLE, NORTH CAROLINA 28801		
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PIN     9438-12064 & 9439-13-0266       DEED BOOK & PAGE     9439033       DEED BOOK & PAGE     9439033       DEED BOOK & PAGE     9439033       JODRESS     128 BRICKYARD ROAD       ZONNIS CLASSREATION:     N.3       PROPOSED USE     14.25 A.C.       TIOLTA JUDINIS ADELECE:     94.425 A.C.       UNIT DENSITY:     0.7 LOTS UNITSYACEE       AVERAGE SUPE:     1.425 A.C.       TIOLOTS SUBDIVISION ADELECE:     304 A.C.       ROND ELIDING SETBACK:     107       SIDE SULDING SETBACK:     207       NO. OF LOTS:     11 LOTS       SMALLET LOT ADELECE:     1.541 SF       ROND AUMITENANCE:     PREVIEW YOWIND & MUNITAILED       SANITARY SEVER:     UNDERCOUND POWER,       CENTRAL NOTES:     UNDERCOUND POWER,       CONNYNEAUL DETERMINATION, PORTICON OF FINAL RAT.       PROVINSION ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING       N. HIG SUBDIVISION ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING       S. NO LOT SUDFE PERPENDICULAR TO THE ROAD DEVELOPMENT.       THE SUBDIVISION ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING       S. THE SUBDIVISION ROAD IS CONTAINED & MAINTAINED BY EMANUEL       S. THE SUBDIVISION ROAD IS CONTAINED & MAINTAINED BY EMANUEL       S. THE SUBDIVISION NOT A DAASTIC VARIATION HILLISDE DEVELOPMENT.       THE SUBDIVISION NOT A DAASTIC VARIATION HILLISDE D		CONTACT: GERALD W. STEVENSON, PLS		
PIN     9438-12064 & 9439-13-0266       DEED BOOK & PAGE     9439033       DEED BOOK & PAGE     9439033       DEED BOOK & PAGE     9439033       JODRESS     128 BRICKYARD ROAD       ZONNIS CLASSREATION:     N.3       PROPOSED USE     14.25 A.C.       TIOLTA JUDINIS ADELECE:     94.425 A.C.       UNIT DENSITY:     0.7 LOTS UNITSYACEE       AVERAGE SUPE:     1.425 A.C.       TIOLOTS SUBDIVISION ADELECE:     304 A.C.       ROND ELIDING SETBACK:     107       SIDE SULDING SETBACK:     207       NO. OF LOTS:     11 LOTS       SMALLET LOT ADELECE:     1.541 SF       ROND AUMITENANCE:     PREVIEW YOWIND & MUNITAILED       SANITARY SEVER:     UNDERCOUND POWER,       CENTRAL NOTES:     UNDERCOUND POWER,       CONNYNEAUL DETERMINATION, PORTICON OF FINAL RAT.       PROVINSION ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING       N. HIG SUBDIVISION ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING       S. NO LOT SUDFE PERPENDICULAR TO THE ROAD DEVELOPMENT.       THE SUBDIVISION ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING       S. THE SUBDIVISION ROAD IS CONTAINED & MAINTAINED BY EMANUEL       S. THE SUBDIVISION ROAD IS CONTAINED & MAINTAINED BY EMANUEL       S. THE SUBDIVISION NOT A DAASTIC VARIATION HILLISDE DEVELOPMENT.       THE SUBDIVISION NOT A DAASTIC VARIATION HILLISDE D				
DEED BOOK & FAGE: 400PRS: 128 BRICKYARD ROAD ZONING CLASSIFICATION: R3 REDORTAL ROADER: 128 BRICKYARD ROAD ZONING CLASSIFICATION: R3 REDORTAL ROADER: 10 OF SUBDIVISION ACREACE: 10 OF SUBDIVISION ACREACE: 10 OF SUBDIVISION ACREACE: 10 OF SUBDIVISION ACREACE: 10 OF ACREACE: 20 OF ACC. 10 OF SUBDIVISION ACREACE: 20 OF ACC. 10 OF LOTS: 11 OTS: 10 OF ACREACE: 20 OF ACC. 10 OF LOTS: 11 OTS: 10 OF ACREACE: 10	SITE INFORMATION			
128 BRCKYARD ROAD         201NIG CLASSFCATOOL         RADRESS:         100T SUBDIVISION ACTEACE         100T SUBDIVISION ROAD ACTEACE         100T SUBDIVISION ROAD ACTEACE         100T SUBDIVISION ROAD ACTEACE         100T SUBDIVISION ROAD STRACC	PIN:	9639-12-0664 & 9639-13-0266		
ZONING CLASSFICATIONE       R-3         RECORED USE       H4.25 A.C.         TOTAL ACREACE       14.25 A.C.         TOTAL ACREACE       9.20 A.C.         UNIT DENSITY       O. LOTS (UNITS)ACRE         AVERACE SLOPE       16.39%         ACREACE 337       C. LOTS (UNITS)ACRE         AVERACE SLOPE       16.39%         ACREACE 327       TOTAL ACREACE         SOLD BUILDING SETBACK:       20         SOLD STEME:       100% CUI-OFF FIXTURE         ROAD MAINTENANCE:       PRIVATELY OWNED & AMAINTAINED         SOLDING THE:       100% CUI-OFF FIXTURE         SOLDING FIXEL       DIDATE SUDDING BOAD ACTIONS WILL BE APPROVED BY BUILTONGHE         1       INDIVIDUAL SEPTIC         1       INDIVIDUAL SEPTICE         2       INTERSUBORYSON BOAD ACT CONTROL MONTON COLLINGE         3       INCOD ZONE AFRE MARK # \$7008500 ID ACT DANAINA CHURCH OF CANAINAL SETS         4       INDIVIDUAL SETTIC VARIED COLLINGE MAINTAINED BY ENANUEL         5       INCLOT SUCPE FIXERITLY C	DEED BOOK & PAGE:	4363/0325		
PROPOSED USE       PESUDENTIAL SUBDIVISION         TOTAL ACREAGE       9.425 AC.         TOTAL ACREAGE       9.425 AC.         UNIT DENTSTY:       0.7 LOTS UNITS/ACRE         APENACE SLOPE       1.639%         ARRACE SLOPE       1.639%         RADIA DENGTH:       100% CLITCFF RATURE         ROAD HAINTENANCE:       100% CLITCFF RATURE         ROAD MAINTENANCE:       100% CLITCFF RATURE         ROAD MAINTENANCE:       100% CLITCFF RATURE         COUNTY HEALTH DETERMINACIONAL SPTIC       UNDERCRUCH AREA         UTILITIES WULLE CATIONS WILL BE APPROVED BY BUNCOMMERT.       STREET UCHTSTREE CONTROL OF THAL PLANT.         AT HE SUBDIVISION SOND A DRASTIC VARIATION HILLS DE DEVELOPMENT.       STREET UCHTSTREE SUBJET STREET UCHTSTREE CONTROL OF THAL PLANT.         ATHEL SUBDIVISION SOND A DRASTIC VARIATION HILLS DE DEVELOPMENT.       STREET UCHTSTREE SUBJET STREET SUBJET	ADDRESS:	128 BRICKYARD ROAD		
TOTALACREACE       14.23 AC         DIOTS SUBDYSION ACREACE       9.39 AC         UNIT DENSITY:       DJOAD C.         AVEMAGE SLOPE:       16.39%         AVEMAGE SLOPE:       16.39%         AVEMAGE SLOPE:       16.39%         AVEMAGE SLOPE:       16.39%         AVEMAGE SLOPE:       100         ROAD LENGTH:       20'         SMULDING SETBACK:       10'         RADA LENGTH:       976 LF         STREET LICHTS:       100% CUT-OFF FRITURE         COULDING HACK       PRIVATELY OWNED & MAINTAINED         WATTRE SARCE:       UNDERCRCUIND POWER,         GENERAL INOTES:       INDIODULI SETTIC IOCATIONS WILL BE APPROVED BY BLINCOMERE         1. INDIODULA SETION CONTON ROAT DE STABULT WILL WATER SYSTEM         3. THE SUBDINSION IN AND TA DECATORS WILL BE APPROVED BY BLINCOMERE         2. WOUNT HEALT DETERMENT YOUN-BE ANALYSTEM ALCOATED         3. THE SUBDINSION IN AT A DRASTIC VARIATION HILLSDE DEVELOPMENT.         3. THE SUBDINSION IN AT A DRASTIC VARIATIO	ZONING CLASSIFICATION:	R-3		
10 LOT SUBDIVISION ACREACE:       9.89 AC.         UNIT DENSITY:       0.7 LOTS (UNITS)ACRE         ACREACE 335%       0.304 AC.         FRANT BUILDING STEACK:       20'         SIDE BUILDING STEACK:       20'         COUNT HALT       97 IN WIDE AS MAINTANED WITHIN A CORRIDOR NOT EXCEEDING         ANTARY SEWER:       INDIVIDUAL SEPTIC SUMMER AND AND WITHIN A CORRIDOR NOT EXCEEDING         SIDE BUILDING SET ING NOAD & NOT CONSTRUCTED IN AREAS DESIGNATED AS HIGH OR MOUT EXCEEDING         SIDE BUILDING SET ING NUT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         ATHE SUBDIVISION SON AND A UNTER WILL BE CONSTRUCTED IN AREAS DESIGNATED AS HIGH OR MOUT AND WITHIN A CORRIDOR NOT EXCEEDING         SID HE SUBDIVISION SINGT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         ATHE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         ATHE SUBDIVISION SI NOT A DRASTIC VARIAT	PROPOSED USE:	RESIDENTIAL SUBDIVISION		
UNIT DENSITY: 0.7 LOTS UNITS/ACRE AVERACE SLOPE 16.39%, CREATE SLOPE 16.39%, CREATE SLOPE 10.000 AC, PRONT BUILDING SETBACK: 20' SINGLEST LOT ACREAGE 18.5411 SF ROAD MAINTENANCE: PRYATELY OWNED & MAINTAINED SMILLSING SETBACK: 20' SINGLEST LOT ACREAGE 18.5411 SF ROAD MAINTENANCE: PRYATELY OWNED & MAINTAINED WATER: ASHEVILLE WATER SYSTEM SANTARY SEWER: INDOVIDUAL SETIC UTILITIES WILL UNDERGROUND POWER, CENERAL NOTES: 1. INDIVIDUAL SETIC SYSTEM LOCATIONS WILL BE APPROVED BY BUINCOMME COUNT HALT DEPT. FROM TO RECORDING OF THE PROPERTY ARE LOCATED IN NECOSO DONE AFFER MAINTON, PORTIONS OF THE PROPERTY ARE LOCATED IN NECOSO DONE AFFER MAINTON, PORTIONS OF THE PROPERTY ARE LOCATED IN NECOSO DONE AFFER MAINTON HOUSE DEPTROMENT. 3. THE SUBDIVISION ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING 95' IN WORK ON ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING 95' IN WORK ON ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING 95' IN WORK ON ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING 95' IN WORK ON ROAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING 95' IN WORK ON ROAD A SHOT CONSTRUCTED IN AREAS DESCAMED AS HIGH 10 HES UNDING ON ROAD IS ADATED AVAILABLE MOLDAVIAN CHURCH OF 7. THE LAND IS CURRENTLY OWNED BE MAINLEL MOLDAVIAN CHURCH OF 7. SHEELAND US CURRENTLY OWNED BE MAINLEL MOLDAVIAN CHURCH OF 7. THE SUBDIVISION SINGT A DRASTIC VARIATION HILLSIDE DEVELOPMENT. 9. THE SUBDIVISION SINGT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.	TOTAL ACREAGE:	14.25 AC.		
PRONT BUILDING SETERACK:       20'         SIDE BUILDING SETERACK:       20'         NO, OF LOTS:       11 LOTS         SMALLEY LOT ACREACE:       100% CUI-OFF FIXTURE         ROAD JENGTH:       976 LF         STREET LIGHTS:       100% CUI-OFF FIXTURE         ROAD MAINTENANCE:       PERVIDUAL SETIC         UTILITIES:       UNDERCROUND FOWER;         CEENERAL NOTES:	10 LOT SUBDIVISION ACREAGE:	9.80 AC.		
PRONT BUILDING SETERACK:       20'         SIDE BUILDING SETERACK:       20'         NO, OF LOTS:       11 LOTS         SMALLEY LOT ACREACE:       100% CUI-OFF FIXTURE         ROAD JENGTH:       976 LF         STREET LIGHTS:       100% CUI-OFF FIXTURE         ROAD MAINTENANCE:       PERVIDUAL SETIC         UTILITIES:       UNDERCROUND FOWER;         CEENERAL NOTES:	UNIT DENSITY:	0.7 LOTS (UNITS)/ACRE		
PRONT BUILDING SETERACK:       20'         SIDE BUILDING SETERACK:       20'         NO, OF LOTS:       11 LOTS         SMALLEY LOT ACREACE:       100% CUI-OFF FIXTURE         ROAD JENGTH:       976 LF         STREET LIGHTS:       100% CUI-OFF FIXTURE         ROAD MAINTENANCE:       PERVIDUAL SETIC         UTILITIES:       UNDERCROUND FOWER;         CEENERAL NOTES:	AVERAGE SLOPE:	16.39%	3	
STREET LIGHTS:       100% CUT-OFF FRUTURE ROAD MAINTENANCE:       100% CUT-OFF FRUTURE ROAD MAINTENANCE: <td>ACREAGE &gt;35%:</td> <td>0.304 AC,</td> <td></td>	ACREAGE >35%:	0.304 AC,		
STREET LIGHTS:       100% CUT-OFF FRUTURE ROAD MAINTENANCE:       100% CUT-OFF FRUTURE ROAD MAINTENANCE: <td>FRONT BUILDING SETBACK:</td> <td>20'</td> <td>   <u>S</u></td>	FRONT BUILDING SETBACK:	20'	<u>S</u>	
STREET LIGHTS:       100% CUT-OFF FRUTURE ROAD MAINTENANCE:       100% CUT-OFF FRUTURE ROAD MAINTENANCE: <td>SIDE BUILDING SETBACK:</td> <td>10′</td> <td>S S</td>	SIDE BUILDING SETBACK:	10′	S S	
STREET LIGHTS:       100% CUT-OFF FRUTURE ROAD MAINTENANCE:       100% CUT-OFF FRUTURE ROAD MAINTENANCE: <th>REAR BUILDING SETBACK:</th> <th>20′</th> <th></th>	REAR BUILDING SETBACK:	20′		
STREET LIGHTS:       100% CUT-OFF FRUTURE ROAD MAINTENANCE:       100% CUT-OFF FRUTURE ROAD MAINTENANCE: <th>NO. OF LOTS:</th> <th></th> <th>   ₹</th>	NO. OF LOTS:		₹	
STREET LIGHTS:       100% CUT-OFF FRUTURE ROAD MAINTENANCE:       100% CUT-OFF FRUTURE ROAD MAINTENANCE: <td>SMALLEST LOT ACREAGE:</td> <td>18,541 SF</td> <td>l Ż</td>	SMALLEST LOT ACREAGE:	18,541 SF	l Ż	
STREET LIGHTS:       100% CUT-OFF FRUTURE ROAD MAINTENANCE:       100% CUT-OFF FRUTURE ROAD MAINTENANCE: <th></th> <th>976 LF</th> <th>   ₹</th>		976 LF	₹	
SWITHIN DURING UNIT DURING UNIT IN A CONDUCTION OWER,         GENERAL NOTES:         1. INDIVIDUAL SEPTIC SYSTEM LOCATIONS WILL BE APPROVED BY BUNCOMEE COUNTY HEATTH DETERMINATION, PORTIONS OF THE PROPERTY ARE LOCATED IN FIGOD SONE AS PERSONS ON DATA DIAWAY 6, SOID.         3. THE SUBDIVISION ROAD & CONTAINED WITHIN A CORRIDOR NOT EXCEEDING BY IN WIDTH OR BY IN HEEGHT.         4. THE SUBDIVISION ROAD & CONTAINED WITHIN A CORRIDOR NOT EXCEEDING SOULLY MALSOIS.         5. NO LOT SLOPE PERPENDICULAR TO THE ROAD EXCEEDS 18%.         6. THE SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         7. THE LAND & CURRENTLY OWNED BY MANUEL MOLDAVIAN CHURCH OF ASHEVILE.         8. THE ELEMENTS WILL BE CONNED & MAINTAINED BY EMANUEL MOLDAVIAN CHURCH OF ASHEVILE.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT. <th></th> <th></th> <th></th>				
SWITHIN DURING UNIT DURING UNIT IN A CONDUCTION OWER,         GENERAL NOTES:         1. INDIVIDUAL SEPTIC SYSTEM LOCATIONS WILL BE APPROVED BY BUNCOMEE COUNTY HEATTH DETERMINATION, PORTIONS OF THE PROPERTY ARE LOCATED IN FIGOD SONE AS PERSONS ON DATA DIAWAY 6, SOID.         3. THE SUBDIVISION ROAD & CONTAINED WITHIN A CORRIDOR NOT EXCEEDING BY IN WIDTH OR BY IN HEEGHT.         4. THE SUBDIVISION ROAD & CONTAINED WITHIN A CORRIDOR NOT EXCEEDING SOULLY MALSOIS.         5. NO LOT SLOPE PERPENDICULAR TO THE ROAD EXCEEDS 18%.         6. THE SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         7. THE LAND & CURRENTLY OWNED BY MANUEL MOLDAVIAN CHURCH OF ASHEVILE.         8. THE ELEMENTS WILL BE CONNED & MAINTAINED BY EMANUEL MOLDAVIAN CHURCH OF ASHEVILE.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT. <th></th> <th></th> <th></th>				
SWITHIN DURING UNIT DURING UNIT IN A CONDUCTION OWER,         GENERAL NOTES:         1. INDIVIDUAL SEPTIC SYSTEM LOCATIONS WILL BE APPROVED BY BUNCOMEE COUNTY HEATTH DETERMINATION, PORTIONS OF THE PROPERTY ARE LOCATED IN FIGOD SONE AS PERSONS ON DATA DIAWAY 6, SOID.         3. THE SUBDIVISION ROAD & CONTAINED WITHIN A CORRIDOR NOT EXCEEDING BY IN WIDTH OR BY IN HEEGHT.         4. THE SUBDIVISION ROAD & CONTAINED WITHIN A CORRIDOR NOT EXCEEDING SOULLY MALSOIS.         5. NO LOT SLOPE PERPENDICULAR TO THE ROAD EXCEEDS 18%.         6. THE SUBDIVISION IS NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         7. THE LAND & CURRENTLY OWNED BY MANUEL MOLDAVIAN CHURCH OF ASHEVILE.         8. THE ELEMENTS WILL BE CONNED & MAINTAINED BY EMANUEL MOLDAVIAN CHURCH OF ASHEVILE.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT. <th></th> <th></th> <th></th>				
CENERAL NOTES:         1. INDIVIDUAL SEPTIC SYSTEM LOCATIONS WILL BE APPROVED BY BUNCOMBE COUNTY HEALTH DEPT. PRIOR TO RECORDATION OF FINAL PLAT.         2. BY GRAPHICAL DETERMARPHATON, PROVEND SCIENCES OR HAVING COLUMNAL SOLS.         3. THE SUBDIVISION IS CONTRUCTIONS OF THE PROPERTY ARE LOCATED IN PROVENDENT OF CONSTRUCTIONS OF THE REPORT OF SCIENTING SCIENCEMAL SOLS.         5. NO LOT SLOPE PERPENDICULAR TO THE ROAD EXCEED ING 30% SLOPES OR HAVING COLUMNAL SOLS.         6. THE SUBDIVISION IS NOT A DRATIC VARIATION HILLSIDE DEVELOPMENT.         7. THE LIND IS CURRENTLY OWNED BY EMANULE MOLDAVIAN CHURCH OF ASHEVILLE.         8. THE STRETT'S & UTILITIES WILL BE OWNED & MAINTAINED BY EMANULE MOLDAVIAN CHURCH OF ASHEVILLE.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.         9. THE SUBDIVISION SI NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.				
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	PROJECT INFORMA		LAND PLANNING
	OWNER/APPLICANT:	EMANUEL MOLDAVIAN CHURCH OF ASHEVILLE 128 BRICKYARD ROAD	
		ASHEVILLE, NC 28805	
		PHONE: 828/645-0553	Landscape Architects   Land Planners
		CONTACT: IVAN DORIY	17 ARLINGTON STREET, SLITE B ASHEVILLE, N.C. 20001
	LAND PLANNER:	LAND PLANNING COLLABORATIVE, P.A. 17 ARLINGTON STREET, SUITE B	(828) 253-3600 (O) (828) 242-0111 (C) EMAIL: bgrasso@landplancollab.com
		ASHEVILLE, NC 28801	
TYP.)		PHONE: 828/253-3600 CONTACT: ROBERT M. GRASSO, RLA	
	CIVIL ENGINEER:	DAVIS CIVILSOLUTIONS, P.A.	
		134A CHARLOTTE HWY.	NRCHITECS
		ASHEVILLE, NORTH CAROLINA 28803 PHONE: 828/299-9447	BSC425
		CONTACT: GARY DAVIS, P.E.	T CANADA CANADA
	SURVEYOR:	NC SURVEY, P.C.	A CONTRACTOR OF THE CONTRACTOR
		96 CENTRAL AVENUE ASHEVILLE, NORTH CAROLINA 28801	
		PHONE: 828/252-1530	
		CONTACT: GERALD W. STEVENSON, PLS	
	SITE INFORMATION	١	
	PIN: DEED BOOK & PAGE:	9639-12-0664 & 9639-13-0266 4363/0325	
	ADDRESS:	128 BRICKYARD ROAD	
	ZONING CLASSIFICATION		
	PROPOSED USE: TOTAL ACREAGE:	RESIDENTIAL SUBDIVISION 14.25 AC.	
	10 LOT SUBDIVISION ACE		
	UNIT DENSITY: AVERAGE SLOPE:	0.7 LOTS (UNITS)/ACRE 16.39%	<b>↓</b>
	ACREAGE >35%:	0.304 AC,	
	FRONT BUILDING SETBAC SIDE BUILDING SETBACK:	-	
	REAR BUILDING SETBACK	20'	PRELIMINARY
	NO. OF LOTS: SMALLEST LOT ACREAGE:	11 LOTS 18,541 SF	Ż
	ROAD LENGTH:	976 LF	5
	STREET LIGHTS: ROAD MAINTENANCE:	100% CUT-OFF FIXTURE PRIVATELY OWNED & MAINTAINED	
	WATER:	ASHEVILLE WATER SYSTEM	R H
	SANITARY SEWER: UTILITIES:	INDIVIDUAL SEPTIC UNDERGROUND POWER,	
	GENERAL NOTES:		
		YSTEM LOCATIONS WILL BE APPROVED BY BUNCOMBE	
	COUNTY HEALTH DE	PT. PRIOR TO RECORDATION OF FINAL PLAT. RMINATION, PORTIONS OF THE PROPERTY ARE LOCATED	
	IN FLOOD ZONE AE P	ER MAP #3700963900J, DATED JANUARY 6, 2010.	
	3. THE SUBDIVISION RC 90' IN WIDTH OR 60'	OAD IS CONTAINED WITHIN A CORRIDOR NOT EXCEEDING IN HEIGHT.	
		OAD IS NOT CONSTRUCTED IN AREAS DESIGNATED AS HIGH E STABILITY HAZARD, EXCEEDING 30% SLOPES OR HAVING	
	COLLUVIAL SOILS.	NDICULAR TO THE ROAD EXCEEDS 18%.	
		NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.	L S S S S S S S S S S S S S S S S S S S
	7. THE LAND IS CURREN ASHEVILLE, THE LOT	ITLY OWNED BY EMANUEL MOLDAVIAN CHURCH OF S WILL BE FEE-SIMPLE LOTS. THE PARK & ROAD R.O.W.	
	WILL REMAIN UNDER OF ASHEVILLE.	THE OWNERSHIP OF EMANUEL MOLDAVIAN CHURCH	
	8. THE STREETS & UTILII MOLDAVIAN CHURC	TIES WILL BE OWNED & MAINTAINED BY EMANUEL H OF ASHEVILLE.	
	9. THE SUBDIVISION IS I	NOT A DRASTIC VARIATION HILLSIDE DEVELOPMENT.	
	10. THE SHARED DRIVEW NCDOT ABC STONE S	AY, SERVING LOTS 2 & 3, WILL BE 12' WIDE, HAVE A 6" SURFACE AND WILL NOT HAVE GRADES EXCEEDING 20%.	
GHT TRIANGL	-E (TYP.)		
OP SIGN			
		Gorman	
	Line	Bearing Distance Bridge Road Site Brickyard Road	
Arc Length Ta	L1 L2 Ingent Delta L3 L4	N $3'-00'-49'' W$ 15.56' N N $58'-18'-20'' W$ 35.20' S $86'-59'-34'' W$ 4.07' N $86'-59'-34'' E$ 4.07'	Ш ¥ Ž
76.43'	L5 62.67' 89'-42'-32" L6 39.75' 38'-46'-04" L7	S $3^{\circ}-00'-30''$ E $36.69''$ $P_{0'}''''$ O S $3^{\circ}-00'-10''$ E $25.00''$ S $3^{\circ}-00'-10''$ E $12.12''$ Ave	
75.61' 21.03' 93.49'	39.00'         34'-39'-24"         L8           11.18'         48'-11'-23"         L9           67.73'         107°-07'-40"         L10	N 3'-02'-14" W 25.14 S 87'-16'-48" W 14.61 N 2'-45' 25" W 25.04	
30.49' 26.52' 45.59'	15.73'       34°-56'-10"       L11         13.58'       30'-23'-16"       L12         24.52'       52'-14'-34"       L13	N 84'-00'-20" E 38.55' N 64'-11'-46" E 22.78' S 49'-45'-02" E 39.36' N 64'-11'-46" E 22.78'	
	11.18'     48'-11'-23"     L15       75.00'     89'-59'-58"     L16       30.10'     29'-50'-30"     L17		
58.84 44.18' 73.84'	30.10       29-50-30       L17         22.38'       22*-24'-20"       L18         38.30'       37*-27'-00"       L19	N 50°-49'-00" W 11.39' VICINITY MAP N 31°-28'-50" E 35.99' N 31°-28'-50" E 18.68'	
NCDOT SUPERPA	VE ASPHALT		JOB NO.: 203300
		0 12 30 60 120 180	DWG. NAME: emen-site.dwg DATE: MARCH 27, 2015
			REVISIONS:       REV.:     DATE:
" CONCRETE CUR	2B & GUTTER		A 4/27/2015 RMG
COMPACTED NC	DOT ABC STONE		
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	NORTH		SHEET
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			1 OF 5



Buncombe County Planning Board Meeting Recommended Staff Conditions **SUB2015-00112** May 4, 2015 <u>Emanuel Subdivision</u>

The subdivision was granted a variance from **§70-67(2) (3)**, **Road Design Standards**, to allow a reduction in required road width where the centerline curve radii is less than 90 degrees at the November 17, 2014 Board of Adjustment meeting.

If approved by the Buncombe County Planning Board, the applicant shall provide the following information submitted to the Buncombe County Department of Planning and Development:

- 1. Proof of acceptance of the water lines into the City of Asheville's water system is required prior to approval of a final plat.
- 2. Provide proof of preliminary soils investigation that will evaluate the feasibility of developing a subdivision served by individual septic systems, which shall be done by a professional such as a soils engineer or soils scientist.
- 3. Provide a copy of the stormwater management plan and transmittal letter to the Buncombe County Stormwater Administrator or a written statement from the Buncombe County Stormwater Administrator stating that a stormwater management plan has been submitted and approved for the project.
- 4. Provide proof of a NCDOT driveway permit, if required.
- 5. Provide proof of approval of E-911 addressing or indicate approved addresses and road names on final plat.
- 6. Provide proof of approval of a flood development permit by the Buncombe County Flood Damage Prevention Ordinance Administrator.

ATTACHMENT

# Blue Ridge Parkway Overlay Draft

# Sec. 78-581. Definitions.

Building height means the vertical distance of any building or structure, as measured from the highest ground level at the structure foundation to the uppermost point of the roof. For purposes of the <u>Blue Ridge Parkway</u>, Steep Slope/High Elevation and Protected Ridge Overlay Districts only, building height means the average of the vertical distance measured from the highest ground level at the structure foundation to the uppermost point of the roof and the vertical distance measured from the lowest ground level at the structure foundation to the uppermost point of the roof and the vertical distance measured from the lowest ground level at the structure foundation to the uppermost point of the roof.

# Sec. 78-643. Blue Ridge Parkway Overlay District.

(a) *Purpose*. Realizing the importance of the Blue Ridge Parkway to the economy of Asheville, Buncombe County, and western North Carolina, the Blue Ridge Parkway Overlay District is created to protect and preserve the unique features of this asset to the city, the county, and the region. The standards established in this district will protect the scenic quality of the Blue Ridge Parkway and reduce encroachment on its rural setting.

(b) *Applicability*. The provisions set forth in this section for the Blue Ridge Parkway Overlay District shall apply to all properties within 1,320 feet of the centerline of the Blue Ridge Parkway located within Buncombe County's zoning jurisdiction. Both privately and publicly owned property shall be subject to the requirements set forth herein.

(c) Development standards.

(1) Setback requirements. All structures to be located adjacent to the Blue Ridge Parkway boundary shall be setback a minimum of 50 feet from the boundary.

- a. Principal buildings. Principal buildings and structures to be located adjacent to the Blue Ridge Parkway shall have a minimum setback of 50 feet from the boundary of property owned by the United States government and designated as the Blue Ridge Parkway if the buildings and structures are visible from the Blue Ridge Parkway roadway.
- b. Accessory buildings. Accessory buildings and structures to be located adjacent to the Blue Ridge Parkway shall have a minimum setback of 30 feet from the boundary of property owned by the United States government and designated as the Blue Ridge Parkway if the buildings and structures are visible from the Blue Ridge Parkway roadway.

(2) Building heights. No building or structure shall be constructed with a height in excess of 40 feet within 1,000 feet of the centerline of the Blue Ridge Parkway, if visible from the centerline of the Blue Ridge Parkway roadway. The maximum building height in the Blue Ridge Parkway Overlay District shall be 35 feet.

(3) Buffering requirements. A buffer for development of any type, other than single- family residential, which is to be located adjacent to the Blue Ridge Parkway within 1,000 feet of the centerline of the Blue Ridge Parkway and which will be visible between April and October from the Blue Ridge Parkway roadway, shall be provided according to the following specifications:

- a. A minimum bufferyard width of 30 feet measured from the property line is required and shall be located within the required setback.
- b. Total number of plants: Ten plants per 100 linear feet are required, of which five should be evergreen trees (min. six feet at planting), three should be large deciduous trees (min. two-inch caliper, ten to 12 feet at planting), and two should be small deciduous trees (min. 1.5-inch caliper, eight to ten feet at planting). The preservation of existing trees within the bufferyard is encouraged.
- (3) Lot size standards. Any new lot created in the Blue Ridge Parkway Overlay District shall be a minimum of 1.5 acres.
- (4) Density standards. No more than 2 dwelling units per lot of record shall be allowed in the Blue Ridge Parkway 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.
- (5) Disturbed and Impervious standards.

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- (a) <u>The maximum gross site area disturbance allowed in the Blue Ridge</u> <u>Parkway Overlay District for any single lot, excluding disturbance for</u> <u>installation of individual septic systems, shall be:</u>
  - for lots less than 2.0 acres shall be 0.3 acres
  - for lots 2.0 acres and larger shall be 15 percent
- (b) <u>The maximum gross site area impervious surface allowed in the Blue</u> <u>Ridge Parkway Overlay District for any single lot shall be:</u>
  - 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.

- 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.
- (6) Screening standards. The following screening regulations shall be required within the Blue Ridge Parkway Overlay District for all new structures and any

modification to an existing structure exceeding 50 percent of the appraised value of the structure.

The surfaces of the structure which are oriented to the Blue Ridge Parkway must be screened at a ratio of one tree of 1.5 inch diameter measured 6 inches above the root ball for every 200 square feet of planar surface. Planar surface is defined as the combined exterior surface area of all vertical surfaces within a single face of the structure. Trees planted to achieve the required ratio must be planted no greater than 50 feet from the furthest extending portion of the structure (measured perpendicularly). Trees must be of varying, native species, as defined by the Natural Resource Conservation Service of the United States Department of Agriculture, and no single species shall comprise more than 50 percent of the trees planted. Trees shall be spaced no less than 10 feet but no greater than 30 feet apart.

Existing trees within the area of allowed disturbance which are left intact and that appear in good health can be credited toward the required ratio. The following credit system will be observed:

Tree Dimensions	Credits
2.5" to 4" DBH (minimum 8' tall)	<u>1 tree</u>
4" to 6" DBH (minimum 15' tall)	1.5 trees
6" to 10" DBH (minimum 20' tall)	<u>2 trees</u>
10" to 16" DBH (minimum 25' tall)	2.5 trees
16" or greater (minimum 30' tall)	<u>3 trees</u>

<u>Trees to be credited shall be marked using flagging tape prior to site disturbance in</u> <u>order to ensure their health throughout site development.</u>