



**Town of Weaverville
Planning and Zoning Board
Council Chambers
Wednesday, February 8, 2017, 5:45pm**

Agenda

1. Call to Order – Chairman Doug Theroux.
2. Discussion Related to a Preliminary Plat for a Minor Subdivision on the Property Commonly Known as 212 North Main Street.
3. Consideration of a Motion Establishing a Recommendation to the Town Planner Regarding the Aforementioned Preliminary Plat for a Minor Subdivision.
4. Discussion Related to a Preliminary Plat for a Major Subdivision on the Property Commonly Known as 173 North Main Street.
5. Consideration of a Motion Establishing a Recommendation to Town Council Regarding the Aforementioned Preliminary Plat for a Major Subdivision.
6. Discussion Related to the Proposed Table of Uses and Related Proposed Revisions of Ordinance.
7. Any Other Business to Come Before the Board.
8. Adjournment.



**Agenda Items 2&3
212 North Main Minor Subdivision Preliminary Plat**

- **Attached you will find a minor subdivision application for your consideration. A large format map will be available at the meeting.**
- **Additionally you will find a preliminary plat for a major subdivision on the same property originally recommended for approval on June 7, 2016. This proposal eliminates three lots at the terminus of Webster Street and creates only two additional lots adjacent to North Main.**

MINOR SUBDIVISION APPLICATION

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7013 --- fax (828) 645-4776 --- tgupton@weavervillenc.org

Fee: \$50.00 + \$25.00 per lot
Four lot subdivision -- \$150.00 + \$25.00 per lot

APPLICATION DATE: 1/9/17

OWNER NAME: Amanda Soule

SUBDIVISION NAME: N/A

PROPERTY ADDRESS: 212 N MAIN

PIN:

DEED BOOK/PAGE:

ORIGINAL TRACT SIZE (acres):

PROPOSED NUMBER OF LOTS: 2

SUBDIVISION TYPE: RESIDENTIAL COMMERCIAL INDUSTRIAL

OWNER/AGENT NAME: Amanda Soule
ADDRESS:

PHONE NUMBER: 828 242-6132

REGISTERED SURVEYOR: ALAN STYLES
ADDRESS:

PHONE NUMBER: 828 236-3050

REGISTERED ENGINEER:
ADDRESS:

PHONE NUMBER:

Which utilities will serve the proposed development?:

PUBLIC SANITARY SEWER COMMUNITY SEWER SEPTIC TANKS ON EACH LOT
 PUBLIC WATER COMMUNITY WATER WELLS ON EACH LOT

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Subdivision Ordinance and Zoning Ordinance and to be fully aware of the regulations detailed therein.

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner. I understand that a copy of the recorded plat must be submitted to the Zoning Department prior to the issuance of any permits associated with this subdivision.


SIGNATURE OF APPLICANT

1/9/17
DATE

OFFICE USE ONLY

FEE: DATE PAID:

CHECK

CASH

PRELIMINARY PLAT APPROVAL DATE:

FINAL PLAT APPROVAL

DATE:

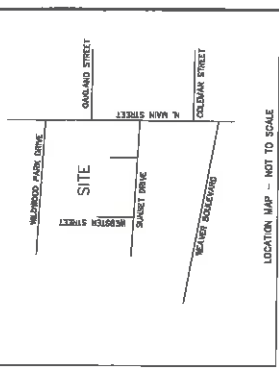
APPROVED WITH CONDITIONS:

**PRELIMINARY DRAWING
NOT FOR SALES, CONVEYANCES,
OR RECORDATION**



TOWN OF WEAVERVILLE ZONING R-1

TOTAL PARCEL AREA = 215848.70 S.F. (4.965 AC.)
TOTAL NUMBER OF LOTS CREATED = 6
MINIMUM LOT WIDTH - 100 FT. AT SETBACK LINE
FRONT - 30 FT. FROM R/W
SIDE - 10 FT.
REAR - 10 FT.



THIS PLAT COMPLES WITH THE SUPERVISION
REGULATIONS FOR THE TOWN OF WEAVERVILLE,
NORTH CAROLINA

TOWN MANAGER
TOWN OF WEAVERVILLE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, **ALAN B. STYLES**, REGISTERED SURVEYOR AND SURVEYOR, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

RENEW OFFICER DATE

FILED FOR REGISTRATION ON THE 2015 AT _____ DAY OF _____
AND RECORDED IN PLAT BOOK _____ AT PAGE _____
BUNCOMBE COUNTY REGISTER OF DEEDS

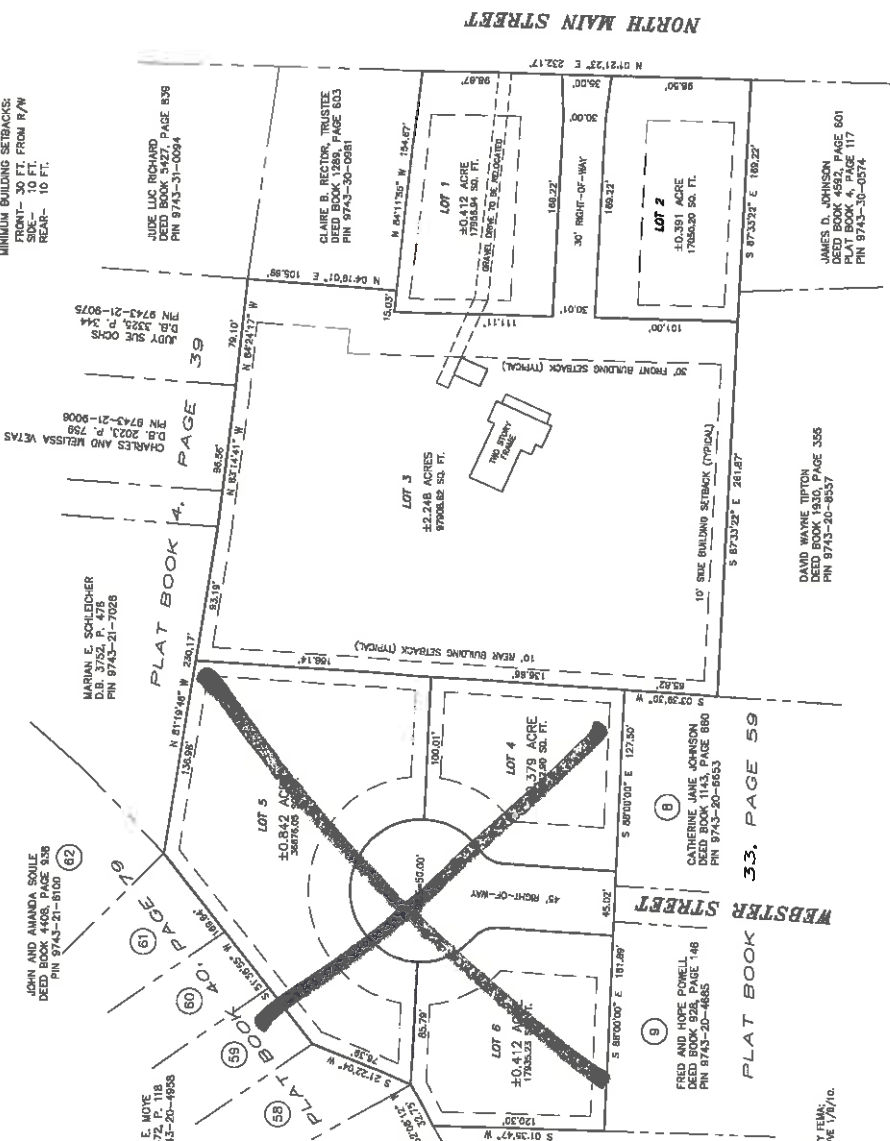
ALAN B. STYLES, REGISTERED SURVEYOR AND SURVEYOR, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. THIS SURVEY WAS CONDUCTED UNDER MY SUPERVISION. ALL INFORMATION INDICATED AS BEING FROM INFORMATION SOURCES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH. THE ERROR OF PRECISION OF THE CONTROL SURVEY PLATS AS SHOWN SHALL BE WITHIN THE LIMITS OF THE CONTROL SURVEY ACCORDANCE WITH GS 47-30 AS AMENDED; AND THAT THE SURVEY CREATES THAT MEAN OR MEANS THAT REGULATES PARCELS OF LAND - NC GS 47-30(1)(1)(g).
WITNESS MY HAND AND SEAL THIS _____

ALAN B. STYLES, PLS
N.C. NO. L-2885

NOT A BOUNDARY SURVEY -
BOUNDARY SURVEY COMPLETED 7/10/96

CONCEPT PLAN
FOR

AMANDA CORE, OWNER	
DRAWN BY	TOWN OF WEAVERVILLE
DATE	5/16/16
REVISED	BUNCOMBE COUNTY
	STATE OF NORTH CAROLINA
SHEET	ALAN B. STYLES, PLS
1 OF 1	PROJECT NO.
	18-5-12



JOHN AND AMANDA SOULE
DEED BOOK 1458, PAGE 308
PIN 9743-21-8100 (62)

WANDA E. MOYE
DEED BOOK 1472, P. 118
DEED BOOK 1509, PAGE 271
PIN 9743-20-4628

HANNAH AND JASON LAYBEE
DEED BOOK 5238, PAGE 380
PIN 9743-20-3940

MARIAN E. SCHLEICHER
D.B. 3752, P. 475
PIN 9743-21-7028

CHARLES AND MELISSA VETAS
D.B. 3328, P. 344
PIN 9743-21-9075

JUDE LUC RICHARD
DEED BOOK 3427, PAGE 838
PIN 9743-31-0094

CLAIRE B. RECTOR, TRUSTEE
DEED BOOK 1286, PAGE 603
PIN 9743-30-0881

LOT 1
30.412 ACRE
178530.30 SQ. FT.

LOT 2
40.391 ACRE
176530.30 SQ. FT.

LOT 3
40.218 ACRES
970088.90 SQ. FT.

LOT 4
37.9 ACRE
173833.30 SQ. FT.

LOT 5
40.842 ACRE
307878.00 SQ. FT.

LOT 6
40.412 ACRE
178533.30 SQ. FT.

NANCY ANNETTE KELLY
DEED BOOK 1462, P. 342
DEED BOOK 1470, P. 342
PIN 9743-20-8834

FRED AND HOPE POWELL
DEED BOOK 928, PAGE 148
PIN 9743-20-4685

CATHERINE JANE JOHNSON
DEED BOOK 1143, PAGE 886
PIN 9743-20-9653

DAVID WAYNE TIPTON
DEED BOOK 1830, PAGE 356
PIN 9743-20-8837

JAMES D. JOHNSON
DEED BOOK 492, PAGE 601
PLAT BOOK 4, PAGE 117
PIN 9743-30-0574

- NOTES:
1. THIS PLAN IS BASED ON DEEDS AND EXISTING SURVEYS.
2. PARCELS MAY BE SUBJECT TO EASEMENTS, SETBACKS, "MAYBE-OR-MAY-NOT" RESTRICTIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
3. ALL MEASURES ARE COMPUTED BY COORDINATE METHOD.
4. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
5. NO IRON MONUMENTS LOCATED WITHIN 2000 FT. OF SURVEY UNLESS OTHERWISE INDICATED ON THIS PLAT.
6. UNDERGROUND UTILITIES ARE SHOWN AS SHOWN.
7. THIS PLAT IS PREPARED FOR THE PERSON, PERSONS, OR CORPORATION, NOTED THEREON, AND IS NOT INTENDED FOR USE BY ANY OTHER PARTY UNLESS PERMISSION IS GIVEN BY SAID PERSON OR CORPORATION.
- LEGEND:
- - - LINE NOT SURVEYED
- - - - - UNLESS DIMENSIONED
● CURVE NOT DIMENSIONED
○ B.P. = BENCH MARK
○ R.P. = REINFORCED CONCRETE PIER
○ P.K. OR M.C. = SURVEYORS MARK SET
○ R.S. = RAILROAD SINK
○ R.S. = RAILROAD SINK
○ P.B. = PLAT BOOK
○ U.G. = UNDERGROUND
○ E-L-E-E-L = ELECTRIC LINE
○ W-W-W-W-W = WATER LINE
○ S-S-S-S-S = SEWER MAIN/PIPE
○ C-U = CLEAN-OUT
○ W.M. = WIRE METER
○ T.E. = TELEPHONE FEDERAL
○ T.E. = TELEPHONE FEDERAL
○ E.L. = ELECTRIC SERVICE
○ P.P. = POWER POLE
○ P.H. = FIRE HYDRANT
○ P.H. = FIRE HYDRANT

ALAN B. STYLES, PLS
ALAN B. STYLES LAND SURVEYING, PLLC
LICENSE NO. P-0185
PROFESSIONAL LAND SURVEYOR L-2985
929 ASHVILLE, NC 28603
TEL# 828-236-3050





Agenda Items 4&5

173 North Main Major Subdivision Preliminary Plat

- **Attached you will find a major subdivision application and preliminary plat for your consideration. A large format map will be available at the meeting.**

MAJOR SUBDIVISION APPLICATION

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

Fee: \$300.00 + \$25.00 per lot

APPLICATION DATE: 08-19-2016

OWNER NAME: Dogwood Properties & Development, LLC

SUBDIVISION NAME: Cottages at North Main

PROPERTY ADDRESS: TBD North Main & Coleman St

PIN: 9742-39-3915; 9742-39-5935; 9742-39-6935

DEED BOOK/PAGE: 5173/920

ORIGINAL TRACT SIZE (acres): 2.329

PROPOSED NUMBER OF LOTS: 8 total (out of 3 existing)

SUBDIVISION TYPE: RESIDENTIAL COMMERCIAL INDUSTRIAL

OWNER/AGENT NAME: Kevin Kopp, Member-Manager
ADDRESS: P.O. Box 8087, Asheville, NC 28814

PHONE NUMBER: 828-230-0744

REGISTERED SURVEYOR: Eric McAbee
ADDRESS: 3 McAbee Trl, Fairview, NC 28730

PHONE NUMBER: 828-628-1295

REGISTERED ENGINEER: TBD
ADDRESS:

PHONE NUMBER:

Which utilities will serve the proposed development?:

PUBLIC SANITARY SEWER
 PUBLIC WATER

COMMUNITY SEWER
 COMMUNITY WATER

SEPTIC TANKS ON EACH LOT
 WELLS ON EACH LOT

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Subdivision Ordinance and Zoning Ordinance and to be fully aware of the regulations detailed therein.

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner. I understand that a copy of the recorded plat must be submitted to the Zoning Department prior to the issuance of any permits associated with this subdivision.

Kevin Kopp, Member Manager
SIGNATURE OF APPLICANT

8-19-16
DATE

OFFICE USE ONLY

FEE: DATE PAID:

CHECK

CASH

PRELIMINARY PLAT APPROVAL DATE:

FINAL PLAT APPROVAL

DATE:

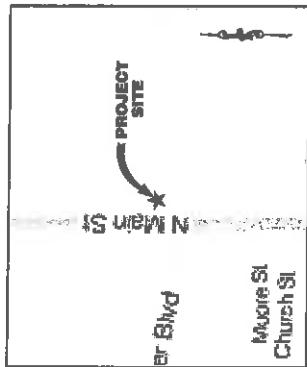
APPROVED WITH CONDITIONS:

TOWN WALK

SITE DEVELOPMENT PLANS

DRAWING INDEX:

- COVER:
- G1: COVER SHEET
- M1: GENERAL NOTES
- C1: EXISTING CONDITION
- D1: MASTER PLAN
- D2: SITEMARK & E.C. DETAILS
- D3: UTILITY DETAILS-SEWER & WATER



PROJECT DATA

PROJECT: **TOWN WALK**
 DEVELOPER/FINANCIALLY RESPONSIBLE PARTY: **DORWOOD PROPERTIES & DEVELOPMENT, LLC**
 CONTACT NUMBER: **(828)**
 ADDRESS: **P.O. BOX 2627 28614
 ASHEVILLE, NC 28614**

PROJECT P/N: **8742-39-2015 & 8742-39-2025**
 DEED BOOK: **5172/920 & 5172/920**
 ENGINEER: **MORGEN DESIGN GROUP, PC
 214 STONE ROAD BLVD.
 WEAVERVILLE, NC 28684
 828-645-7714**

SITE DATA

PROJECT P/N: **8742-39-2015 & 8742-39-2025**
 DEED BOOK/PAGE: **5172/920 & 5172/920**
 PROPERTY ADDRESS: **173 N. MAIN ST. & CHURCH ST.
 WEAVERVILLE, NC**
 DATE OF SURVEY: **05-01-16**
 PARCELS: **1.30 & 0.43 AC**
 BUILDING FOOTPRINT SIZE: **N/A**
 SOILS DATA: **TSO**
 EXISTING IMPERVIOUS AREA: **4,200 SF (0.33)**
 PROPOSED IMPERVIOUS AREA: **20,813 SF (27.79)**
 PROPOSED PAVEMENT AREA: **54,650 SF (72.36)**
 STORMWATER: **5-1' PERCENT
 17' SEWER
 17' REAR**
 TOTAL NO. OF LOTS: **0**
 SITE DATUM: **MAD 83 / MVD-88**
 FEMA PANEL: **2700974500 (DATED 1-4-2010) NO. LEANING IN JERSEY**
 LATITUDE/LONGITUDE: **35°42'13.18"N, 82°37'26.22"W**
 DISTURBED AREA: **0#-SIT=0.88 AC**
 AVERAGE NATURAL SLOPE: **13.97%**
 SURVEY DATE: **1-19-2017**



CIVIL ENGINEERING · STRUCTURAL ENGINEERING
 MUNICIPAL INFRASTRUCTURE · CONSTRUCTION ADMINISTRATION

P.O. BOX 1516
 WEAVERVILLE, NORTH CAROLINA 28787
 P: 828.645.7788
 F: 828.645.7714
 info@mdgeng.com
 www.mdgeng.com

		MDG ENGINEERING EXCELLENCE 214 STONE ROAD BLVD. WEAVERVILLE, NC 28684 828-645-7714 www.mdgeng.com	COVER DRAWING TITLE WEAVERVILLE, NORTH CAROLINA TOWN WALK PROPOSED SUBDIVISION	SHEET NO.: 1 OF 6 COVER Project No.: 16-164
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NO. 10000000000000
DATE

NO.	DATE

MD 100000000000000000

PROPOSED SUBDIVISION

EXISTING CONDITIONS

DRIVING TITLE

RECORDS COUNTY

WEAVERVILLE, NORTH CAROLINA

TOWN WALK

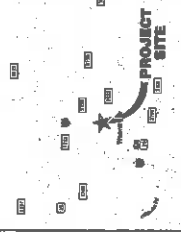
M-1

PROJECT NO. 16-164

Scale: 1" = 50'



MDG
Professional Engineer
Civil Engineering
No. 00000000000000000000



VICINITY MAP
Not To Scale

PROJECT OWNER
COMPTON DEVELOPMENT & INVESTMENTS, LLC
2100 N. WINDY HOLLOW LANE
SUITE 100
WARRINGTON, VA 22190
TEL: 703.800.0000

PROJECT NO. 16-164

DATE OF MAP 05-24-2017

SCALE 1" = 50'

FIELD DATA
PROPERTY ADDRESS: 178 N. MAIN ST., WARRINGTON, VA
DATE OF SURVEY: 05-24-2017

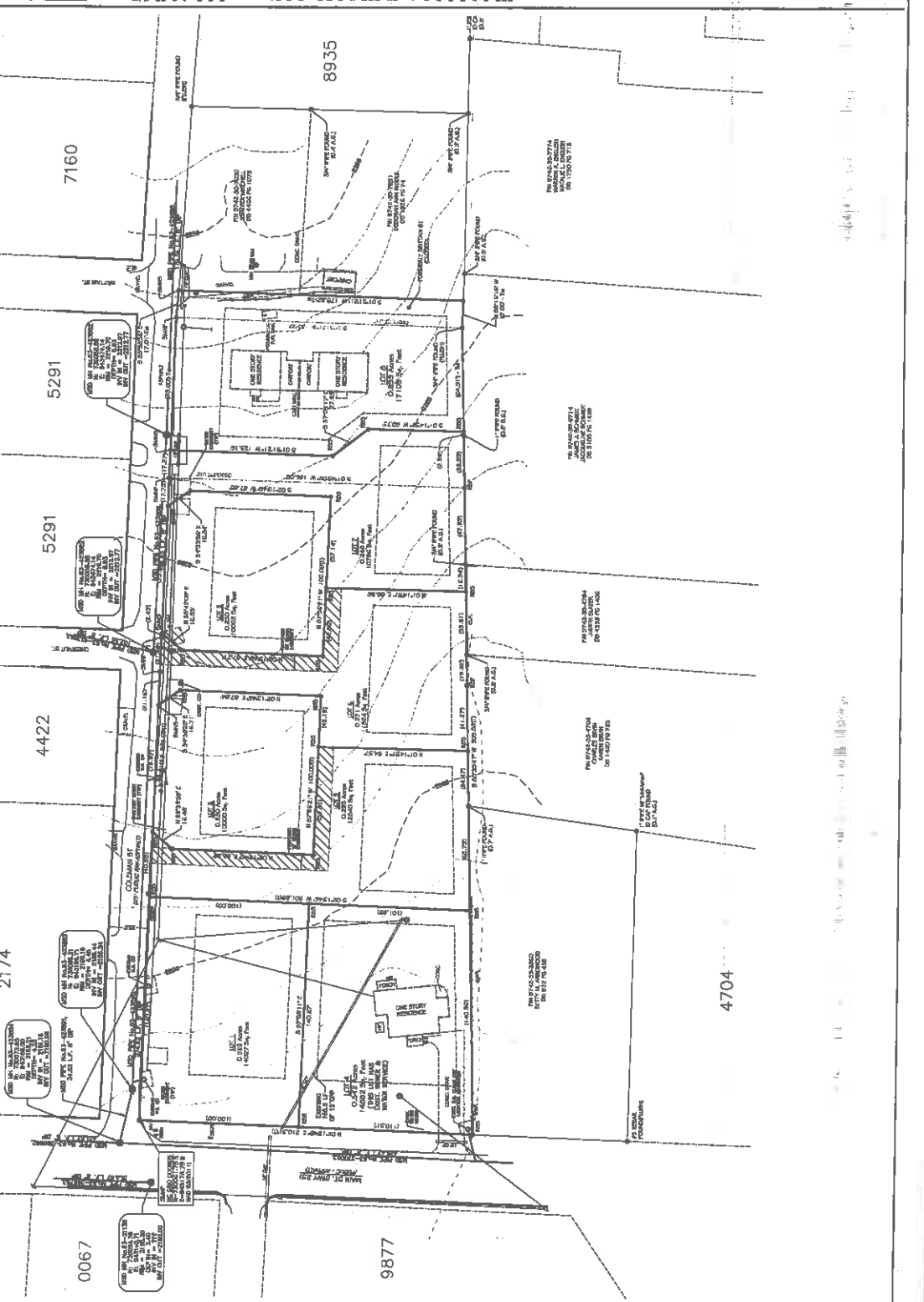
FIELD DATA
DATE OF SURVEY: 05-24-2017

REVISIONS

NO.	DATE	DESCRIPTION

GRAPHIC SCALE

1" = 50'



0067

178 N. MAIN ST. (EAST SIDE OF ROAD)

1000.00 Sq. Feet

1:4007 Sq. Feet

2174

178 N. MAIN ST. (WEST SIDE OF ROAD)

1000.00 Sq. Feet

1:4007 Sq. Feet

4422

178 N. MAIN ST. (WEST SIDE OF ROAD)

1000.00 Sq. Feet

1:4007 Sq. Feet

5291

178 N. MAIN ST. (WEST SIDE OF ROAD)

1000.00 Sq. Feet

1:4007 Sq. Feet

5291

178 N. MAIN ST. (WEST SIDE OF ROAD)

1000.00 Sq. Feet

1:4007 Sq. Feet

7160

178 N. MAIN ST. (WEST SIDE OF ROAD)

1000.00 Sq. Feet

1:4007 Sq. Feet

8935

178 N. MAIN ST. (WEST SIDE OF ROAD)

1000.00 Sq. Feet

1:4007 Sq. Feet

9877

178 N. MAIN ST. (WEST SIDE OF ROAD)

1000.00 Sq. Feet

1:4007 Sq. Feet

4704

178 N. MAIN ST. (WEST SIDE OF ROAD)

1000.00 Sq. Feet

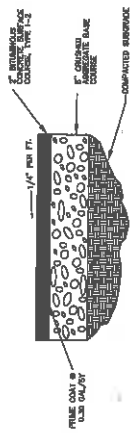
1:4007 Sq. Feet

EDCOMBE COUNTY - EROSION CONTROL NOTES:

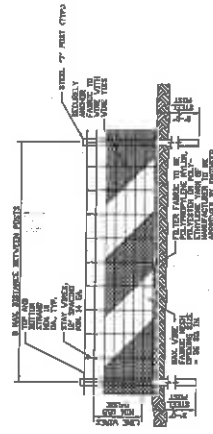
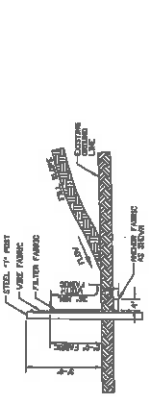
1. ALL EROSION MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF WASHINGTON COUNTY. THE EROSION CONTROL MEASURES SHALL BE CHECKED WITH FOR ALL WORK.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED BY WASHINGTON COUNTY.
3. MATERIALS AND CONSTRUCTION SHALL BE AS SPECIFIED BY WASHINGTON COUNTY PLANS.
4. PROTECT WITH GEOTEXTILE, STAPLES AND GRASSING.
5. SOIL, BE PLACED ON AN APPROXIMATE 1:1 SLOPE. AT THE END OF EACH PILE, THE PILE SHALL BE PLACED AT THE END OF EACH PILE. THE PILE SHALL BE PLACED AT THE END OF EACH PILE.
6. IF IT IS RECOMMENDED FOR CONTRACTOR TO PROVIDE TRENCH AT THE END OF EACH PILE, THE CONTRACTOR SHALL PROVIDE TRENCH AT THE END OF EACH PILE.
7. IT IS ADVISED THAT THIS PROJECT WILL BE CONSIDERED COMPLETED, INCLUDING ANY EROSION CONTROL MEASURES, ONLY AFTER ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVED BY WASHINGTON COUNTY.
8. EROSION CONTROL MEASURES SHALL BE INSTALLED AND APPROVED BY WASHINGTON COUNTY.
9. IF COMPLETION DATE IS NOT ENTERED ON THE CONTRACT, THE CONTRACTOR SHALL PROVIDE TRENCH AT THE END OF EACH PILE.
10. THE CONTRACTOR SHALL CHECK ALL EROSION CONTROL MEASURES AND SHALL PROVIDE RECORD AT ALL TIMES FOR PROPERTY RECORDS.

EROSION CONTROL NOTES

NOT TO SCALE



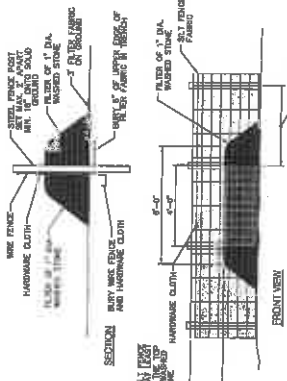
TYPICAL PAVEMENT SECTION
NOT TO SCALE



1. THE DESIGN FOR SMALL STRUCTURES SHALL BE APPROVED BY WASHINGTON COUNTY AND THE DESIGN FOR LARGE STRUCTURES SHALL BE APPROVED BY WASHINGTON COUNTY.
2. ALL STRUCTURES SHALL HAVE A MINIMUM HEIGHT OF 12 INCHES.
3. ALL STRUCTURES SHALL HAVE A MINIMUM WIDTH OF 12 INCHES.
4. ALL STRUCTURES SHALL HAVE A MINIMUM LENGTH OF 12 INCHES.
5. ALL STRUCTURES SHALL HAVE A MINIMUM WEIGHT OF 12 LBS.

SILT FENCE DETAIL

NOT TO SCALE



SILT FENCE OUTLET STRUCTURE

NOT TO SCALE

NO.	REVISIONS/DESCRIPTIONS	DATE



PROJECT:	
DATE:	
SCALE:	
BY:	
CHECKED BY:	
DATE:	



TOWN WALK
PROPOSED SUBDIVISION
SITING & E.C. DETAILS
EDCOMBE COUNTY
DRAWING TITLE
WASHINGTON COUNTY
16-164

DATE: 5 OF 6
SHEET NO.: 5 OF 6
PROJECT NO.: 16-164

NO.	RESPONSIBILITY	DATE



PROJECT NO.	
DATE	
BY	
CHECKED	
APPROVED	



**TOWN WALK
PROPOSED SUBDIVISION**

SEWER & WATER DETAILS

WEAVERVILLE, NORTH CAROLINA

Sheet No: **B** of **8**
 Project No: **D-2**
16-164

