



**Town of Weaverville
Planning and Zoning Board
Town Hall Council Chambers
Tuesday, October 1, 2019, 6:00pm**

Agenda

1. Call to Order – Chairman Gary Burge.
2. Approval of the Agenda.
3. Approval of the Minutes from the September 3, 2019 Meeting of the Board.
4. Discussion Related to a High Density Single Family Residential Zoning District which was given a High Priority by Town Council within the Recently Adopted Comprehensive Land Use Plan.
5. Consideration of a Recommendation to Town Council or Additional Direction to Staff Regarding the Creation of a New Zoning District to Accommodate High Density Single Family Development.
6. Discussion Related to an Amendment to the Planning and Zoning Board Rules and Procedures Regarding Rule 13 – Duty to Vote. Said Amendment Shall Become Effective Upon Ratification by Town Council at Their Next Regularly Scheduled Meeting.
7. Discussion Related to the Progress of the Project Commonly Known as Northridge Commons Townhouses and a Possible Amendment to the Conditional Zoning District Which Governs Same.
8. Any other Business to Come Before the Board.
 - November Meeting Date
9. Adjournment.



**Agenda Item 3
Minutes**

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, September 3, 2019

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, September 3, 2019 within the Council Chambers at Town Hall.

Present: Vice Chairman Gary Burge, Board Members John Chase, Catherine Cordell and Steve Warren, Alternate Member Rachael Bronson, Town Attorney Jennifer Jackson and Planning Director James Eller. Board Member Peter Stanz and Alternate Member Tom Balestrieri were absent.

1. Call to Order.

Vice Chairman Gary Burge called the meeting to order at 6:00 pm.

Upon calling the meeting to order, Vice Chairman Burge recognized new alternate board member Racheal Bronson who introduced herself to the Board. Vice Chairman Burge also noted that Ms. Bronson would be serving as an acting board member due to other absences.

2. Election of Officers.

Ms. Jackson shared with the Board the election process for officers as described in the Board's rules of procedure.

Mr. Warren nominated Vice Chairman Gary Burge as Chairman of the Board. All voted unanimously to appoint Vice Chairman Burge as Chairman of the Board.

Chairman Burge nominated Ms. Cordell as Vice Chairman of the Board. All voted unanimously to appoint Ms. Cordell as Vice Chairman of the Board.

3. Approval of the Agenda.

Ms. Cordell motioned to approve the agenda as presented. Mr. Warren seconded and all voted unanimously.

4. Approval of the Minutes from the August 6, 2019 Meeting of the Board.

Chairman Burge recommended a revision to how individual Council members were identified. Mr. Warren motioned to approve the minutes as amended. Chairman Burge seconded and all voted unanimously.

5. Discussion Related to a Zoning Map Amendment Application for a .3 Acre Unaddressed Parcel of Land on Monticello Road Which Proposes an Initial Zoning of R-12 Upon Annexation.

Mr. Eller presented the application to the Board and noted that the intent of the property owner was to combine the parcel in question with an adjacent 19.5 acre tract recently subject to a voluntary annexation with an initial zoning of R-12.

6. Consideration of a Recommendation to Town Council on the Aforementioned Zoning Map Amendment Application.

Ms. Cordell motioned to offer a favorable recommendation to Town Council on the initial zoning of R-12 for the property described finding said zoning compliant with the Town's comprehensive land use plan (CLUP). Mr. Chase seconded and all voted unanimously.

7. Discussion Related to a Zoning Map Amendment Application for an 11.21 Acre Unaddressed Parcel of Land on Merrimon Avenue Which Proposes a Rezoning from I-1 to R-12.

Mr. Eller provided a staff report to the Board related to the proposed rezoning. Said report noted the location of the property, a zoning analysis based upon the zoning district desired, statements related to CLUP, Strategic, Reems Creek Greenway and Parks and Recreation plan compliance, and uses permitted within the I-1 zoning district which the property is currently zoned. Said report also contained statements from the Town's Fire, Police and Public Works Departments stating in the affirmative the ability to service the proposed land use to the same extent under existing policies.

Thomas Jones of WGLA Engineering spoke to the Board on behalf of the application noting several variables including size of the property, topography, slope and floodplain which presented difficulties in developing the property for industrial purposes as would be necessary under the current I-1 zoning district. William Ratchford of Southwood Realty, proposed property owner, also spoke to the Board on behalf of the application offering details on their developments in other locations and noting their ability to offer diversified housing options.

8. Consideration of a Recommendation to Town Council on the Aforementioned Zoning Map Amendment Application.

Mr. Warren motioned to offer a favorable recommendation to Town Council on the rezoning from I-1 to R-12 for the property described finding said zoning compliant with the Town's CLUP. Ms. Cordell seconded and the motion carried 4-1.

Mr. Chase offered the dissenting vote noting that variables unique to the property could provide difficulties in achieving the density desired.

9. Discussion Related to a High Density Single Family Residential Zoning District Which was Given a High Priority by Town Council within the Recently Adopted Comprehensive Land Use Plan.

Mr. Eller provided a staff report to the Board related to the accommodation of high density single family residential development. Said report noted the priority Town Council had ascribed to the issue in the CLUP, existing dimensional conditions of similar projects previously approve as special use permits or conditional zoning district and the proposition to create a new zoning district or amend an existing district to accommodate such development.

Concerns were shared related to the locations in Town where such a use should be permitted. Also, the relation of smaller lot sizes to more affordable housing costs was discussed.

10. Consideration of Direction to Staff to Draft Language Regarding the Creation of a New Zoning District for such Development or the Amendment of an Existing Zoning District to Accommodate Same.

Consensus was gained that the creation of a new zoning district to accommodate high density single family residential development was preferable rather than amending an existing zoning district.

11. Any Other Business to Come Before the Board.

No further business was noted.

12. Adjournment.

Ms. Cordell motioned to adjourn. Mr. Chase seconded and all voted unanimously.

**Gary Burge, Chairman
Planning and Zoning Board**

ATTEST:

**James W. Eller
Planning Director / Deputy Town Clerk**



Agenda Item 4&5
High Density Single Family Residential Zoning District

Town of Weaverville, North Carolina

Staff Report: How to Better Accommodate High Density Single Family Residential Development

Prepared: August 2019
Amended: September 2019

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Plats Pertaining to the Developments Commonly Known as Creekside Village, Lakeside Meadows, Lillie Farm Cove, Partridge Berry and Weaver Village

Town Council Priority

Within the recently adopted Comprehensive Land Use Plan (CLUP) Town Council prioritized each individual goal stated within said plan. “Consider land use regulation that provides for high density single family residential development” (pg.29) was given priority 1 (highest) and staff has chosen here to begin the work toward achieving the goals set forth in the CLUP.

Analysis of Existing Conditions

In order to begin analyzing the best way for the town to accomplish the stated goal of providing land use regulation that accommodates high density single family residential development, staff believes it prudent to observe the existing conditions within similar developments which were approved via a conditional zoning district or special use permit, which, to date, were the only ways for such a project to come to fruition.

Analysis of Existing Conditions Related to High Density Single Family Residential Projects
All Projects Shown Have Public Water and Sewer

Lillie Farm Cove:		North Main / Critter Trail			
Mean Lot Area:	.1113 acres	4,848.23 sq.ft.			
Largeest Lot:	.2 acres	8,698 sq.ft.			
Smallest Lot:	.08 acres	3,672 sq.ft.			
Approximate Mean Lot Width:	45 ft.				
Setbacks:	25 front	6 sides	10 rear		

Lakeside Meadows:		Merrimon / Brown			
Mean Lot Area:	.1847 acres	8,045 sq.ft.			
Largest Lot:	.289 acres	12,589 sq.ft.			
Smallest Lot:	.134 acres	5,837 sq.ft.			
Approximate Mean Lot Width:	50 ft.				
Setbacks:	15 front	5 sides	10 rear		

Town of Weaverville, North Carolina
**Staff Report: How to Better
Accommodate High Density Single
Family Residential Development**

Prepared: August 2019
Amended: September 2019

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Plats Pertaining to the Developments Commonly Known as Creekside Village, Lakeside Meadows, Lillie Farm Cove, Partridge Berry and Weaver Village

Creekside Village (Phase 3):		Merrimon / Aiken			
Mean Lot Area:	.1535 acres	6,688 sq.ft.			
Largest Lot:	.203 acres	8,843 sq.ft.			
Smallest Lot:	.13 acres	5,663 sq.ft.			
Approximate Mean Lot Width:	60 ft.				
Setbacks:	10 front	5 sides	10 rear		

Weaver Village:		Weaver / Weaver Village			
Mean Lot Area:	.1222 acres	5,323 sq.ft.			
Largest Lot:	.145 acres	6,316 sq. ft.			
Smallest Lot:	.108 acres	4,7,04 sq. ft.			
Approximate Mean Lot Width:	60 ft.				
Setbacks:	None: Site Specific Plan				

Partridge Berry:		Reems Creek / Dogwood			
Mean Lot Area:	.1669 acres	7,270 sq.ft.			
Largest Lot:	.207 acres	9,017 sq.ft.			
Smallest Lot:	.127 acres	5,532 sq. ft.			
Approximate Mean Lot Width:	50 ft.				
Setbacks:	15 front	5 sides	10 rear		

What these numbers indicate are lots which would not be permissible within any of the Town’s standard zoning districts, the approval of which would be an administrative decision, and processed through the Town’s subdivision review and approval procedures. Deficiencies include calculations related to lot area, lot width, setbacks and in some cases all three variables based upon the dimensional requirements of our residential districts.

It is the belief and understanding of staff that it is the desire of Town Council for such conditions to exist where these developments could be treated as traditional subdivisions within a standard zoning district and subject to the aforementioned review process. Here is where work begins on accomplishing one of the first prioritized stated goals of the CLUP.

Town of Weaverville, North Carolina
**Staff Report: How to Better
 Accommodate High Density Single
 Family Residential Development**

Prepared: August 2019
 Amended: September 2019

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Plats Pertaining to the Developments Commonly Known as Creekside Village, Lakeside Meadows, Lillie Farm Cove, Partridge Berry and Weaver Village

How to Better Accommodate High Density Single Family Residential Development?

Staff believes there are two options to accomplish the task at hand being the creation of a new zoning district or the revision of an existing zoning district. Via consensus of the Board and Council, staff is proceeding with the creation of a new zoning district.

New Zoning District

Sec. 36-106. - Table of dimensional requirements.

Proposed R-4 District

Zoning District	R-2	R-3	R-4	R-12
Minimum Lot Area (sq. Ft.)	7,500 ^{1, 2, 3, 4, 7}	5,445 ^{1, 2, 3, 4, 7}	4,000 – 7,000	7,500 ^{4, 7, 8}
Minimum Lot Width(ft.)	75	75	50	75
Minimum Front Yard (ft.)	30	30	10-25	30
Minimum Side Yard (ft.) Abutting Residential District	10 ⁶	10 ⁶	5-10	10 ⁶
Minimum Rear Yard (ft.) Abutting Residential District	10 ⁶	10 ⁶	10	10 ⁶
Height Limit (ft.)	35	35	35	45 and no more than 3 stories

Town of Weaverville, North Carolina
**Staff Report: How to Better
 Accommodate High Density Single
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Dimensional Requirements within Similar Zoning Districts in Other Jurisdictions

	Asheville RS-8	Buncombe County R-3	Black Mountain UR-8	Woodfin R-7
Min. Lot Area	4,000	6,000	5,000	7,000
Min. Lot Width	40	-	15	50
Setbacks (f,s,r)	15, 6, 15	10, 7, 15	20, 10, 15	20, 10, 30

* All measurements assume public water and sewer availability

Other Considerations

- Due to statutory limitations, a municipality cannot totally prohibit manufactured housing (factory built using national HUD building code) from the jurisdiction. The R-3 zoning district within the Town exists for this purpose. Therefore, the possible amendment of the R-3 zoning district to accommodate high density single family residential will have to take this into consideration.
- Many ordinances distinguish between manufactured housing and modular housing (factory built using North Carolina Building Code). Modular units are often treated as site built homes for zoning purposes. This is the case within the Town of Weaverville as well.
- R-1 is presently the only zoning district in which the primary use of properties is for single family homes.
- Statutory limitations also dictate that a family care home, defined as an assisted living residence in which the housing management provides 24-hour scheduled and unscheduled personal care services for not more than six unrelated residents, must be treated the same as a single family home. A new district created to accommodate high density single family residential uses must also permit as a right of use family care homes under state law, “if 6 or fewer disabled persons, must treat same as single family residence” and federal law, “reasonable accommodation.”



Agenda Item 6
Amendment to the Planning and Zoning Board
Rules and Procedures, Rule 13

Proposed Amendment to the Rules of Procedure for the Weaverville Planning and Zoning Board

Rule 13. Duty to Vote – Every member must vote unless excused by the remaining members of the Board. A member who wishes to be excused from voting shall so inform the chair, who shall take a vote of the remaining members. No member shall be excused from voting except in cases involving conflicts of interest [see [Rule 14](#)], as defined by the Board or by law, or the member’s official conduct, as defined by the Board. In all other cases, a failure to vote by a member who is physically present in the Board chamber, or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as ~~a vote with the prevailing side~~ an affirmative vote.

Rule 18. Amendment of the Rules – These rules may be amended at any regular meeting or at any properly called special meeting that includes amendment to the rules as one of the stated purposes of the meeting, unless a statute or rule of Town Council provides otherwise. Adoption of an amendment shall require an affirmative vote equal to a quorum of the Board. No amendment to the Rules shall be effective until Town Council has granted its approval.



Agenda Item 7
Northridge Commons Townhouses CZD

- Staff will be providing an update on the construction process for Northridge Commons Townhouses and discussing a possible amendment to the conditional zoning district which governs same.

**ORDINANCE ESTABLISHING A CONDITIONAL ZONING DISTRICT
DESIGNATED AS CZD-3 - NORTHRIDGE COMMONS TOWNHOUSES**

WHEREAS, the Town is in receipt of an application for a conditional zoning district submitted by Northridge Commons Investors, LLC, dated April 2, 2018, for a project that is now known as Northridge Commons Townhouses; and

WHEREAS, the project is a residential project consisting of 53 single-family dwellings in multi-unit buildings on three (3) contiguous parcels of land under common ownership; and

WHEREAS, the property is bounded by Walmart to the East, the private road known as Northcrest Road to the North, Monticello Road (SR 1727) and Gill Branch Road (SR 1724) to the West, and private properties outside Town municipal borders to the South, said property being shown on the attached survey prepared by Ed Holmes & Associates with a last revised date of 11 May 2018; and

WHEREAS, the applicant is under contract to purchase the property subject to receiving necessary approvals on the project; and

WHEREAS, the property is currently zoned R-12 and a multi-family residential project of more than four units requires a conditional zoning district; and

WHEREAS, the Town of Weaverville has the authority pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and to amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, Section 36-84 of the Code of Ordinances of the Town of Weaverville establishes the procedures and requirements for zoning property to Conditional Zoning Districts; and

WHEREAS, this amendment is consistent with the Town's Comprehensive Land Use Plan, including specifically the stated goals and objectives in the Plan which encourage a variety of housing opportunities, the conceptual development in the Town's West Weaverville area which shows a mix of commercial and residential uses, and consistency with the Town's underlying R-12 zoning district which was designed and implemented specifically to accommodate high density residential uses; and

WHEREAS, the number of units in this project is 53 units, which is well below the maximum of 101 units based on the underlying R-12 zoning, and the setbacks and height restrictions typically required for projects within the R-12 zoning district have been voluntarily observed and reflected on the plans submitted; and

WHEREAS, a public involvement meeting was held on May 29, 2018, after proper notice of same and no negative comments were noted; and

WHEREAS, a traffic analysis was not conducted as the applicant's engineers, determined that the peak hour trips would not trigger the requirement stated in Town Code Section 36-25; and

WHEREAS, the Planning and Zoning Board of the Town of Weaverville has reviewed the project and submitted a unanimous favorable recommendation along with its statement finding the reasonableness of the project; and

WHEREAS, after proper notice required by law, Town Council held a public hearing on this application on 18 June 2018 in accordance with North Carolina law and Weaverville Town Code;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEAVERVILLE THAT:

1. The zoning classification of that certain real property, which is shown on the survey prepared by Ed Holmes & Associates with a last revised date of 11 May 2018, and which is attached hereto and incorporated herein by reference, is changed from R-12 to Conditional Zoning District and is subject to compliance with the conditions set out herein. The official zoning map of the Town of Weaverville shall be amended to reflect this change upon the effective date of this ordinance.
2. The following conditions shall apply:
 - a. The project is to be constructed consistent with the plans and specifications prepared by Civil Design Concepts, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
 - i. Sheet C101 – Existing Conditions and Demolition Plan
 - ii. Sheet C201 – Site Plan
 - iii. Sheet C300 – Overall Grading Plan
 - iv. Sheet C301 – Rough Grading and Erosion Control Plan
 - v. Sheet C302 – Road Profiles
 - vi. Sheet C501 – Storm Drainage Plan
 - vii. Sheet C601 – Water Plan
 - viii. Sheet C602 – Water Profiles
 - ix. Sheet C701 – Sewer Plan
 - x. Sheet C702 – Sewer Profiles
 - xi. Sheet C921 – Site Details (Curb and Gutter)

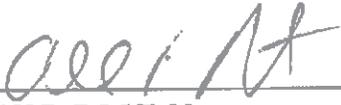
- xii. Sheets C951, C952, C953 – Storm Drainage Details
 - xiii. Sheet C961 – Water Details
 - xiv. Sheets C971, C972 – Sewer Details
 - xv. Sheet L101 – Landscape Plan
- b. The project is to be constructed consistent with the plans and specifications, including but not limited to construction and finishing materials, prepared by Fisher Architects, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
- i. Sheet T1.1 – Fire Wall Plan
 - ii. Sheets A101, A102, A103 – Floor Plans
 - iii. Sheets A201, A202, A203, A204 – Elevations
 - iv. Sheets A301, Wall Sections
- c. Sidewalks, natural walking trails, and crosswalks shall be constructed and/or installed as shown on Sheet C201 and properly maintained. Natural walking trails shall be surfaced with natural materials such as mulch or gravel, at the developer's discretion, and maintained in a good walkable condition. All crosswalks, including the crosswalk on Northcrest Road, shall be routinely maintained to keep the paint visible for pedestrian safety.
- d. All streets within the project shall be private, unless and until said streets are accepted into the public street system by the Town of Weaverville. Said private streets shall be constructed to NC minimum construction standards for subdivision roads or Weaverville's street standards, whichever is more stringent. The covenants, conditions and restrictions applicable to this project must include language stating that the streets are private and part of the common area of the project, and as such will be maintained through the assessments for common expenses.
- e. For vehicular safety a guardrail must be installed and maintained along the top of the retaining wall to be constructed between Units 17 and 44.
- f. Fencing must be installed at the top level of any retaining wall or retaining wall system in order to protect against unsafe conditions at the edge of the wall. Such fencing shall be at least 4 feet in height and shall be constructed of a chain-link material or a solid barrier fence.
- g. Any and all outdoor lighting that is to be installed must comply with Town Code Section 36-26.
- h. All water, sewer, and stormwater infrastructure, and all street, sidewalk, natural walking trail, and crosswalk improvements must be installed and

verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat will be reviewed by Staff and the Planning and Zoning Board for compliance with the relevant portions of the ordinance approving the conditional zoning district for the project. After its review the Planning and Zoning Board shall submit a recommendation to Town Council. Town Council shall consider the Planning and Zoning Board's recommendation and shall approve the final plat and authorize the recordation of same, upon finding that the required infrastructure is complete and compliant.

- i. Minor modifications that can be approved by Staff are limited to matters such as the following: minor adjustments to the location of the natural walking trail, modifications that do not affect the property lines, modifications to subsurface infrastructure which do not affect the final plat and which are in substantial compliance with the approved plans. Any modification that affects the site plan as shown on sheet C201 is not to be considered a minor modification. All other modifications must be accomplished as an amendment to the conditional zoning district which can only be approved by Town Council after review and recommendation of the Planning and Zoning Board and a public hearing held by Town Council, but in such circumstance a public involvement meeting is not required.
 - j. Any determination made by the zoning administrator regarding the project and/or this conditional zoning district is appealable to the Zoning Board of Adjustment. Such appeal shall be made in accordance with the procedure set forth in Town Code Section 36-328(3). In addition, Staff is required to notify the Mayor and Town Council of any appeals related to this project and/or this conditional zoning district proceeding before the Zoning Board of Adjustment so that Town Council has the opportunity to participate as a party to the appeal should it wish to do so.
 - k. All construction must be completed within 42 months of the issuance of the first permit allowing work to begin on the property. Upon request of the owner/developer, Town Council may, in its sole discretion, grant a 6-month extension or any other extension that it deems appropriate under the circumstances.
3. That the Town Zoning Administrator is hereby authorized and directed to make the changes as herein enacted on said zoning map with said Conditional Zoning District labeled as "CZD-3" on the Town's zoning map and to issue zoning permits for the individual residences that are to be constructed in compliance with this Conditional Zoning District.

4. That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, it will be up to Town Council to determine if the validity of the remaining portions of this ordinance is affected.
5. That all ordinances and clauses of ordinances contained within the Town's Code of Ordinance which are in conflict herewith, are hereby repealed to the extent of such conflict.
6. That this ordinance is effective immediately upon transfer of the Property from HFW Endeavors, LLC, to Northridge Commons Investors, LLC. The applicant is required to provide the Zoning Administrator with a copy of a recorded deed showing such transfer as soon as practicable after recordation. If such a transfer has not occurred by October 1, 2018, then this ordinance shall be automatically repealed.

ADOPTED THIS the 18th day of June, 2018 with a vote of 5 for and 0 against.



ALLAN P. ROOT, Mayor

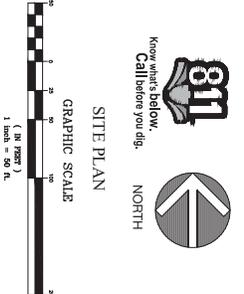
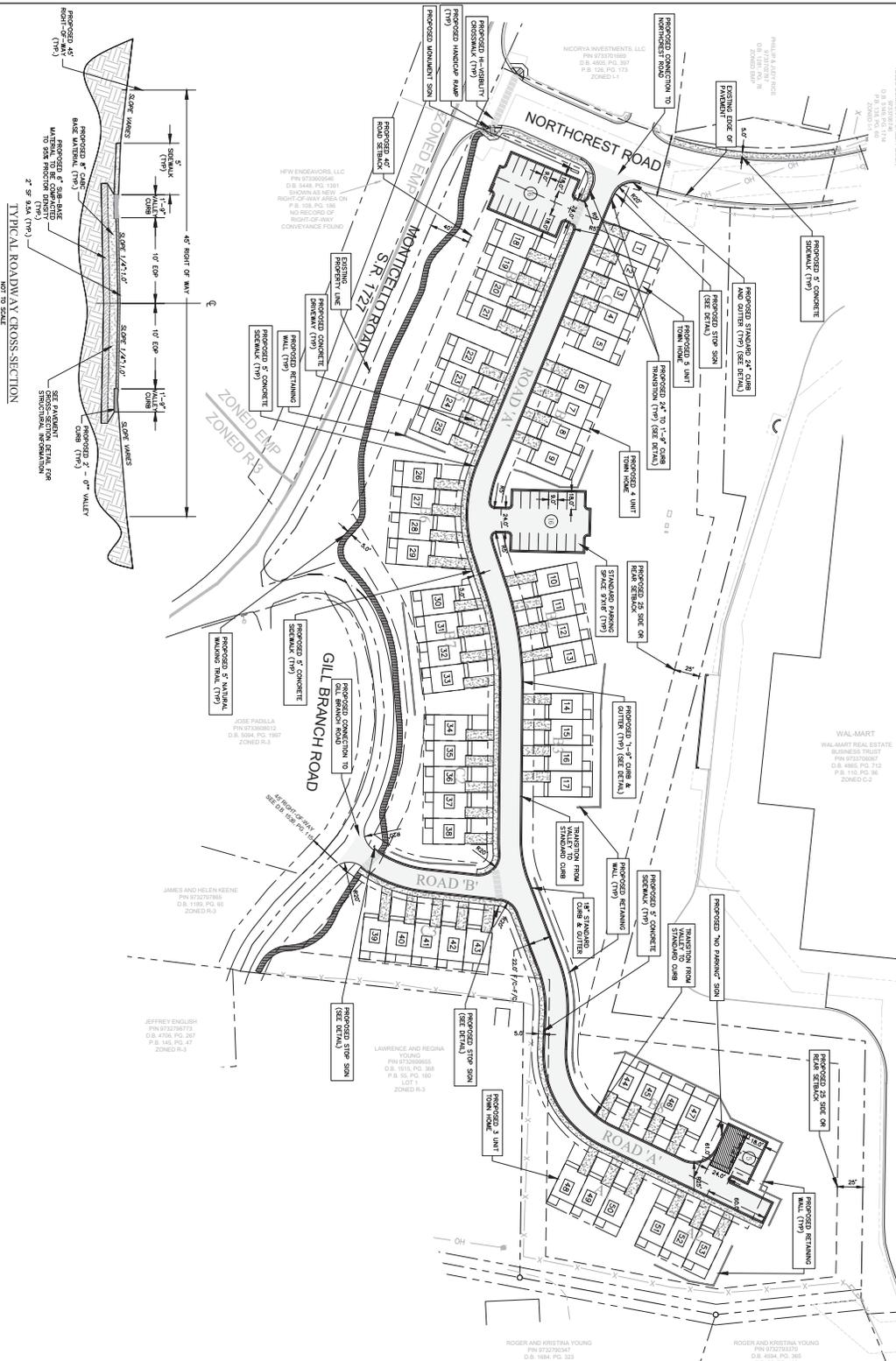
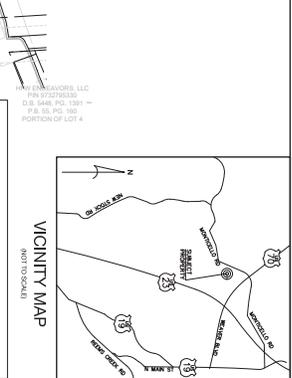


DEREK K. HUNINGHAKE, Town Clerk

- NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. SINGLE PHASE CONSTRUCTION.
 3. ALL WORK MUST BE PERFORMED BY A LICENSED CAROLINA LICENSED CONTRACTOR.
 4. LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO VERIFY DEPTH OF UTILITIES, IS THE RESPONSIBILITY OF THE CONTRACTOR. THE LOCATION OF SOME UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR'S RESPONSIBILITY IS TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (TREES TO REMAIN) AND SHALL MAINTAIN ALL EXISTING UTILITIES THROUGHOUT CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AND TO BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PROFESSIONAL PRACTICE IN THE CONTRACT DOCUMENTS.
 6. PROPOSED ROADS TO BE PRIVATE.
 7. APPROVED REGIONAL CONTROL AND STORMWATER MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE INSTALLED FOR THE ENTIRE DURATION OF CONSTRUCTION.
 8. NO PORTION OF THE SITE LIES WITHIN THE 100-YEAR FLOOD PLAIN.
 9. PROPOSED WORK SHALL BE COMPLETED BY THE END OF 2018. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED BY THE CONTRACTOR FOR ELECTRICAL, MECHANICAL, AND/OR VENTILATION DUCTS. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED BY THE CONTRACTOR FOR ELECTRICAL, MECHANICAL, AND/OR VENTILATION DUCTS. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED BY THE CONTRACTOR. CONSTRUCTION SHALL BE COMPLETED BY THE END OF 2018, AND BE COMPLETED IN APPROXIMATELY 24 MONTHS. THE RESIDENTIAL UNITS ARE TO BE BUILT.

Lot #	Lot Sq. Ft.	Acres
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88	1,487.00	0.033
89	1,487.00	0.033
90	1,487.00	0.033
91	1,487.00	0.033
92	1,487.00	0.033
93	1,487.00	0.033
94	1,487.00	0.033
95	1,487.00	0.033
96	1,487.00	0.033
97	1,487.00	0.033
98	1,487.00	0.033
99	1,487.00	0.033
100	1,487.00	0.033

Lot #	Lot Sq. Ft.	Acres
30	1,487.00	0.033
31	1,487.00	0.033
32	1,487.00	0.033
33	1,487.00	0.033
34	1,487.00	0.033
35	1,487.00	0.033
36	1,487.00	0.033
37	1,487.00	0.033
38	1,487.00	0.033
39	1,487.00	0.033
40	1,487.00	0.033
41	1,487.00	0.033
42	1,487.00	0.033
43	1,487.00	0.033
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45	1,487.00	0.033
46	1,487.00	0.033
47	1,487.00	0.033
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50	1,487.00	0.033
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53	1,487.00	0.033
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56	1,487.00	0.033
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60	1,487.00	0.033
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62	1,487.00	0.033
63	1,487.00	0.033
64	1,487.00	0.033
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67	1,487.00	0.033
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85	1,487.00	0.033
86	1,487.00	0.033
87	1,487.00	0.033
88	1,487.00	0.033
89	1,487.00	0.033
90	1,487.00	0.033
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92	1,487.00	0.033
93	1,487.00	0.033
94	1,487.00	0.033
95	1,487.00	0.033
96	1,487.00	0.033
97	1,487.00	0.033
98	1,487.00	0.033
99	1,487.00	0.033
100	1,487.00	0.033



LEGEND

- Light Duty Pavement
- Heavy Duty Pavement
- Remove & Replace

PROJECT DATA

OWNER/DEVELOPER: NORTHTRIDGE COMMONS INVESTORS, LLC
 148 PATTON AVENUE, SUITE B
 ASHEVILLE, NC 28801
 PHONE (828) 252-4410
 FAX (828) 252-4405

CONTACT: KEN JACOBSON
 108 PATTON AVENUE, SUITE B, #1
 ASHEVILLE, NC 28801
 PHONE (828) 252-4405
 FAX (828) 252-4405

DATE: 04/02/2018

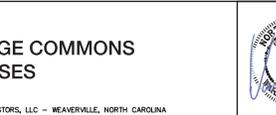
NO. DATE DESCRIPTION BY

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

SITE PLAN FOR
NORTHTRIDGE COMMONS TOWNHOUSES

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

C201
 SHEET



PROJECT DATA

OWNER/DEVELOPER: NORTHTRIDGE COMMONS INVESTORS, LLC
 148 PATTON AVENUE, SUITE B
 ASHEVILLE, NC 28801
 PHONE (828) 252-4410
 FAX (828) 252-4405

CONTACT: KEN JACOBSON
 108 PATTON AVENUE, SUITE B, #1
 ASHEVILLE, NC 28801
 PHONE (828) 252-4405
 FAX (828) 252-4405

DATE: 04/02/2018

NO. DATE DESCRIPTION BY

CDC Civil Design Concepts, PA

168 PATTON AVENUE
 ASHEVILLE, NC 28801
 PHONE (828) 252-4410
 FAX (828) 252-4405

52 WALNUT STREET, SUITE B
 WAYNEVILLE, NC 28786
 PHONE (828) 452-4410
 FAX (828) 452-4405

NCBELS LICENSE # C-2184

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Agenda Item 8
Any Other Business

- As you will see in the attached adopted meeting schedule, the November meeting of the Board is off normal rotation due to the municipal election.

TOWN OF WEAVERVILLE PLANNING AND ZONING BOARD 2019 SCHEDULE OF MEETINGS

Date	Time	Location	Suggested Chair
Thursday, January 3	6:00	Council Chambers	Burge
Tuesday, February 12	6:00	Council Chambers	
Tuesday, March 5	6:00	Council Chambers	Chase
Tuesday, April 2	6:00	Council Chambers	
Tuesday, May 7	6:00	Council Chambers	Cordell
Tuesday, June 4	6:00	Council Chambers	
Tuesday, July 2	6:00	Council Chambers	Warren
Tuesday, August 6	6:00	Council Chambers	
Tuesday, September 3	6:00	Council Chambers	
Tuesday, October 1	6:00	Council Chambers	
Thursday, November 7	6:00	Council Chambers	
Tuesday, December 3	6:00	Council Chambers	