



**Town of Weaverville  
Planning and Zoning Board  
Remote Electronic Meeting  
Tuesday, May 5, 2020, 6:00pm**

**Public Meeting via Zoom Meeting:**

**<https://us02web.zoom.us/j/89886473845> - Meeting ID: 898 8647 3845**

**Dial +1 301 715 8592 or +1 253 215 8782 - Meeting ID: 898 8647 3845**

**(see attached notice for more information on how to join meeting)**

**Agenda**

1. Call to Order – Chairman Gary Burge.
2. Approval of the Agenda.
3. Approval of the Minutes from the March 5, 2020 Meeting of the Board and the March 10, 2020 Joint Meeting with Town Council.
4. Discussion Related to a proposed Major Subdivision Final Plat Commonly Known as Greenwood Park Phase One.
5. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Major Subdivision Final Plat.
6. Any other Business to Come Before the Board.
7. Adjournment.

## **WEAVERVILLE PLANNING AND ZONING BOARD REMOTE ELECTRONIC MEETING ON MAY 5, 2020**

The State of North Carolina, Buncombe County and the Town of Weaverville have all declared States of Emergency in response to the COVID-19 public health crisis. Emergency restrictions intended to slow the spread of the coronavirus and COVID-19 include, among other things: requiring individuals to remain in their homes, except for certain essential activities, closing many businesses to the public, and prohibiting any gatherings which do not comply with its terms. Because of the risks to the public that would arise from in-person meetings, the Town's Planning and Zoning Board regular monthly meeting for May will be conducted via remote electronic format.

**This NOTICE OF REMOTE ELECTRONIC MEETING is to inform the public that the Weaverville Planning and Zoning Board will hold its regularly scheduled meeting on Tuesday, May 5, 2020, at 6:00 p.m. as an electronic video/audio meeting via Zoom Meeting. Access to the meeting will begin at 5:45 p.m. and the meeting will start at 6:00 p.m. The instructions to access this public meeting are:**

**To join the meeting by computer**, go to this link:

<https://us02web.zoom.us/j/89886473845> . You may be asked for permission to access your computer's video and audio. If so, click "allow." You will then be asked for the Meeting ID which is: 898 8647 3845

**To join the meeting by phone**, call: (253)215-8782 or (301)715-8592 . You will then be asked for the Meeting ID which is: 898 8647 3845

For questions or additional assistance in how to participate in this meeting, please contact Planning Director and Deputy Town Clerk James Eller at 828-484-7002 or [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org) .

Gary Burge, Chair  
Posted: 4/30/2020



**Agenda Item 3  
Minutes**

Town of Weaverville  
Planning and Zoning Board  
Minutes – Thursday, March 5, 2020

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Thursday, March 5, 2020 within the Council Chambers at Town Hall.

Present: Chairman Gary Burge, Vice Chairman Catherine Cordell, Board Members John Chase, Peter Stanz and Steve Warren, Alternate Members Tom Balestrieri and Rachael Bronson, Town Manager Selena Coffey and Planning Director James Eller.

**1. Call to Order.**

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

**2. Approval of the Agenda.**

Mr. Stanz motioned to approve the agenda as presented. Mr. Chase seconded and all voted unanimously.

**3. Approval of the Minutes from the February 4, 2020 Meeting of the Board.**

Mr. Stanz motioned to approve the minutes from the February 4, 2020 meeting of the Board. Mr. Chase seconded and all voted unanimously.

**4. Discussion Related to a Proposed Major Subdivision Commonly Known as Greenwood Park.**

Mr. Eller provided the Board with an introduction to the property in question and a description of the proposed major subdivision which proposed the creation of 73 lots from the underlying 46 acres. A staff report with further description of the application and plans was also presented and discussed.

A report from the Technical Review Committee (TRC), dated January 21, 2020, was presented to the Board showing the evolution of the application and plans based upon the findings of the committee and recommendations to the developer and engineers representing the proposed development. A second report from the TRC, dated February 21, 2020, was presented and discussed showing that 11 of the 12 recommendations from the previous TRC report had been satisfied. One recommendation from the TRC, being the relocation of one fire hydrant to observe special requirements found within the Fire Code, would ultimately be incorporated into the Board's recommendation to Town Council.

Amit Dorf, representing the owner of the property, and Daniel Hyatt, an engineer for the project, spoke to the Board regarding the proposed subdivision.

Mr. Warren questioned the accessibility of some lots shown on the proposed preliminary plan. Mr. Eller responded that variables related to the suitability of land found within Section 25-107 of the Subdivision Ordinance had been discussed with engineers representing the property in a meeting with the TRC. The engineers acknowledged topographical concerns on the properties in question and confirmed that access could be achieved effectively with certain floor plans and footprints for the homes to be constructed.

Mr. Eller noted that a previous preliminary plat approval had been achieved for the subject property in August, 2015. Said preliminary plat approval had subsequently been voluntarily vacated by the property owner via written correspondence to staff.

**5. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Major Subdivision.**

Mr. Stanz motioned to offer a positive recommendation to Town Council on the proposed major subdivision with one condition based upon a recommendation offered by the Technical Review Committee. Said condition was the relocation of one fire hydrant due to special requirements found within the Fire Code. Mr. Warren seconded and all voted unanimously.

**6. Discussion Related to a Proposed Conditional Zoning District Commonly Known as Garrison Reserve.**

Mr. Eller presented the Board with the application and plans related to a proposed conditional zoning district for a multi-tenant development of 25,000 square feet or more within the underlying C-2 zoning district. Commonly known as Garrison Reserve, the project proposes to house approximately 70,000 square feet of office, retail and storage uses within three buildings on the properties at 10 and 30 Garrison Branch Road.

Tim Brigman and Warren Sugg spoke to the Board regarding the particulars of the application and project including identifying a need for storage facilities in the area due to active and under construction apartment complexes in the immediate facility. Mr. Eller confirmed that 634 dwelling units in a multi-family configuration had been constructed, or are in active construction, across four projects in the immediate vicinity.

Mr. Sugg confirmed that the use of storage would be limited to one building, being building C, on the plans presented. Mr. Sugg also described an elevation rendering of all three structures making note that the three-story building, building C, would appear no taller than the other two two-story buildings, buildings A & B, due to a fall in topography across the site. Mr. Eller noted that all three structures were well below the height limitation of 75 feet within the underlying zoning district.

Ms. Cordell questioned those representing the property as to which construction materials would be used on the exterior of the building to achieve the look and style presented in the plans. Mr. Brigman suggested that specific building materials had not yet been contemplated but did offer assurance that the building would appear as presented on the plans once constructed. Ms. Cordell requested that specific language related to the construction materials to be used, including metal panels and fiber cement siding, to achieve the presented appearance be incorporated into the recommendation of the Board. Consensus was also achieved that similar building materials should be used on all three buildings to achieve a similar appearance.

Mr. Eller noted that the proposed parking spaces to be provided on the plans were below that which would normally be required. Mr. Sugg spoke to this specifically, referencing building C which is proposed for storage, and his findings with similar uses and projects that not nearly as much parking is usable by these facilities. Consensus was achieved that the number of parking spaces shown on the plans would be appropriate for the project.

Mr. Warren questioned Mr. Eller as to whether the Town could effectively enforce the square footage for each particular use (office, retail and storage) once the project was constructed. Mr. Eller noted that within multi-tenant developments and other existing buildings, a tenant is often occupying the premises prior to the town having knowledge due to the loss of privilege licenses in 2014. Consensus was gained that square footage

restrictions on office and retail uses should be removed but that the use of storage should be completely limited to building C as shown on the plans.

Consensus was achieved that the signage and lighting for the property shall be compliant with generally applicable sections of ordinance.

**7. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Conditional Zoning District.**

Ms. Cordell motioned to offer a positive recommendation to Town Council on the proposed conditional zoning district provided that metal panels and fiber cement siding be used to achieve the appearance shown on the plans; parking be provided as shown on the plans; signage and lighting installed as required by generally applicable sections of ordinance; and that the use of storage be limited to building C as shown on the plans. Ms. Cordell's motion was made with a finding that the proposed project and uses contained therein, are compliant with the Town Comprehensive Land Use Plan in that the project is in an area shown for mixed use on the Future Land Use Map and in the best interest of the public in that mixed use is also called for within the Town's Strategic Plan. Mr. Warren seconded and all voted unanimously.

**8. Discussion Related to Certain Sections of Ordinance Related to Streets, Parking and Mandated Notices for Quasi-Judicial Hearings.**

Mr. Eller noted that in anticipation of Town Council making substantial changes to Chapters 24: Streets and Sidewalks and 28: Traffic, the Planning and Zoning Board is being asked to examine text amendments to certain sections of ordinance within Chapters 25: Subdivisions and 36: Zoning which may be affected. The proposed changes are largely to maintain consistency throughout the code of ordinances and to incorporate provisions that are better suited within land use regulations.

Ms. Coffey provided the Board with an overview of Town Council's work within the aforementioned Chapters 24 and 28. Ms. Cordell noted some concerns over the Town possibly taking over additional roads under private ownership including the ability to properly maintain roads currently under municipal control.

Mr. Eller noted that the proposed text amendments for mandated notices for quasi-judicial matters to be determined before the Town's Zoning Board of Adjustment (ZBA) relate to provisions that the ZBA, University of North Carolina School of Government (SOG), and staff recommend deleting so as to perfectly align with notice requirements found within state statute. The SOG cautions that the wider a notice bubble provided in ordinance rather the statute on quasi-judicial hearings, the more susceptible a jurisdiction is to a judicial challenge on the issue of standing.

Chairman Burge noted a conversation with fellow Chairman Lewis of the ZBA and confirmed the ZBA's desire to align the Town's noticing requirements for quasi-judicial matters with that of state statute.

**9. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Text Amendments.**

Mr. Warren motioned to offer a positive recommendation to Town Council on the aforementioned proposed text amendments related to streets, parking and mandated notices for quasi-judicial hearings.

**10. Any Other Business to Come Before the Board.**

Mr. Eller noted that a joint meeting with Town Council and the Planning and Zoning Board had been scheduled for the following Tuesday, March 10 within Council Chambers at Town Hall.

Ms. Coffey provided the Board with a brief description of intergovernmental considerations related to the emerging COVID-19 pandemic.

**11. Adjournment.**

Mr. Stanz motioned to adjourn. Mr. Warren seconded and all voted unanimously.

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

**ATTEST:**

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



## Town of Weaverville Minutes

### Joint Meeting of Town Council and Planning and Zoning Board Tuesday, March 10, 2020 – Town Hall

The Town Council and Planning and Zoning Board for the Town of Weaverville met for a Joint Meeting on Tuesday, March 10, 2020, at 6:00 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present: Mayor Al Root, Vice Mayor Doug Jackson, Councilmembers Dottie Sherrill, Jeff McKenna and Andrew Nagle. Councilmember Patrick Fitzsimmons was absent.

Planning and Zoning Board members present: Chairman Gary Burge, Vice Chairman Catherine Cordell, Board Members: Peter Stanz, John Chase and Steve Warren, Alternate Board Members: Tom Balestrieri and Rachael Bronson

Staff present: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Planner James Eller, and Town Clerk Derek Huninghake

#### 1. Call to Order

*Mayor Root called the meeting to order on behalf of Town Council at 6:00pm.*

*Chairman Gary Burge called the meeting to order on behalf of the Planning and Zoning Board at 6:00pm.*

Chairman Gary Burge introduced guest speaker Joseph Quinlan, the Self-Help Program Manager from Mountain Housing Opportunities, who was asked to discuss ways that the Town can support the development of affordable housing in Weaverville.

#### 2. Affordable Housing Presentation

Mr. Quinlan noted that Mountain Housing Opportunities sees affordable housing as well built, energy efficient, modest homes, that are affordable to families earning 80% or less of the area median income. The median income changes every year, but right now a family of 4 would earn less than \$53,000 to qualify for their affordable housing. Also, these families should have a mortgage payment, which includes property taxes and homeowner's insurance, that doesn't exceed one-third of the family's budget. Mr. Quinlan mentioned that there is no requirement for the homeowners to stay in the house for 15 years. They can turn around and sell the house the next day, but these houses are not sold for less than their value so there is no equity for families to benefit from. All the neighborhoods are mixed income neighborhoods and they do not provide first mortgage financing to owners since they don't have the financial capacity to do so. However, they do offer some second mortgage financing which typically does not require the owner to make monthly payments when the primary mortgage is still outstanding. The second mortgage gets paid back either when the first mortgage is paid off or when the house is sold. This loan is without interest but does have an equity sharing component that raises the second mortgage loan amount as the value of the house increases.

Mayor Root wondered how many owners leave after their first 5 years in the house. Mr. Quinlan stated that they don't really keep those statistics, but have some informal numbers. They have different home ownership products: Turn Key Ownership and Self-Help Ownership. Turn Key homes are built and sold so owners don't have any input in the process, and are built as both affordable and market rate homes. The market rate sales are used to generate funds to support the development of the affordable ones. The Self-Help homes have families working together to build a small community of homes. No one can move into the Self-Help homes until all the homes are built which builds a sense of community literally from the ground up. The Self-Help houses are hardly ever sold since the owners worked so hard

to get them, but about 10% have sold for various reasons that are typically related to taking the owner outside of the geographic area.

Vice Mayor Jackson asked if they were 30-year mortgage loans. Mr. Quinlan noted they don't provide the first mortgages since this area is USDA eligible and a lot of families get NC 502 loans that can be 33 or 38 years.

Councilmember Nagle wondered what the Town of Weaverville can do to help them out with more affordable housing. Mr. Quinlan mentioned that the key component would be allowing higher density, since that is the only way they can make the numbers work. Also, when they ask for greater density, Town Council usually asks for certain conditions and the added conditions has a direct impact on whether they can make a project work or not. The fees for the water depletion have also increased to \$2,232, which is high for them so if the Town could help on that as well it would be beneficial.

Catherine Cordell wondered if all their homes come with city water and sewer. Mr. Quinlan mentioned that most of all their homes come with city utilities or that is what they look for when they are picking sites.

Peter Stanz asked how they find owners to buy these affordable houses. Mr. Quinlan noted that they do advertisements and flyers. All low-income families are required to take classes for credit counseling and they send a representative to discuss affordable housing options. They also have affordable apartments in the area and they send information to those affordable apartment tenants in case the tenants want to consider moving into a home.

### **3. Mixed Use Recommendation**

Town Planner Eller noted that at their February 2020 meeting, the Planning and Zoning Board was charged with considering a set of language that would transition the permitting of mixed-use structures/developments from the existing conditional zoning district to permitted with standards. It is important to know that this is only in the C-1, C-2, and R-12 zoning districts and for only projects of certain size. Any projects over 25,000sq/ft would still require the conditional zoning process. The Planning and Zoning Board offers a unanimous recommendation to Town Council. Town Attorney Jennifer Jackson mentioned that the public hearing has been scheduled for the next Town Council meeting on March 23, 2020.

Town Planner Eller mentioned that they are recommending a set of additional standards that would permit to get mixed use structures within the C-1, C-2, and R-12 zoning districts. These additional standards largely revolve around parking requirements, garbage container requirements, density requirements, and dimensional requirements of the underlying zoning district.

### **4. Comprehensive Land Use Plan Priorities and 160D Update**

Town Planner James Eller noted that it is his understanding that mixed use development was the last priority listed as the highest priority, which, if adopted by Town Council, would have been addressed. That would leave the secondary priorities, so at some point it might be to our advantage for the priorities to be reranked by Town Council and the Planning and Zoning Board to give some guidance to staff.

Town Attorney Jackson mentioned that they would like a reranking of the priorities but right now the top priority is tackling the revisions to both the subdivision ordinances and zoning code that are necessary due to 160D, since we are on the clock. She indicated that there will be some substantive changes and some policy issues they would like to get some upfront input from Town Council and the Planning and Zoning Board as they work on the 160D revisions. They hope that by the next joint meeting four months from now, the 160D changes would be presented to Town Council in draft form.

Chairman Burge mentioned that as far as he can see there is nothing in these changes that is controversial. It is mainly following the lead of the legislature.

Town Attorney Jackson thinks that while they go through the process, they will see some policy issues and ordinances that have been on the list for compliance reasons and now may be the time to tackle them. She does anticipate that

there will be some substantive policy and procedures that will be brought forward, like the subdivision review process, to see if there is a way to streamline it.

Mayor Root noted that he would like at some point to have discussion on what we see as limits to growth.

Catherine Cordell mentioned that her concern is still the availability of water, since there are a lot of projects still being built with water allocations. She wants to know when the water plant is going to be expanded. Town Manager Coffey mentioned that the water plant is going to be completed and is the top priority on the budget list. Also, with the water allocation projections it appears that the prior Public Works Director might have done some over calculations, so we have plenty of available water.

## **5. Miscellaneous Items**

Councilmember Nagle mentioned that if we are looking at how to make things affordable instead of subdividing. He has 15 acres and already has one out building, but isn't allowed to build another outbuilding. However, someone who has a quarter acre lot can have one out building, so it doesn't seem affordable if the only way is to subdivide. He thinks that there should be some proportionality of the number of out buildings based on the amount of property owned, instead of just one out building for any property regardless of size.

Catherine Cordell mentioned that with roads being made private and soon to become public if there is a way to put sidewalks into Town standards. Councilmember McKenna noted that he wonders if when they widen I-26 if they can add sidewalks for bikes to go across the bridge. He believes they need to take every opportunity with developments and ask what they plan for sidewalks and if they don't have a plan then we can discuss it.

Town Planner Eller mentioned that this may speak to the reprioritization of some of the goals within the land use plan as well and it is certainly a topic at the Planning and Zoning Board and if this two bodies can agree then it can certain be placed at the front of the priorities.

Town Attorney Jackson mentioned that right now the regulations on sidewalks is required for commercial development, but for residential subdivisions, even large ones, it is not required at all. The Board of Adjustment can waive the sidewalk requirements. The Town has been able to require sidewalks for residential projects through conditional zoning districts. Policies concerning sidewalks and the implementation of a sidewalk improvement plan are noted priorities in the comprehensive land use plan.

Town Planner Eller noted that based on this conversation, our sidewalk requirements should be closely examined and the type of developments that are subject to these sidewalk requirements be expanded upon.

## **6. Adjournment.**

*Vice Mayor/Councilman Jackson made the motion to adjourn the Town Council meeting; Councilman Nagle seconded and all of Town Council voted to adjourn the Council's meeting at 7:30 p.m.*

*Vice Chairman Cordell made the motion to adjourn the meeting of the Planning and Zoning Board; Board member Stanz seconded and all Board members voted to adjourn the Board's meeting at 7:30 p.m.*

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**DEREK K. HUNINGHAKE, Town Clerk**

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**JAMES ELLER, Deputy Town Clerk**

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**MAYOR ALLAN ROOT**

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**CHAIRMAN GARY BURGE**



**Agenda Item 4&5  
Greenwood Park Phase 1 Final Plat**

- **Greenwood Park Phase 1 Final Plat**
- **Technical Review Committee Report**

The town is being asked to consider the approval of a final plat for phase one of Greenwood Park prior to the installation of certain infrastructure (in this case sewer, with the water line and road installed during a previous phase of the project) required by Chapter 25. Sec. 25-83(e)(1) Improvements Guarantee provides guidance to staff as to how to handle certain development approvals proceeding in this configuration. Improvement guarantees are to be reviewed by staff and approved exclusively by Town Council. Therefore, the following Sec. 25-83(e)(1) Improvements Guarantee and a sewer estimate provided from the property owner is being provided for informational purposes.

- **Sec. 25-83(e)(1) Improvements Guarantee**
- **Sewer Estimate**

I, ROBERT K. BRADY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4752, PAGE 623 AND DEED BOOK 4752, PAGE 623). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000. THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF LAND SURVEYING IN NORTH CAROLINA (21 N.C. 56.1600); AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DATE \_\_\_\_\_

I, Robert K. Brady, Jr., certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:

Class of survey: Class B  
 Horizontal Positional accuracy: 0.004  
 Type of GPS (or GNSS) field procedure: Real-Time Kinematic network  
 Date of survey: 03/18/2020  
 Datum/EPOCH: NAD 83 (2011)EPOCH2010.000  
 Published/field control: VMS  
 Geoid model: GEOID12B  
 Combined factor: 0.99985616  
 Units: U.S. Foot  
 Horizontal positions are referenced to NAD83(2011)

**Operation and Maintenance of Stormwater Measures**

The Developer assumes sole responsibility for the operation and maintenance of stormwater management control measures associated with this development until such time as a Homeowners Association is formed. A written agreement between Developer and the County shall be executed to attest that all components of the approved stormwater management plan have been installed and operating properly. Subsequent to this written agreement, responsibility for operation and maintenance shall be transferred with title as each property is conveyed, joint and several liability.

Each Owner of any portion of the Properties served by this development's jointly and severally responsible for maintenance of stormwater control measures and associated costs. Each Owner of any portion of the development has a right of contribution against all other Owners for payment of such costs and expenses to the extent that the Owner having such right of contribution pays more than such Owner's pro rata share thereof, such pro rata share being determined either by other assessment provisions of the covenants or by dividing the acreage of such Owner's portion of the development by the total acreage of the development.

**Stormwater Management Plan**

This development is bound by an approved stormwater management plan on file with the Buncombe County Stormwater Management Program. Any changes in land cover, additional development or redevelopment that would increase stormwater runoff will require submittal of an amended stormwater management plan. This development is permitted with the Buncombe County Stormwater Management Ordinance.

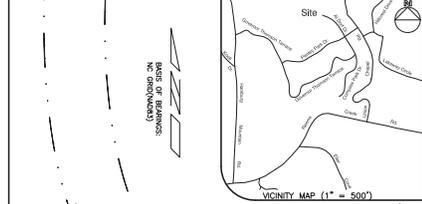
**Certificate of Ownership and Dedication**

I hereby certify that I am the owner of the property shown and described herein, which is located within the subdivision jurisdiction of the Town of Weaverville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, porches and other sites and easements shown on the plat to public or private use as noted on the plat, subject to official acceptance by the Town of Weaverville.

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

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN COUNCIL OF WEAVERVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY.

TOWN MANAGER, WEAVERVILLE, NORTH CAROLINA  
 DATE: \_\_\_\_\_  
 REVIEW OFFICER  
 STATE OF NORTH CAROLINA  
 COUNTY OF BUNCOMBE  
 REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 DATE: \_\_\_\_\_  
 REVIEW OFFICER'S SIGNATURE \_\_\_\_\_



ROBERT K. BRADY, JR., PLS-3959  
 \_\_\_\_\_ DATE \_\_\_\_\_

- GENERAL NOTES:**
- Property subject to all easements, rights-of-way and restrictions of record.
  - Lines not surveyed are shown as broken lines from information referenced on the face of this plat.
  - The area shown herein was computed using the coordinate computation method.
  - Subject property is not located within a flood hazard area according to flood insurance rate map 370269, panel 9722, suffix 1 dated January 6, 2010.
  - Location of utilities, whether public or private, is based upon field location of visible appurtenances.
  - All distances are horizontal ground measured in US Feet.
  - This plat has been prepared without the benefit of a title report which may reveal additional covenants, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by the title examination.
  - This map does not transfer to anyone other than the persons or business named in the title block and may not be used without written authorization from Blackrock Surveying and Land Design, PC.
  - Per the developer, Natural Gas, Telephone, Electric and Cable lines are installed underground.
  - R-2 Building Setbacks  
 Front - 30'  
 Rear - 10'  
 Side - 10'
  - General Phase 2 Information  
 Total area - 5.025 Acres  
 Number of Lots - 10
  - A 10' utility easement is reserved inside each property line.
  - Daners  
 PLS 9742 96 9949  
 Greenwood Park, LLC  
 Developer - Amit Dorf  
 Address - 11 Rabbit Ridge Drive  
 Weaverville, NC 28787  
 Phone - 828-225-4341  
 PIN 9752 07 2714  
 Greenwood Park, LLC  
 Developer - Amit Dorf  
 Address - 11 Rabbit Ridge Drive  
 Weaverville, NC 28787  
 Phone - 828-225-4341  
 PIN 9752 07 2714  
 Land Surveyor: Robert K. Brady, PLS-3959,  
 Blackrock Surveying and Land Design, PC  
 Address - 707 Boy Scout  
 Asheville, NC 28814  
 Phone - 828-225-4341  
 Civil Engineer: Charles J. Christy  
 Wade Firm  
 Address - 53 N. Market Street, Suite 200,  
 Asheville, NC 28801  
 Phone - 828-255-1197
  - The sanitary sewer easement location is subject to change based on an as-built survey when installation is complete.

Buncombe County Stormwater Administrator  
 \_\_\_\_\_ DATE \_\_\_\_\_

Greenwood Park, LLC  
 D.B. 4752, Pg. 623  
 PIN 9742 96 9949

Greenwood Park, LLC  
 D.B. 4752, Pg. 623  
 PIN 9742 96 9949

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 D.B. 4752, Pg. 623  
 PIN 9742 96 9949

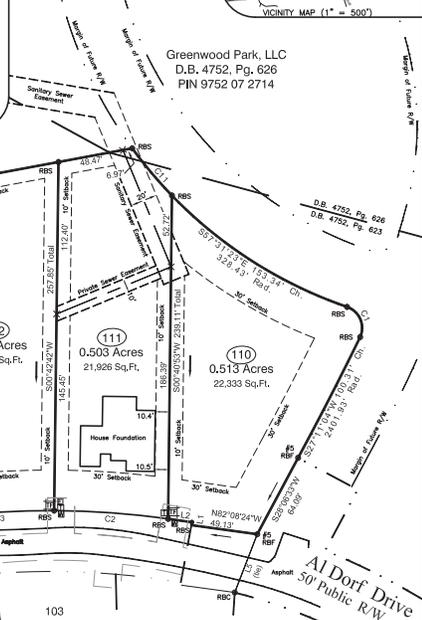
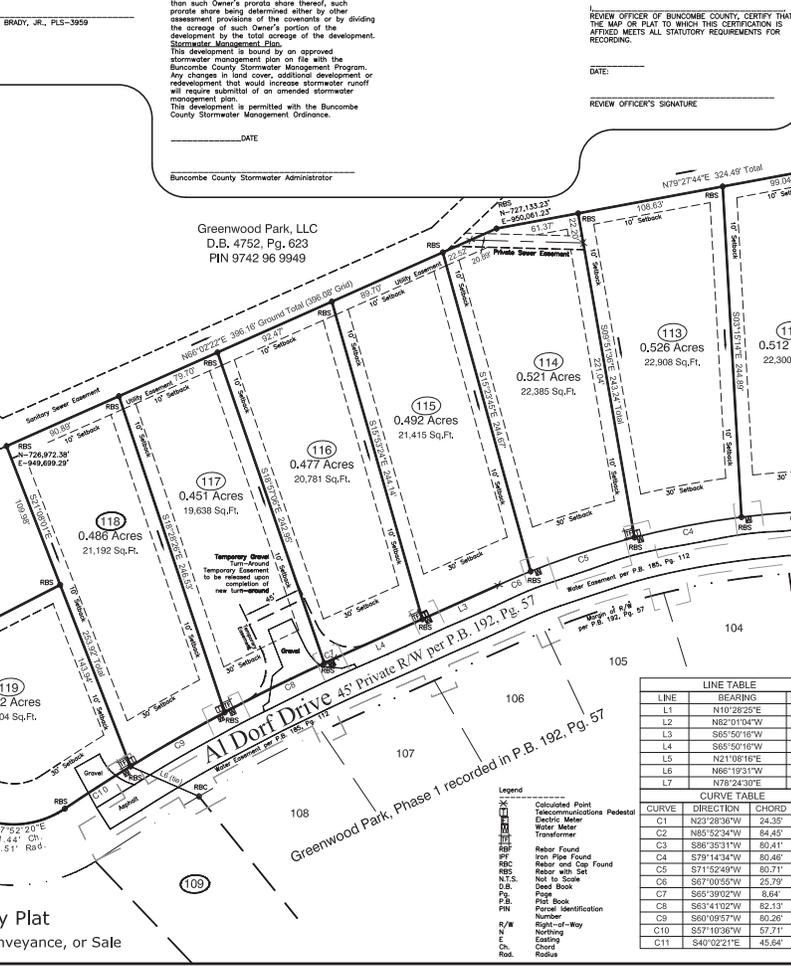
Greenwood Park, LLC  
 D.B. 4752, Pg. 623  
 PIN 9742 96 9949

Greenwood Park, Phase 1 recorded in P.B. 192, Pg. 57

Al Dorf Drive 48' Private R/W per P.B. 192, Pg. 57

Al Dorf Drive 50' Public R/W

Greenwood Park, Phase 1 recorded in P.B. 192, Pg. 57



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N10°28'25"E	2.79
L2	N82°03'40"W	17.78
L3	S85°50'16"W	61.74
L4	S85°50'16"W	70.77
L5	N21°08'16"E	46.19
L6	N66°19'31"W	55.25
L7	N78°24'30"E	30.00

**CURVE TABLE**

CURVE	DIRECTION	CHORD	RADIUS
C1	N23°29'36"W	24.25	16.90
C2	N82°03'40"W	64.45	627.50
C3	S86°35'31"W	80.41	627.50
C4	S79°14'34"W	60.46	627.50
C5	S71°52'49"W	60.71	627.50
C6	S67°03'55"W	25.79	627.50
C7	S65°39'02"W	8.64	1322.50
C8	S63°41'02"W	82.13	1322.50
C9	S60°09'57"W	80.26	1322.50
C10	S57°03'08"W	67.71	1322.50
C11	S40°02'21"E	45.64	328.43

**Final Plat, Subdivision for Greenwood Park, Phase 2**

Town of Weaverville, Buncombe County, North Carolina

PIN: 9742 96 9949	Current Owner: Greenwood Park, LLC	Deed Address: 11 Rabbit Ridge Dr Weaverville, NC 28787
D.B./Pg.: 4752 / 623	P.B./Pg.: 387 / 63, 66 / 167	Zoning: R-2
Firm License No.: C-2921	Drilling Dates: 03/18/2020, 04/14/2020, 04/16/2020, 04/17/2020, 04/18/2020, 04/19/2020, 04/20/2020	Field Dates: 03/18/2020, 03/11/2020, 03/18/2020, 04/14/2020, 04/16/2020, 04/17/2020

Surveyed by: RBK  
 Drawn by: RBK  
 PLS: Robert K. Brady, Jr.

**GRAPHIC SCALE**  
 1" = 50'

**BLACKROCK SURVEYING & LAND DESIGN, PC**  
 PO Box 8302 Asheville, North Carolina 28814 phone: 828-225-4341 www.blackrocksurveying.com

**Preliminary Plat**  
 Not for Recordation, Conveyance, or Sale



# TOWN OF WEAVERVILLE TECHNICAL REVIEW COMMITTEE REPORT II

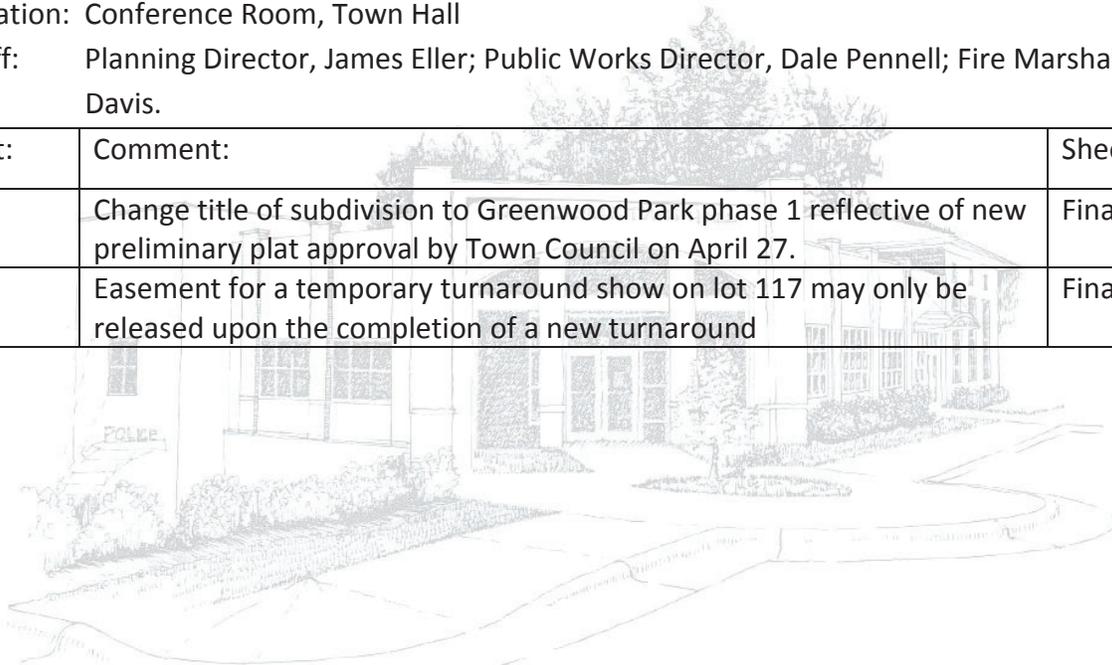
Project: Major Subdivision Final Plat – Greenwood Park Phase 1

Date: Thursday, April 23, 2020; 1:30pm

Location: Conference Room, Town Hall

Staff: Planning Director, James Eller; Public Works Director, Dale Pennell; Fire Marshal Kile Davis.

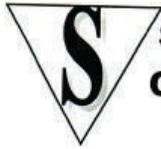
Dept:	Comment:	Sheet #:
PLN	Change title of subdivision to Greenwood Park phase 1 reflective of new preliminary plat approval by Town Council on April 27.	Final Plat
FD	Easement for a temporary turnaround show on lot 117 may only be released upon the completion of a new turnaround	Final Plat



Sec. 25-83. - Plat requirements for major subdivisions.

(e) (1) *Improvements guarantee.*

- (A) Unless the construction of all improvements required by this chapter have been totally completed prior to the approval by the town council of a final plat and the recording of the same, the town shall, for the purpose of approving a final plat prior to the completion of construction, require an agreement to complete and a guarantee from the subdivider that construction of required or contemplated improvements will be completed according to the approved specifications of the town at the subdivided expense. Such guarantee may be in the form of: (i) an assignment by the subdivider to the town of a certificate of deposit at a federally insured financial institution; (ii) an official bank check of a federally insured financial institution drawn in favor of the town and deposited with the town clerk; or (iii) cash deposited with the town clerk; or (iv) an irrevocable letter of credit drawn on a federally insured financial institution. Such guarantee shall be in an amount equal to 125 percent of the cost of the construction of the required or contemplated improvements as estimated by the subdivider or his contractors and approved, as to the amount, by the town council. The town manager may allow up to 180 days from the date of the town council approval of the final plat for the subdivider to post the necessary performance guarantee in addition to all other necessary documents. If prior to the expiration of the 180 days, the developer requests a further extension, the town manager may, at his or her discretion, grant an additional 180 days to complete utilities and paving. If all documents and guarantees are not received by the town manager within the 180-day period, the town council's approval of the final plat shall become null and void. All guarantees shall be reviewed by the town attorney and shall be subject to town council approval. Performance guarantees shall be kept by the town until the town council determines that all public and private improvements as required by this chapter have been constructed in accordance with the approved plans except as provided below.



**STEPPE  
CONSTRUCTION, INC.**

4149 N NC HWY 9  
Mill Spring, NC 28756

Phone: 828-625-4722  
Fax: 828-625-1935

2/28/2020

**RE: GREENWOOD PARK PHASE II**

The following is our proposal for GREENWOOD PARK PHASE 2

Mobilization			<u>\$ 4,000.00</u>
8" PVC	1,827	\$ 36.50	\$66,685.50
8" PVC (10-12)	100	\$ 42.00	\$ 4,200.00
Manholes (0-6)	8	\$ 3,000.00	\$24,000.00
Manholes (6-8)	3	\$ 3,250.00	\$ 9,750.00
Manholes (8-10)	1	\$ 3,500.00	\$ 3,500.00
8" DI Drops	3	\$ 3,500.00	\$10,500.00
Tie to existing manhole	1	\$ 3,000.00	\$ 3,000.00
4" Services	13	\$ 650.00	\$ 8,450.00
6" Services	3	\$ 900.00	\$ 2,700.00
Pipe Bedding Stone			\$26,100.00
Seeding and matting			\$ 4,000.00
<b>TOTAL</b>			<b>\$166,885.50</b>

**DOES NOT INCLUDE:**

Survey/Layout of services and manholes

Clearing

Trench Rock if any \$200 CY

8" DI if required 52 feet

Should you have any questions please contact me.

With best regard,

*Myron Steppe*

Myron Steppe  
President