

**Town of Weaverville
Planning Board
Regular Monthly Meeting
Tuesday, January 2, 2024, 6:00pm
Agenda**

	Pg#	
1. Call to Order		Chairman Pace
2. Adoption of Agenda		Chairman Pace
3. Regular Meeting Schedule Amendment, June Meeting.....	2	Town Clerk Mercer
4. Approval of the Minutes – 12/5/2023 Regular Meeting	3	Chairman Pace
5. Windsor Built Reems Creek Village Major Subdivision.....	6	Planning Director Eller
6. Adjournment		Chairman Pace

TOWN of WEAVERVILLE
2024 Council and Boards meeting schedule

Meeting Type	recurring day	Time	January	February	March	April	May	June
Town Council Workshop	3rd Tuesday	6:00 PM	1/16/24	2/20/24	3/19/24	4/16/24	*5/14/2024	6/18/24
Town Council Planning Retreat OR Budget		9:00 AM	1/20/24					6/4/24
TC PH notice deadline	by 2:30 pm		1/5/24	2/9/24	3/8/24	4/5/24	5/10/24	6/7/24
Town Council Meetings	4th Monday	6:00 PM	1/22/24	2/26/24	3/25/24	4/22/24	*5/20/24	6/24/24
Planning Board	1st Tuesday	6:00 PM	1/2/24	2/6/24	*3/7/2024	4/2/24	5/7/24	*6/6/2024
Board of Adjustment	2nd Monday	6:00 PM	1/8/24	2/12/24	3/11/24	4/8/24	5/13/24	6/10/24
ABC Board	1st Wed. Quarterly	10:00 AM			3/6/24			6/5/24
Meeting Type	recurring day	Time	July	August	September	October	November	December
Town Council Workshop	3rd Tuesday	6:00 PM	7/16/24	8/20/24	9/17/24	10/15/24	*11/12/2024	*12/10/2024
TC PH notice deadline	by 2:30 pm		7/5/24	8/9/24	9/6/24	10/11/24	11/1/24	11/29/24
Town Council Meetings	4th Monday	6:00 PM	7/22/24	8/26/24	9/23/24	10/28/24	*11/18/2024	*12/16/2024
Planning Board	1st Tuesday	6:00 PM	7/2/24	8/6/24	9/3/24	10/1/24	*11/7/2024	12/3/24
Board of Adjustment	2nd Monday	6:00 PM	7/8/24	8/12/24	9/9/24	10/14/24	*11/14/2024	12/9/24
ABC Board	1st Wed. Quarterly				9/4/24			12/4/24
Town Council Workshops are generally held the 3rd Tues. of month at 6:00 p.m.								
Town Council Regular Meetings are generally held the 4th Mon. of month at 6:00 p.m.								
Planning Board Meetings are generally held the 1st Tues. of month at 6:00 p.m.								
Board of Adjustment Meetings are generally held the 2nd Mon. of month at 6:00 p.m.								
ABC Board 1st Wed. Quarterly at 10:00 a.m.								
* Adjusted date due to holiday or other conflict								
Election Day- November 5, 2024								

**Town of Weaverville
Planning Board
Meeting Minutes – Tuesday, December 5, 2023**

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, December 5, 2023.

Present: Chair Bob Pace, Vice Chair Jane Kelley and Board Member Mark Endries, and alternate member Ryan Gagliardi attended as a voting member. Town Manager Selena Coffey, Town Attorney Jennifer Jackson, and Planning Director James Eller, and Town Clerk Tamara Mercer.

Absent: Donna Mann Belt, Stephanie Pupkiewicz Busch, and Michelle Rippon.

1. Call to order Chairman Pace

Chairman Pace recognized Ryan Gagliardi as a voting member.

2. Adoption of Agenda

Chairman Pace declared the agenda approved without objection.

3. Adoption of 2024 Meeting Schedule Calendar

Chairman Pace declared the 2024 Planning Board meeting schedule approved without objection.

4. Approval of the Regular Meeting Minutes October 3, 2023

Mr. Gagliardi moved to approve the minutes of October 3, 2023, as presented. 4-0 Carried unanimously.

5. Fee in Lieu of Sidewalk Construction

Planning Director Eller reviewed a proposed fee in lieu sidewalk program.

Mr. Eller explained the sidewalk waiver procedure if a project cannot include sidewalks or if adding a sidewalk does not add any connectivity. Currently a project developer would apply to the Board of Adjustment to be granted a waiver in order to not build a sidewalk and may be granted if the new sidewalk construction would not have meaningfully added to the pedestrian network. The current waiver process does not generate revenue to add to the sidewalk network in other locations. The fee in lieu program would allow the Town to collect funds for construction of sidewalks to add to the pedestrian sidewalk system and was recommended in the Active Weaverville Bike/Ped Plan.

Amendments to Chapter 20 are necessary to add the new provisions to implement the fee in lieu of sidewalks and to remove the sidewalk waiver language currently in the code. The approval process as presented involves a staff level review and Town Council's review and approval, but no Planning Board or Board of Adjustment review or approval.

There was a question-and-answer period regarding zoning and permitting, measuring standards, civil engineer costs and calculations, price per the standard for linear footage, and Public Works procedures and fee charges.

Mr. Eller indicated that some additional language needs to be struck from Code Section 2-165 to remove sidewalk waivers from the Board of Adjustment duties, as well as what was presented in the packet.

Ms. Kelley moved to recommend the Code Amendments as amended to implement the Fee in Lieu of Sidewalk Construction program with favorable findings as it is reasonable and consistent with the Comprehensive Land Use Plan. Carried unanimously 4-0

6. Conservation Subdivision

Planning Director Eller presented the proposed conservation subdivision ordinance to enact regulations concerning open space, greenway dedication and conservation measures consistent with the Comprehensive Land Use Plan (CLUP). Chairman Pace noted that the tree preservation topic would be addressed separately at another meeting.

Mr. Eller reviewed the timeline and deliberations for implementing a conservation subdivision concept into the language of code requirements. He explained zoning districts, density, setbacks, dwelling placement, and incentives that recognize these open spaces to include additional conservation requirements.

There was a question-and answer period regarding the permitting process, minor and major subdivision definitions, to which Mr. Eller clarified that the proposed language for a conservation subdivision would only apply to major subdivisions over a certain number of lots. Deliberations continued regarding density, acreage, subdivision review procedures, zoning and open space criteria and to lower the threshold to meet the criteria for open space conservation.

In response to Ms. Kelley's inquiry, Mr. Eller agreed that staff can lower the threshold, as this can be adjusted. He said the last single-family home subdivision included 21 lots. For example, 300 Hamburg Mountain Road will be a 35-lot subdivision, if these regulations could be in place, Mr. Eller said we can encourage conservation within the code adding greater open space requirements. There was a general consensus of the Planning Board members to lower the criteria of the lot requirements. Attorney Jackson reviewed the proposed language, noting that it could be lowered to 25-lots.

Mr. Endries had several concerns and suggestions to revise the definitions for "primary conservation areas" and "secondary conservation areas". Mr. Endries questioned the "farmland" definition as intensive farmland use can be disruptive to aquatic stream and creek systems due to fertilizers and pesticides. He suggested either striking the farmland provision or editing it to just pastures, meadows and organic non-herbicide farming for conservation subdivisions to meet the open space goals.

Primary and Secondary Conservation Areas were discussed further by Mr. Eller who explained the requirements for floodplain areas, slopes and grades.

Attorney Jackson said Staff will include the definition for passive recreation and active recreation in Sec. 20-1202 and use the NC State University "Conservation Subdivision Handbook" as a guide for those added definitions.

There was a discussion regarding accessibility of open space areas and whether a developer allows frontage to the recreation areas or open space areas and whether it should be mandated. It was suggested that sections 20-2309 (4) & (5) should be combined.

Chairman Pace reviewed and restated the proposed revisions as follows: (1) modify the threshold from 30 lots to 25 lots under Conservation Subdivision standards, (2) add "active recreation" and "passive recreation" definitions, (3) eliminate Sec. 20-2309 (a) (7) and 20-2309(a)(4); and (4) modify the definition of "conservation area, primary" to include #2 and #4 from secondary, move #3 from primary to secondary, and combine the provisions regarding slope within the "conservation area, secondary" definition.

Mr. Endries made a motion to recommend the Code Amendments to implement the conservation subdivision provisions with amendments as revised and to adopt finding that the revised amendments are consistent with the Comprehensive Land Use Plan and reasonable. Carried 4-0 Unanimously.

7. Facilitated Listening Session: Let's Talk About Short-term Rentals

Chairman Pace stated at 6:50 p.m., the Planning Board would take a five-minute recess after which, Ms. Kayla DeCristina, Land of Sky Regional Council Planner, would facilitate a listening session on the topic of Short-term Rentals. At 7:00 p.m. Ms. DeCristina reviewed statistics and demographics of short-term rentals in the Weaverville jurisdiction.

As of November 2023, per Jon Beck, Land of Sky Regional Council's GIS Manager, there are 85 active short-term rentals (i.e. live listings) within the Town of Weaverville municipal boundary. 91.76% of the listings are for the entire home/apartment, 7.06% are for private rooms, and 1.18% are for hotel rooms stated Ms. DeCristina.

Ms. DeCristina reviewed the definition of a short-term rental which is typically under 30-day stays but can be less than 6-months as well as whole-house versus private rooms rentals. There was approximately one hour listening session wherein citizens commented on and discussed their experiences with short-term rentals both as homeowners who rent short-term rentals and homeowners who live in close proximity to short-term rentals.

8. Adjournment.

Without objection Chairman Pace adjourned the Planning Board meeting at 8:05 p.m.

ATTEST:

Tamara Mercer, Town Clerk

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, January 2, 2023

Subject: Windsor Built Reems Creek Village Major Subdivision

Presenter: Planning Director

Attachments: Sec. 20-2203 Process for Review of Major Subdivisions,
Application and Preliminary Plans for Windsor Built Reems
Creek Village Major Subdivision, Technical Review Committee
Report and Recommendation

Description:

As you will see, the attached major subdivision proposes to create thirty five lots from the existing parcel commonly known as 300 Hamburg Mountain Road. Each lot, once platted, will be for the purpose of housing a single family dwelling.

The property was annexed into municipal limits on November 20, 2023 and ascribed the R-3 zoning district upon annexation.

The technical review committee has reviewed the proposal and offered comment to the engineering firm who prepared the plans. On December 20, 2024 the technical review committee found the preliminary plans fully compliant with various sections of municipal ordinance and relevant federal and state laws, rules and regulations.

Action Requested:

A motion establishing the approval of the preliminary plans for Windsor Built Reems Creek Village major subdivision.

Sec. 20-2203. Process of review of major subdivisions.

- (a) *Submission of application and preliminary plan.* All applications for development of a major subdivision shall be submitted to the subdivision administrator at Weaverville Town Hall. The subdivision administrator shall determine if the application is complete and notify the subdivider of any deficiencies. Once the application is deemed complete, the subdivision administrator will schedule review of the application by the technical review committee. The application should include a water commitment application if the subdivider intends to extend the public water system of the town. The application should include a public street commitment application if the subdivider intends for the streets to be included within the town's public street system.
- (b) *Review of preliminary plan (and town public water/street commitment applications) by technical review committee and others.* The technical review committee shall review all major subdivisions and preliminary plans, and plan revisions if necessary, for compliance with planning and development regulations applicable to major subdivisions. If town public water and/or street commitment application are part of the subdivision application, the technical review committee shall review them and provide a report and recommendation to town council on those requests. If state streets or highways are proposed the request must be submitted to the NCDOT district highway engineer for review and recommendation. If private water wells or septic systems are proposed, the request must be submitted to the Buncombe County Health Director for review and recommendation. If public sewer is proposed, the request must be submitted to MSD for review and recommendation.
- (c) *Review and action on town water commitment and/or public street commitment.* Any public water commitment or public street commitment applications shall be forwarded to town council for review and action. Depending on the action taken by town council, plan revisions may be necessary.
- (d) *Report and recommendation of technical review committee.* Based on its findings during its review and actions taken by the town concerning public water commitment and/or public street commitment, the technical review committee shall prepare and submit to the planning board a report and recommendation concerning the major subdivision application and the preliminary plan.
- (e) *Review of preliminary plan by the planning board.* The planning board shall review all major subdivisions and preliminary plans for compliance with planning and development regulations applicable to major subdivisions.
- (f) *Approval of preliminary plan.* The planning board shall approve the preliminary plan once it is found compliant with the planning and development regulations of the town for major subdivisions. The planning board has 90 days from first consideration to approve or deny a preliminary plat. If the planning board has failed to act within that time period the preliminary plat shall be deemed approved.
- (g) *Submission of certain construction drawings and supporting documentation.* The subdivider shall submit engineer-sealed construction drawings and supporting documentation for required improvements related to the major subdivision as a whole, or for each phase which has achieved preliminary plan approval. The public works director or their designee, in conjunction with the technical review committee or their designees, shall review and approve or recommend approval of the construction drawings for all water system improvements intended to be conveyed to the town and all roads intended to be dedicated to the town as public streets. Construction drawings for sanitary sewer improvements must be provided to MSD.
- (h) *Installation of required improvements.* Upon approval of the preliminary plan, and not before, the subdivider may proceed with the installation for required infrastructure in accordance with the approved preliminary plan and construction plans submitted. Prior to the approval of a final plat, the subdivider shall have installed the required infrastructure improvements. Required infrastructure shall be installed within 18 months of approval of the preliminary plan or phase of a preliminary plan. Otherwise, the planning board shall have the authority to grant up to an additional 12 months for completion of the infrastructure for good cause shown.

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- (i) *Submission of final plat and supporting documentation.* Upon completion of the required improvements, the subdivider shall prepare and submit a final plat and supporting documentation to the subdivision administrator. The subdivision administrator shall determine if the final plat is complete and the supporting documentation evidences the completion of the required improvements, and notify the subdivider of any deficiencies. Once the final plat and supporting documentation is deemed complete, the subdivision administrator will schedule review of the final plat by the technical review committee.
 - (j) *Review of final plat by technical review committee.* The technical review committee shall review the final plat and supporting documentation, and plat revisions as necessary, for substantial compliance with the approved preliminary plan and with planning and development regulations for major subdivisions.
 - (k) *Approval of final plat.* The planning director, or their designee, shall approve the major subdivision final plat once it is found compliant by the technical review committee. The planning director, or their designee, shall have 30 days from a fully complete final plat submission within which to approve or deny the final plat. Failure to take such action within this time period will be deemed an approval of the plat.
 - (l) *Recordation of final plat.* The final plat of the major subdivision must be recorded, at the subdivider's expense, in the Buncombe County Register of Deeds within 60 days of final plat approval otherwise said approval shall be null and void. A copy of the recorded final plat must be provided to the subdivision administrator or zoning administrator prior to the issuance of any zoning permits. Access easements and road maintenance agreements must be recorded prior to or contemporaneously with the final plat.
 - (m) *Issuance of zoning permits.* No zoning permits authorizing work on the property can be issued by the zoning administrator prior to a copy of the recorded final plat being submitted to the subdivision administrator or zoning administrator.
 - (n) *Town action on acceptance of town public water and/or public streets dedication.* Improvements installed within rights-of-way or easements including but not limited to utility lines, streets, drainage facilities or sidewalks pursuant to public commitments approved by town council, may be accepted for maintenance by the town upon approval by town council.

(Ord. of 5-24-2021(1) , § 5)

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
Application Fee: \$300.00 + \$25.00 per lot

APPLICATION DATE:

OWNER NAME: Joseph Penley

SUBDIVISION NAME: Windsor Built - Reems Creek

PROPERTY ADDRESS: 300 Hamburg Mountain Road

PIN: 9742-95-4201 and 9742-94-4151

DEED BOOK/PAGE: 4609/1769 and 3311/0422

ORIGINAL TRACT SIZE (acres): 9.488 acres +/-

PROPOSED NUMBER OF LOTS: 35

SUBDIVISION TYPE: ☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL

OWNER/AGENT NAME: Windsor Built Homes

PHONE NUMBER: (864) 430-2995

ADDRESS: 40 West Broad Street, Suite 500 Greenville, SC 29601

REGISTERED SURVEYOR:
ADDRESS:

PHONE NUMBER:

REGISTERED ENGINEER: WGLA Engineering, PLLC
ADDRESS: 724 5th Avenue West
Hendersonville, NC 28739

PHONE NUMBER: 828-687-7177 ext 302

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.

Appropriate measures shall be taken to control erosion and sedimentation related to construction or any other land disturbance activity. Properties found to be noncompliant with municipal ordinance or other local or state rules and regulations may be subject to permit revocation or civil penalties issued to the property owner.

Additional information related to erosion and sedimentation controls are attached hereto.

All applications for major subdivisions should be submitted to the Planning Director who will present to the appropriate ruling authority once the application, plats and plans are deemed complete. Copies of the Plat shall be submitted in accordance with Sec. 20-2502.

Upon completion of the required improvements, the subdivider shall submit a final plat for review. Improvement guarantees are no longer offered in advance of final plat approval.

MAJOR SUBDIVISION PLAN AND PLAT REQUIREMENTS

Preliminary and final plats submitted for consideration must contain the following, if applicable:

Information	Preliminary Plan	Final Plat
Title block containing:		
Name of the development	X	X
Name of map or plan (sketch plan, preliminary plan, final plat, etc.)	X	X
Owner's name with address and daytime phone number	X	X
Developer's name, address, and daytime telephone number (if different from owner's)	X	X
Name, firm name, license number, address, & telephone number of preparer	X	X
Location (including address, city, township, state)	X	X
Date map prepared, dates and descriptions of revisions after original signing	X	X
Scale of drawing in feet per inch (not less than 1" equal to 200')	X	X
Bar graph scale	X	X
Vicinity map showing location of site relative to surrounding area typically drawn in upper right hand corner, at a scale of 1"=2000'.	X	X
Zoning district designation within the property & adjacent properties	X	X
Existing land use within the property & adjacent properties	X	
Plat book or deed book references	X	X
Names of adjoining property owners (or subdivision or developments of record with plat book and/or deed book reference)	X	X
Parcel Identification Number(s) (PINs) of the property & adjacent properties	X	X
Corporate limits, city limits, and other jurisdiction lines, if any, on the tract	X	X
North arrow coordinated with bearings & orientation (north arrow shall be oriented towards top of map where practicable)	X	X
Boundaries of tract to be subdivided or developed:		
Distinctly and accurately represented boundary; show bearings and distances and curve data on outside boundaries sufficient to form a continuous closure of the entire perimeter	X	X
Street centerlines on preliminary with street centerline tied to boundary	X	X
Tie at least one corner to NC grid and provide grid coordinates where at least one of two control monuments needed are within 2,000 feet of the boundary or tie to nearest street intersection.		X

Showing locations of intersecting boundary lines of adjoining properties.	X	X
Location and descriptions of all monuments, markers and control corners		X
Existing property lines on tract to be subdivided. If existing property lines are to be changed, label as "old property lines" and show as dashed lines.	X	X
Dimensions, location and use of all existing buildings; distances between buildings measured at the closest point; distance from buildings to closest property lines; building to remain on final.	X	X
Name and location of any property or building on the National Register of Historic Places or locally designated historic site	X	X
Water courses, ponds, lakes or streams	X	X
Marshes, swamps and other wetlands areas to be dedicated or reserved for the public or a local jurisdiction	X	X
Areas designated as common area or open space under control of an owners' association	X	X
Existing and proposed topography of tract and 100 feet beyond property showing existing contour intervals of no greater than 5 feet (2 feet where available) and labeling at least two contours per map and all others at 10 foot intervals from sea level	X	X
Proposed lot lines and dimensions; show bearings and distances on final	X	X
Acreage and square footage for all lots	X	X
Site calculations including:		
Acreage in total tract	X	X
Acreage in public greenways and other open space	X	X
Total number of lots	X	X
Linear feet in streets	X	X
Area in newly dedicated right-of-way	X	X
Lots sequenced or numbered consecutively	X	X
Density in units per acre	X	X
Street and sidewalk data illustrating:		
Existing and proposed rights-of-way within and adjacent to property showing:		
a. R/W lines	X	X
b. Total R/W width dimension	X	X
c. R/W width dimension from centerline of existing public streets	X	X
d. Cul-de-sac R/W radius from centerpoint	X	X
Existing and proposed streets and sidewalks showing:		

a. Pavement or curb lines	X	
b. Pavement width dimensions (face-to-face or EP to EP)	X	
c. Cul-de-sac pavement radius from centerpoint	X	
d. Existing & proposed sidewalks	X	
e. Existing & proposed street names (as approved by Buncombe County)	X	
f. Location, dimension & type of all easements (existing & proposed)	X	
g. Designation of public or private for each street or note concerning same	X	X
Utility layout plan showing connections to existing systems, line sizes, material of lines, location of fire hydrants, blowoffs, valves, manholes, catch basins, force mains, etc. for the following types of utility lines (not to substitute for construction plans):		
Sanitary sewer system	X	
Water distribution system including fire hydrants	X	
Storm drainage system	X	
Natural gas, electric, cable TV	X	
Plan for providing water and sewer service; graphic or narrative form.	X	
Utility easements for underground or aboveground utilities, min. 20' width		X
Additional documentation to be provided separately (not on plans or plats)		
Application for town public street commitment, if public streets proposed	X	
Application for town public water commitment, if town water proposed	X	
Road maintenance agreement for private streets		X

CERTIFICATIONS, NOTES AND APPROVAL BLOCKS

Certifications, notes and approval block, if applicable, may be found in Sec. 20-2505 and shall be placed on the appropriate plans and plats substantially in the form shown.

ADDITIONAL CONTACT INFORMATION

	Phone	Location
Buncombe County E911 Addressing	828-250-4846	46 Valley St. Asheville, NC
Bun. Co. Environmental Health	828-250-5016	30 Valley St. Asheville, NC
Bun. Co. Erosion Control	828-250-4848	46 Valley St. Asheville, NC
Bun. Co. Floodplain Development	828-250-4836	46 Valley St. Asheville, NC
Bun. Co. Permits & Inspections	828-250-5360	30 Valley St. Asheville, NC
Bun. Co. Register of Deeds	828-250-4303	205 College St. Asheville, NC
Bun. Co. Stormwater Management	828-250-4854	46 Valley St. Asheville, NC
Metropolitan Sewerage District	828-254-9646	2028 Riverside Dr. Woodfin, NC
NCDOT Division 13	828-250-3000	55 Orange St. Asheville, NC
Weaverville Fire Marshal	828-645-3500	3 Monticello Rd. Weaverville, NC
Weaverville Public Works	828-645-0606	15 Quarry Rd. Weaverville, NC

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

Scott Street, President - Windsor Built Homes

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

11/28/2023
DATE

OFFICE USE ONLY

FEE: \$1,175

DATE PAID: 12.5.23

☒

CHECK

☐

CASH

☐

CARD

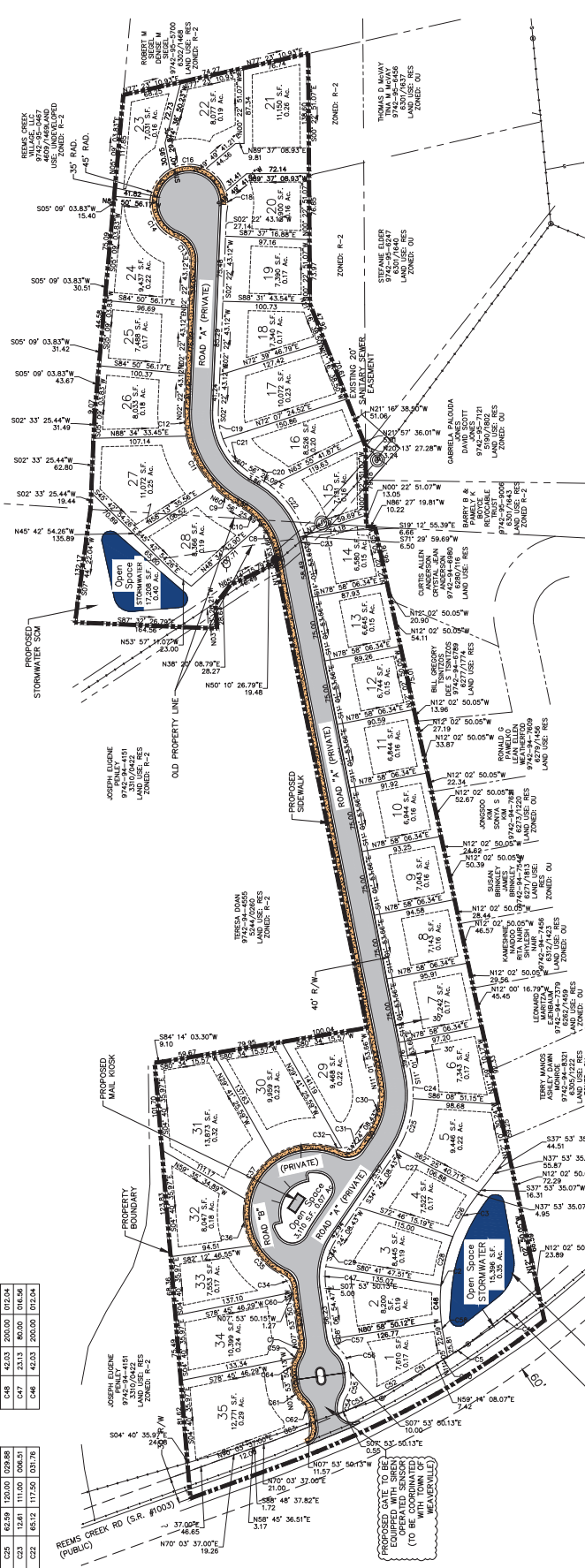
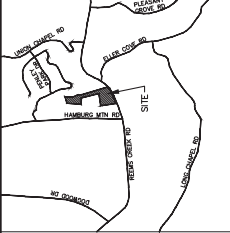
PRELIMINARY PLAT APPROVAL DATE:

FINAL PLAT APPROVAL

DATE:

☐

APPROVED WITH CONDITIONS:



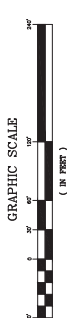
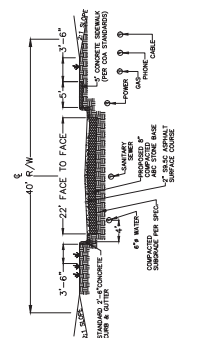
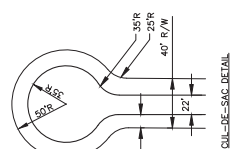
TOTAL PROJECT AREA	9.488 AC.
LAND USE	RESIDENTIAL
OPEN SPACE AREA	0.82 AC (35.71 %)
PROPOSED LOTS	33 LOTS
LENGTH OF ROADS	1,778 LF
RIGHT OF WAY AREA	1.76 AC (76.82 S.F.)
MAXIMUM ALLOWABLE DENSITY (UNITS/AC)	8 UNITS PER ACRE
PROPOSED DENSITY	2.95 LOTS PER AC
MAXIMUM BUILDING HEIGHT	35'
MIN LOT WIDTH AT BUILDING LINE	75' 5"
WATER SYSTEM	ON SITE (PUBLIC)
SEWER SYSTEM	ON SITE (PUBLIC) MSD
EXISTING SETBACKS	FRONT 50' SIDE 10' REAR 10'
OWNER	WILLIAM R. BUE, P.E. 1724 5TH AVENUE WEST HENDERSONVILLE NC 28792 704-291-1622 NC LICENSE # P-1342
DESIGNER	SCOTT STREET, PRESIDENT 1000 GREENVIEW AVE. SUITE 500 866-370-9037
CONTRACTOR	WILLIAM R. BUE, P.E. 1724 5TH AVENUE WEST HENDERSONVILLE NC 28792 704-291-1622 NC LICENSE # P-1342

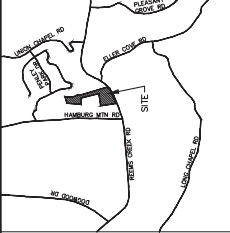
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PROJECT NAME:

PIN #
DB/PG:
ZONING
OWNER

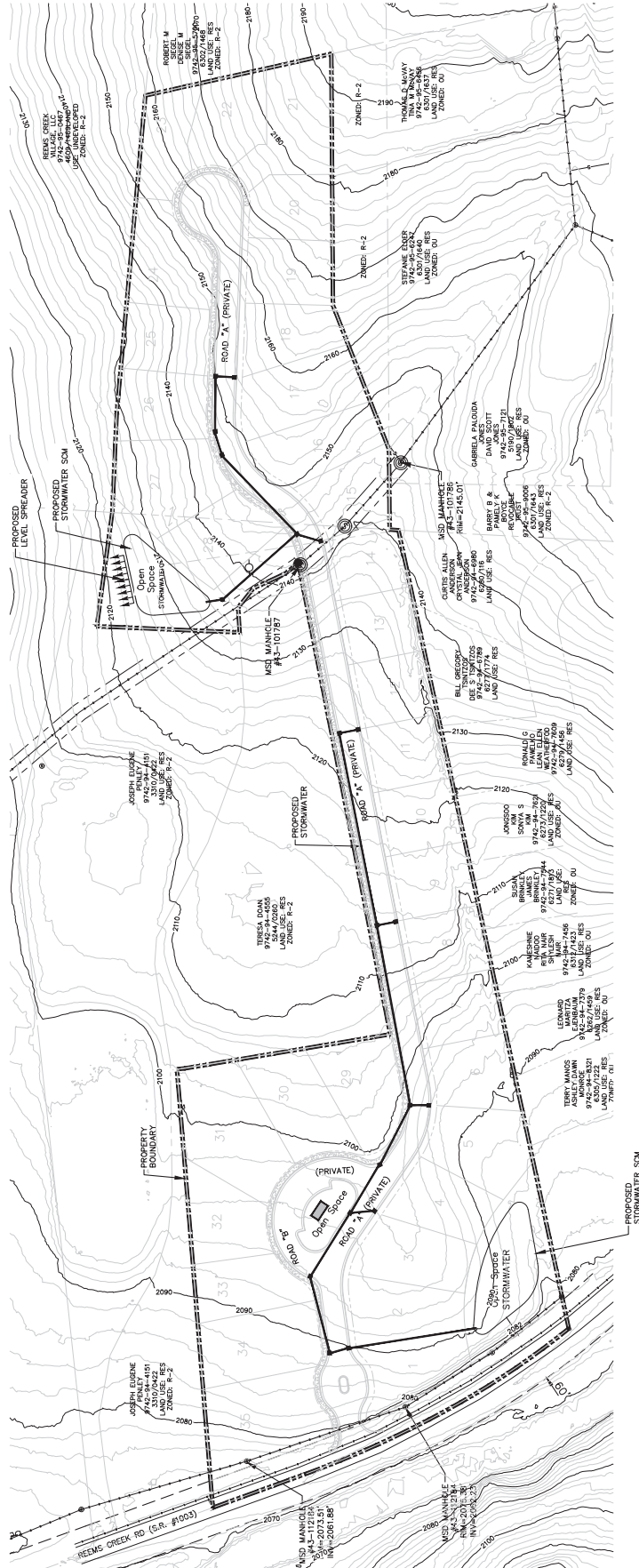
DEVELOPER

ENGINEER





LOCATION MAP
1"=2000'



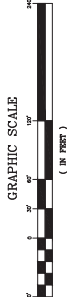
PROJECT SUMMARY

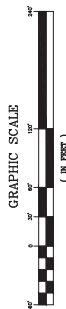
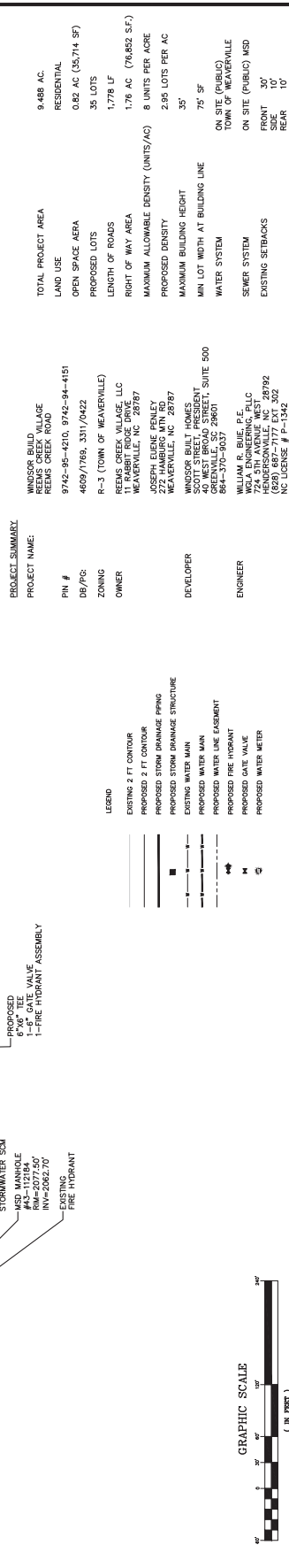
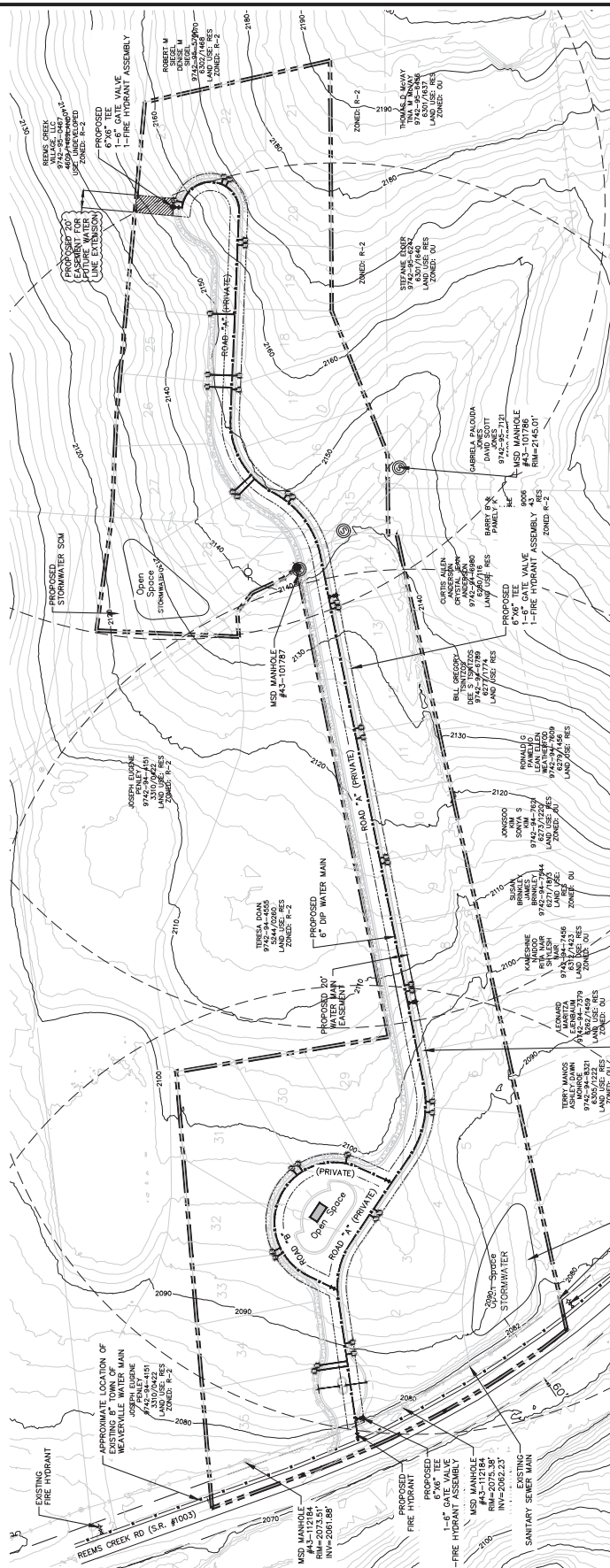
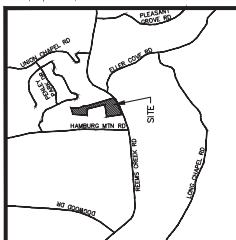
PROJECT NAME:	WINDSOR BUILT VILLAGE REEMS CREEK ROAD	TOTAL PROJECT AREA:	9.489 AC.
PIN #	9742-95-4210, 9742-94-4151	LAND USE	RESIDENTIAL
DB/PC:	4639/7193, 3311/0422	OPEN SPACE AREA	0.82 AC (35,714 SF)
ZONING	R-3 (TOWN OF WEAVERVILLE)	PROPOSED LOTS	35 LOTS
OWNER	REEMS CREEK VILLAGE, LLC	LENGTH OF ROADS	1,778 LF
	11 RABBIT RIDGE DRIVE	RIGHT OF WAY AREA	1.76 AC (76,852 S.F.)
	272 HAMBURG AVENUE	MAXIMUM ALLOWABLE DENSITY (UNITS/AC)	8 UNITS PER ACRE
	WEAVERVILLE, NC 28787	PROPOSED DENSITY	2.05 LOTS PER AC
DEVELOPER	WINDSOR BUILT HOMES	MIN LOT WIDTH AT BUILDING LINE	75' 5"
	40 WEST BROAD STREET, SUITE 500	WATER SYSTEM	ON SITE (PUBIC) MSD
	GREENVILLE, SC 29601	SEWER SYSTEM	ON SITE (PUBIC) MSD
ENGINEER	WGLA ENGINEERING, PLLC	EXISTING SETBACKS	FRONT 30' SIDE 10' REAR 10'
	724 5TH AVENUE WEST #392		
	GREENVILLE, SC 29601		
	(828) 687-1777 EXT 302		
	NC LICENSE # P-1342		

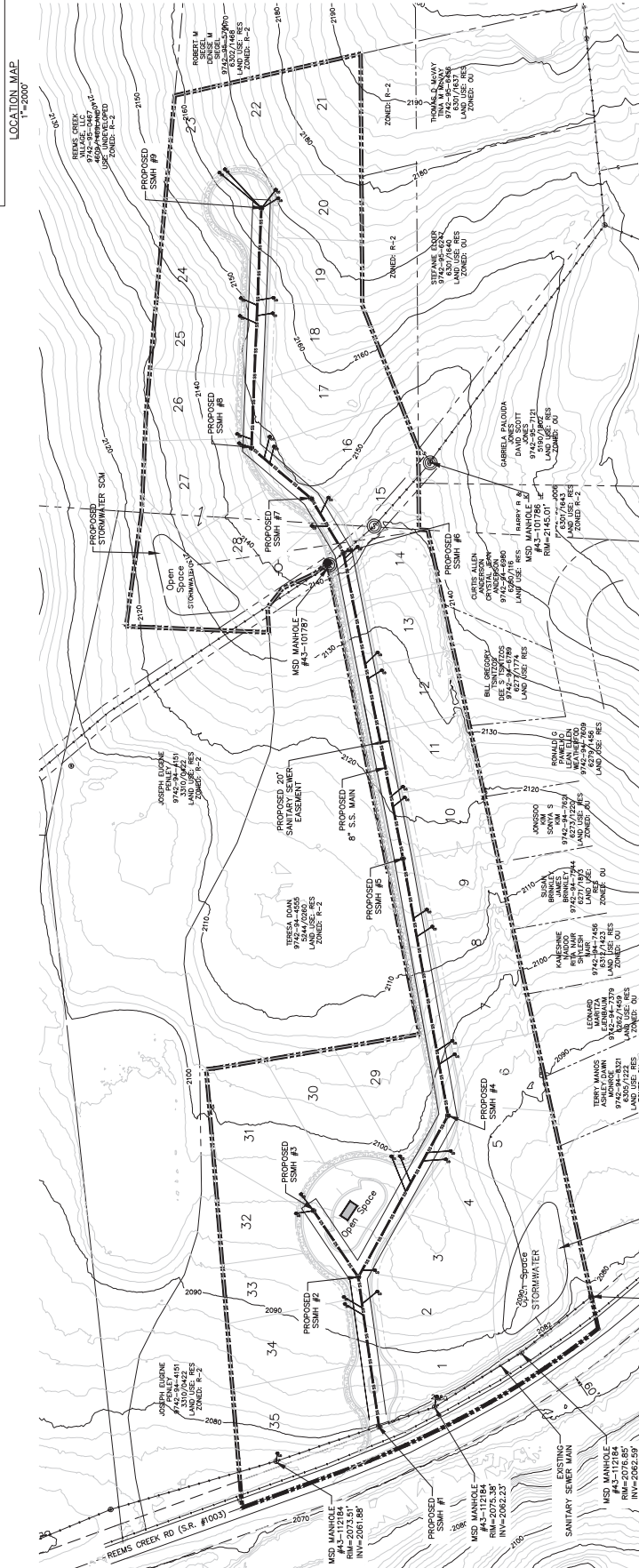
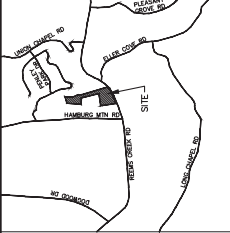
LEGEND

- EXISTING 2' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE STRUCTURE

NOTES:
1.) 2' CONTOUR INTERVAL.
2.) ALL STORM DRAINAGE INLETS SHALL BE PROVIDED WITH AN INLET PROTECTION AS SHOWN ON DRAINAGE CONTROL PLANS.
3.) ALL STORM DRAINAGE PIPING SHALL BE 18" DIA. SMOOTH WALL INTERIOR DRAINAGE PIPING UNLESS OTHERWISE SPECIFIED ON PLANS.
4.) ALL EXISTING AND PROPOSED STORM DRAINAGE STRUCTURES, PIPES AND GRADES WILL PROVIDE POSITIVE DRAINAGE TO STRUCTURES PRIOR TO INSTALLATION.
5.) ALL DRAINAGE STRUCTURES SHALL BE FINISHED GRADE. CONTOURS AND SPOT ELEVATIONS ARE TO BE PROVIDED FOR ALL DRAINAGE STRUCTURES.
6.) ALL DRAINAGE STRUCTURES THAT ARE GREATER THAN 4' IN HEIGHT SHALL BE CONCRETE OR STEEL REINFORCED CONCRETE.
7.) SEE SHEETS C-301 FOR ADDITIONAL DETAILS ON CDS STRUCTURES.







PROJECT SUMMARY

PROJECT NAME	WINDSOR BUILT REEMS CREEK VILLAGE REEMS CREEK ROAD
PIN #	9742-35-4210, 9742-94-4151
DB/PG.	4609/1768, 331/0422
ZONING	R-3 (TOWN OF WEAVERVILLE)
OWNER	REEMS CREEK VILLAGE, LLC 11 RABBIT RIDGE DRIVE WEAVERVILLE, NC 28787
DEVELOPER	JOSEPH EUGENE PENLEY 11 RABBIT RIDGE DRIVE WEAVERVILLE, NC 28787
ENGINEER	WINDSOR BUILT HOMES SCOTT STREET, PRESIDENT GREENVILLE, SC 29601 SUITE 500 864-370-8037 WILLIAM R. BUE, P.E. 11 RABBIT RIDGE DRIVE HENDERSONVILLE, NC 28792 (604) 887-1177 NC LICENSE # P-1342
TOTAL PROJECT AREA	9.488 AC.
LAND USE	RESIDENTIAL
OPEN SPACE AREA	0.82 AC (5,714 SF)
PROPOSED LOTS	35 LOTS
LENGTH OF ROADS	1,778 LF
RIGHT OF WAY AREA	1.76 AC (76,852 S.F.)
MAXIMUM ALLOWABLE DENSITY (UNITS/AC)	8 UNITS PER ACRE
PROPOSED DENSITY	2.89 LOTS PER AC
MAXIMUM BUILDING HEIGHT	35'
MIN. LOT WIDTH AT BUILDING LINE	75' SF
WATER SYSTEM	ON SITE (PUB/CL)
SEWER SYSTEM	ON SITE (PUB/CL) MSD
EXISTING SETBACKS	FRONT 30' REAR 10'

LEGEND

- EXISTING 2 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE STRUCTURE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED SANITARY SEWER CLEANOUT

GRAPHIC SCALE





TOWN OF WEAVERVILLE

TECHNICAL REVIEW COMMITTEE

REPORT I & II

Project: 300 Hamburg Mountain Major Subdivision

Date: Wednesday, December 6, 2023; 1:00pm / *Wednesday, December 20, 2023; 2:00pm*

Location: Town Hall Conference Room / *Public Works Conference Room*

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

Contact: William Buie, WGLA Engineering

Comment	Dept:	Comment:	Sheet #:
1	PLN	Application found <u>complete</u> and eligible for progression to the technical review committee.	Application
2	PLN	Dimensional requirements for each lot within the subdivision found <u>compliant</u> with the standards of the R-3 zoning district applicable to the property.	C-200
3	PLN	Flag lot standards found at Sec. 20-2308 and applicable to lot 21, found <u>compliant</u> .	C-200
4	PLN	Sidewalks required by Sec. 20-2404(b) for major subdivision found <u>compliant</u> .	C-200
5	PLN/PW	Roads within the subdivision are labeled as private. Therefore, no public street commitment approval required as per Sec. 20-2203(b)(c).	C-200
6	FD	As roads are shown as private, they may be gated for private access if desired. Should the development be gated, please provide location of gate and details so emergency vehicle access can be reviewed. <u>Amended 12.20.23, compliant.</u>	
7	PLN/PW	Water commitment application approved, contingent upon annexation of the subject property, by Town Council on October 23, 2023. Annexation of the subject property approved by Town Council on November 20, 2023.	
8	PW	Provide 20' easement on the property line splitting lots 23 & 24 for potential future waterline extension. <u>Amended 12.20.23, compliant.</u>	

9	FD/PW	Reposition hydrants 2 & 3, from Reems Creek Road, to the north to accomplish 500 foot spacing requirement. <i>Amended 12.20.23, <u>compliant.</u></i>	C-500
10	FD	Cul-de-sac radius found <u>compliant.</u>	C-200

Following a review of the application and preliminary plans for a proposed major subdivision to be located on the property commonly known as 300 Hamburg Mountain Road, the Town of Weaverville Technical Review Committee submits these conclusions to the Planning Board for review at their regularly scheduled meeting on Tuesday, January 2, 2024.

As per section 20-2203 Process of Review of Major Subdivisions, the technical review committee is offering a favorable recommendation to the Planning Board for approval of the preliminary plans for Windsor Built Reems Creek Village based upon the finding of compliance with various sections of municipal ordinance and relevant federal and state laws, rules and regulations.

Submitted on behalf of the Technical Review Committee,



James Eller
Planning Director, Town of Weaverville

