Town of Weaverville Planning Board Regular Monthly Meeting Tuesday, April 1, 2025, 6:00pm Agenda

1.	Call to Order	Pg#	Chair Kelley
2.	Adoption of Agenda		
3.	Approval of Minutes – 2/4/2025 Regular Meeting	2	Chair Kelley
4.	6 Pleasant Grove Road Major Subdivision	6	Planning Director Elle
5.	Conditional District Text Amendment	45	Planning Director Elle
6.	Any Other Business	51	
7.	Adjournment		Chair Kelley



Planning Board - Meeting Minutes

Tuesday, February 4, 2025, at 6:00 PM Town Council Chambers

The Planning Board held a regularly scheduled meeting in Council Chambers, Town Hall 30 S. Main Street, Weaverville, N.C.

1. Call to Order- Chairman Kelley at 6:00 p.m.

Planning Board members Present: Chair Jane Kelley, Vice Chair Mark Endries, Michael Sollazzo, Jonathan Brown, and Jennifer Young. (NOTE: Chair Kelley later recognized Jennifer Young as regular voting member.)

Absent: Donna Mann Belt (excused)

Staff Present: Planning Director James Eller, Planner Graham Crawford, and Town Clerk Tamara Mercer.

2. Adoption of Agenda

Moved to adopt the agenda as presented.

Moved by: Michael Sollazzo

Aye Jane Kelley, Mark Endries, Michael Sollazzo, Jonathan

Brown, and Jennifer Young

Carried unanimously 5-0

3. Approval of Minutes- January 7, 2025

Moved to approve and adopt the revised meeting minutes as presented.

Moved by: Michael Sollazzo

Aye Jane Kelley, Mark Endries, Michael Sollazzo, Jonathan Brown, and Jennifer Young

Carried unanimously. 5-0

4. Downzoning Legislative Compliance

Planning Director Eller provided an update regarding the laws affecting downzoning and compliance. The legislative definition broadly defines this as: downzoning a property by decreasing the development density or less dense, fewer property uses as was previously established, or by creating a non-conformity on land. Specifically, all those examples without consent of every property owner effected is 'down-zoning'. Mr. Eller provided a review of the property rights and ordinance changes including three new bills proposed in Raleigh. Session Law 2024-57 (S.B. 382) significantly alters the authority for local governments to amend zoning ordinances and states that local governments can no longer down-zone properties without the owner's consent. He recommended the Planning Board make a recommendation on the Staff proposed language and then Staff and the Town are ready if the State Legislature implements the new law.

Chair recognized Jennifer Young as regular voting member.

Further plan of action was discussed, Mr. Eller noted the text as presented in amendment Sec. 20-1507 mirrors the North Carolina General Assembly amended state law. Chair Kelley called the question.

Moved to approve text amendment to Sec. 20-1507. Down-zoning as presented.

Moved by: Michael Sollazzo Seconded by: Mark Endries

Aye Jane Kelley, Mark Endries, Michael Sollazzo, Jonathan

Brown, and Jennifer Young

Carried unanimously. 5-0

The following recommendation by the Planning Board was prepared for Town Council: February 4, 2025, the Planning Board reviewed and, with a unanimous vote, recommend to Town Council the attached proposed text amendment which provides for statutory consistency with recent legislation prohibiting local jurisdictions from downzoning a property without the owners consent. This favorable recommendation is based on the findings as stated herein.

The Planning Board recently undertook a review of S.B 382 passed by the General Assembly in December of 2024. The Planning Board has found that these proposed code amendments are consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments align municipal ordinance with the recently enacted statute and the CLUP calls for the continuous review of zoning regulations to ensure statutory compliance.

Given that three subsequent bills have been filed to alter or repeal S.B. 382, the Board also requests a delay in action on this proposed text amendment in the event that state statutes change further, which may require additional text amendments.

5. Multifamily Residential Density- Min. Lot Area, Setbacks

Planning Director Eller reviewed multi-family residential density and minimum lot area calculations in the ordinance as it relates to ownership/rental of individual units and the regulations of condominiums which are typically single ownership. He explained the administrative permitting process for project approval for projects 'for rent' versus multifamily projects 'for individual sale'.

Further discussion and review of development density, Comprehensive Land Use Plan, multifamily projects under administrative technical review committee, minimum lot area and setbacks within multifamily project development, table of dimensional requirements, and Sec. 20-3324 Dwelling - multifamily (more than 4 units/building) code option proposals were reviewed.

Current dwelling projects and conditional districts, zoning compliance, and standards for zoning approval ensued and there was a general consensus to approve the detailed footnote and technical change to table of dimensional requirements (D) proposed by Staff.

Moved to recommend under Sec. 20-3324. Dwelling - multifamily (more than 4 units/building) first option (D) as presented.

Moved by: Jennifer Young Seconded by: Jane Kelley

Aye Jane Kelley, Mark Endries, Michael Sollazzo, Jonathan Brown, and Jennifer Young

Carried unanimously. 5-0

The following recommendation by the Planning Board was prepared for Town Council: On February 4, 2025, the Planning Board reviewed and, with a unanimous vote, recommend to Town Council the attached proposed text amendment which provides for a new footnote within the table of dimensional requirements and adds new additional standards for multifamily residential developments allowing an alteration from the minimum dimensional requirements for multifamily projects. This favorable recommendation is based on the findings as stated herein.

The Planning Board recently undertook a review of standards applicable to multifamily residential developments finding that such uses are treated differently by the land use regulations based upon the ownership of the property. The Planning Board has found that these proposed code amendments are consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments seek to treat identical uses commonly, not based upon the ownership of the property; currently conditional zoning would be required for all multifamily projects in which individual dwelling units are offered for sale rather than rent; and the CLUP calls for a determination on how to regulate condominiums (minimum lot area and setbacks within multifamily developments), an ongoing review of zoning regulations, and the continued analysis of

ways to provide standard regulations in order to reserve the use of conditional zoning for unique proposals.

6.	Adjournment
----	-------------

6.1 There being no further business and without objection, Chairman Kelley adjourned the meeting at 7:01 p.m.

Town Clerk		

TOWN OF WEAVERVILLE

PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, April 1, 2025

Subject: Fox Property, 6 Pleasant Grove Road Major Subdivision

Presenter: Planning Director

Attachments: Sec. 20-2203 Process for Review of Major Subdivisions,

Application and Preliminary Plans, Technical Review

Committee Report and Recommendation

Description:

As you will see, the attached major subdivision proposes to create 43 lots from the existing parcel commonly known as 6 Pleasant Grove Road. The property was annexed into municipal limits on March 24, 2024 and ascribed the R-3 zoning district upon annexation.

The technical review committee has reviewed the proposal and offered comments to the engineering firm who prepared the plans. The town's technical review committee (Planning, Public Works, Fire) has 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 the 6 Pleasant Grove Road major subdivision as per Sec.20-2203 Process for Review of Major Subdivisions.

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

- (a) Submission of application and preliminary plan. All applications for development of a major subdivision and/or conservation 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 conservation 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 and/or conservation subdivision application and the preliminary plan.
- (e) Review of preliminary plan by the planning board. The planning board shall review all major subdivisions and conservation 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 and/or conservation 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

Created: 2024-10-03 08:27:19 [EST]

- 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.
- (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 and/or conservation 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.
- (I) 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; Ord. of 1-22-2024(1), § 7)



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: 12/05/2024	OWNER NAME: Pleasant Grove of WNC, LLC
SUBDIVISION NAME: Fox Property	PROPERTY ADDRESS: 6 Pleasant Grove Road
PIN: 9752-24-7058	DEED BOOK/PAGE: 6408/456
ORIGINAL TRACT SIZE (acres): 6.49	PROPOSED NUMBER OF LOTS: 43
SUBDIVISION TYPE: X RESIDENTIAL COMME	ERCIAL INDUSTRIAL
OWNER/AGENT NAME: David Luck ADDRESS: 1335 Cane Creek Road, Fletcher, NC 28732 REGISTERED SURVEYOR: Christopher F. Jordan ADDRESS: 200 Ridgefield Court, Suite 208 Asheville, NC 28806 REGISTERED ENGINEER: Michael J. Cain ADDRESS: 168 Patton Avenue, Asheville,	PHONE NUMBER: (847) 323-7638 PHONE NUMBER: (828) 225-6562 PHONE NUMBER: (828) 282-5388
NC 28801 Which utilities will serve the proposed development?: Y PUBLIC SANITARY SEWER COMMUNITY SE Y PUBLIC WATER COMMUNITY WA	

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	Х	Х				
Name of map or plan (sketch plan, preliminary plan, final plat, etc.)	Х	Х				
Owner's name with address and daytime phone number	X	Х				
Developer's name, address, and daytime telephone number (if different from owner's)	Х	X				
Name, firm name, license number, address, & telephone number of preparer	Х	Х				
Location (including address, city, township, state)	Х	Х				
Date map prepared, dates and descriptions of revisions after original signing	Х	Х				
Scale of drawing in feet per inch (not less than 1" equal to 200')	Х	Х				
Bar graph scale	Х	Χ				
Vicinity map showing location of site relative to surrounding area typically drawn in upper right hand corner, at a scale of 1"=2000'.	Х	Х				
Zoning district designation within the property & adjacent properties	X	Х				
Existing land use within the property & adjacent properties	Х					
Plat book or deed book references	Х	Х				
Names of adjoining property owners (or subdivision or developments of record with plat book and/or deed book reference)	Х	Х				
Parcel Identification Number(s) (PINs) of the property & adjacent properties	X	Х				
Corporate limits, city limits, and other jurisdiction lines, if any, on the tract	Х	Х				
North arrow coordinated with bearings & orientation (north arrow shall be oriented towards top of map where practicable)	х	Х				
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	х	Х				
Street centerlines on preliminary with street centerline tied to boundary	X	Х				
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.		Х				



Showing locations of intersecting boundary lines of adjoining properties.	Χ	Х
Location and descriptions of all monuments, markers and control corners		Х
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.	Х	х
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.	Х	х
Name and location of any property or building on the National Register of Historic Places or locally designated historic site	Х	х
Water courses, ponds, lakes or streams	X	Х
Marshes, swamps and other wetlands areas to be dedicated or reserved for the public or a local jurisdiction	Х	х
Areas designated as common area or open space under control of an owners' association	X	Х
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	Х	x
Proposed lot lines and dimensions; show bearings and distances on final	X	Х
Acreage and square footage for all lots	X	Х
Site calculations including:		
Acreage in total tract	X	Х
Acreage in public greenways and other open space	Х	Х
Total number of lots	Χ	Х
Linear feet in streets	Χ	X
Area in newly dedicated right-of-way	Χ	Х
Lots sequenced or numbered consecutively	Х	Х
Density in units per acre	Χ	Х
Street and sidewalk data illustrating:		
Existing and proposed rights-of-way within and adjacent to property showing:		
a. R/W lines	Х	X
b. Total R/W width dimension	Χ	X
c. R/W width dimension from centerline of existing public streets	Х	Х
	Χ	Х



a. Pavement or curb lines	X	X
b. Pavement width dimensions (face-to-face or EP to EP)	X	X
c. Cul-de-sac pavement radius from centerpoint	Х	
d. Existing & proposed sidewalks	Х	
e. Existing & proposed street names (as approved by Buncombe County)	Х	
f. Location, dimension & type of all easements (existing & proposed)	X	Х
g. Designation of public or private for each street or note concerning same	X	Х
	,	ubstitute i
plowoffs, valves, manholes, catch basins, force mains, etc. for the following types of u		
Construction plans):		
Sanitary sewer system	Х	X
Sanitary sewer system Water distribution system including fire hydrants	X	X
Sanitary sewer system Water distribution system including fire hydrants Storm drainage system	X X X	X
Sanitary sewer system Water distribution system including fire hydrants Storm drainage system Natural gas, electric, cable TV	X X X	X X X
Sanitary sewer system Water distribution system including fire hydrants Storm drainage system Natural gas, electric, cable TV Plan for providing water and sewer service; graphic or narrative form.	X X X	X X X
Sanitary sewer system Water distribution system including fire hydrants Storm drainage system Natural gas, electric, cable TV Plan for providing water and sewer service; graphic or narrative form. Utility easements for underground or aboveground utilities, min. 20' width	X X X	X X X
Sanitary sewer system Water distribution system including fire hydrants Storm drainage system Natural gas, electric, cable TV Plan for providing water and sewer service; graphic or narrative form. Utility easements for underground or aboveground utilities, min. 20' width Additional documentation to be provided separately (not on plans or plats)	X X X X	X X 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.

SIGN HERE

PRINTED NAME OF APPLICANT

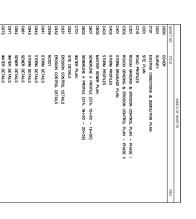
OFFICE USE ONLY				
FEE: DATE PAID: PRELIMINARY PLAT APPROVAL DATE:	CHECK CASH CARD FINAL PLAT APPROVAL DATE:			
APPROVED WITH CONDITIONS:				

FOX PROPERTY

WEAVERVILLE, NORTH CAROLINA

PREPARED FOR:

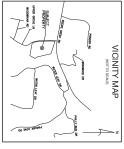
PLEASANT GROVE OF WNC, LLC 1335 CANE CREEK ROAD FLETCHER, NC, 28732 DAVID LUCK (847) 323-7638



CIVIL ENGINEER:

CONTACT: CONTACT: OWNER/DEVELOPER: DEVELOPMENT DATA

PLEASANT GROVE OF WAC, LLC 1335 CANE CREEK ROAD FLETCHER, NO. 28732 DAVID LUCK (847) 323-7638 CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILE, NO 28801 MICHAEL CAIN, P.E. (828) 252-5388





C000

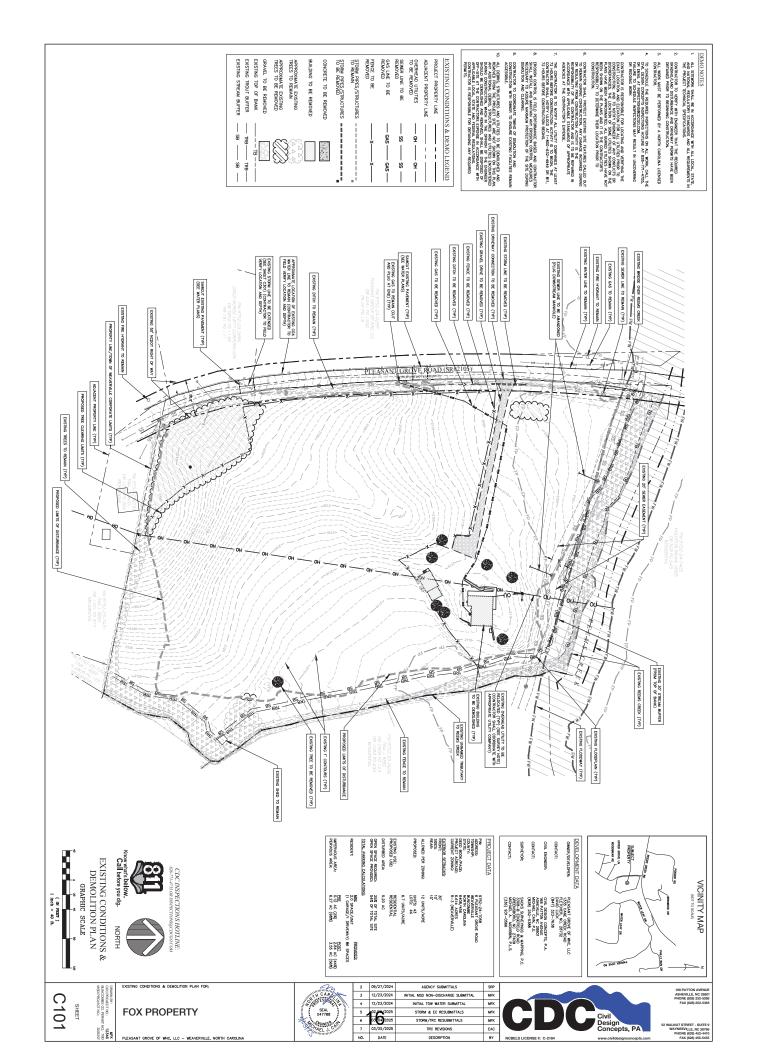


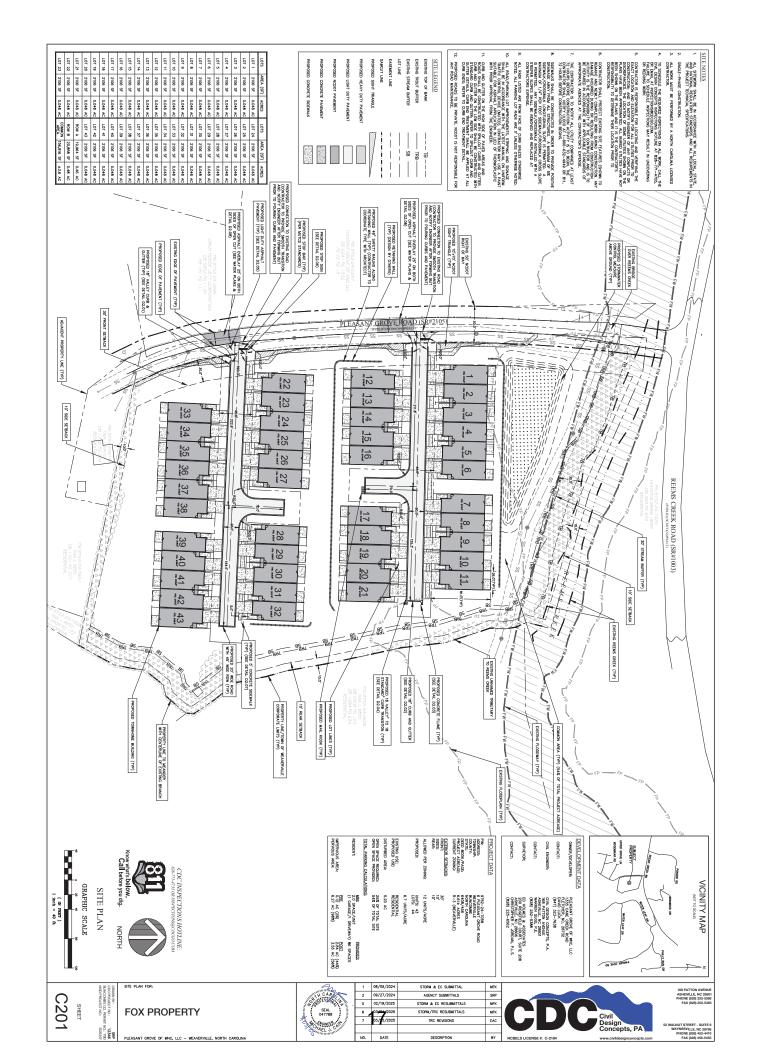


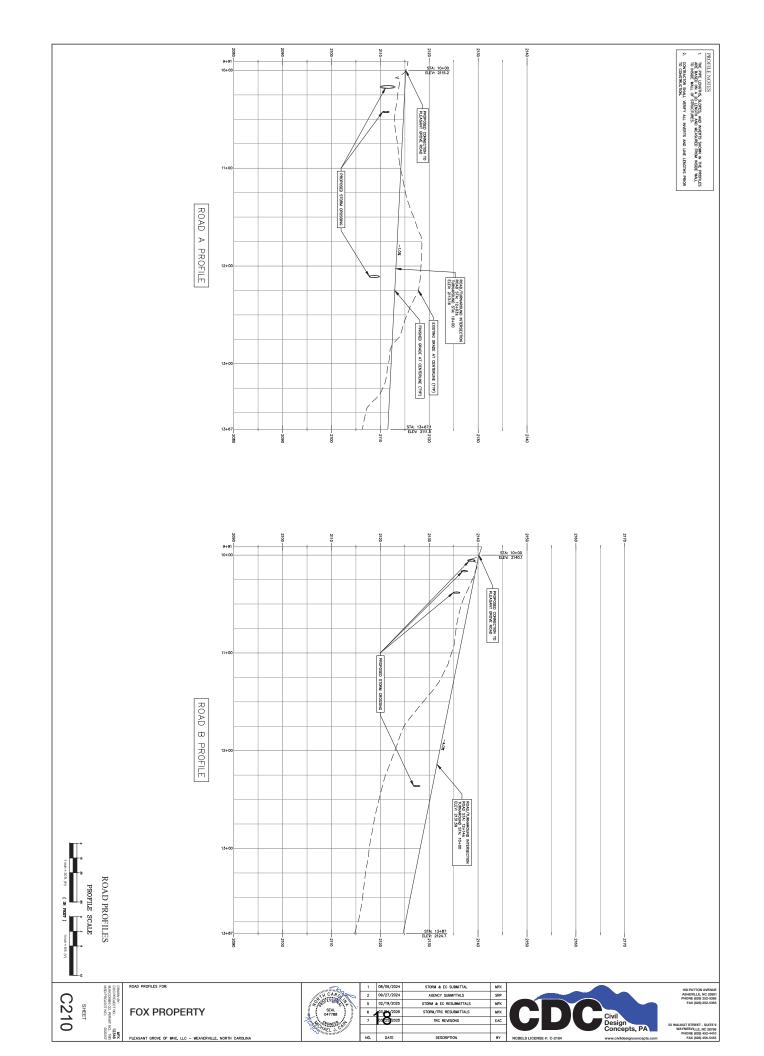
	2	09/27/2024	AGENCY SUBMITTALS	SRP	
2	3	12/23/2024	INITIAL MSD NON-DISCHARGE SUBMITTAL	MFK	1
	4	12/23/2024	INITIAL TOW WATER SUBMITTAL	MFK	
A CONTRACTOR OF THE PARTY OF TH	5	02/19/2025	STORM & EC RESUBMITTALS	MFK	1
, j	6	03/20/2025	STORM/TRC RESUBMITTALS	MFK	
Ser.	7	03/25/2025	TRC REVISIONS	EAC	
	NO.	DATE	DESCRIPTION	BY	NCB

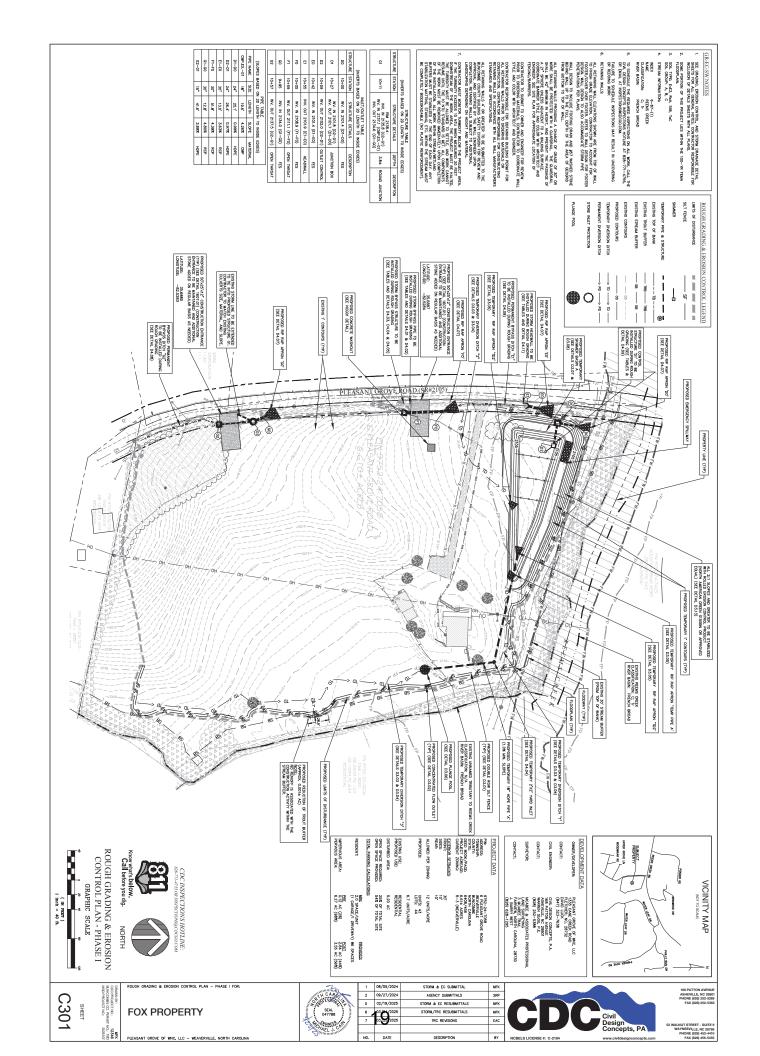


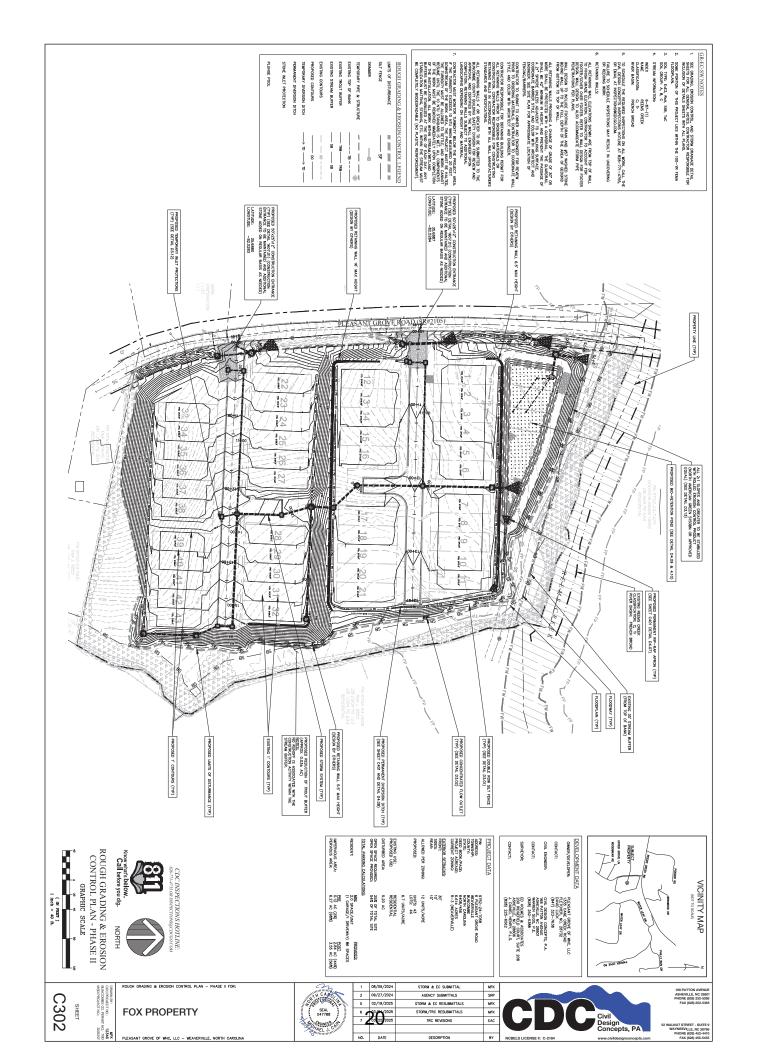
168 PATTON AVENUE ASHEVILLE, NC 28801 PHONE (828) 252-5388 FAX (828) 252-5365

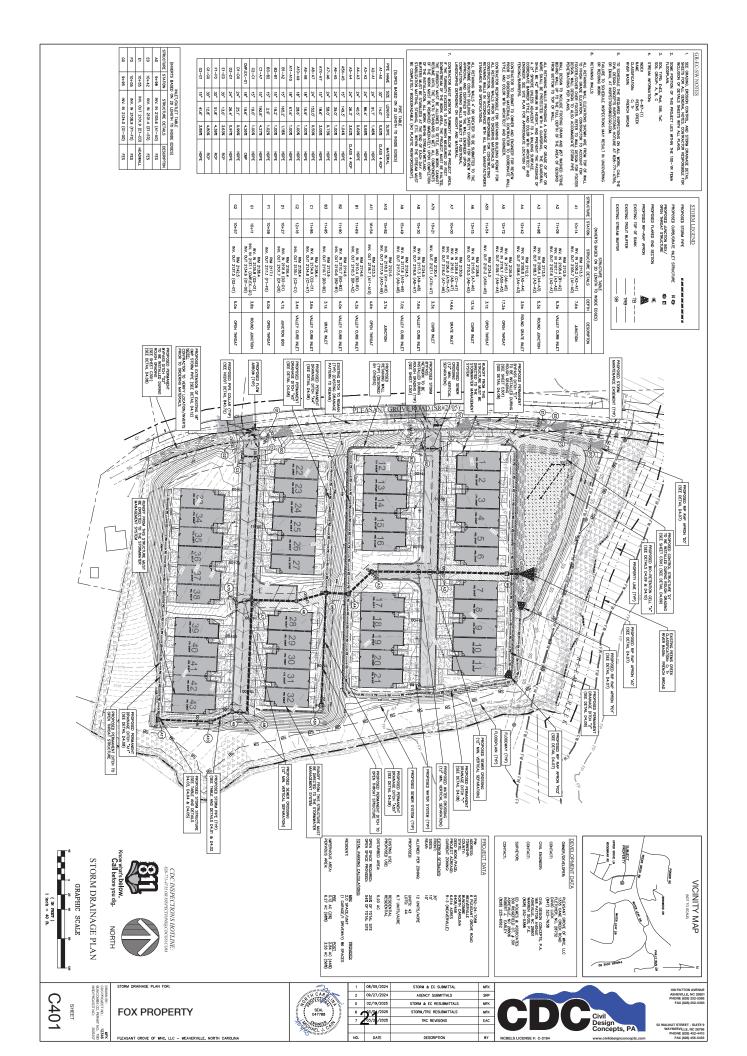


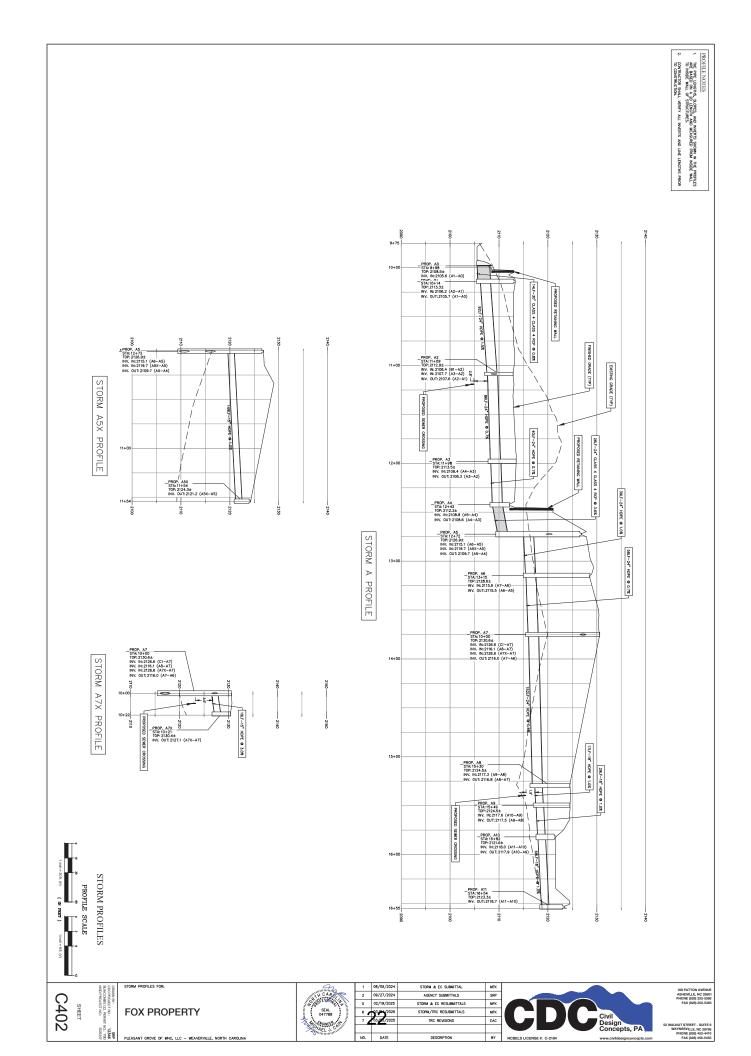


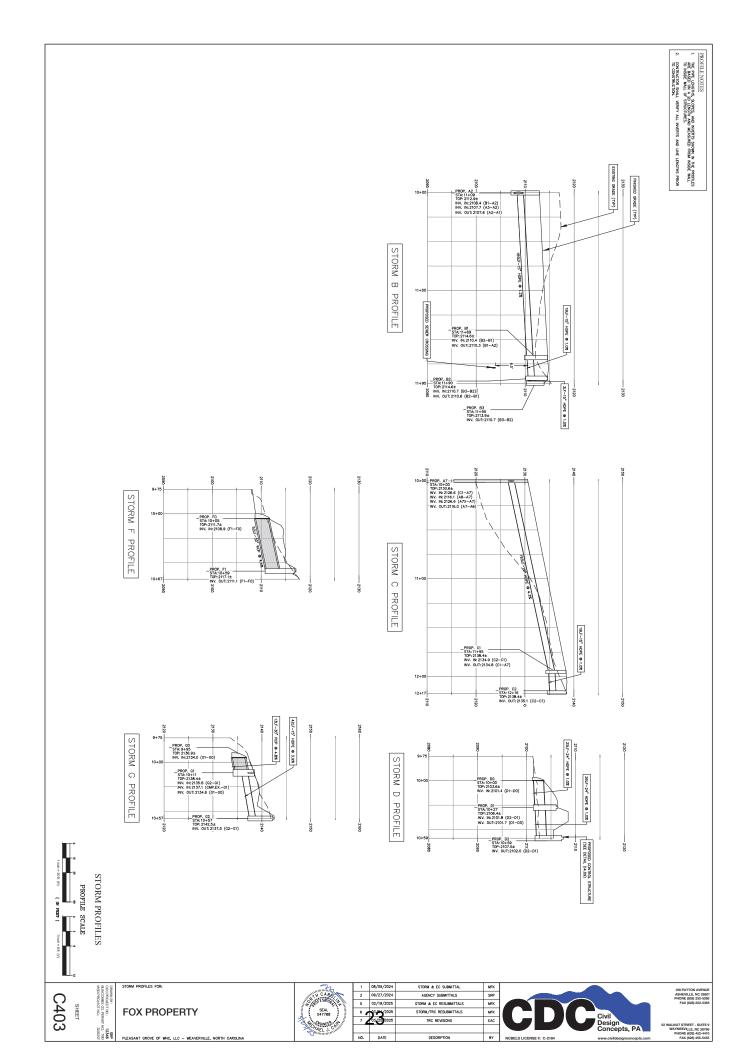


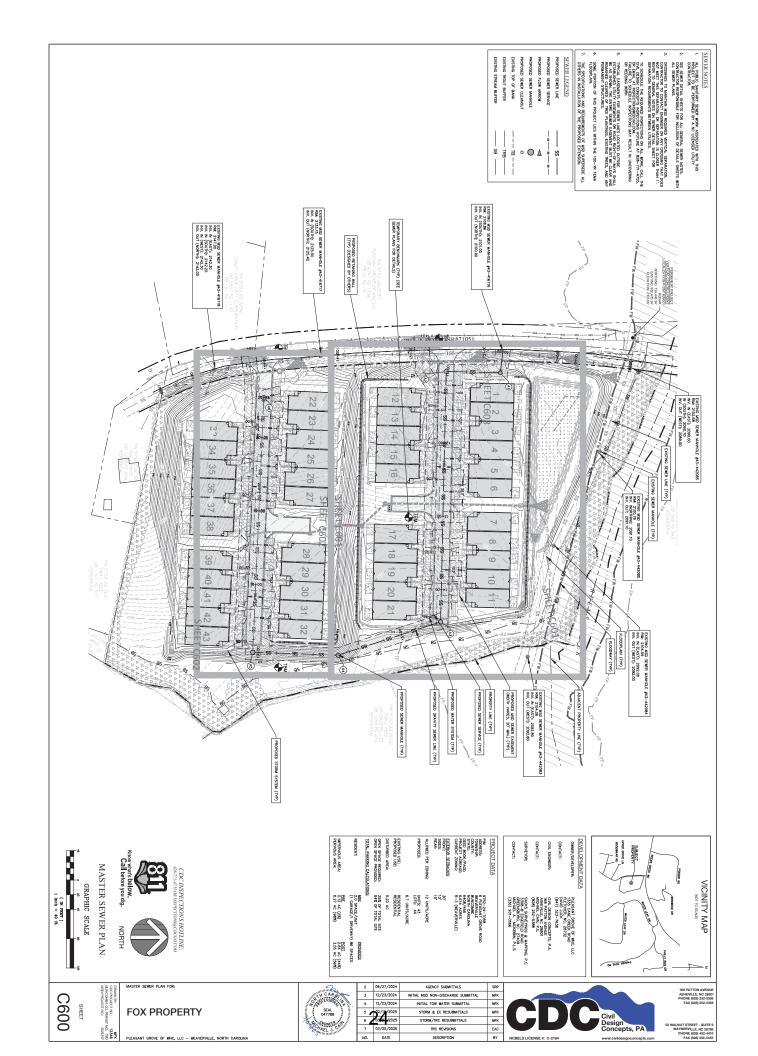


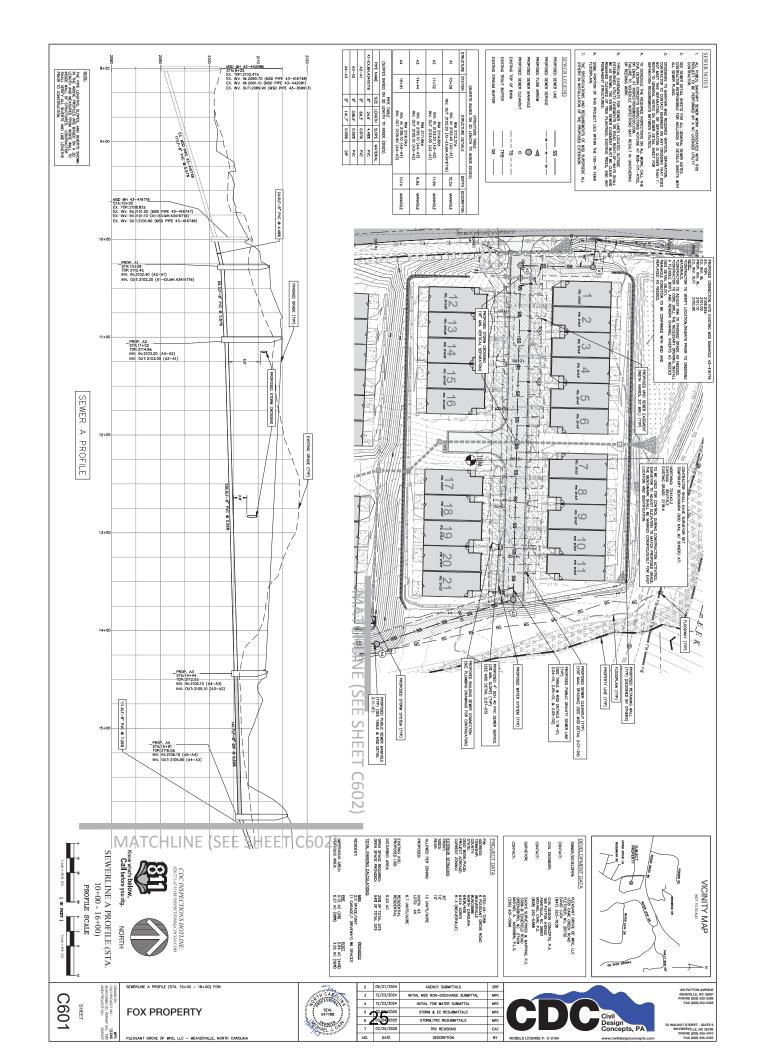


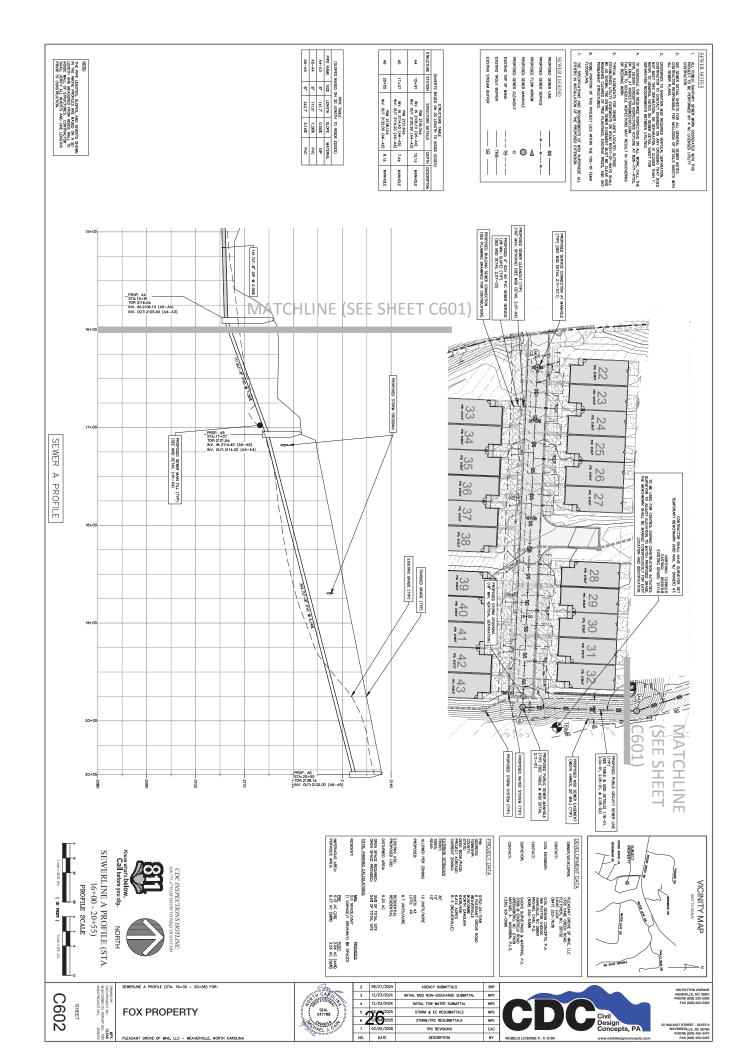


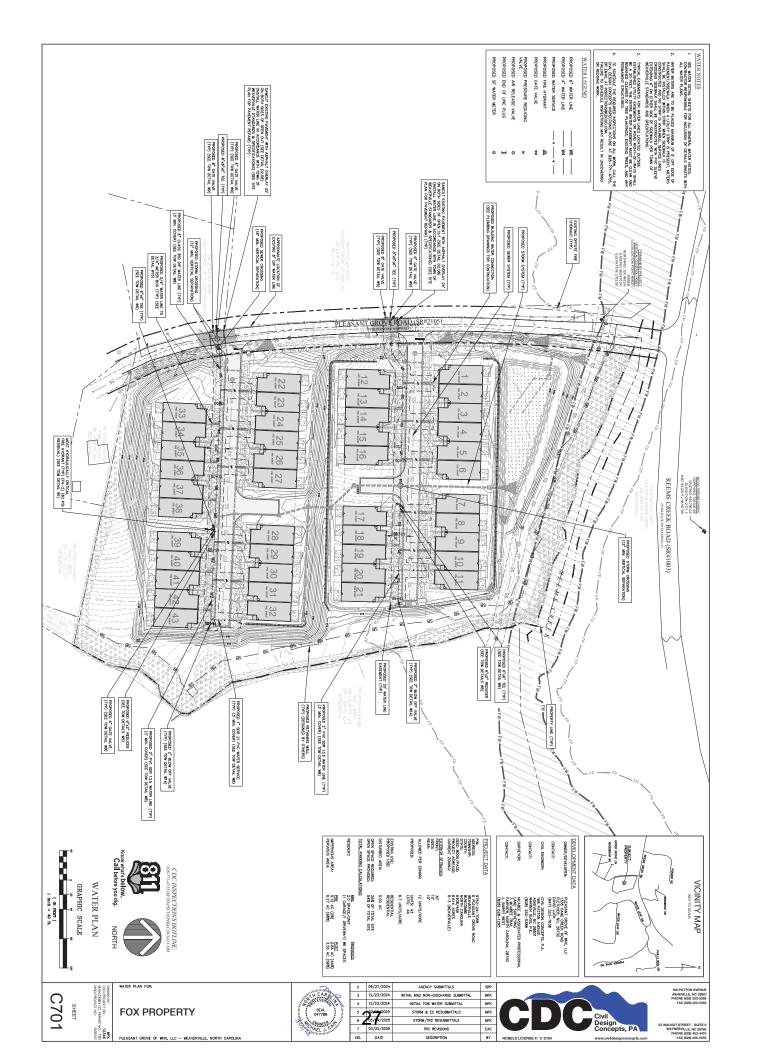


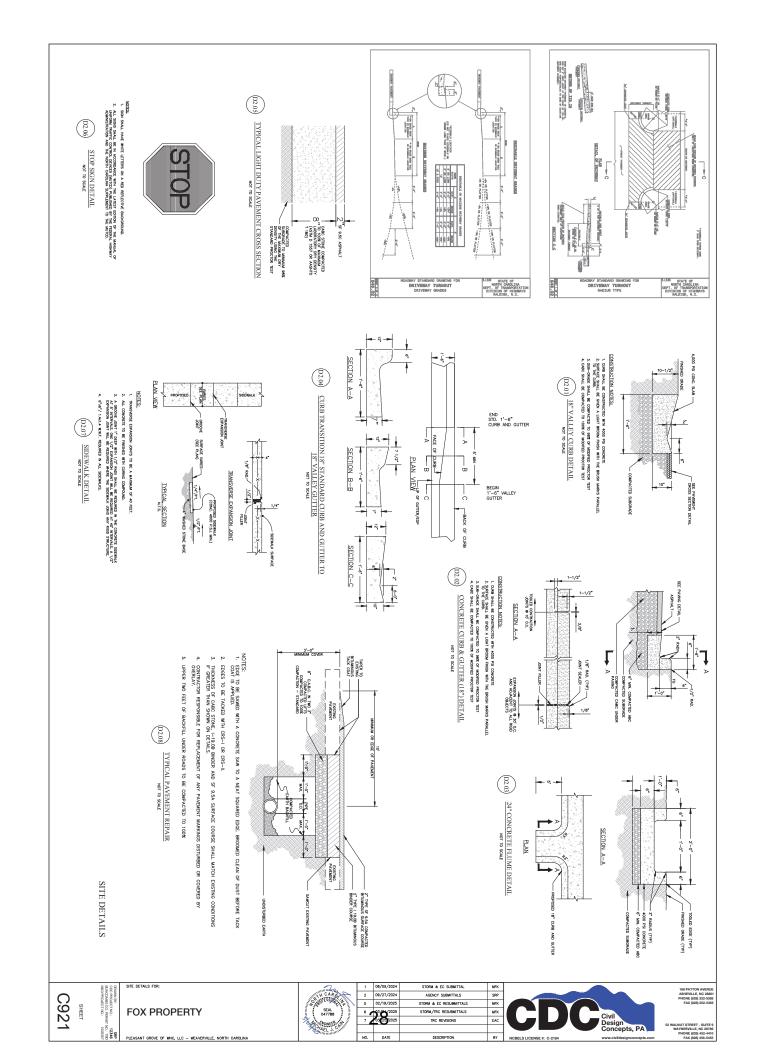


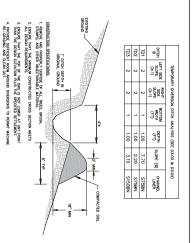


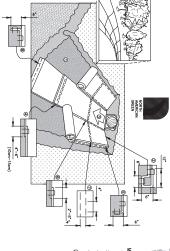












BERM AT HE FOR OF THE CHANGE OF AMORPHON THE MANCE IN A IS (15mg) BERY X (15mg) MER THEORY MANCE THAN THE AMORPHON THE CHANGE OF THE MANCE THEORY EXCOUNT (IF MANCE THE MORE) AT THE MANCE THEORY EXCOUNT (IF MANCE THE MORE) AT THE MORE AT THE MORE AT THE MORE ATTENUES OF MANCE THE MORE ATTENUES OF THE MORE ATTENUES ANOTHER MORE AND ADMINISTRATION OF THE THEORY MANCE ANOTHER MANCE ONE THE MORE AND ADMINISTRATION OF THE MORE PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LINE, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN

THE RECOVERY SAME IN CONCENTRATE ACCURATE TOWN BOTTOM OF COMMAN, SAMELY BUT, MISSOL, WITH APPROVABLE SAME IN CONCENTRATE ACCURATE THE SAME IN CONCENTRATE ACCURATE AC

PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STILE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.

FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANDIKRED WITH A ROW OF STAPLES/STAKES APPROXIMATELY IZ (Storn) APART IN A & (15cm) DEEP X & (15cm) WEE TRENCH, BACKELL AND COMPACT THE TRENCH AFTER STAPLING.

. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE: A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTRE WIDTH OF THE CHANNEL. AUACENT BLANKETS MIST BE OVERLAPPED APPROMANTBLY 2"-5" (Sem-12-5em) (DEPEDIDING ON BLANKET TIPE) AND ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED

THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

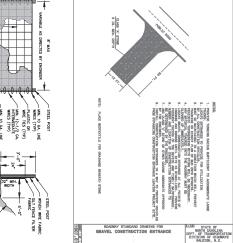
NOTE:

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF

* HECKSSARY TO ALLOW STAPLES TO SECURE THE ORTICAL

POINTS ALONG THE CHANNEL SURFACE. "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.





SILT FENCE FILTER FABRIC FRONT VIEW SIDE VIEW ANCHOR 12' LONG SKIRT IN TRENCH 8" DEEP AND 4" WIDE*

V VEGETATE THE RIDGE IMMEDIATELY AFTER CONSTRUCTION, UNLESS IT WILL REMAIN IN PLACE LESS THAN 30 WORKING DAYS.

(D3.03) TEMPORARY DIVERSION DITCH
NOT TO SCALE

-construct all temporary diversion ditches with a minimum $2\pi\mbox{ slope}.$

MATERIALS NOTES

USEA, A SYNITE POR LITER FLABOG OF A LLALES BASE M BODET OF PRACADLING OF PAYISTER, MOST IS CONTRIDED BY THE MANAGEMENT OF THE COURSE RESIDENCE AND CONTRIBUTED BY THE COURSE RESIDENCE AND STRUCTURE OF STRUCTURE OF STRUCTURE OF THE COURSE RESIDENCE AND STRUCTURE OF PROVIDE A LIMINARY OF 8 MOTHER COURSE PROVIDED BY THE COURSE PROVIDED BY STRUCTURE AND STRUCTURE AND STRUCTURE AND STRUCTURE AND STRUCTURE OF STR

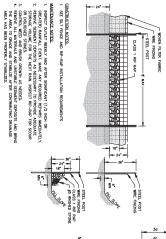
CONSTRUCTION NOTES:

CONSTRUCT HE PLETS FAMOR FROM A COMMINCAS RULL COTT DIE ELEMEN OF THE SHARRE TO AVAD DANTS, MERS, MANS DIE METESSAMS, ESCHREICH YFARTH HE FLIER COON HOW A TAL SAPPORT POST HEM A' AMA CHRAFTH OF THE HEAD FOR THE FLIER COON HOW AN A SAPPORT POST HEM A' AMA CHRAFTH OF THE HEAD FOR THE FLIER COON HOW AND THE CONTROL THE WAS CONTROL THE FLIER COON HOW AND THE THREE COOK THE FLIER COOK HE THE COOK HEM AND THE FLIER COOK THE FLIER COOK HEM AND THE THREE FLIER COOK HEM AND THE THREE FLIER COOK HAND THREE THREE THRE

INSECTI SEMBLET PRICES NALL MA L'ATTE L'OL RANGLL. MAC ANT RECURSE SERVIS MANCHET.

SOULD IN FLABRIC A SEMBLET PLUS CLAUSET, THA RECOMBES SERVIS MECULE TESTINE, REPLACE IT PROMPET,
MONOC ESTIMATI (1990SE 34 NECESSANT TO PROVIDE ACCOUNTE STORACE COUNCE FER THE NET RAM AND TO RESISTE
MESSANE CUI TRANSIE MUTERALS AND MESSALE SEMBLET INDUSTS, AND BRICH MACH, TO CAMBE MICHOLOMANCE ACES NA AND THE PROSPET A FORMET,
ATER THE COMMENSIONE DAMANCE ACES NA ASSET MASSETS AND BRICH MACH, TO CAMBE MACH DAMANCE ACES NA ASSET MASSETS AND BRICH MACH TO CHARLE AND STRIBUTE.

(D3.01) SILT FENCE
NOTTO SCALE



NO WELL-DEFINED CHANNEL

SECTION AA

1. Los SIN LICENTO OT RES ON AN ARRON.
2. of 1.23 MEST HE LOWARD STOR DAMERS BUT NOT LESS THAN OF (MINIMAN IS 2)
3. of 1.25 MEST HE LOWARD STOR DAMERS BUT NOT LESS THAN OF (MINIMAN IS 2)
4. AND LESS THAN OF THE LOWARD STORY OF THE STORY OF THE LOWARD STORY OF LOWARD STORY OF THE STORY OF THE LOWARD STORY OF LOWARD STORY OF THE LOWARD STORY OF THE STORY OF THE LOWARD STORY OF THE LOWA

D3.05) RIP-RAP APRON

(D3.02) CONCENTRATED FLOW OUTLET - SILT FENCE

BUNCOMBE COUNTY EROSION CONTROL NOTES

GNERAL: ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF MODEO, THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL MORE.

OBTAIN LAND DISTURBING PERMIT.

INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED BY NCDEO.

OBTAIN CERTIFICATE OF COMPLIANCE THROUGH ON-SITE INSPECTION BY A REPRESENTATIVE BUNCOMBE COUNTY PLANNING DEPARTMENT.

SEED AND MULCH DENUDED AREA WITHIN 15 DAYS AFTER FINISHED GRADE ARE ESTABLISHED SEED AND SOLL AMEDIUMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE FOLLOWING RATES PER ACRE:

ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA

CONTRACTOR IS RESPONSELE FOR LOCATION AND MERIFINE THE EXACT LOCATION AND MEDICAL TO CONSTRUCTIVE, AND TO MOTHER PROMISES THE LOCATION OF SOME UTILIZES SHOWN ON THE FLANS CONFLICTS OF DISCRECTIVES, AND TO MOTHER PLANS CONFLICTS, APPROXIMATES, ALL BLARED UTILIZES HAVE NOT BEEN SHOWN ON THE FLANS WAS IN THE PLANS CONFLICT. APPROXIMATES, ALL BLARED UTILIZES HAVE NOT BEEN SHOWN ON THE FLANS WAS IN THE PLANS CONFLICT. APPROXIMATES AND EXCENTIONS SHOWN OF THE PLANS CONFLICT. AND THE PLANS CONFLICT.

ALL CONSTRUCTION SHALL BE UNDER THE INSPECTION OF THE ENDREER, THE OWNER, AND BUNCHMED COUNTY. THE CONTRACTOR SHALL NOTIFY THE DIGNEER'S THE DIGNEER'S THE DIGNEER'S THE DIGNEER'S INSPECTION IS SUBJECT TO UNCOVERNO AND BACKFILLING AT THE CONTRACTOR'S EMPENSE. CONTRACTOR TO VERFY WITH ENGINEER THAT THE REQUIRED GRADING, EROSON CONTROL, LAND DISTURBANCE, AND ASSOCIATED NON-GRADING PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.

TEMPORARY SEEDING OF BUILDABLE AREAS LIME LIME FERTILIZER (10-10-10) MULCH (10-10-10) OATS

FOR WINTER SEEDING ADD TO THE ABOVE: 120 LBS
RYE GRAIN
CROWN VETCH 15 LBS-20 LBS PERMANENT SEEDNIG OF SLOPES AND PERMANENT STABILIZED /
- 1,000 LBS

IF HYBROSEDING IS USED, WOOD CELLLIOSE MAY BE SJESTITUTED FOR STRAW MULCH AT THE RATE OF 1,000 LES PER ACRE. ALL SEEDING SHALL BE MAINTAINED, WATERED, ETC., UNTIL A PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED OVER ALL DISTURBED AREAS. FOR ALL SLOPES 2:1 OR STEEPER ADD TO THE ABOVE: SERICEA LESPEDEZA 40 LBS

REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREAS. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

PERMITTER ENCOCO CONTROL MEASURES (SILT FENCING) MUST BE REMONED AFTER SITE STRUIZZATION AND PRIOR TO ISSUANCE OF THE BINNCOMBE COUNTY CENTRICALTE OF COMPLETION FOR RELEASE OF PERMIT, AN APPROVED INSPECTOR SHOULD BE CONTACTED TO INSPECT THE SITE BEFORE MEASURES ARE REMONED.

CONSTRUCTION SEQUENCE

NSTLL SAMADE BLOSIE 'A' B', COMPOSITE PLITES SOCK 'A', SILF FENCES, TEMPORARY DIFFERSAND FOR STANDARD BLOSES A FIRM B', HISTLL PROPOSED THAN BROWNER DIFFERSAND FENCES, MAN MENT WHITE MORNARD FENS MENT BLOSES A FIRM BLOSES SEARCH DIFFERSAN MENT WHITE MORNARD FENS MENT PROPOSED THAN SHOULD FENS DIFFERSAND FENSION, MENT WHITE MORNARD FENSION FOR STANDARD FENSION FOR STANDARD FENSION INSTALL SITE CONSTRUCTION ENTRANCE/STONE STAGIN

PROCEED WITH CLEARING AND GRUBBING

CONSTRUCT PROPOSED STORM DRAIN SYSTEM ASSOCIATED WITH WETPOND 'A' WITH INLET AND OUTLET PROTECTION, MAINTAIN EROSION CONTROL DEMCES. PROCEED WITH GRADING AND EROSION CONTROL MAINTENANCE, NPDES LOG TO BE KEPT CURRENT AND ACCESSIBLE AT PROJECT ISSE AT JALL TIMES, APPLY TEMPORARY AND PERMANENT SEEDING, RIP RAP AND STABILIZATION MEASURES.

PROCEED WITH VERTICAL CONSTRUCTION OF UNITS 1-4 AND 7-17.

UPON ENGINEER & BUNCOMBE COUNTY APPROVAL, REPLACE SEMMENT BASIN 'B' WITH COMPOSITE FILTER SOCKS 'BI' AND 'BZ'.

UPON ENGNEER & BINCOMBE COUNTY APPROVAL, CONVERT SKMUER BASN **. TO BIO-RETENTION POND **. COMPLETE GRAND, STEWORK & STABILIZATION WITH PERMANENT SEEDING, MALCH, AND LANDSCAPE. PROCEED WITH REMAINING SITEWORK. PROCEED WITH VERTICAL CONSTRUCTION OF UNITS 5 AND 6.

EROSION CONTROL MAINTENANCE NOTES:

ALL FELL METENAL, UNLESS, A EERMIT FROM MODED DIVISION OF WASTE MANAGEMENT TO OPERA DESAUGRET MATERIALS, AND METEN FOR OFFICIAL SET, SHALL BE REFECT OF GORANIO TO INCHES, AND MAY MATERIALS WHICH COULD CAUSE THE SITE TO BE REGULATED AS A LANDFILL BY THE STATE OF NORTH CANGUING. ALL FILL SLOPES SHALL BE COMPACTED FILL DEPIN TO NOT LESS THAN 95% MAXIMUM DENSITY (\$TANANDA PROCICED), \$2.MALL BE PLOYED ON A SUFFACE CLEARED OF GROWN AND DEBRIS, AND BE PROPERLY BENCHED AND DRAINED.

MANTENANCE INSPECTIONS SHALL BE PERFORMED MEDICY AND AFTER EACH RAINFALL ALL REPARTS NECESSARY SHOULD BE MADE RIMEDIATELY AND IN STRICT ACCORDANCE WITH BUNCAMBE COUNTY STANDANDS AND NEPES FERMET.

TEMP DIDE 4 1283	TD2 5.36	TD1 0.18	RIP-RAP ID (cfs)		
6	12	12	d (IN)	TEMPORARY RIP RAP APRONS	
12	ő	10	(F)	Y RIP R	
13.5	11.0	11.0	(F) #	AP APRI	
0.50	0.50	0.50	(F)	SNO	
1.50	1.56	1.50	T (FT)		
8	Ф		STONE		





GRAVEL OR FILTER FABRIC

A TER RANGET ON PLETE FAMING SHOULD SE NOTALLED SETTEND HE APP PAPA COMMAND HAVE RECOMMENDED IN TO EXECUTION ORGANIZATION THE PAPA APP AND HAVE THE SELECTION OF ROUND HAVEN STORK AND SHALL HE HAVEN. AND HAVE THE SELECTION OF ROUND HAVEN THE RECOMMEND HAVE THE THE RECOMMEN CHANNEL OF SOUTH LARGE.

THE RECOMMEND CHANNEL ASSAULT AND IN STRAIGHT HEROMODULIST LIGHT HAVE THE SELECTION OF CHANNEL ASSAULT FOOL IS STRAIGHT HEROMODULIST.

(D3.06) PLUNGE POOL/FOREBAY DETAIL NOT TO SCALE EROSION CONTROL DETAILS

C931 SHEET

FOX PROPERTY

SEAL 047788

WHEN MEASURES ARE FOUND TO BE DAMAGED, CONTRACTOR TO REPAIR IMMEDIATELY TO BRING MEASURE BACK INTO COMPLIANCE WITH PLANS AND DETAILS. INSPECT BEGGION CONTROL MEASURES ONCE A WEEK MAD AFTER ENERY SIGNIFICANT RAMPAL. CONTRACTOR TO INSPECT MEASURES FOR COMPLANCE WITH PLANS AND DETAILS, INCLUDING SEDIMENT ACCUMULATION BEYOND DETAIL ALLOWANCE, AND ALSO DAMAGE OR FAILURE OF MEASURES.

CONTRACTOR TO REMOVE MEASURES AND BRING AREA TO GRADE ONCE CONFORMATION OF SITE STABILIZATION HAS BEEN REQUESTED AND RECEIVED FROM PROJECT ENGINEER. IF MEASURES ARE FOUND TO BE INSUFFICIENT, CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS NEEDED TO ENSURE SEDIMENT REMAINS CONTROLLED ONSITE AS REQUIRED. WHEN SEDIMENT ACCUMULATION EXCEEDS DETAIL ALLOWANCE, CONTRACTOR TO REMOVE SEDIMENT AND DEBRIS, AND RELOCATE TO ANOTHER AREA WITH SEDIMENT CONTROLS.

09/27/2024 7 203 202

IF BORROWED OR WASTE FILL MATERIAL IS CENERATED, AN APPROVED GRADING PERMIT MUST BE SECURED FOR THE BORROW OR WASTE MATERIAL SITE PRIOR TO INITIATION OF ANY LAND DISTURBING ACTIVITY

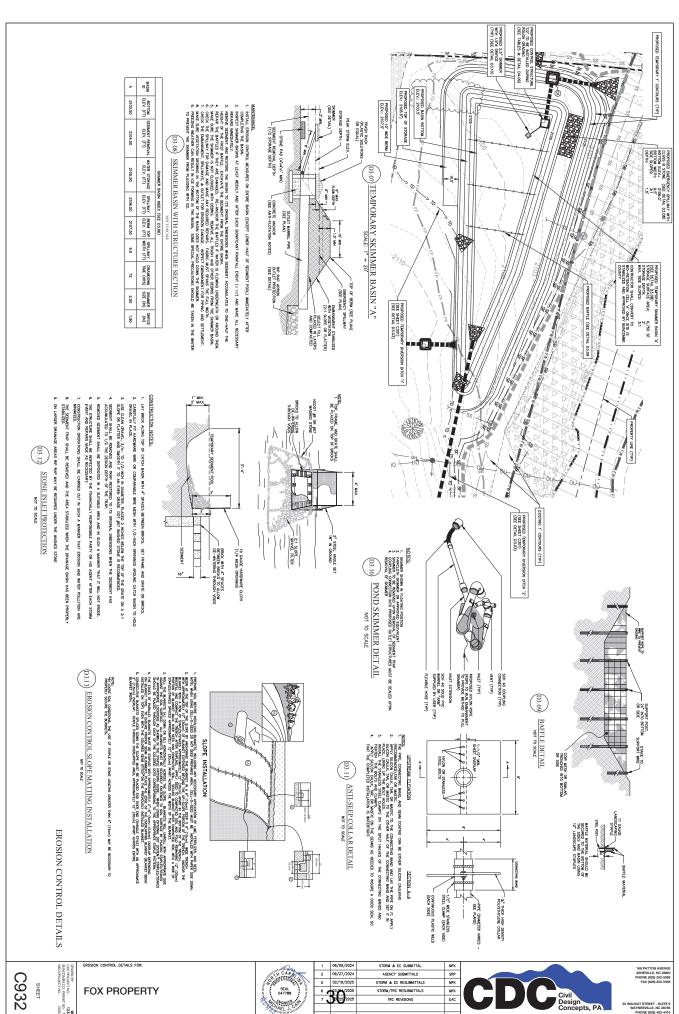
CONTRACTOR IS REQUIRED TO OBTAIN AND PROVIDE COPY OF THE EROSION CONTROL PERMIT FOR MAY COPYTITE BORGOMY SPOIL MEETA. CONTRACTOR MUST PROVIDE COPY OF PERMIT TO BUNCOMBE COUNTY INSPECTOR PRIOR TO CONSTRUCTION. ALL SLOPES GREATER THAN 2:1 SLOPE AND OVER 5' IN HIDGHT SHALL BE CERTIFIED BY JUCCINSED PROFESSIONAL AS REQUIRED BY BUNCOMBE COUNTY, CONTRACTOR RESPONSEE FOR KEEPINA ACCIONATE LOG OF STE CONTRICIOS NA ACCIONANCE WIN HORSE FEMILE, MANTENANCE INSECTIONS SAILL RE PERFONSED MEEDIT HAN OFFER ELOS RAWFALL. ALL REPARS RECESSARY SOULD BE MODE MALEJANTLY HAN IN SECTION FY AND HORSE FEMIL CONTRICION SAILL SEPRENT HE EXOMEZE WITH SHOULD BE MODE MALEJANTLY HAN IN SECTION FY AND HORSE FEMILE MAINTS. ALL AREAS WHERE THERE IS EXPOSED DRT SHALL BE SEEDED, FERTILIZED AND MUCHEN ACCORDING TO THE SPECIFICATIONS NOTES IN THE PLANS. SITE STABLIZATION IS A DERFORMANCE BASIN REQUIREDRY, AND THE SITE WILL NOT BE ACCEPTED UNTIL A PERMANENT VECETATION IS ESTABLISHED TO THE SATISFACTION OF THE ENGINEER. THE COMPANCING IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE ACCESSES WHETHER THE CONTRACTOR PERFORMS THE WORK OR A UTILITY COMPANY PERFORMS THE WORK. CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES. PRISON CHIRC, IS A FELD PERFORMANE RANDA CHIRTH, AND ADDITIONAL SITE PROCESS SHADE TO REPORT SHADE AND ALL OFFICE SHADE ON AND ALL OTHER MEASURES SHADE ON AND ALL OTHER MEASURES SHADE ON AND ALL OTHER MEASURES SHADE ON AND ADDITIONAL MEASURES SHADE ON AND ADDITIONAL MEASURES AS NEEDED IN ENHINOMEDIALITY SHISTING AREAS, AND ADDITIONAL MEASURES AS NEEDED IN ENHINOMEDIALITY SHISTING AREAS, AND ADDITIONAL MEASURES AS NEEDED IN ENHINOMEDIALITY SHISTING AREAS, THE CONTRACTOR IS TO NOTEY ALL UTLITY COMPANES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY INC ONE CALL BIT, 48 HOURS BEFORE CONSTRUCTION BEGINS, NOTIFY THE DIGNEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES. WELL AS THE FROMERY FLANS (SHOWN TO REJUMN) AND NEW COMPLETED WORK RECOVERED IN ACCORDINATE WITH APPROXIMATE THAT OF RESTURENCE AND A PROPRIATE ADDITION OF RESTURENCE AND A PROPRIATE ADDITION OF RESTURENCE AND A PROPRIATE AND A PROPRIATE

MFK SRP MFK MFK EAC

Civil Design Concepts, PA

GENERAL NOTES FOR EROSION CONTROL

ALL GALANA AND SOL EROSON CONTROL MEASURES ON THIS SITE MUST BE ALTH-MOREDS BY PERMITS ISSUED BY BUNCHMEE COUNTY, ALL STENDERS WALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND INTROM, REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SEPTICATIONS.



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

accordance with Part III, Section C, Item (2)(c) and (d) of this permit, solutarizes from stormwater that is removed from the sediment basin. Examples of appropriate fitterion systems,

NORTH CAROLINA Environmental Quality

EFFECTIVE: 04/01/19

Deporting Territories and Other Requirements of the report of the shall contact the experimental became areas risk or down that the report of the shall contact the experimental theory of the result of the result of the report of the other reported to the Object Controlled contact the result of the responds to the Object Interview Controlled control the Result of the SSS-0008.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

Releases of harandous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 GR 110.3 and 40 GR 117.3) or Section 102 of CERCIA (Ref: 40 GR 302.4) or 6.5. 149-215.85.

SECTION C: REPORTING

L. Occurrences that Must be Reported

Permittees shall report the following occurrences:

[a] Visible sediment deposition in a stream or wetland. PART III
SELF-INSPECTION, RECORDICEPING AND REPORTING

install portable solet on level ground, at least 30 feet early from some drivin, traversor or wetterly where the in two characters records yearship. If 30 offer the next standard, provide relocations of portable social behavior if the social portable social behavior if the social portable social behavior in the social portable social behavior in the social portable social behavior or behavior and the social portable social behavior or more whishing portable social to a social portable social to a social social portable social to a social portable social porta

Areas with slopes flatter than 4:1



None

(b) Records of inspections said using the previous teacher months. The parameter shall (b) Record the required description or the impection faceoff from provided by the Dhisbon or a similar inspection form that includes all the required description to deference of the region of in to be Retained for Three Years

complete the e-NOI and all inspection records shall be maintained for a period
after project completion and made available upon request. [40 CFR 172.41]

CEMPLA ASSILABING DISP.

SET PROCESSION IN THE MAN ASSISTANCE WHICH IN EACH STATE ASSISTANCE AS THE AS

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

Environmental Quality

Illimations, Institutions and positronicists

1. Since and complete finishing personal constraints are shall be all provided and constraints are shall be all provided and constraints and and operations are precised and constraints. And one of provided and constraints are shall be accounted to the constraints and constraints. And constraints are shall be accounted positronic provided and constraints are shall be accounted positronic provided and constraints are shall be accounted as a constraint of constraints are shall be accounted as a constraint of constraints are shall be accounted as an accounted as a constraint of constraints are shall be accounted as a constraint of constraints are shall be accounted as a constraint of constraints are shall be accounted as a constraint of constraints are shall be accounted as a constraint of constraints are constraints are constraints.

If the concrete work, remove remaining leavings and dispose or oral facility. Fill pit, if applicable, and stabilize any disturbance of washout.



NCG01

SHEET

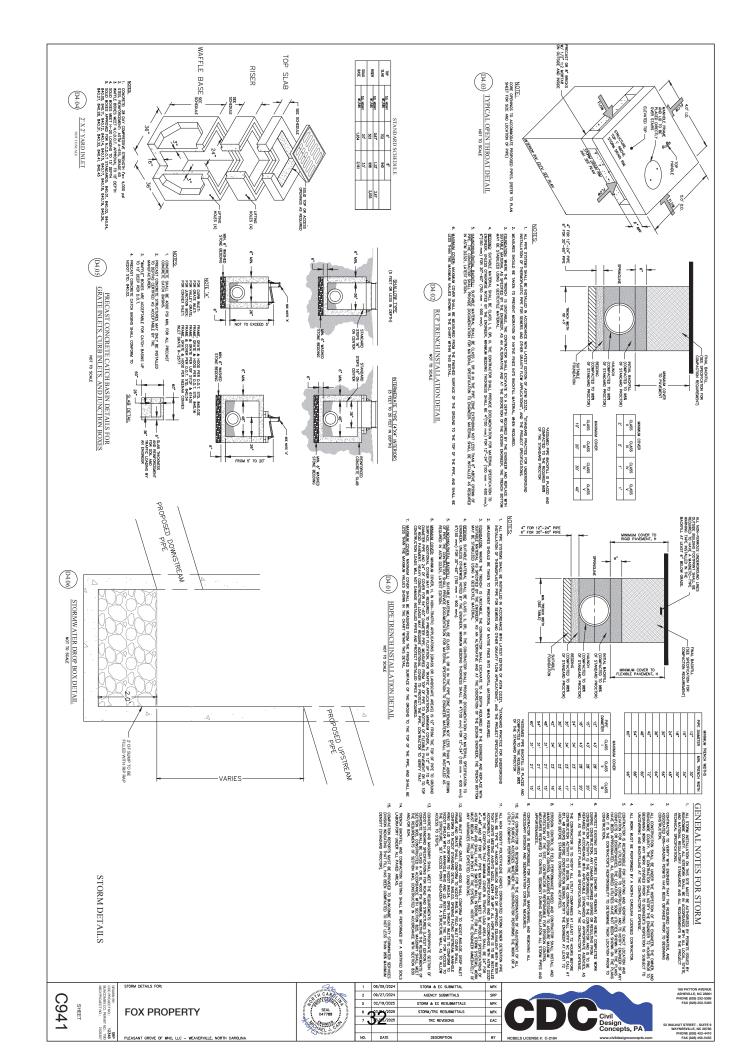
C939

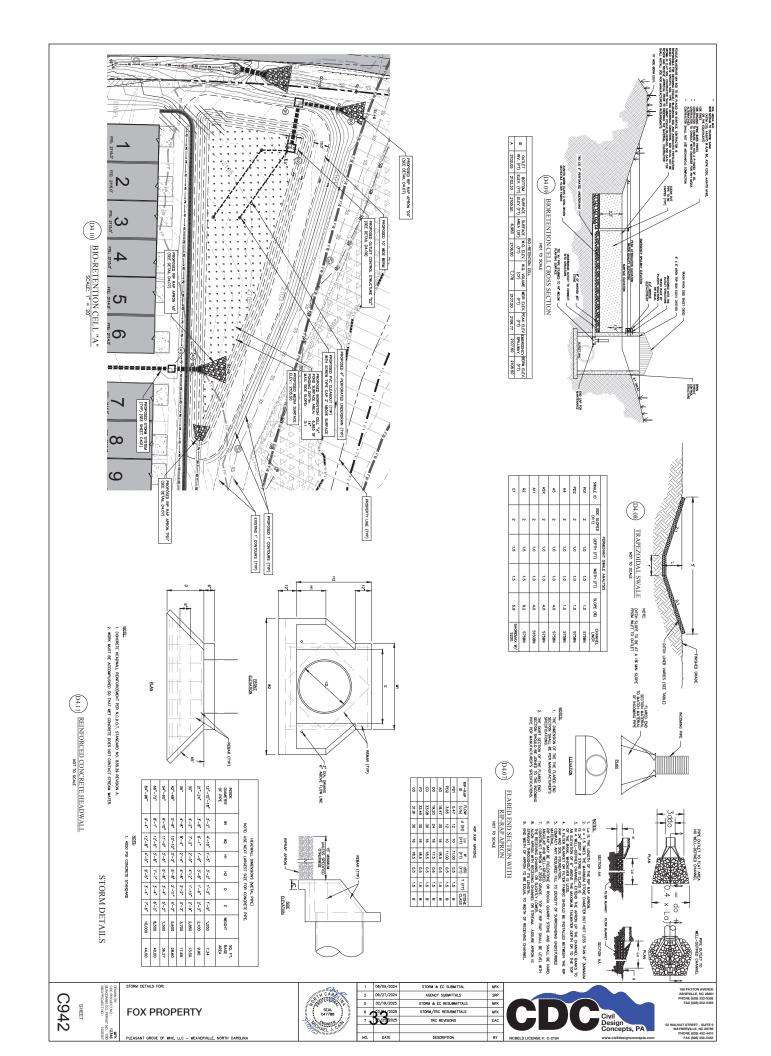
FOX PROPERTY

CARO CARO SEAS SEAL 047788

2 09/27/2024 5 02/19/2025

Civil Design Concepts, PA

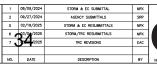




STORM DETAILS

FOX PROPERTY

SEAL 047788 VOINE AEL J.C.



CONSTRUCTION PRODUCTS AC.

CORRUGATED METAL PIPE
TYPICAL BACKFILL SECTION

BOOMS BY: CAD | RED. BY: XX | SCULE NA

ONTE: 12/GA/83 | APE: XX | 1

Civil Design Concepts, PA



PROP PIPE AY STANDARD DRAWING FOR 1-24 1-24 STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C. COMPACTED NORMAL ROAD FILL 1. ALL SECTO SAMEAN MONTHLE OF SEASON IN A MANAGOT FROMIN IN THE UTIL (0"-0")

2. COMPLETE AND SECULAR MONTHMORE OF THE CAPS SHAFE IS MOSTIVATE THE ANATH THE AND THE CAPS

2. COMPLETE AND SECULAR MONTHMORE OF THE CAPS SHAFE IS MOSTIVATE OF THE STRUCTURE.

3. COMPLETE AND SECULAR MONTHMORE OF THE CAPS SHAFE IS MOSTIVATE AND SECULAR MONTHMORE AND SHAFE IS MOSTIVATED.

3. AND SECULAR SHAFE SHAFE SHAFE AND SHAFE AND SHAFE MONTHMORE AND SHAFE MONTHMORE SHAFE SHAFE MONTHMORE SHAF STITLE GONATIVE SEMICITION PROCEET FRAME COMPANY.

STATE OF THE COMPANY COMPANY COMPANY.

STATE OF THE COMPANY COMPANY. SEE NOTE COMPACTED SECT GRANULAR
COMPACTED SECT GRANULAR

ET GRANULAR BACKFUL - SEC NOTE

WIN COMPANYABIT FILL ABOVE #4 SECTION

ZONE, PROPER COMPACTION MUST BE ACHIEVED SEE NOTE #5 MINIMUM LIMITS
OF COMPACTED NORMAL ROAD FILL LIFTS-COMPACTED NORMAL ROADFILL

EXIST PIPE

SIDE ELEVATION F CU. YD.
12" 0.3558
12" 0.3509
12" 0.3509
12" 0.4665
12" 0.5509
12" 0.5509
12" 0.5509
12" 0.5509
12" 0.5509
12" 0.5509
12" 0.5509
12" 0.5509
12" 1.5509
18" 2.5509
18" 3.4776 840.72

USE PIPE COLLAR FOR EXTENDING EXISTING CONCRETE PIPE CLUVERTS AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED BY THE EMGINEER, THIS INCLUDES EXTENDING CXIGTING FIFEG WITH FIFEG OF DIFFERENT MATERIALO.

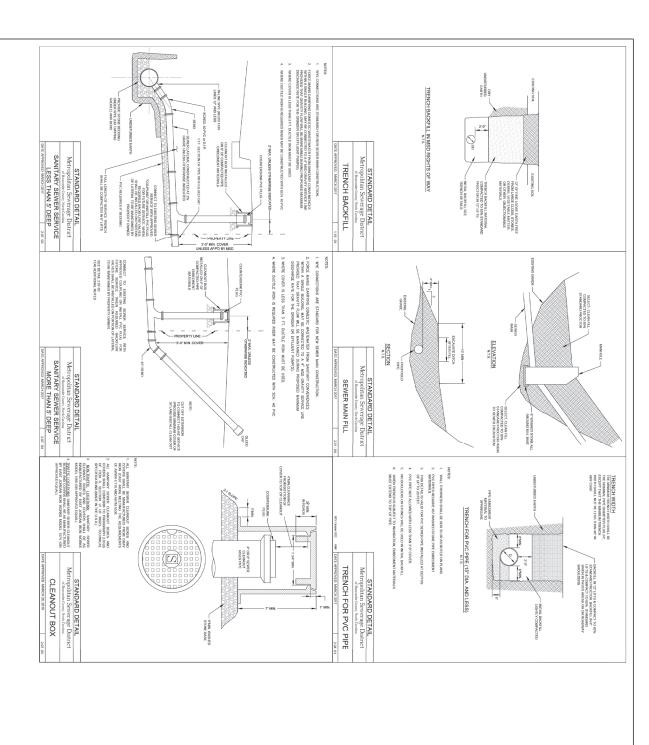
ELEVATION

OBSERVE ALL REQUIREMENTS OF SECTION 840 OF THE STANDARD SPECIFICATIONS.

* USE 12 INCH DIAMETER VALUES FOR PIPE DIAMETERS LESS THAN 12 INCH. CONSTRUCT THE PIPE COLLAR WITH CLASS "B" OR BETTER CONCRETE.

SHEET

C943



GENERAL NOTES FOR SEWER

- Sere company on his sit just & minerod of persist sisted of the letthogolium sterals storiog the company of the minerod of the company of the letthogolium sterals storiog the company company of the letthogolium sterals the company of the company of the MO SECONDING OF MO STANDARS SUPERIOR ALL DHES IN THE MOTIFICATION of the Profession Series Critison.
- CONTRACTOR TO VERIFY WITH ENGINEER THAT THE RECUIRED SEWER PERMITS AND ASSOCIATION NON-SEMER RESMITS HAVE BEEN OBTAINED PRICE TO BECHNING CONSTRUCTION, CONTRACTOR TO PROVIDE COPY OF STREET CUT PERMIT TO MISD PRIOR TO CONSTRUCTION.
- ALL COMMISSIONS SALL BE USED. THE GESENVING OF THE DOMEST, HE OWNED, AND OWNED THE AND
- CANTRACTIOS IS RESPONSIBLE FOR LOCATING AND INSERTIMO THE EXACT LOCATION AND ELEVATION FOR ALL UTILIZES PORCE TO CONSTRUCTIONS. AND TO NOTIFY DEMORSTED OF ANY COMPLICITS OR DESCRIPANCES. THE LOCATION OF SOME PUTLIERS SHOWN ON THE LOCATION AND THE SOME OF THE LOCATION AND THE CONTRACTIONS ARE DUTILIZED NOTION AND THE CONTRACTIONS ARE SOME OF THE THE SOME OF THE LOCATION FORCE TO CONTRACTIONS ARE SOME SHOWN ON THE CONTRACTION OF THE SOME THE ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR
- CONTRACTOR SHALL PROTECT EXISTING AND NEWLY BULLY UTILITIES DURING CONSTRUCTION, ANY DAMAGET OF UTILITIES MOTIVATED DURING DAVISED AND IS TO CONSTRUCTION. ANY DAMAGE THE MICHAEL FOR THE CONTRACTOR AND IS TO CONTRACT AND IS TO CONTRACTORY. THE CONTRACTORY STREAMS AND AND THE CONTRACTORY STREAMS.
- THE COMPACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEIGN. THE CONTRACTOR SHALL NOTIFY ULGOD AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS, NOTIFY THE ENGINEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL PROMDE MSD FIELD DENSITY REPORTS VERIFYING SEWER BUILT IN FILL AREAS ARE COMPACTED TO 95% STANDARD PROCTOR.
- SAFETY AND TRAFFIC ROUTING TO BE COORDINATED WITH XXX AND IN STRICT ACCORPANCE WITH NCDOT GUIDELINES FOR CONSTRUCTION, MANYEMANCE, AND UTILITY OPERATIONS. EROSION CONTROL IS FELD PEPFORMANCE BASED AND CONTRACTOR SMALL INSTALL AND MANYMAY PROCESSOR ODMINOL MASSINES INCESSARY TO ASSINE MANIMAM PROTECTION OF THE SITE CONTRACTOR IS EXEMPLISHED, FOR PROSEND CANINGL. MASSINES REQUIRED TO CONTROL SEQUENCY DISPARED MASSINES REQUIRED TO CONTROL SEQUENCY DISPARE INSTALLATION ALL SENSE PIPES AND APPLICITMENTS.
- ALL STREE SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH HE PLUMBRIG CODES AND MAY REQUIREMENTS PRY LOCAL MATHORITIES COORDINATE EXACT LOCATIONS OF SERVICE UNES WITH THE ARCHITECTURAL, PLUMBRIA, AND LANGSCAPANO FLANS: SERIER CLEANOUT ASSEMELY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL VERBERCLIFOR.
- ALL NON-FERROLS UNDERGOODING SERVICE LINES OUTSIDE BILIDING FOOTPRINT SHALL ALL REPROJECT TO HAVE A MAGRETIC- TYPE WARNING TAPE INSTALLED IN THE BACKFILL AT LEAST 6" BELOW GRADE. CONTRACTOR TO INSTALL DLP. WHERE THE MINIMUM OF 3" COVER OR AT UTILITY CROSSINGS WEEKE MINIMUM VERTICAL SEPARATION REQUIREMENTS CHANGE BE HET. PIPE MATERIAL MUST TRANSPIGNE TO DLP. 10" PRIOR TO CROSSING WA A SOLID SLEEN COUPLING AND EXTEND TO THE NEXT MANHOLE.
- REPLANT TERROUS DEPINE TOR BOTH WITTE AND SERVER WHICH IT OF A CHOSSING FE.

 A SHEET LIE CORRESS DOER WHITE, AND SERVER IS LISS THAN IT.

 B. VETTELL CLARANCE EINSEN HEITER AND SERVER IS LISS THAN IT.

 B. VETTELL CLARANCE EINSEN HEITER AND SERVER IN SERVER WHITE AND SERVER IN SERVER IN
- MANTAN 18" VERTICAL SEPARATION BETWEEN STORM DRAIN AND SANTARY SEWER, OR MISTALL FERGUS MATERIAL ON THE SANTARY SEWER WITHIN 10" EACH SIDE OF THE CROSSING.
- TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFED SOILS LABORATORY UNDER ALL PAYED AREAS. CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
- 18. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVAITIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWNOS. 17. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.

SEAL 047788 ACINE

THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENGNEER OF THE SEWER SYSTEMS PRICE TO ISSUANCE OF FINAL OPERATION APPROVAL BY THE METRIFOCITAN SEWERAGE INSTERL.
 ACTIVATION OF THE SYSTEM.

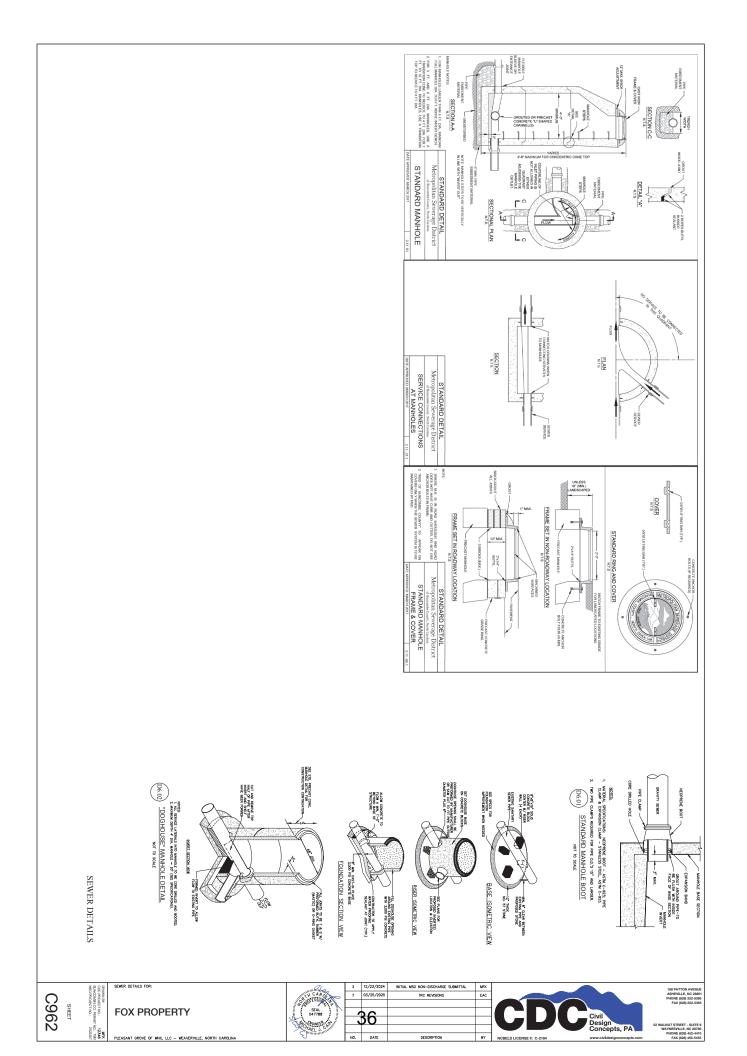
03/25/202 35

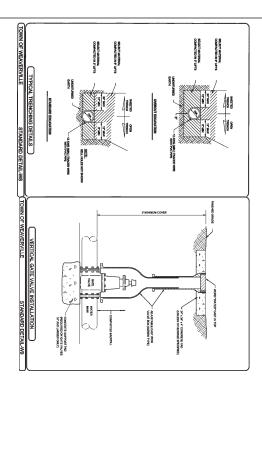
Civil Design Concepts, PA

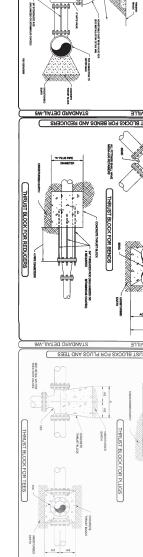
SEWER DETAILS

C961 SHEET

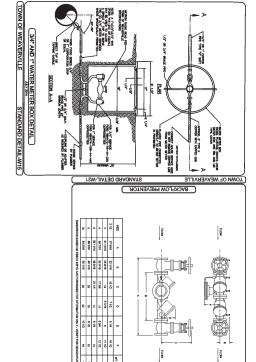
FOX PROPERTY







THRUST BLOCK TYPE FIRE HYDRAUT INSTALLATION





WATER DETAILS

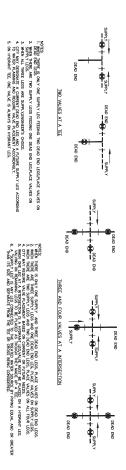
FOX PROPERTY

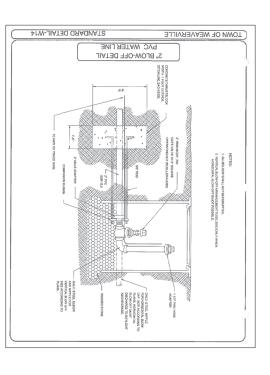


4	12/23/2024	INITIAL TOW WATER SUBMITTAL	MFK
6	03/04/2025	STORM/TRC RESUBMITTALS	MFK
7	03/25/2025	TRC REVISIONS	EAC
-	7		
_	57		
NO.	DATE	DESCRIPTION	BY



EARTH





GENERAL NOTES FOR WATER

- WATER CONSTRUCTION ON THIS SITE MUST BE AUTHORIZED BY PERMITS ISSUED BY THE TORN OF WEARENULE WATER DEPARTMENT, ALL STENDER SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND AUTHORAL REQUIRITIONS, STANDARDS, AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED WATER PERMITS AND ASSOCIATED NON-WATER PERMITS HAVE BEEN OBTAINED PROOF TO BEGINNING CONSTRUCTION.
- ALL CONTRICTORS SHOULD BE HOUSE THE SHOULD BE SHOULD BE
- CONTRACTIES IS SESPONSBEIT FOR LOCATION AND INSTRUME THE EXACT LOCATION AND EXEMPTION FOR ALL UTILIZES PRIOR TO CONSTRUCTION, AND TO MOTHER CHARGES OF AN CONFLICT OR DISCOSPANCIES. HE LOCATION OF SOME UTILITIES SOME ON HIR FLANS HAVE EIREN APPROVANCIED, ALL BERRED LUTILITIES MAY NOT DEED SHOWN ON THE FLANS HAVE IT IS THE CONTRACTIONS RESPONSBEITY TO DETERMINE THER LOCATION PROOF TO CONSTRUCTION.

ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR

- CONTRACTOR SHALL PROTECT EXISTING AND NEWLY BUILT ITEMTIES DIRBING CONSTRUCTION ACTIVITY.

 ANY DAMAGE TO UTILITIES INCURRED DURBING OR RESULTING FROM CONSTRUCTION ACTIVITY.

 IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPORTED IN ACCORDANCE

 WITH APPUICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSES.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTION SHALL NOTIFY ULGOD AT 1-800-832-4849 08 11, 72 HOURS BEFORE CONSTRUCTION BEGINS, NOTIFY THE ENGNEER AT LEAST 72 HOURS BEFORE STARTING CONSTRUCTION ACTIVITIES.
- EROCION COMPROL IS FELD PEPFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY REGION CONTRICA LESSAGES RECOSENTY TO ASSINE HAUMANIA PROTECTION OF THE SITE. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTRICA. SELAMENT DURING INSTALLATION ALL WATER PIPES AND APPORTEDANCES.
- ALL WATER UNES AND SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH HO PLUMBING COOLS AND THE TOWN OF WEARPHILL WATER RESOURCESS DEPARTIBITIONS ACCORDINATE EXACT LOCATIONS OF SERVEZ LINES AND APPORTSHANCES WHITH THE ARCHITECTURAL, PLUMBING, AND LANGSCAPION PLANS. CONTRACTOR TO PROVIDE 5' MIN. LATERAL SEPARATION BETNESH WATER LINE AND OTHER UNDERROAMS UTILLIES, SEE DETAILS FOR GENERAL MOTES CONCERNING WATER MAIN INSTITULATION REQUIREMENTS.
- A 3" COVER DEPTH SHALL BE MAINTANED FOR ALL PROPOSED WATER LINES, ANY NECESSARY FIELD ADJUSTMENTS MUST BE APPROVED BY THE ENGNEER AND THE CITY INSPECTOR.
- MANITAIN 10" VERTICAL SEPARATION BETWEEN STORM ORAIN AND WATER OR THE WATER MANI MUST BE CONSTRUCTED OF FERROUS MATERIALS FOR A DISTANCE OF AT LEAST 10-FEET TO EITHER SIDE OF THE CROSSING. NEATL, TERROUS SHIPS FOR DOTH WATER AND SERVER WITHIN 10" OF A CHOOSING IT.

 A SWITCH LEG CONSESS OFFER WITHIN A SWITCH AND SWITCH A SWITCH LANG CONSESS OFFER WITHIN A SWITCH AND SWITCH ASSWITCH AND SWITCH ASSWITCH AND SWITCH ASSWITCH AND SWITCH ASSWITCH ASSWITCH AND SWITCH ASSWITCH A
- MAINTAN 5' HORZONTAL DISTANCE BETWEEN WATER LINES AND THE DRIP LINE, AT MATURITY, OF TREES AND OTHER SHRUBS.
- METERS, VAULTS, AND FIRE HYDRANTS ARE TO BE PLACED IN RELATIVELY FLAT AREAS.

 BRASS FITINGS MUST BE LEAD FREE PER TOWN OF WEAVERVILLE REQUIREMENTS. TOWN OF MEANERWILLE OWNERSHIP AND MAINTENANCE ENDS AT WATER METER AND/OR THE PRELIME ISCLATION VALVE. WATER SYSTEM BEYOND IS TO BE PRIVATELY OWNED MAINTENED.
- CONTRACTOR RESPONSIBLE FOR ADJUSTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION.
- 20. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH RECORD OF DEVATIONS FROM PLANS FOR PREPARATION OF FINAL RECORD DRAWNIOS. TRENCH BACKFILL AND COMPACTION TESTING SHALL BE PERFORMED BY A CERTIFIED SOILS LABORATORY UNDER ALL PAVED AREAS.

(D7.02) TYPICAL VALVING CONFIGURATION NOT TO SOME

- PRESSURE TEST WATER MAINS TO 200 PG MIN. AND 250 PG MAX. AS PER TOWN OF WAXAPPILLE REQUIRED.HITS, DISWEET WATER LINES AND PROVIDE ACCEPTABLE BACTERICO.GCLAL TEST FOR A CERTIFICE TESTING LABORATORY FOR USE WITH THE ENGINEERS CERTIFICATION OF COMPLETION.
- 22. THE PERMITS REQUIRE CERTIFICATION OF COMPLETION BY THE ENDREES OF THE WATER SYSTEM PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAGE IT HE TOWN OF WEAVERWILE. SHOWED WATER FINAL CLOSEOUT SUBMITIALS HAVE BEEN APPROVED BY THE TOWN OF WEAVERWILE'S ENGINEERING DEPARTMENT. COSS-CONSTRUM COURTED, MEDITION PONCES ARE REQUIRED SHALL ON LICENSE OF THE CONTROL OF THE CONTR
- RESTRANDE JOINTS BY AN APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC LINES WHERE THRUST RESTRAINANT IS REQUIRED; HOMEVER, THRUST BLOCKS ARE PREMITTED MERCE CONNECTIONAL ARE MORE TO STATING WATER LINES OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.

WATER DETAILS

C972 SHEET FOX PROPERTY





	4	12/23/2024	INITIAL TOW WATER SUBMITTAL	MFK
0	6	03/04/2025	STORM/TRC RESUBMITTALS	MFK
/	7	03/25/2025	TRC REVISIONS	EAC
Manual Ma	•	0.0		
į,		DÖ		





TOWN OF WEAVERVILLE TECHNICAL REVIEW COMMITTEE REPORT I

Project: 6 Pleasant Grove Road – Major Subdivision

Date: Wednesday, January 15, 2025; 10:00am

Location: Public Works Conference Room

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

Davis.

Dept:	Comment:	Footnote	Sheet #:
PLN	Minimum lot area and setbacks not achieved for each unit/property.	1	C201
PLN	On site plan or additional sheet, please show lot lines and dimensions for each lot created.		C201
PLN	Similarly, please show acreage and square footage for all lots created.	A STATE OF	C201
PLN	Add note on corporate limits on the exterior property lines.	STORY .	C201
PLN	Show areas to be common area such as stormwater measures and open space.		C201
PLN	Check lot area of total tract as annexation map shows 6.61 acres and GIS and plans show 6.39 acres	inter Alexander	C201
PLN	Total number of units is shown in project data. Please add total number of lots.		C201
PLN	Provide outdoor lighting plan.	2	
PLN-FD	Show total linear feet for streets.		C201
PW	Meter Detail W15 should show a ¾ inch meter and box for each individual unit. Revise sheet C701 accordingly.		C971 C701
PW	All service lines from mane to meter should be ¾ inch. 6X6X4 T's should all be 6X6X6. Pressure reducing valves may be redacted.		C701 C971
PW	Blow off valves should be shown at the water line terminus. Detail W14. Two locations.		C701
PW	Use two inch PVC SDR 13.5 in lieu of the four inch line shown.		C701
PW	Delete two pressure reducing valves.		C701

FD	Relocate hydrant out of driveway for unit 28 and put between 38&39.	C701
	Revise waterline easement accordingly.	

PLN: Planning
PW: Public Works
FD: Fire Department

1. Because these lots are to be platted and sold, the subdivision of the property is required and the table of dimensional requirements for the R-3 district must be adhered to. Even if by accident, all other townhome projects have been for rent, meaning individual lots did not have to be created and a reset back to the original minimum lot area did not have to occur. The density in units per acre is met, but the minimum lot area and setbacks for each unit/property is not met. This being said, preliminary plans for a subdivision of this nature cannot be administratively approved by our Planning Board.

Staff will be proposing a text amendment to address this issue at the next meeting of the Planning Board, as we have a situation where the spirit of the law has been met, but the letter of the law has not. Said text amendment would take into account the aggregate acreage of a project in a multifamily setting rather than each individual lot, and provide reduced setback requirements for each individual lot while remaining to the exterior of the property, allowing similar projects to be approved under our subdivision standards. The other avenue would be a conditional district. The text amendment should take 2-3 months while conditional districts take between 3-6 months.

The following is a link to our table of dimensional requirements on which this determination is based:

https://library.municode.com/nc/weaverville/codes/code of ordinances?nodeId=PTIICOOR CH20PLDE PTIIIZORE ARTIICODIOVDICODITAUSTADIREZOMADIBOMI S20-3206TADIRE

2. Article VI. – Outdoor Lighting:

https://library.municode.com/nc/weaverville/codes/code of ordinances?nodeId=PTIIC OOR CH20PLDE PTIIIZORE ARTVIOULI



TOWN OF WEAVERVILLE TECHNICAL REVIEW COMMITTEE REPORT II

Project: 6 Pleasant Grove Road – Major Subdivision

Date: Thursday, March 20, 2025; 10:00am Location: Public Works Conference Room

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

Davis; Town Planner, Graham Crawford.

Dept:	Comment:	Footnote	Sheet #:
PLN	Minimum lot area and setbacks not achieved for each unit/property. Pending Text Amendment		C201
PLN	On site plan or additional sheet, please show lot lines and dimensions for each lot created. Pending Text Amendment	The second secon	C201
PLN	Show areas to be common area such as stormwater measures and open space. Please add %of open space to note created.	The same and the same of the s	C201
PLN	Total number of units is shown in project data. Please revise total number of lots to 44 reflective of parent parcel and 43 individual lots.	and April 1	C201
PLN	Provide outdoor lighting plan. No outdoor lighting proposed.		
PW	Eliminate tapping sleave and valve and replace with 8X8X6 Tee with an 8 inch valve on the south side of Tee and 6 inch valve on the 6 inch line, at both proposed road locations.		C701

PLN: Planning
PW: Public Works
FD: Fire Department

1. Sec. 20-1202. Specific definitions.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and water courses. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel. May also include undeveloped land upon which an obligation has been placed by

deed, grant or other dedication to keep such land free from development for a stated period of time except for golf courses, parks, playgrounds, lakes and other similar recreational facilities.





TOWN OF WEAVERVILLE TECHNICAL REVIEW COMMITTEE REPORT III

Project: 6 Pleasant Grove Road – Major Subdivision

Date: Tuesday, March 25, 2025; 10:00am

Location: Town Hall

Staff: Planning Director, James Eller.

Amendment from previous TRC Report reflective of a text amendment related to multifamily residential development adopted Monday, March 24, 2025

Dept:	Comment:		and the	Footnote	Sheet #:
PLN	Show areas to be common area such as s space. Please add %of open space to note		es and open	1	C201
PLN	Total number of units is shown in project number of lots to 44 reflective of parent	Approved to the control of the contr		Control of	C201
PLN	Provide outdoor lighting plan. No outdoor lighting proposed.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and the second	me Apare d	
PW	Eliminate tapping sleave and valve and reinch valve on the south side of Tee and 6 both proposed road locations.				C701

PLN: Planning
PW: Public Works
FD: Fire Department

1. Sec. 20-1202. Specific definitions.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and water courses. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel. May also include undeveloped land upon which an obligation has been placed by deed, grant or other dedication to keep such land free from development for a stated period of time except for golf courses, parks, playgrounds, lakes and other similar recreational facilities.



TOWN OF WEAVERVILLE TECHNICAL REVIEW COMMITTEE REPORT IV

Project: 6 Pleasant Grove Road Mountain Major Subdivision

Date: Wednesday, January 15, 2025 / Tuesday, March 20, 2025 / Text Amendment

Monday, March 24, 2025 / Thursday, March 27, 2025

Location: Town Hall Conference Room / Public Works Conference Room

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

Davis; Town Planner Graham Crawford

Contact: Michael Cain, Civil Design Concepts

Following a review of the application and preliminary plans for a proposed major subdivision to be located on the property commonly known as 6 Pleasant Grove Road, the Town of Weaverville Technical Review Committee submits these conclusions to the Planning Board for review at their regularly scheduled meeting on Tuesday, April 1, 2025.

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 the Fox Property 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

TOWN OF WEAVERVILLE

PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, April 1, 2025

Subject: Conditional Districts Text Amendment

Presenter: Planning Director

Attachments: Staff Report Related to a Proposed Text Amendment for Sec.

20-3203. Conditional Districts

Description:

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations. This goal was given a number 2 priority and it has been the practice of staff to bring forth text amendments when difficulties are encountered.

In the attached staff report, such difficulties are described related to conditional districts.

Action Requested:

An amended ordinance is presented for review and recommendation to Town Council.

Staff Report: Conditional Districts Text Amendment

Prepared March '25

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382

Comprehensive Land Use Plan Stated Goal and Background Information

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations. This goal was given a number 2 priority and it has been the practice of staff to bring forth text amendments when difficulties are encountered.

Existing Conditions

Under existing regulations found within Sec. 20-3203. Conditional Districts staff is prohibited from issuing zoning permits applicable to a property where a conditional district has been achieved until the final plat has been approved and recorded. However, within the specific conditions created for a conditional district, these timeframes or phasing are typically altered, and the text of the individual conditional district overrule those found in generally applicable regulations.

This is also not an accurate example of the evolution of nearly all projects. For example, the site work for the AdventHealth Campus requires retaining walls. These walls, once reaching a certain height, require a building permit from Buncombe County Permits and Inspections who will not advance their case file without zoning approval from the town. This event occurred approximately one month into the site and grading work, and nowhere near the point of final plat approval.

Also, in the event that the sequence of permitting is not altered by the text of an individual conditional district, these generally applicable regulations will apply, and projects will stagnate without certain requisite approvals.

In short:

- 1. Generally applicable ordinance language contained in Sec. 20-3203. Conditional Districts are being overridden by the text of individual conditional districts.
- 2. The sequence of events contained in Sec. 20-3203. Conditional Districts does not represent an accurate representation of the sequence of events for project construction.
- In the event that an individual conditional district does not alter the sequence of permitting, a text amendment to the generally applicable regulations or the individual conditional district will be required.

Page 1 of 5

Staff Report: Conditional Districts Text Amendment

Prepared March '25

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382

Down-zoning Analysis

Courtesy of the recently enacted SB 382, it is the position of staff that the proposed text amendment does not represent a downzoning of a property initiated by the local government thereby requiring consent of the owner(s) affected.

The proposed text amendment does not affect an area of land in any of the following ways:

(1) by decreasing the development density of the land to be less dense than was allowed under its previous usage; (2) by reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage; (3) by creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.

Proposed Modification of Existing Regulations for Conditional Districts

Sec. 20-3203. Conditional districts.

- (a) Intent. It is expected that, in most cases, a conventional district will appropriately regulate site-specific impacts of permitted uses and structures on surrounding areas, however conditional districts provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where the underlying conventional district has insufficient standards to mitigate the site-specific impact on surrounding area.
- (b) Consideration for any use. Any use may be considered for a conditional district and shall be established on an individual basis, upon petition of the property owner.
- (c) Conditions. Specific conditions may be proposed by the petitioner or by the town, but only those conditions approved by the town and consented to by the petitioner in writing may be incorporated into the zoning regulations. Unless consented to by the petitioner in writing, in the exercise of the authority granted by G.S. 160D-703(b) and this section, the town may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land. Conditions and site-specific standards imposed in a conditional district must be limited to those that address the conformance of the development and use of the site to town ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably expected to be generated by the development or use of the site.

Page **2** of **5**

Prepared March '25

Staff Report: Conditional Districts Text Amendment

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382

- (d) Petition. Property may be placed in a conditional district only in response to a petition by all owners of the property to be included. The petition must be signed by all property owners, or agents of the owners, of all of the property to be included in the district and shall be accompanied by a statement analyzing the reasonableness of the proposed rezoning request by the petitioner, the established fee, and documentation as required by the following:
 - (1) A preliminary plan or site plan that is substantially in compliance with the mapping standards set out in Code section 20-2504 and supporting information that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to all predetermined ordinance requirements, will govern the development and use of the property;
 - (2) The number and general location of all proposed structures;
 - (3) The proposed use of all land and structures, including the number of residential units or the total square footage of any nonresidential development;
 - (4) All yards, buffers, screening, landscaping, and sidewalks required by ordinance, and notations of any deviation from requirements;
 - (5) Proposed number and location of the signs;
 - (6) Proposed phasing, if any, and the approximate completion time for the project;
 - (7) Traffic, parking, and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets, existing and proposed;
 - (8) Information on the height of all proposed structures;
 - (9) Exterior features of all of the proposed development including but not limited to construction and finishing materials.
- (e) Approval procedure. Except as specifically modified by this section, the procedures to be followed by the planning board and town council in reviewing, granting, or denying any petition for a conditional district shall be the same as those established for zoning map amendments (see Code section 20-1504). The following additional procedures shall also apply for the approval of conditional districts:
 - (1) Initial consideration by town council. Petitions for conditional districts shall be initially reviewed by town council. After its initial consideration of a petition for a conditional district, town council shall refer the request to the planning board for the full review process as required by G.S. Chapter 160D. Initial consideration of such petitions are intended to provide town council with the opportunity to express their preliminary thoughts related to the petition but shall not serve as a final determination on same.
 - (2) Community meeting. Before a public hearing may be held by the town council on a petition for a conditional district the petitioner must file in the office of the town clerk a written report of at least one community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the

Page **3** of **5**

Prepared March '25

Staff Report: Conditional Districts Text Amendment

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382

meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review. Notice of the community meeting shall be posted on the property and mailed to all the property owners within 200 feet of the property boundaries not more than 25 days nor less than ten days prior to the meeting.

- (f) Approval and ordinance. If a petition for a conditional district is approved, the development and use of the property shall be governed by the ordinance establishing the conditional district, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved conditional district. Each conditional district will be given a special number, distinguishing such conditional district from another zoning district. Each ordinance adopted by town council which establishes a conditional district within the town is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.
- (g) Time limits. Time limits for the completion of the project's infrastructure and completion of construction may be established as conditions of the conditional district, subject to consent of the property owner. Extensions to established time frames shall be subject to the approval of town council.
- (h) Phasing of projects. Project phasing must be reviewed and approved with the conditional district. Phases must be shown on the site plan that is adopted in conjunction with the ordinance approving the conditional district and the time periods related to the phasing must also be addressed in said ordinance.
- (i) Performance guarantees. At the discretion of the town council, the property owner may be required to post performance guarantees to guarantee the successful completion of required improvements included in the approved conditional district. Such performance guarantees are subject to the provisions of G.S. 160D-804.1.
- (j) *Judicial review.* Conditional district decisions under this section are legislative decisions that are presumed valid if there is a reasonable basis for the decision.
- (k) Future variance request. Properties subject to a conditional district are not eligible for variances on the approved project.
- (I) Maintaining the conditional district. A conditional district is a rezoning which represents both a text and map amendment and as such is must be maintained after the sale of the property district.
- (m) *Modifications*. Minor modifications and major amendments to approved conditional districts shall be in accordance with Code section 20-1303.
- (n) Final plat approval process. All water, sewer, stormwater infrastructure, and all street, sidewalk, and similar 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 is to be reviewed by the zoning administrator and the technical review committee for compliance with the relevant portions of the ordinance approving the conditional district for the project. Upon finding that the required infrastructure is complete and the final plat is in compliance with the ordinance, the planning director, or their designee, shall

Page **4** of **5**

Prepared March '25

Staff Report: Conditional Districts Text Amendment

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382

approve the final plat and authorize the recordation of same. Final plats must contain all applicable information as set out in Code section 20-2504 and Code section 20-2505.

(o) Issuance of zoning permits. The zoning administrator shall not issue a zoning permit until a final plat has been approved and recorded.



TOWN OF WEAVERVILLE

PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, April 1, 2025

Subject: Other Business

Presenter: Planning Director

Attachments: Planning Board Meeting Schedule, Legislation Proposed in

Response to SB382

Description:

Occasionally the schedule of regular meetings of the Board is discussed to ensure that the meeting date and time remains suitable for all parties involved. Discussion by the Board on this matter is requested.

Staff will also present an update on SB382 (downzoning).

Action Requested:

If an amendment to the Board's schedule of regular meetings is desired, and a consensus of the Board is achieved, staff will prepare an agenda item for an upcoming meeting where the new schedule may be adopted.

Additional information on SB382 is provided for informational purposes only and no action is required.

2025 Council and Boards Meeting Schedule Master

ŀ	1	4
•		4
•		J
	⋜	_
	-	,
1	Υ	2
ī	ī	ī
	_	_
	-	۱
•	◁	٢
	7	ì
:	•	•
•		9
•	-	۰
L	ל	
	C	3
2	7	,
:		
•	¢	2
•	2	•
(1
i		_

Meeting Type	recurring day	Time	January	February	March	April	May	June
Town Council Workshop	3rd Tuesday	6:00 PM	1/21/25	2/18/25	3/18/25	4/15/25	*5/13/2025	6/17/25
Town Council Budget Workshops	kshops	6:00 PM			#1- 3/18	#2- 4/15	#3-5/13	#4 6/3/2025
Town Council Meetings	4th Monday	6:00 PM	1/27/25	2/24/25	3/24/25	4/28/25	*5/19/25	6/23/25
Planning Board	1st Tuesday	6:00 PM	1/7/25	2/4/25	3/4/25	4/1/25	5/6/25	6/3/25
Board of Adjustment	2nd Monday	6:00 PM	1/13/25	2/10/25	3/10/25	4/14/25	5/12/25	6/9/25
ABC Board	Wed. Quarterly	10:00 AM			3/19/25			6/4/25
Tree Board	1st Wed.	6:00 PM	*1/8/2025	2/5/25	3/5/25	4/2/25	5/7/25	6/4/25
Meeting Type	recurring day	Time	July	August	September	October	November	December
Town Council Workshop	3rd Tuesday	6:00 PM	7/15/25	8/19/25	9/16/25	10/21/25	11/18/25	*12/9/2025
Town Council Meetings	4th Monday	6:00 PM	7/28/25	8/25/25	9/22/25	10/27/25	11/24/25	*12/15/2025
Planning Board	1st Tuesday	6:00 PM	7/1/25	8/5/25	9/2/25	10/7/25	*11/6/2025	12/2/25
Board of Adjustment	2nd Monday	6:00 PM	7/14/25	8/11/25	9/8/55	10/13/25	11/10/25	12/8/25
ABC Board	Wed. Quarterly	10:00 AM			9/3/25			12/3/25
Tree Board	1st Wed.	6:00 PM	7/2/25	8/6/25	9/3/25	10/1/25	11/5/25	12/3/25
Town Council Workshops are generally held the 3rd	re generally held the 3		Tiles of month at 6:00 n m	mu				
Town Council Beaular Meetings are generally held the Ath Mon of month at 6:00 n m	tings are generally help	4+be 4+b NAC	n of month a	+6.00 p m				
TOWN COMINE INCE	uiigo ai e geileiaily ileik	יו ביון איון ואוסו	ii. Ol IIIOIIII a	r 0.00 p				
Planning Board Meetings are generally held the 1st	re generally held the 1		lues. of month at 6:00 p.m.	p.m.				
Board of Adjustment Meetings are generally held the 2nd Mon. of month at 6:00 p.m.	ings are generally held	the 2nd Mor	n. of month at	t 6:00 p.m.				
ABC Board on a quarterly basis beginning March- 1st Wed. at 10:00 a.m.	asis beginning March-	1st Wed. at 1	10:00 a.m.					
Tree Board Meetings are generally held on the 1st W	enerally held on the 1s	t Wed. of the	/ed. of the month at 6:00 p.m.	00 p.m.				
* Adjusted date due to holiday or other conflict or Special Called meeting	day or other conflict o	r Special Call	ed meeting					
Election Day- Tues. November 4, 2025	ıber 4, 2025							
								1

SB382 The "Down-Zoning" Bill



2025 Legislation proposed in response to the passage of SB382 *Last Updated: 3.7.25*

Summary of SB382-related legislation filed during 2025 Legislative Session

- 1. HB 24 Restore Down-Zoning Authority
- 2. HB 25 Restore Down-Zoning Authority Stanly & Catawba Counties
- 3. SB 11 (S27) Restore Down-Zoning Authority / Multiple Counties
- 4. HB 68 Restore Down-Zoning Authority Granville & Vance Counties
- 5. SB 65 Restore Down-Zoning Authority to Buncombe County
- 6. SB 116 Restore Down-Zoning Authority to Pitt County
- 7. HB 161 Restore Down-Zoning Authority to Randolph County
- 8. HB 170 Restore Down-Zoning Authority to Union County
- 9. SB136 Restore Down-zoning Authority to Rutherford County
- 10. SB 137 Restore Down-zoning Authority/Farmland Protection to Henderson County (and the Towns of Fletcher, Mills River, Flat Rock, and Laurel Park
- 11. SB 138 Restore Down-zoning Authority to Mecklenburg County
- 12. SB 165 Restore Down-Zoning Authority to Union and Iredell Counties
- 13. HB 195 Restore Down-Zoning Authority to Chatham County
- 14. HB 204 Restore Down-Zoning Authority to Cabarrus County
- 15. HB 225 Restore Down-Zoning Authority to Wake Forest and Rolesville
- 16. SB 185 Restore Down-Zoning Authority to Forsyth County
- 17. HB 253 Restore Down-Zoning /Farmland & Floodplain to Henderson County
- 18. SB 198 Restore Down-Zoning Authority / Multiple Counties
- 19. SB 212 Restore Down-Zoning Authority to Granville & Wake Counties
- 20. HB 263 Restore Downzoning Authority to Person and Durham Counties
- 21. HB 281 Restore Downzoning Authority / Multiple Municipalities (Morehead City, Beaufort, Bogue, Cape Carteret, Cedar Point, and Newport)
- 22. HB 317 Restore Downzoning Authority to the City of High Point
- 23. HB323 Restore Downzoning Authority to Cornelius, Davidson, Huntersville

SB382 The "Down-Zoning" Bill



2025 Legislation proposed in response to the passage of SB382 *Last Updated: 3.7.25*

1. HB 24 Restore Down-Zoning Authority

https://www.ncleg.gov/BillLookUp/2025/H24

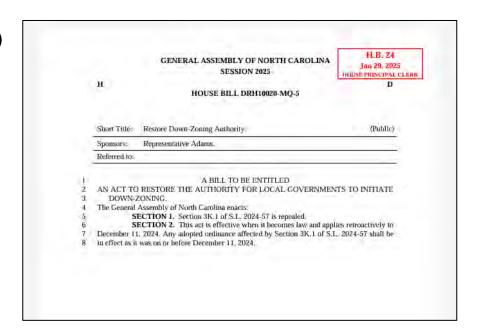
Sponsors: Adams; Penny; Warren; McNeely (Primary)

Almond; G. Brown; Buansi; Cairns; Carney; Carver; Cervania; Clampitt; Cohn; Echevarria; Harrison; Helfrich; Humphrey; Huneycutt; Liu; Loftis; Morey; Prather; Price; Ross; Schietzelt; Setzer; Turner; von Haefen; Wheatley

Repeals – 3K.1 of SL24-57 (the whole changes to 160D-601(d)) for all local governments in NC

1/29/25 Filed

2/3/25 House Committee on Judiciary



SB382 The "Down-Zoning" Bill



2025 Legislation proposed in response to the passage of SB382 *Last Updated: 3.7.25*

5. SB 65 Restore Down-Zoning Authority Buncombe County

https://www.ncleg.gov/BillLookup/2025/S65

Sponsors: Mayfield (Primary)

Lowe

Repeals the prohibition on government-initiated downzoning and the creation of nonconformities for Buncombe County and all the municipalities within it

2/6/25 Filed

2/10/25 Senate Committee on Rules and Operations

