



TOWN OF BLACK MOUNTAIN

160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711

Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

MEMORANDUM

To: Town of Black Mountain Planning Board
From: Jennifer Tipton, Zoning Administrator
Re: Agenda Packet for March 25, 2019
Date: March 11, 2019

The **Town of Black Mountain Planning Board** will meet on **Monday, March 25, 2019 at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;
2. Draft minutes from February 21, 2019 and February 25, 2019;
3. Right-of-Way Closure Request for Remaining Portion of Campbell Street;
4. Greenway Master Plan Update Presentation; and
5. Major Subdivision Request for 542 Padgettown Road.

Please let Jennifer Tipton know if you are unable to attend this meeting.
jennifer.tipton@townofblackmountain.org or (828) 419-9373.

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9373 or by email at jennifer.tipton@townofblackmountain.org.

CC: Jessica Trotman, Planning Director
Josh Harrold, Town Manager



PUBLIC NOTICE

BLACK MOUNTAIN PLANNING BOARD

REGULAR MEETING

Monday, March 25, 2019, at 6:00 p.m.

The Black Mountain Planning Board will meet for their monthly meeting on **Monday, March 25, 2019, at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to consider the Planning Board's request to close a remaining portion of an un-opened right-of-way known as Campbell Street, to consider a major subdivision request for 40 single-family lots at 542 Padgettown Road, further identified as PIN #0619-69-9826, and to hear a presentation from Leslee Temple on the Greenway Master Plan update.

The meeting is open to the public.

Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 03/11/19

www.townofblackmountain.org



**Planning Board Regular Meeting
March 25, 2019**

PROPOSED AGENDA

I. CALL TO ORDER

- Welcome
- Determination of Quorum

II. ADOPTION OF AGENDA

- **Motion:** To adopt the agenda as presented [or as amended]

III. ADOPTION OF MINUTES

- **Motion:** To adopt the minutes of February 21, 2019 as written [or as amended]
To adopt the minutes of February 25, 2019 as written [or as amended]

IV. OLD BUSINESS

- Right-of-Way Closure Request – Remaining Portion of Campbell Street

V. NEW BUSINESS

- Presentation on Greenway Master Plan Update – Leslee Temple
- Major Subdivision Request – 542 Padgettown Road

VI. COMMUNICATION FROM PLANNING BOARD

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, February 25, 2019 at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Peter Vazquez, Chair
Pam Norton, Vice Chair
Lisa Milton
Jesse Gardner
Michael Raines
Scott Reed

Absent:

Jennifer Willet

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director
Ron Sneed, Town Attorney

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of six (6) regular members.

II. ADOPTION OF AGENDA

Pam Norton made a motion to adopt the agenda as presented. The motion was seconded by Michael Raines and approved by a vote of 6-0.

III. ADOPTION OF MINUTES

Chair Peter Vazquez made one change to the minutes regarding a typographical error. Jesse Gardner made a motion to adopt the minutes of January 28, 2019 as amended. The motion passed by consensus with a vote of 6-0.

IV. OLD BUSINESS

1. Right-of-Way Closure Petition for Portion of Campbell Street

Jennifer Tipton gave a brief overview of the petition for closure of a portion of Campbell Street that the board heard last month. Ms. Tipton explained that the board could choose to make a complimentary application to close the remaining portion of Campbell Street and could ask the petitioner if they would be willing to wait an additional thirty days to be able to line up the public hearings.

Lisa Milton made a motion to recommend the requested portion be closed and moved on to the Board of Aldermen. The motion passed by consensus with a vote of 6-0. Michael Raines made a motion to make a complimentary application to close the remaining portion of Campbell Street. The motion passed by consensus with a vote of 6-0.

Ms. Tipton said that she would check with the petitioner to see if he would be willing to wait and additional thirty days.

V. NEW BUSINESS

1. Proposed Text Amendments for Bed and Breakfast Homes and Inns

Ms. Tipton gave a brief overview of a citizen request for changes to the definitions of a bed and breakfast home and a bed and breakfast inn. Ms. Tipton explained that the request is to make the current definitions be in line with the definitions from the state statutes. The request involves allowing additional rooms than what is currently allowed.

Theresa Fuller, 207 Rhododendron Avenue, owns and operates Arbor House Bed and Breakfast and said that she currently has four rooms and is operating her fifth room as a short term rental since five rooms are not allowed by the current ordinance. Ms. Fuller expressed that she wishes to operate under the requirements of the state statute and be allowed to rent out her fifth room as part of the bed and breakfast.

Susan Leive, 119 Louisa Street, said she is concerned about Air B and B's which do not currently have any regulations and is concerned about the potential for one in her neighborhood that could potentially cause parking problems. Ms. Leive said she hopes the board will address short term rentals in the future.

Ms. Fuller stated there are over five hundred short term rentals in Black Mountain. Ms. Fuller said that she does pay occupancy tax to the County and Jessica Trotman clarified that Air B and B also pays occupancy tax. Discussion began about parking requirements and if the number of rooms are increased there is concern that there will be not be available parking on site.

There were also concerns expressed about the difference between a resident manager and an owner. Some other issues brought forth by the discussion were the conditions of existing roads being too narrow and how the character of the residential districts might be changed.

Peter Vazquez made a motion to not recommend the amendments at this time. The motion was seconded by Michael Raines and the motion passed with a vote of 4-2 with Jesse Gardner and Scott Reed voting against the motion.

During the discussion of Chair Vazquez's motion, it became apparent that there was still discussion about allowing an increase in the number of rooms for a bed and breakfast home.

Jesse Gardner made a motion to amend the amendments for bed and breakfast homes to no more than six rooms. The motion was seconded by Pam Norton and passed with a vote of 4-2 with Peter Vazquez and Lisa Milton voting against the motion. The board recommended the following text amendments and the subsequent statement of consistency:

Bed and breakfast home: a private, owner-occupied residence with ~~one to four~~ **no more than six** guest rooms where overnight accommodations and a morning meal are provided to transients for compensation, and where the bed and breakfast use is subordinate and incidental to the main residential use of the building. The home owner shall reside on site and employment shall not exceed the equivalent of one full-time employee in addition to the owner.

Bed and breakfast inn: a private, owner-occupied business with ~~five to twelve~~ **at least nine but not more than 12** guest rooms where overnight accommodations and a morning meal are provided to transients for compensation and where the bed and breakfast inn is operated primarily as a business. The home owner shall reside on site and employment shall not exceed the equivalent of three full-time employees in addition to the owner.

The zoning amendment is approved and is consistent with the Town's comprehensive plan and is reasonable and in the public interest because it helps support local businesses and encourages regulated businesses in residential districts and maintains the integrity of neighborhoods.

VI. COMMUNICATION FROM PLANNING BOARD

Planning Board Regular Meeting
February 25, 2019

Lisa Milton expressed a desire to look at addressing regulating short term rentals. Some members agreed while others would opt to not regulate the short term rentals unless directed by the Board of Alderman.

VII. COMMUNICATION FROM STAFF

Jessica Trotman thanked everyone for their participation and discussion. Ms. Trotman then handed out the updated Greenway Master Plan for the board to review. Leslee Temple, member of Greenways Commission, has worked on the update and will do a presentation in March for recommendation to the Board of Aldermen. Ms. Trotman explained that there are no new items in the update but that some items that were in the County were removed and some of the language was cleaned up. Ms. Trotman asked that the board review the plan and be ready in March for any comments or questions.

VIII. ADJOURNMENT

Jesse Gardner made a motion to adjourn at 7:34 p.m. The motion passed by consensus with a vote of 6-0.

Prepared by:

Peter Vazquez, Chair

Jennifer Tipton, Zoning Administrator



TOWN OF BLACK MOUNTAIN BOARD OF ALDERMEN
SPECIAL CALL MEETING MINUTES
Blue Ridge Rd. Small Area Plan – Wetherill Engineering
February 21, 2019

Joint/Planning Board

THE BLACK MOUNTAIN BOARD OF ALDERMEN, held a special called meeting on Thursday February 21, 2019 at 6:00 p.m. in the board room of Town Hall, 160 Midland Avenue, Black Mountain NC. The purpose of this meeting was for the Board of Aldermen and Planning Board to view a presentation given by Wetherill Engineering and to discuss the Blue Ridge Road Small Area Plan project.

1. CALL TO ORDER

Mayor Collins called the special meeting to order at 6:03 p.m. with the following members present:

Board of Aldermen

Mayor Don Collins
Vice Mayor Maggie Tuttle
Alderman Larry Harris
Alderman Carlos Showers – absent
Alderman Ryan Stone – absent
Alderman Tim Raines

Planning Board

Peter Vazquez
Lee Scott Reed - absent
Mike Raines
Lisa Milton
Jennifer Willet
Pam Norton
Jesse Gardner - absent

The following staff members were present:

Josh Harrold, Town Manager
Angela Reece, Town Clerk
Ron Sneed, Town Attorney
Jessica Trotman, Planning Director
Jennifer Tipton, Zoning Administrator

Presenters:

Drew Draper, Transportation Planning Manager- Wetherill Engineering
Richard Smith, Community and Economic Development Director - McGill Associates

Mayor Don Collins opened the meeting. Drew Draper, Transportation Planning Manager, Wetherill Engineering presented a project information sheet and short presentation to both boards which is made part of and included in these minutes.

In his presentation Mr. Draper discussed the project information sheet and clarified this plan is not part of the NCDOT I40 Interchange Study but said it will be useful to inform the I40 study. Mr. Draper stated the plan looks at useful tools for managing growth resulting from the interchange. Mr. Draper stated the plan is useful in determining planning strategies for land use

Black Mountain Board of Aldermen
Special Call Meeting Minutes - February 21, 2019

and transportation in the Blue Ridge Road corridor. "A small area plan will provide a future vision and guidance for how Blue Ridge Road should change and grow in the future."

Mr. Draper stated the timeframe for completion of this plan would be a four to five month process completing in summer 2019. Board members discussed the nature of the plan being informative for future land use decisions but clarified it is not a regulatory process. Richard Smith, Community and Economic Development Director with McGill Associates confirmed the small area plan is not a rezoning and stated gaining input from stakeholders is valuable before the interchange is completed.

Mr. Draper discussed projected traffic counts in the Blue Ridge Road area, presenting traffic counts through the year 2020. Board members discussed the statistics and gave direction to the consultants regarding presentation of this data to the public and their preferences for clarification to the timeframe. Board members conceded their preferences were to be very clear about the data and how many years in the future it represents to the public.

Alderman Larry B. Harris and Mayor Don Collins as well as members of the Planning Board discussed the proposed Blue Ridge Road modernization project and how it relates to this plan with regard to sidewalks and turn lanes. Members of the planning board discussed safety concerns in specific areas along Blue Ridge Road stating turning lanes would be a benefit. Mr. Draper stated the data did not support widening the road to a four lane. Alderman Larry B. Harris stated he wanted to make sure the public understood there was no request, plan, or funding to widen Blue Ridge Road to a four lane highway regardless of any data being submitted for future traffic counts and said he is adamant about respecting property owner's wishes along the corridor.

Board of Aldermen members gave suggestions to the engineers of how to better present the data to the public without causing a panic with regards to a four lane highway and future traffic count numbers and discussed locations to hold the public input meeting that would be convenient for the Blue Ridge Road area residents to attend. Mr. Smith stated the small area plan is a useful tool for area residents to give their input on what they would like future development in this corridor to look like, whether it is remaining a residential area or allowing other types of uses. Mr. Smith also stated the plan could be used as a tool to create conditional zoning requirements on the many restaurants and shops that could move into the area as a result of the interchange.

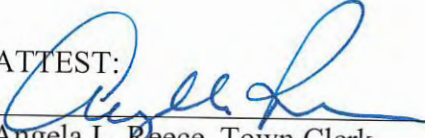
Jessica Trotman summarized the intent of the small area plan. She emphasized this is the town's opportunity to respond to the interchange and determine what it wants to preserve and maintain as much as it is to make improvements or changes that may be in the best interest of the community in response to increased traffic caused by the interchange.

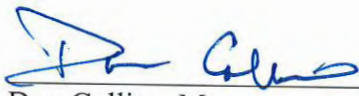
Black Mountain Board of Aldermen
Special Call Meeting Minutes – February 21, 2019

The Board of Aldermen extended their thanks and appreciation to the citizens who attended the meeting and to staff for facilitating the discussion.

There being no further business, on a motion made by Alderman Larry B. Harris and with a vote of 4-0, Vice Mayor Maggie Tuttle adjourned the meeting at 6:35 p.m.

ATTEST:


Angela L. Reece, Town Clerk


Don Collins, Mayor

ATTEST:

Jennifer Tipton, Zoning Administrator

Peter Vazquez, Chair



BLUE RIDGE ROAD SMALL AREA PLAN KEY WORDS AND PHRASES

Below you will find some key words and phrases that will be used during the Blue Ridge Small Area Plan process. The thematic logo above provides key themes that stress the need to prepare for change but also respect identity.

Thematic logo phrases:

- Respect what exists
- Plan for changing conditions
- Protect scenic nature
- Grow tourism
- Value sense of place

Key words and phrases:

- **Growth management:** specific regulatory policies aimed at influencing how growth occurs, mainly within a locality. Seeks to accommodate growth rationally, not to prevent or limit it.
- **Compact form:** using the least amount of land for development and supporting infrastructure that is reasonable under the circumstances. Promotes high residential density with mixed land uses.
- **Street walls:** the front façade of a building where it is built on or close to the street boundary. Helps define the public realm.
- **Transit oriented development:** a type of development that maximizes the amount of residential, business and leisure space within walking distance of public transport.
- **Streetscape:** the visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open space, etc. that combine to form the street's character.
- **Active transportation** (or alternative transportation): carsharing, public transportation, bike commuting.
- **Context sensitive solutions:** transportation decision-making and design that takes into consideration the communities and lands through which streets, roads and highways pass.
- **Complete Streets:** streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
- Connected system
- **Roadway capacity:** the maximum traffic flow obtainable on a given roadway using all available lanes.
- **AADT (annual average daily traffic):** total volume of vehicle traffic of a highway or road for a year divided by 365 days.
- **Long range plan:** a set of goals (usually five to ten years) that outlines the path for the future. It is important to note that this project does not have a specific timeline.

- **Conditional zoning:** a zoning in which the governmental body allows a change in zoning activities subject to certain conditions that are designed to protect adjacent land. The combination of uses is something that is informed by the community and goes through both the Planning Board and the Board of Aldermen.
- **Overlay:** a special zoning district placed over an existing base zoning district which identifies special provisions in addition to those in the underlying base zoning district.
- **Boulevard design:** buffers the commercial or residential street edge from a high-speed thruway by means of multi-way operations and frontage roads.
- **Mixed-use:** pedestrian-friendly development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses. The combination of uses is something that is informed by the community and goes through both the Planning Board and the Board of Aldermen.
- **Community visioning** (as a part of the process)
- **Civic engagement:** a necessary tool to promote and encourage community buy-in; we anticipate this one to be robust given the cross coordination with the NCDOT interchange meetings and the nature of the jurisdiction/constituents as a whole.
- Creating a **shared (community owned) vision:** a goal of the Small Area Plan
- **Sense of place**
- The Small Area Plan will stand as a **roadmap** to guide change as further opportunities for the interchange area occur.
- Create **people (user)-friendly space**
- **Create safe space** (roundabouts and traffic flow; pedestrian and biking possibilities)
- **Identity:** interchange and Blue Ridge Road area should reflect who Black Mountain is/wants to be
- **Stakeholders:** involve those that have an interest and desire for the area to flourish

Below you will find a link to a training module on conditional zoning offered through the UNC School of Government. The module will give you more information regarding conditional zoning.

<https://sog.adobeconnect.com/landuse-mod14>

Reminder that there will be a joint meeting between the Board of Aldermen and the Planning Board on Thursday, February 21, 2019 at 6:00 p.m. in the Board of Town Hall. Weatherill Engineering will be delivering a presentation regarding the Blue Ridge Road Small Area Plan.

Project Information Sheet

Blue Ridge Road Small Area Plan



Black Mountain, NC

Project Background

The new I-40 interchange will provide all traffic, particularly truck traffic, with alternative access to the interstate and encourage more commercial and industrial activity in the western portions of Black Mountain and along Blue Ridge Road. As such, the Town will be exploring independent land use and transportation opportunities along Blue Ridge Road in order to maximize the potential for this future growth area.

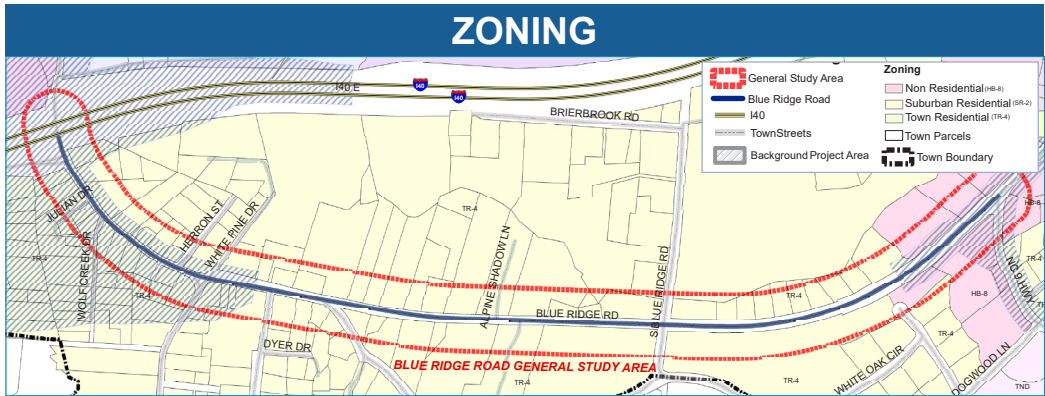
Attachments to 2/22/19 BoA & Planning Board Special Call Meeting Minutes

What is a Small Area Plan?

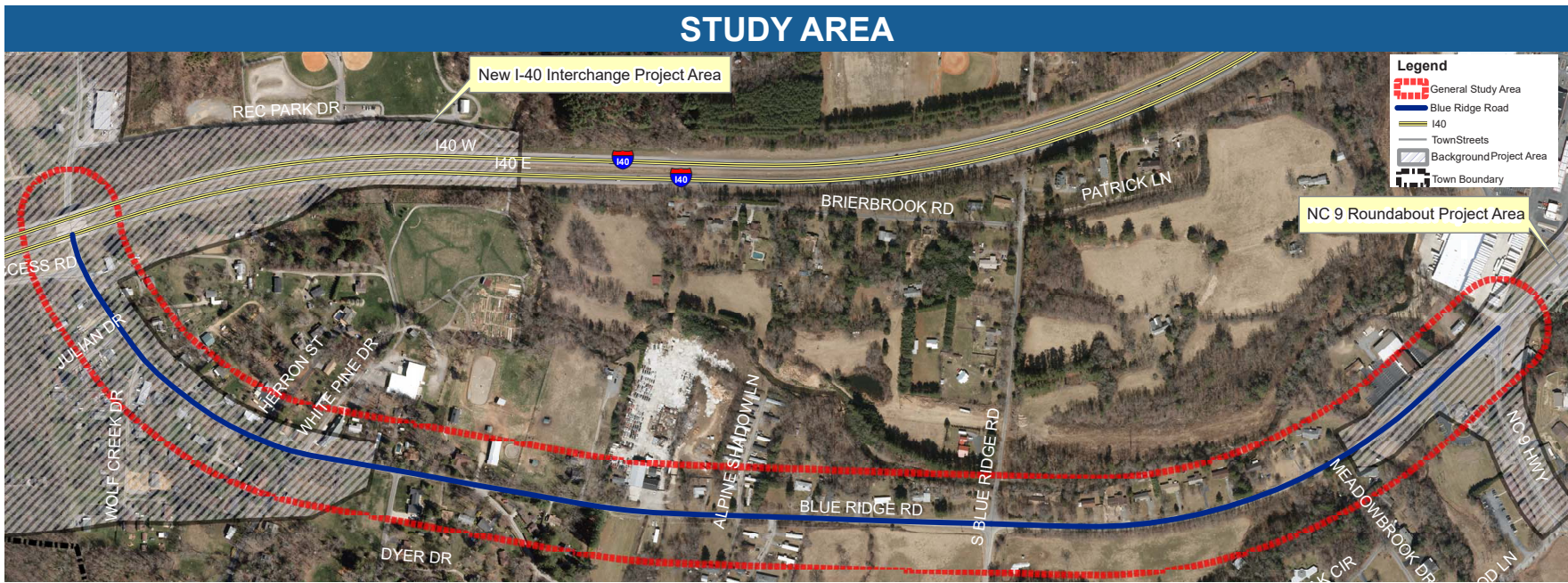
A small area plan is a detailed, long-range land-use and transportation plan that is focused on a particular size limited area – in this case Blue Ridge Road from I-40, east to NC 9. Small area plans guide future land-use expectations and decisions by providing a collaborative process for citizens to express their views on changes impacting the community.

Why is it Important?

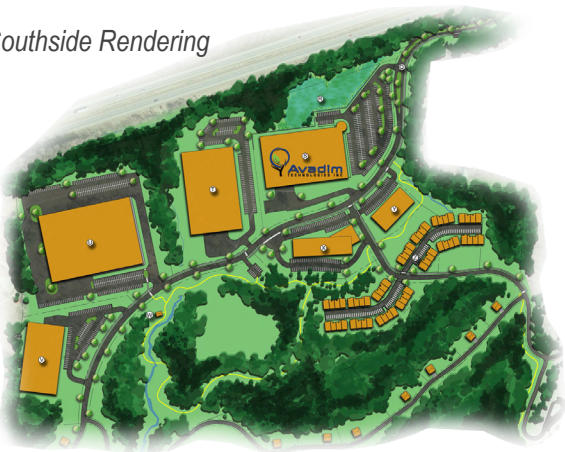
In the absence of a plan, undesirable development may occur. A small area plan will provide a **future vision and guidance** for how Blue Ridge Road should change and grow in the future. It will identify land use, transportation, and development strategies responsive to changes in conditions associated with the new interchange.



STUDY AREA

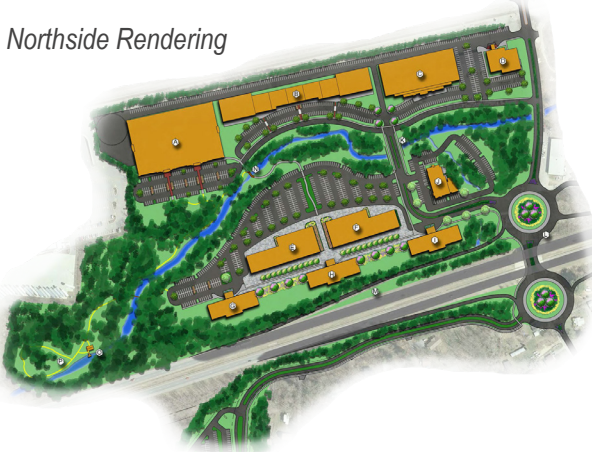


Southside Rendering



The Black Mountain Commerce Park is located at the new I-40 interchange. The anticipated growth activity at the Commerce Park coupled with the new interchange will further increase the attractiveness of western Black Mountain and Blue Ridge Road.

Northside Rendering



What this Small Area Plan is not.

This small area plan is not a “canned” study and will be uniquely customized through feedback from the Town. Furthermore, it is not formally part of the new I-40 interchange project; therefore, provides an independent and fresh look at reshaping Blue Ridge Road. Finally, this plan is not a traditional rezoning effort but will offer guidance and suggestions as changes occur along Blue Ridge Road.

How will the Plan’s Vision be Achieved?

The overall plan will be informational; however, detailed enough to provide a blueprint the Town can follow and implement. The plan will clearly define land use and transportation “drivers” and then lay out steps to follow in order to achieve the vision, building on the current regulatory land use and zoning framework. The plan will outline options including mixed use zoning strategies, transportation funding opportunities, and growth management practices, among others, aligned to the vision.



Blue Ridge Road







Blue Ridge Road Area Plan

February 21, 2019

Agenda

- Project Overview
- Project Phases
 - Phase I – Existing Conditions and Visioning
 - Phase II – Development Scenarios and Transportation Needs
 - Phase III – Implementation and Reporting
- Next Steps
- Interactive Board Workshop





Blue Ridge Road Area Plan

February 21, 2019

Project Overview

- What is a Small Area Plan?
 - Long range land-use and transportation plan
 - Focused on a limited size area
 - Guides future land use decisions and expectations (macro level)





February 21, 2019

Project Overview Cont.

- What this Small Area Plan is NOT
 - Not a canned study
 - Not formally part of the I-40 interchange project
 - However, it will inform the project
 - Not a traditional rezoning effort
- What we will do >>>>>>>>>>>>>>>





Blue Ridge Road Area Plan

February 21, 2019

Project Overview Cont.

- Why is it Important?
 - No plan = potential undesirable development
 - Responsive to changing conditions
 - Town OWNERSHIP
- How will it be Achieved?
 - Establish vision
 - Define land use and transportation drivers
 - Informational, yet procedural
 - Builds on existing regulatory framework

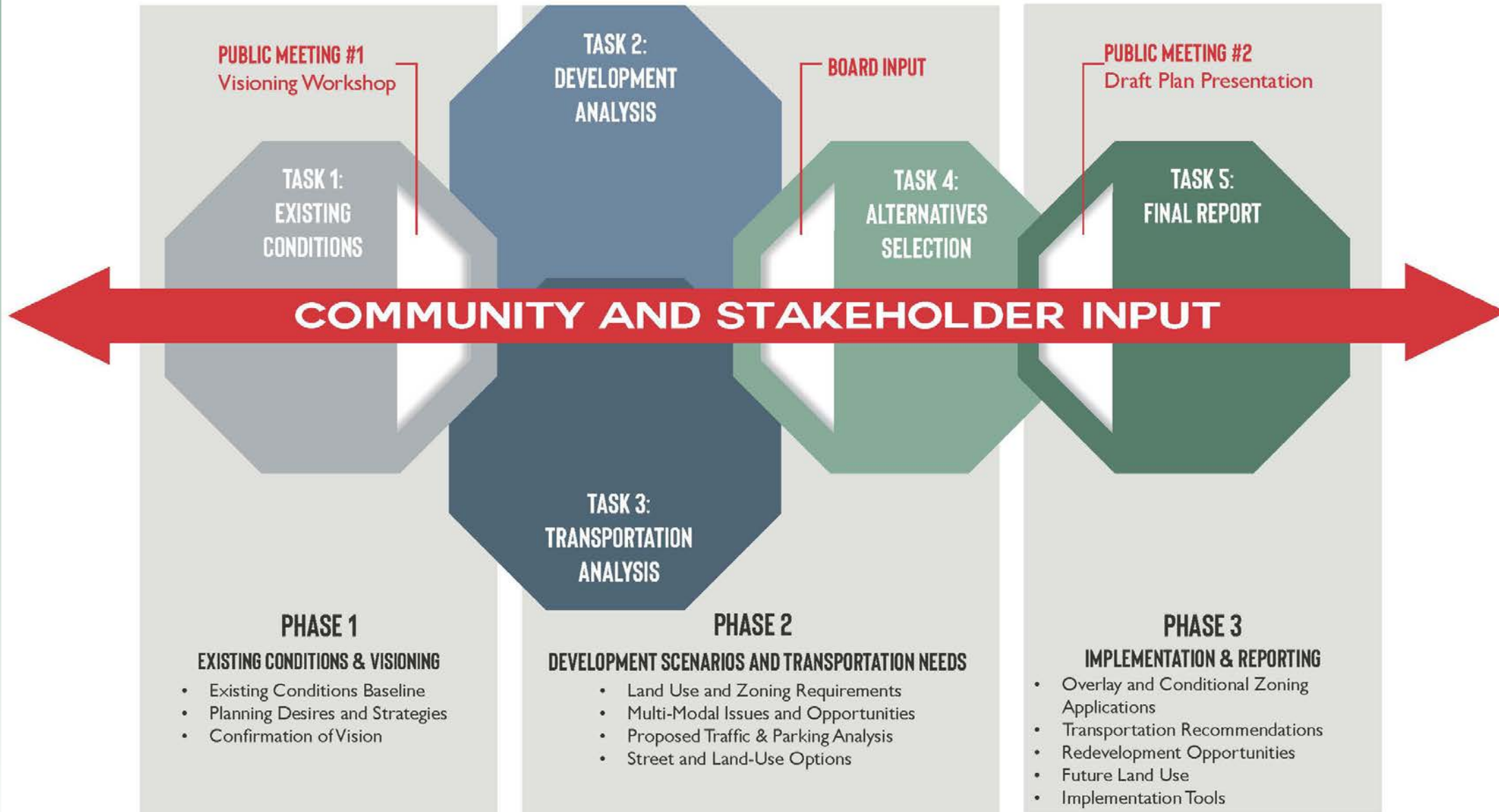




Blue Ridge Road Area Plan

February 21, 2019

Project Phases Overview





Blue Ridge Road Area Plan

February 21, 2019

Phase I: Existing Conditions and Visioning

- Develop existing conditions baseline
- Hold Board workshop and public meeting #1

Determine Planning Strategies

- Zone for the future
- Complete bike/ped networks
- Increase development density
- Promote quality design
- Manage parking
- Expand, or preserve parks and open space

- Confirm overall vision



Blue Ridge Road Area Plan

February 21, 2019

Phase IIA: Development Scenarios



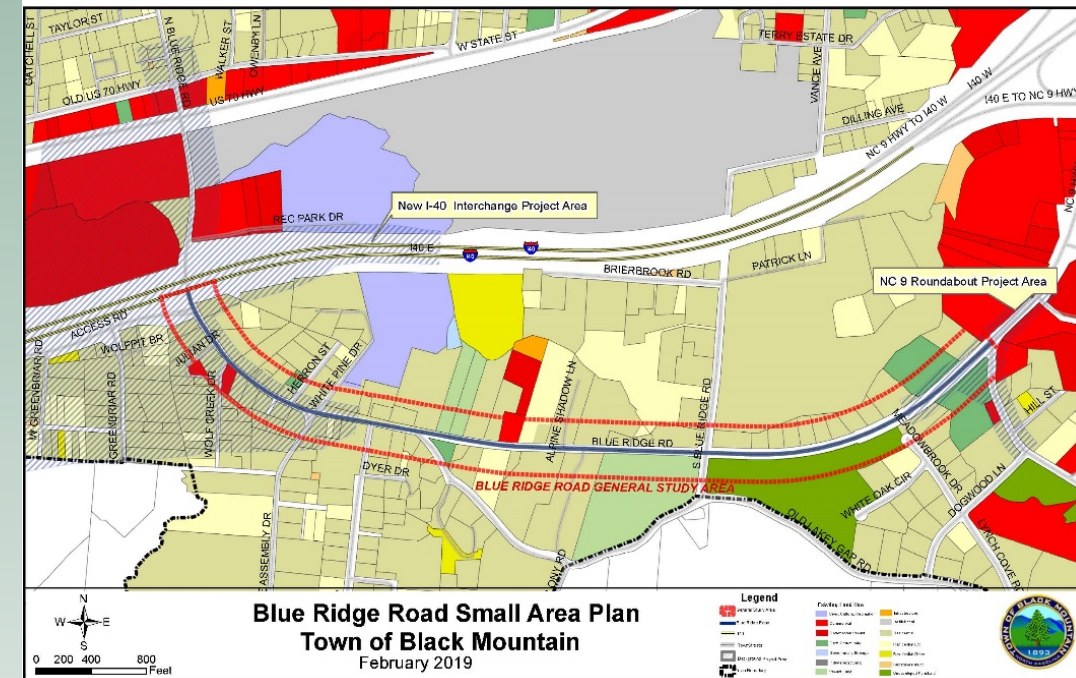


Blue Ridge Road Area Plan

February 21, 2019

- Maintain status quo?
- Land use and zoning overview
- Overlay districts and conditional zoning applications
- Necessary regulatory framework and ordinance requirements

Phase IIA: Development Scenarios

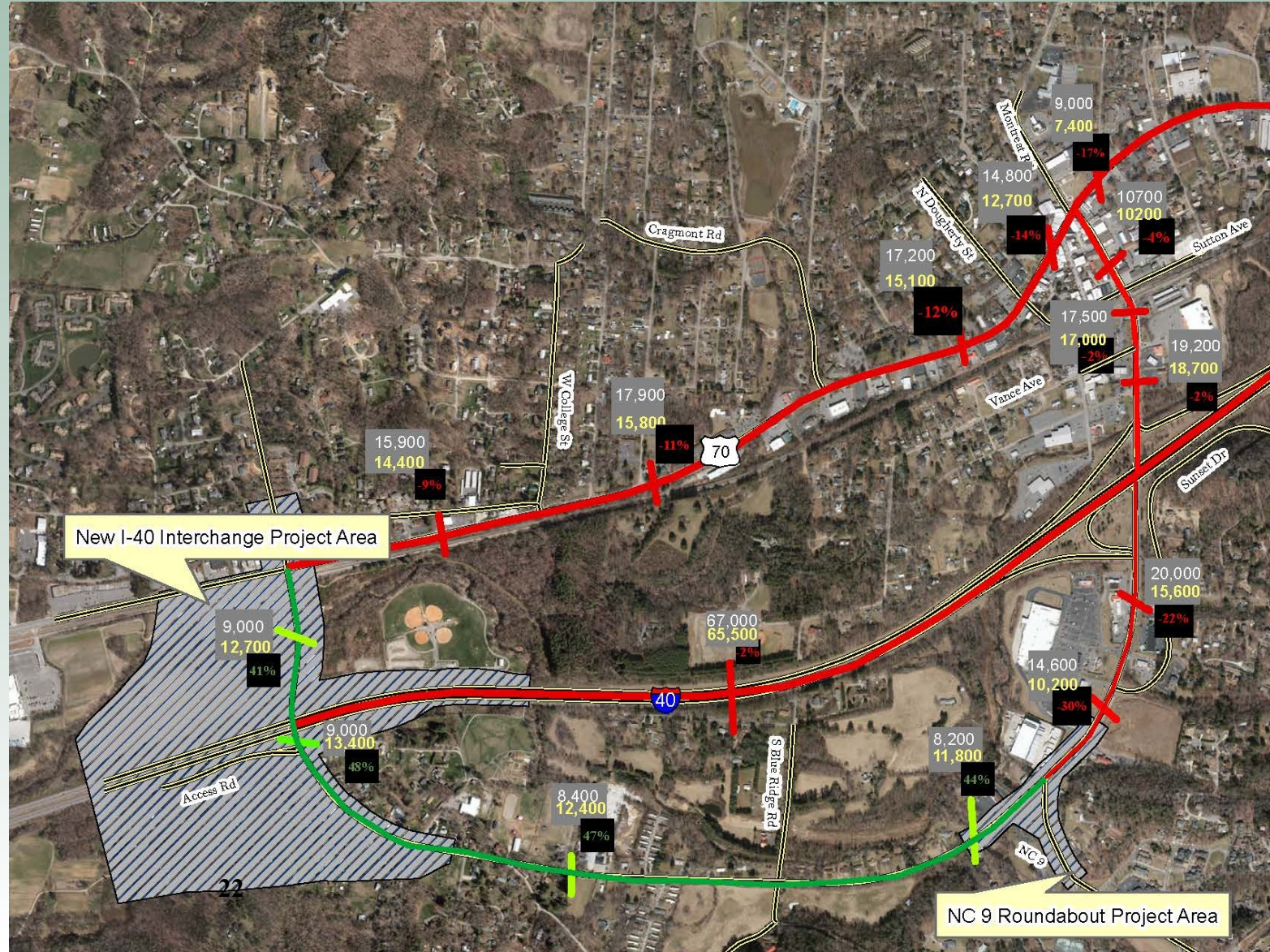




Blue Ridge Road Area Plan

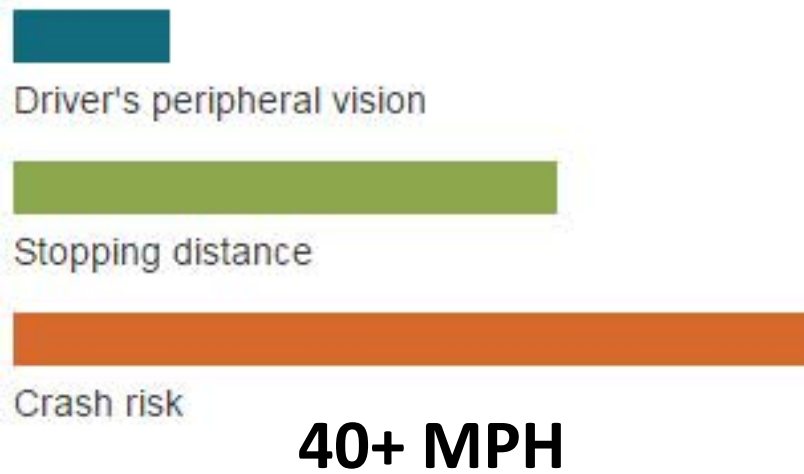
February 21, 2019

- Changing traffic patterns
- Future growth
- Multimodal issues and opportunities
- Roadway capacity, parking, and access management





Design for Desired Function



Conventional Highway Design: Operating Speed = Design Speed = Posted Speed

Proactive Urban Street Design: Target Speed = Design Speed = Posted Speed





Blue Ridge Road Area Plan

February 21, 2019

Phase III: Implementation and Reporting

- Integrated future transportation and land use vision
- Regulatory framework to implement
- Documentation and adoption (macro verse micro)

Residential Street

LAND USE	
Complementary Land Use Transect**	Traditional neighborhood
Complementary Land Use Character	• Single and two-family homes • Some pockets of limited neighborhood scale commercial • Can include: work-life units and/or residential over 1st floor retail uses; community spaces (e.g. parks, ball fields, library) • Parcels of 1 acre or less • Structures generally 1-2 stories in height

MOTOR VEHICLE REALM

Functional Class	Collector
Typical Pavement Width Range	20' - 48'
Typical Right-of-Way Range	30' - 64'
Target Speed	20 - 35 mph
Travel Lane Width	10' - 11'
On-Street Parking	Permitted

BICYCLIST & PEDESTRIAN REALM

Bike Treatment	• Alternative A: shared use or shared lane markings • Alternative B: bike lanes (minimum of 5')
Pedestrian Treatment	Sidewalk (minimum of 5')

**Based on and building from land use mapped as included in the "Street Corridor" by County Planning & Development, with consideration of "Thematic Land Use Master Plan" and "Severson Mills Town Center Plan".

Figure 13: Street Requirements Table

PENBERTON COMPLETE STREETS | STREET TYPOLOGIES



Figure 14: Existing street example - Scapetown Road, south of College Drive



Figure 15: Existing street example - Lakeshore Drive, northeast of Bluff Street

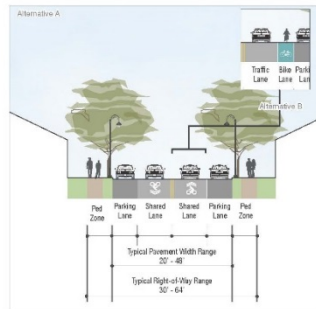
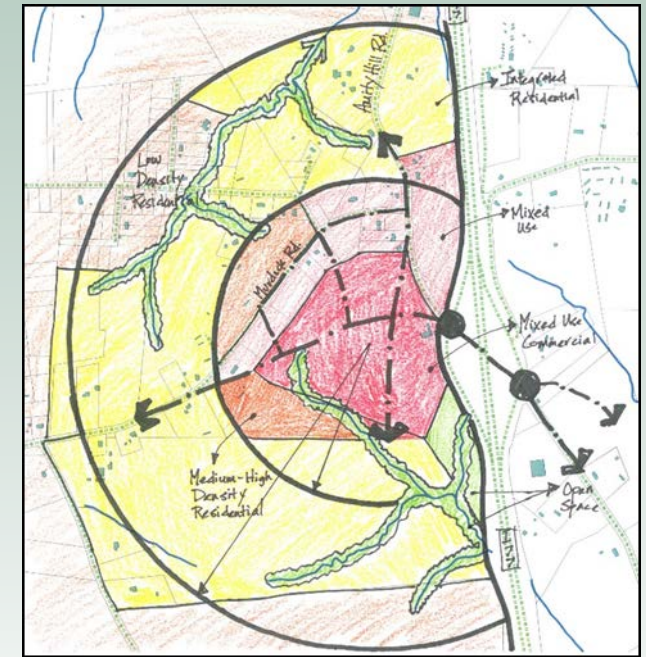
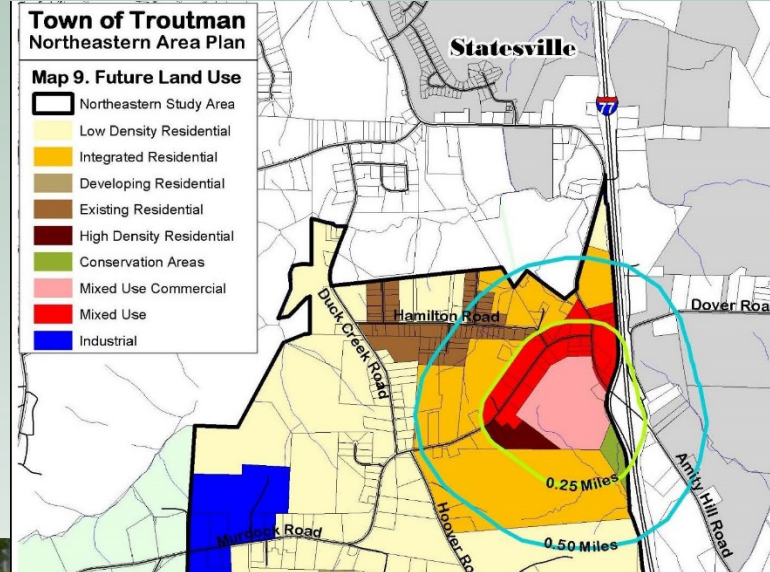


Figure 16: Typical Existing Street Section for 'Residential Street' Typology



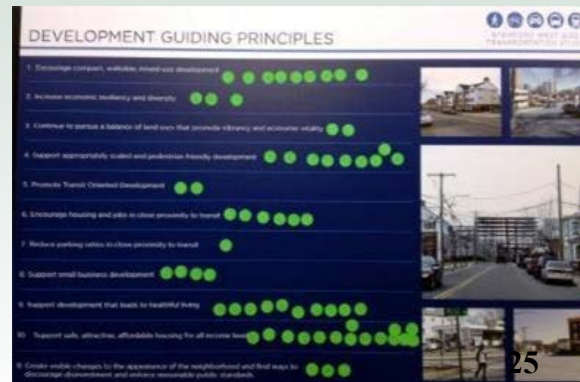


Blue Ridge Road Area Plan

February 21, 2019

Next Steps – Public Input Session

- General support for the vision/guiding principles
- Demand for:
 - Bike/ped connections
 - Higher density development (residential and/or commercial)
 - Pedestrian amenities
 - Healthy living
 - Tourism
- Open house forum with interactive stations





**Blue Ridge
Road Area
Plan**

February 21, 2019

Board Workshop – VISION EXAMPLE

Blue Ridge Road and the surrounding mixed use development will be a well-connected corridor offering multimodal opportunities integrated with high quality housing, jobs, shopping, dining, and recreational services.





Blue Ridge Road Area Plan

February 21, 2019

Let's Get Started!!

- Consultants will remain available as needed for the next hour to discuss issues and opportunities Board members would like to address.
- Handouts and table-top maps will be available





Town of Black Mountain
Building, Planning and Zoning

160 Midland Avenue ♦ Black Mountain ♦ North Carolina ♦ 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962

Date: March 25, 2019

To: Black Mountain Planning Board

From: Jennifer Tipton, Zoning Administrator

RE: Remaining Portion of Campbell Street Right-of-Way Closure Request

Please find pertinent information attached.

Summary

The Planning Board has recommended the petition of Josh Scala to close a portion of Campbell Street.

The Planning Board has made a complimentary application to close the remaining portion of Campbell Street.

All property owners have been notified and the petitioner has agreed to wait an additional thirty days to sync up the public hearings.

Definitions

The land use code defines the following terms:

Abut: Having a common boundary or lot line not separated by a street, alley, railroad or other right-of-way (distinguished from adjacent which can include abutting property or those across a street.)

Adjacent: Either abutting or being directly across a street.

Alley: A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Right-of-way: 1) A The strip of land acquired by purchase, reservation dedication, forced dedication, prescription, or condemnation and intended to be occupied by a roadway, greenway, sidewalk, railroad, utility, storm sewer, or other uses; and 2) the right of one to pass over the property of another.

3.6.2 Dedication and closures of rights-of-way or land to the town.

- A. Improvements within rights-of-way, open space or easements, such as utility lines, street paving, drainage facilities or stormwater BMPs, sidewalks or trails may be accepted for maintenance by the town upon approval by the town board of aldermen

Does not apply.

- B. Property owners or other parties of interest may petition for the closure of a right-of-way offering through the planning department. The planning board, planning department, or other government or utility agency may also request the closure of a right-of-way. Rights-of-way closures shall follow these procedures:
 - 1. A right-of-way closure petition is filed with the planning department. Owners of property abutting the right-of-way or portion of the right-of-way requested for closure must sign the petition and pay a fee as established by the board of aldermen. If all owners of the abutting properties do not sign the petition, notice

to abutting property owners shall be given as required by NCGS. If the request is generated from town staff or a board or commission, the fee shall not apply.

Josh Scala submitted a petition for street closing request on January 3, 2019.

The Planning Board recommended the closure at their February 25, 2019 meeting.

*N.C.G.S. 160A-299 (a) states that when a city proposes to permanently close any street or public alley, the council shall first adopt a resolution declaring its intent to close the street or alley and calling a public hearing on the question. The resolution shall be published once a week for four successive weeks prior to the hearing, **a copy thereof shall be sent by registered or certified mail to all owners of property adjoining the street or alley as shown on the county tax records** and a notice of the closing and public hearing shall be prominently posted in at least two places along the street or alley.*

2. The planning director or his/her designee will prepare a staff report that includes a map that shows the length of the right-of-way from terminus to terminus, an inventory of uses within the right-of-way if any (utilities, etc.) and information on possible future uses from any of the town's adopted plans, and place the issue on the next planning board agenda if the petition is filed two weeks before the date of the next meeting, or otherwise at the next meeting.

The remaining right-of-way is approximately 297' in length.

Currently there are no uses in the right-of-way.

The right-of-way does not contain a sewer line or water line.

The right-of-way is not identified on any town plans.

3. The planning board will review the request and make a recommendation to the board of aldermen to accept the petition for closure, to accept the right-of-way into town control or maintenance, to close any additional areas of right-of-way in addition to the petition, or not accept the petition and leave the right-of-way as an offering.

Staff finds it reasonable to consider this complimentary request.

4. The planning board shall consider any or all of the following criteria in making their recommendation for closure of a right-of-way:
 - a. Right-of-way identified is not part of adopted town plans.

The remaining right-of-way closure is not identified in any of the following plans:

Bike Plan, Comprehensive Plan, Greenway Master Plan, Stormwater Master Plan, Recreation and Parks Master Plan, Pedestrian Plan, Wellhead Protection Plan, Hazard Mitigation Plan or Veteran's Park Master Plan.

- b. Right-of-way is not necessary for current or future utilities.

All utilities are located on Craggy Street and W. College Street

- c. Right-of-way in its current condition pose a hazard to public health, safety or welfare.

The right-of-way does not pose a threat to public health, safety or welfare.

- d. Right-of-way is along a drainage that is part of a stormwater management plan.

There are no stormwater systems on this right-of-way nor is it along any drainage system.

- e. Right-of-way provides a current or future corridor for a greenway, alley, or roadway that would meet a specific transportation need.

The right-of-way is not a current corridor and is not identified on the Greenway Master Plan or the Pedestrian Plan for future corridors or roadways. All lots have access from either Craggy Street or W. College Street.

- f. Abutting property owners have signed the petition in favor of the closure.

Does not apply.

- 5. The planning board may also make a recommendation to amend the scope or length of the right-of-way closure petition if the board determines that there are compelling reasons to do so. In these cases, the board may direct staff to contact additional abutting property owners to get their input before making a determination.

The Planning Board has made a complimentary application to close the remainder of the right-of-way.

- 6. Planning board recommendation is forwarded to the board of aldermen who shall establish a date for a public hearing by adopting a resolution of intent to close. The town attorney shall prepare a description of the right-of-way in question for use in setting the public hearing.

If the Planning Board recommends the closure then the next step would be a call for public hearing before the Board of Aldermen.

- 7. Area for closure is posted with a visible sign, indicating the scope of the petition, the date for the public hearing, and the phone number of the staff person to contact for information.

This item will be handled by Planning staff.

8. Board of aldermen holds a public hearing and accepts or rejects the petition for closure.

The public hearing will be advertised and held at a regularly scheduled meeting of the Board of Aldermen.

**TO THE BOARD OF ALDERMEN OF THE
TOWN OF BLACK MOUNTAIN**

We, the undersigned, being ~~(some)~~ the Town of Black Mountain Planning Board ~~(all)~~ of the owners of the property adjoining the street or alley described below, do hereby petition the Board of Aldermen of the Town of Black Mountain, to close the following described street or alley:

remaining portion of Campbell Street

297' x 40'

The undersigned petitioners do certify that the closing of the above described street or alley will not be contrary to the public interest and that no individual owning property in the vicinity of said street or alley, and if it is located in a subdivision, no individual owning property in said subdivision, will be deprived of reasonable means of ingress and egress to his/her property.

The following persons, in addition to the petitioners, own property adjoining the above described street or alley:

<u>NAME</u>	<u>ADDRESS</u>
<u>Eleanor McPhail</u>	<u>99999 Craggy St</u>
<u>Dwayne Tillman</u>	<u>210 Craggy St</u>
<u>Charles & Lynn Freeman</u>	<u>214 Craggy St</u>
<u>Robert Charles Taylor</u>	<u>104 Washington Ave</u>
<u>James Inabinett Heirs</u>	<u>109 W College St</u>
<u>Buford & Carolyn Copeland</u>	<u>111 W College St</u>
<u>Malcolm B Durham Et Al</u>	<u>115 W College St</u>

WHEREFORE, your petitioners respectfully request the Board of Aldermen of the Town of Black Mountain to adopt a resolution ordering the closing of the above described street or alley.

Witness our signatures the day and year first above written.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
<u>The Town of Black Mountain Planning Board</u>		
<u>For</u>	<u>Against</u>	
<u>Peter Vazquez</u>		
<u>Pam Norton</u>		
<u>Lisa Milton</u>		
<u>Jesse Gardner</u>		
<u>Mike Raines</u>		
<u>Scott Reed</u>		

Member Jennifer Willet was absent

Campbell Street Right-of-Way



March 7, 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Eleanor McPhail	9432 Onion Patch Drive	Burke	VA	22015
Dewayne Tillman	5811 Regents Park Rd	Kenersville	NC	27284
Charles and Lynn Freeman	201 Maple Drive	Asheville	NC	28805
Malcolm B Durham Et Al	9717 Anita Lane	Lanham	MD	20706
Buford and Carolyn Copeland	111 W College Street	Black Mountain	NC	28711
James Inabinett Heirs	PO Box 1714	Lincolnton	NC	28093
Robert Charles Taylor	104 Washington Avenue	Black Mountain	NC	28711
Joshua and Katharine Scala	204 Craggy Street	Black Mountain	NC	28711
T W and Lillian Logan	113 W College Street	Black Mountain	NC	28711



**Town of Black Mountain
Building, Planning and Zoning**

160 Midland Avenue ♦ Black Mountain ♦ North Carolina ♦ 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962

March 11, 2019

Name
Address
City, State, Zip

Dear Owner,

This correspondence is to notify you that the Planning Board has recommended a petition to close a portion of the right-of-way of Campbell Street at the intersection of Campbell Street and Central Avenue and in doing so, the Planning Board is petitioning to close the remainder of the right-of-way.

A map has been enclosed to show the portion of the right-of-way that the Planning Board is requesting to be closed.

This is your notification that the Planning Board will hear this request at their next regularly scheduled meeting on Monday, March 25, 2019 at 6:00 p.m. in the Board Room of Town Hall at 160 Midland Avenue.

If you have questions you may contact me at (828) 419-9373 or
jennifer.tipton@townofblackmountain.org.

Respectfully,

Jennifer Tipton, CZO
Zoning Administrator

Enclosure (1)



Town of Black Mountain
Building, Planning and Zoning

160 Midland Avenue ♦ Black Mountain ♦ North Carolina ♦ 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962

Date: March 25, 2019

To: Black Mountain Planning Board

From: Jennifer Tipton, Zoning Administrator

RE: Padgettown Road Major Subdivision

Please find pertinent information attached.

Summary

BP Black Mountain 1 LLC is requesting a major subdivision of 40 lots at 542 Padgettown Road.

The property is zoned UR-8 and is 9.291 acres.

Allowable density = 74.328 (8 x 9.291) Requested Density = 40 lots at 4.4 units/acre

Staff has reviewed the plan and find the following:

- All lot sizes are a minimum of 5,446 square feet or greater
- Density is not being exceeded
- All roads, cul-de-sacs and turnarounds are in compliance with Appendix D of the Fire Code
- Adequate greenspace is provided
- Sidewalk and pedestrian path are provided
- Community features are included (dog park, community garden)

All comments will be put into writing and forwarded to the developer for incorporation into the preliminary plan.

3.4 Subdivision Requirements

3.4.1 – Sketch Plans

B. Major subdivision sketch plans.

The subdivider shall submit to the planning director or his/her designee seven copies of a sketch plan on 11" x 17" or smaller paper of the proposed subdivision containing the following information at a minimum:

1. The name of the subdivision and the proposed use and the name, address, and phone number of the owner.

The plat provides the name and owner but needs to show proposed use, address and phone number of owner.

2. A vicinity map showing the location of the subdivision in relation to neighboring tracts, subdivisions, roads, or nearby buildings and their zoning and uses.

A vicinity map is located in the top right corner of the plat.

3. The boundaries of the tract.

All boundaries are shown in bold black.

4. Total acreage of the tract and the portion of the tract to be subdivided.

The total acreage to be subdivided is number two under plat notes. The plat shows the portion of the tract that will be subdivided.

5. Location of significant natural features such as water courses, ponds, rock outcroppings or forest.

The plat shows the location of streams that are on the tract. This is the only significant natural feature on the tract.

6. Topography at five-foot intervals and the location of existing drainages or swales.

The topography is not shown on the plat and there are currently no existing drainages or swales.

7. Location of flood hazard areas from FIRM map.

This tract is not located in floodplain or floodway.

8. Location of existing or proposed utilities.

The plat shows the following:

- 6 inch water line
- 8 inch sanitary sewer line
- Existing overhead utility lines
- Stormwater features

9. Existing street and lot layout and dimensions, including right-of-ways.

There are no existing roads. All roads shown are proposed new roads. Lot layouts and dimensions are shown for all parcels.

10. Proposed new lot layout and dimensions and any rights-of-way or driveways to be built.
Road specifications may vary according to type of development and zoning district.

All lot layouts and dimensions are shown along with all rights-of-way. Driveways are not shown on this plan.

11. Designated open space, greenway or park space that is a minimum of five percent of the total land area of the original tract.

Required open space = .46455 acres (20,235 square feet) – 9.291 x 5%

Provided open space = 1.68 acres (73,490 square feet)

12. Sidewalks or greenways which serve all occupiable lots and of equal or greater linear feet than the total linear footage of the subdivision road. Linear greenway easements may count toward the five-percent open space requirements.

Sidewalk is provided in all sections with less than 5% slope. All areas greater than 5% will a mulched pedestrian path.

13. A statement from the town water department and/or MSD that adequate water and sewer service may be provided to the lot(s).

These are both attached to the memo.



TOWN OF BLACK MOUNTAIN
160 Midland Avenue, Black Mountain, NC 28711
P: 828-419-9300 ~ F: 828-669-2030

MAJOR SUBDIVISION APPLICATION

Application Date: 02-29-2019 Zoning District: UR-8 N S E W C

Owner Name: BP BLACK MOUNTAIN 1 LLC

Subdivision Name: PADGETTOWN RD SUBDIVISION

Property Location/Street: 542 PADGETTOWN RD

PIN #: 0619-69-9826 Deed Book/Page: 5692/1611
5747/746

Total Site Area: 404,696 square feet 9.3 acres

Max. Allowable Lot Density Standard: 8 DUA

Max # of Lots Allowable: 72 Proposed # of Lots: 40

Min. Allowable Lot Area: 5,446 SF Proposed Min. Lot Area: 5,502 SF

Average Lot Area: 6,095 SF

Min. Allowable Lot Width: 15' Proposed Min. Lot Width: 15'

Min. Open Space Area: 20,235 SF Proposed Open Space Area: 73,490 SF

Proposed Open Space Use: DOG PARK, COMMUNITY GARDEN, STREAMS, WETLANDS, STORMWATER BMPs

Proposed Future Development Site Area: 0 SF

Proposed Impervious Surface Area: 135,252 SF

Proposed Impervious Surface Coverage (isa/site area x 100): 33.4 %

Site Area within Area of Special Flood Hazard Area: 0 SF within Floodway: 0 SF

Slope of Site: 10%

Names of Access Street(s) and Number of Access Points along Each:

Name of Access or Adjacent Street	Right-of-Way Width (ft)	Pavement Width (ft)	No. of Lanes	Traffic Volume	Est. Traffic Generated
PADGETTOWN RD	VARIABLE	18'	2		



TOWN OF BLACK MOUNTAIN
160 Midland Avenue, Black Mountain, NC 28711
P: 828-419-9300 ~ F: 828-669-2030

Owner Name: BP BLACK MOUNTAIN 1 LLC **Phone:** 828-738-8871

Address: P.O. BOX 3180 **City:** ASHEVILLE **State:** NC **Zip:** 28802

Email Address: WTCHAMBERS23@GMAIL.COM **Mobile #:** 828-738-8871

Developer: TODD CHAMBERS **Phone:** 828-738-8871

Address: P.O. BOX 3180 **City:** ASHEVILLE **State:** NC **Zip:** 28802

Email Address: WTCHAMBERS23@GMAIL.COM **Mobile #:** 828-738-8871

Engineer/Consultant: BROOKS ENGINEERING ASSOCIATES, PA **Phone:** 828-232-4700

Address: 17 ARLINGTON ST **City:** ASHEVILLE **State:** NC **Zip:** 28801

Email Address: MBROOKS@BROOKSEA.COM **Mobile #:** 828-337-3075

Registered Surveyor: TROY SHRIVER **Phone:** 828-232-4700

Address: 17 ARLINGTON ST **City:** ASHEVILLE **State:** NC **Zip:** 28801

Email Address: TSHRIVER@BROOKSEA.COM **Mobile #:** 828-273-0578

As owner, developer, agent, or engineer of this property, it is requested that the proposed subdivision, as described within this application, be given approval by the Town of Black Mountain Planning Board in accordance with the Town of Black Mountain Subdivision Ordinances. I, Todd Chambers, hereby certify that I have legal authority to submit this application for subdivision and I enclose the required application materials listed herein.

[Signature] BP Black Mountain 1, LLC 03/01/2019
Signature Date

FOR OFFICE USE ONLY

Plat Review Fees: _____ **Date Paid:** _____ **Payment:** _____

Project Number: _____ **Entry by:** _____ **Date:** _____

Plat Approval Date: _____ **Plat Book/Page:** _____

Subdivision Administrator Date

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

OWNER AFFIDAVIT

THE UNDERSIGNED, being first duly sworn, deposes and says:

1. That he/she is the owner of that real property located at 542 PADGETTOWN RD
, in the Town of Black Mountain, which property is shown on the tax
maps for Buncombe County as PIN# 0619-69-9826.

2. That as the owner of the described property he:

X Is applying for subdivision approval.

Is authorizing to apply for
subdivision approval.

This the 15th day of March, 2018-2019

Property Owner (individual)

OR

GP Black Mountain LLC
Property Owner (entity)

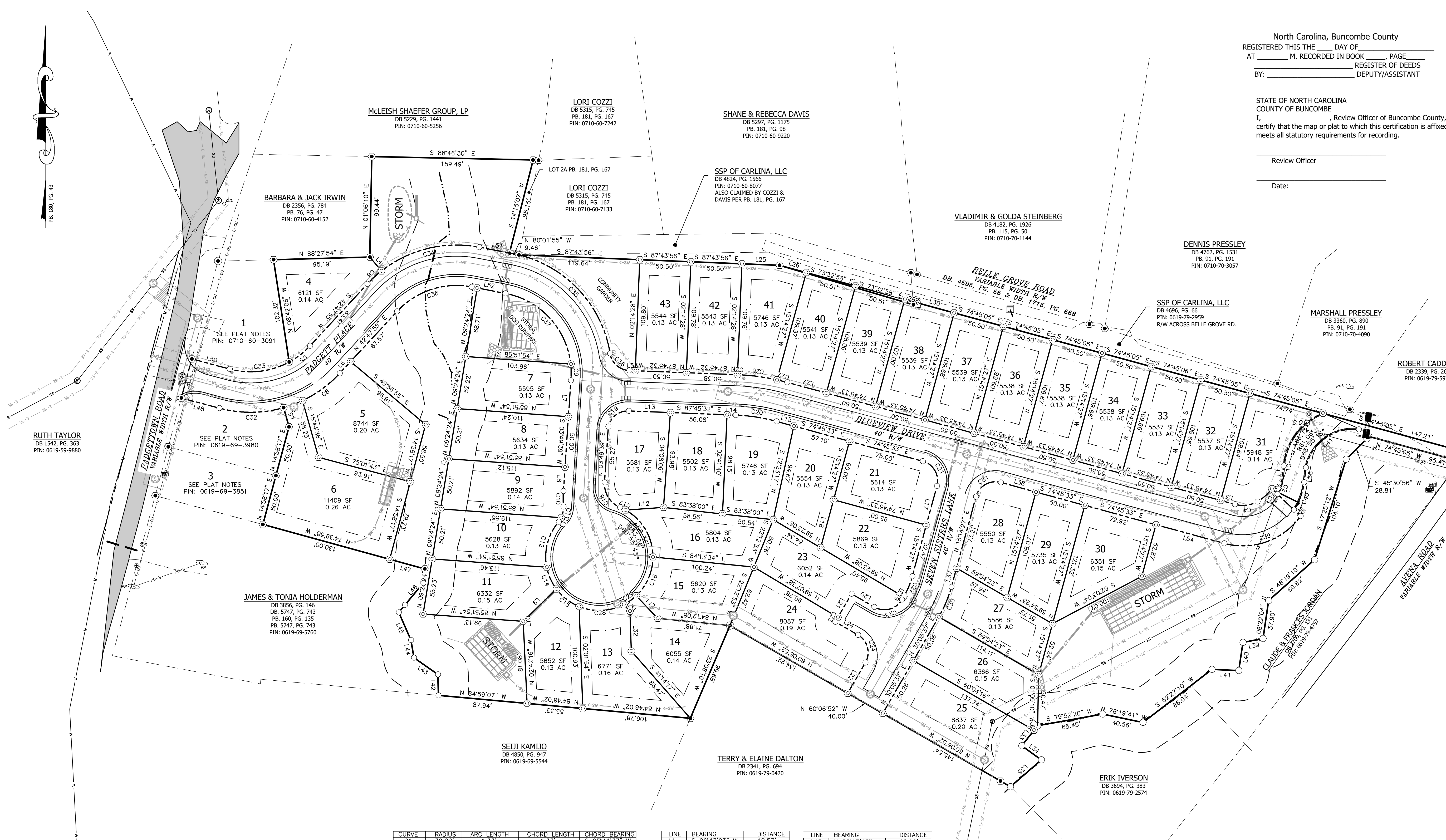
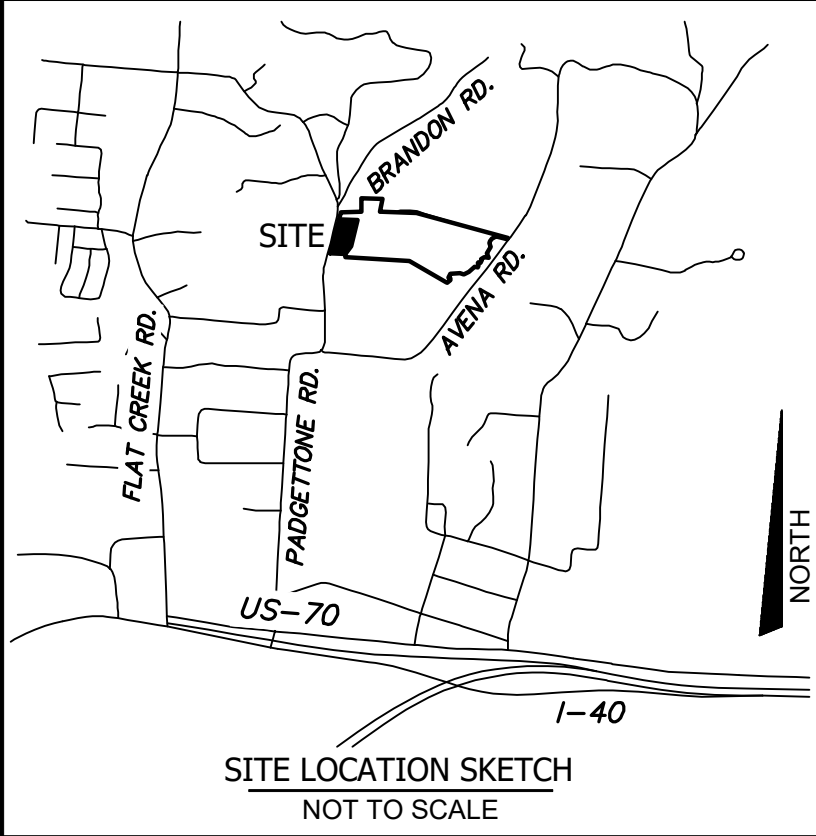
By: C. B. B. B.

North Carolina, Buncombe County
REGISTERED THIS THE DAY OF
AT M. RECORDED IN BOOK PAGE
REGISTER OF DEEDS
BY: DEPUTY/ASSISTANT

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
I, Review Officer of Buncombe County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.

Review Officer

Date:



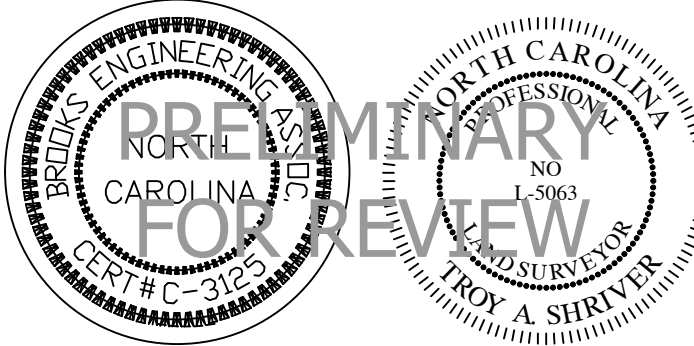
I, Troy A. Shriver, Professional Land Surveyor certify to one or more of the following as indicated (G.S. 47-30(f)(11):

X A. That this plat is of a survey that creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land;

I, Troy A. Shriver, certify that this plat was drawn by me from an actual survey made under my supervision (deed description recorded in Deed Book 5692, Page 1611); that the boundaries not surveyed are clearly indicated as drawn from information found in Book n/a, Page n/a; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this day of A.D 2019.

Signature Professional Land Surveyor
Certificate Number L-5063



PLAT NOTES:

- The bearings on this plat are NC Grid (NAD 83) bearings, and distances shown are horizontal ground distances unless otherwise noted.
- Total area of Tract to be subdivided: 9,291 Acres or 404,698 square feet (determined by coordinate computation method). See plat for individual lot sizes.
- Lots 1 - 3 as shown hereon, previously platted in Plat Book 180, Page 43 and Plat Book 193, Page 91. These lots owner by BP Black Mountain 1, LLC per Deed Book 5692, Page 1611.
- Reference Plats: Plat Book 76, Page 47 and Plat Book 196, Page 13.
- Total New Lots: 40
- Tract Zoning: Town of Black Mountain zoning: UR-8
- Setbacks
- Front: 20'
- Sides: 10'
- Back: 15'
- Minimum Lot Size: 5,446 sq.ft.
- All proposed utilities and associated easements as shown hereon are subject to change.
- By graphic determination, the Subject Parcels are located in "Zone X" per FIRM map number 3700061900J dated January 6, 2010.
- There are no NCGS Control Monuments within 2,000' of the subject parcels.
- Buncombe County GIS was used to determine adjoining owner information.
- Property subject to all easements, rights-of-way and restrictions of record.
- This plat was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	39.00'	15.33'	14.34'	S 05°44'37" W
C2	38.00'	15.03'	14.94'	S 17°45'44" W
C3	46.89'	19.18'	19.04'	S 47°48'46" W
C4	30.00'	23.11'	22.54'	S 83°10'16" W
C5	80.00'	26.14'	26.03'	S 02°09'36" W
C6	120.00'	19.02'	19.00'	S 47°20'21" W
C7	120.00'	20.09'	20.07'	N 69°27'35" E
C8	120.00'	45.73'	45.51'	N 53°43'50" E
C9	80.00'	16.03'	16.03'	S 00°28'59" E
C10	110.00'	15.36'	15.34'	S 00°10'19" E
C11	25.00'	11.23'	11.13'	S 11°40'09" W
C12	53.00'	48.17'	46.53'	S 14°49'43" W
C13	25.00'	4.76'	4.75'	S 29°59'25" W
C14	53.00'	23.74'	23.55'	S 24°02'39" E
C15	53.00'	28.69'	28.34'	S 52°33'06" E
C16	53.00'	42.74'	41.74'	N 23°18'41" E
C17	53.00'	6.00'	5.99'	N 64°03'05" W
C18	25.00'	31.03'	29.08'	N 31°43'59" W
C19	20.00'	27.66'	25.51'	N 52°37'53" E
C20	180.00'	40.84'	40.75'	S 81°15'33" E
C21	20.00'	31.42'	28.28'	S 29°45'33" E
C22	80.00'	20.74'	20.68'	S 22°40'02" W
C23	20.00'	31.42'	28.28'	S 75°05'37" W
C24	20.00'	31.42'	28.28'	S 14°54'23" E
C25	220.00'	0.12'	0.12'	N 87°44'36" W
C26	220.00'	39.73'	39.38'	N 82°28'53" E
C27	220.00'	10.36'	10.36'	N 74°45'43" W
C28	53.00'	45.48'	44.10'	N 87°31'34" E
C29	53.00'	15.21'	15.16'	N 54°43'24" E
C30	120.29'	32.24'	32.14'	N 22°53'38" E
C31	20.00'	31.42'	28.28'	N 60°14'27" E
C32	120.00'	64.33'	63.56'	S 89°36'51" W
C33	80.00'	60.67'	59.22'	N 83°14'47" E
C34	120.00'	102.46'	99.38'	N 75°20'28" E
C35	120.00'	146.62'	137.62'	S 44°11'41" E
C36	20.00'	27.42'	25.33'	S 48°28'32" E
C37	80.99'	102.04'	95.42'	N 42°50'03" W
C38	80.00'	80.99'	77.57'	S 71°48'03" W
C39	70.00'	85.27'	80.10'	N 70°20'35" E
C40	61.00'	29.28'	29.00'	N 20°28'33" E
C41	47.65'	72.87'	65.97'	N 52°53'41" E

LINE	BEARING	DISTANCE
L1	S 06°43'23" W	12.53'
L2	N 48°20'50" W	7.70'
L3	N 74°45'33" W	14.57'
L4	S 40°08'32" E	17.86'
L5	N 15°44'36" W	19.58'
L6	N 42°47'55" E	15.84'
L7	S 03°49'39" W	36.03'
L8	S 03°49'39" W	23.66'
L9	S 45°50'48" W	45.87'
L10	N 02°42'16" W	0.20'
L11	N 43°29'48" W	30.70'
L12	N 86°00'15" E	37.74'
L13	S 87°45'32" E	41.18'
L14	S 87°45'32" E	8.59'
L15	S 74°45'33" E	17.69'
L16	S 15°14'27" W	48.98'
L17	S 15°14'27" W	40.00'
L18	S 30°05'37" W	1.32'
L19	S 30°05'37" W	1.31'
L20	N 59°54'23" W	26.00'
L21	S 30°05'37" W	26.93'
L22	S 30°05'37" W	34.96'
L23	S 30°05'37" W	5.07'
L24	S 59°54'23" E	26.00'
L25	S 87°43'56" E	37.30'
L26	S 73°32'58" E	27.36'
L27	N 74°45'43" W	40.14'
L28	S 73°32'58" E	9.60'
L29	N 04°57'22" W	3.08'
L30	S 74°45'05" E	41.95'
L31	S 43°29'48" E	8.92'
L32	S 02°01'54" E	39.47'
L33	S 38°17'43" W	19.70'
L34	S 54°19'39" E	23.83'
L35	S 48°59'33" W	40.49'
L36	S 38°17'43" W	5.55'
L37	N 15°14'27" E	19.25'
L38	S 74°45'33" E	36.00'
L39	S 79°03'13" W	20.23'
L40	S 08°30'58" W	28.10'
L41	N 87°32'12" W	26.49'
L42	N 01°15'43" W	20.77'

LINE	BEARING	DISTANCE
L43	N 55°17'48" W	28.92'
L44	N 09°27'05" W	17.68'
L45	N 23°49'53" W	29.92'
L46	N 40°01'59" E	28.16'
L47	N 74°39'58" W	35.95'
L48	N 75°01'43" W	38.81'
L49	N 14°58'17" E	40.00'
L50	S 75°01'43" E	38.81'
L51	S 79°11'50" E	34.02'
L52	N 79°11'50" W	34.02'
L53	S 87°45'32" E	6.10'
L54	S 74°45'33" E	70.00'
L55	N 48°20'30" W	9.11'
L56	N 06°43'23" E	12.53'

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Black Mountain and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all storm sewer, waterlines, and streets to the Town of Black Mountain.

Property Owner

Date

CERTIFICATE OF APPROVAL FOR FINAL PLAT

I hereby certify that the final subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Black Mountain, North Carolina and that this plat has been approved by the Subdivision Administrator for recording in the office of the County Register of Deeds.

Subdivision Administrator

Date

LEGEND	
	PROPERTY LINE
	ADJOINER'S PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT AS NOTED
	SETBACK LINE
	PAVEMENT
	EDGE OF GRAVEL
	EXISTING SEWER
	EXISTING WATER
	EXISTING OVERHEAD UTILITY LINE
	CREEK
	CREEK BUFFER
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORMWATER PIPE
	REBAR FOUND
	REBAR TO BE SET
	IRON PIPE FOUND
	CALCULATED POINT
	EXISTING POWER POLE
	EXISTING WATER METER

SCALE 1"=50'



PROJECT#: 480918

Major Subdivision:
PADGETTOWN ROAD SUBDIVISION
Owner:
BP BLACK MOUNTAIN 1, LLC

Deed Book 5692 Page 1611 &
Deed Book 5747 Page 746
Plat Book 76, Page 47 & Plat Book 196, Page 13
Tax PIN: 0619-69-9826
Town of Black Mountain Buncombe County, NC
March 1, 2019 Scale: 1" = 50'

BROOKS
ENGINEERING ASSOCIATES
BROOKS ENGINEERING ASSOCIATES
17 ARLINGTON STREET
ASHEVILLE, N.C. 28801
Phone: (828) 232-4700
Fax: (828) 232-1331

DRAWN BY: TAS CHECKED BY: PES



Metropolitan Sewerage District

of Buncombe County, North Carolina

Allocation Approval

This approval is not to be used to obtain a building permit
and is for gravity sewer extension only.

Applicant: TRAVIS MAXWELL
Company: BROOKS ENGINEERING ASSOCIATION
Mailing Address: 17 ARLINGTON ST, ASHEVILLE, NC 28801
Phone: (Home) 828-232-4700 (Cell) (Work)
Project #: 2019003
Project Name: PADGETTOWN ROAD SUBDIVISION-REVISED
Project Location: PADGETTOWN RD (542)
PIN: 0619699816

Date: 3/6/2019

MSD of Buncombe County has approved your request for 12,900 GPD
The connection point (manhole #) will be MULTIPLE CONNECTION POINTS
The project will consist of (43) SINGLE FAMILY RESIDENTIAL

Your final approval is contingent upon compliance of the items below:

- A GRAVITY ONLY SEWER EXTENSION IS REQUIRED. Please consult the Sewer Extension Manual for Developers on our website www.msdbc.org. If you still have questions after consulting the website please contact Kevin Johnson at (828)-254-9646.
- Offsite easement and permission required for access to MSD sewer line (Pipe ID 25-371558).
- NCDOT 3-party encroachment agreement may be required for sewer extension crossing Padgettown Road right of way.

Comments:

The North Carolina Department of Environmental Quality (NCDEQ) requires MSD to issue this approval based on line condition/capacity of the receiving sewer and remaining plant capacity.

This allocation approval will expire on 03/06/2020 if no construction has started.

If you have any questions, please contact MSD.

For: Kevin Johnson

MSD Planning and Development



Public Works Department

2992 Highway 70 West Black Mountain, North Carolina 28711

Phone (828) 664-5052

[www.jamey.matthews@townofblackmountain.org](mailto:jamey.matthews@townofblackmountain.org)

January 17, 2019

To whom it may Concern,

This letter is to confirm water availability on a six inch line that is located on Padgett Town Rd. After talking with Charlie Gross the Water Operator for the Town of Black Mountain, we are confirming water availability to 40 single family homes that will be constructed inside the sub division named Padgett Place.

Cordially,

Jamey D. Matthews

Public Works Director, Town of Black Mountain

SUBDIVISION

MAJOR SUBDIVISION
REQUEST
MONDAY, MARCH 25,
2019
6:00 P.M.

*Town Hall
160 Midland Avenue
Black Mountain, NC 28711
828-419-9373 for more information*