



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 January 22, 2018
Date: January 12, 2018

The **Town of Black Mountain Planning Board** will meet on **Monday, January 22, 2018 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 October 23, 2017 and November 27, 2017;
3. Preliminary Plat Review for Chapman's Cove;
4. Discussion of Grazing Animals; and
5. Discussion of Building Heights.

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
Matt Settlemyer, Town Manager



PUBLIC NOTICE

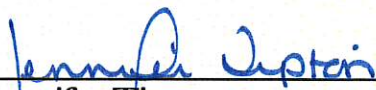
BLACK MOUNTAIN PLANNING BOARD

REGULAR MEETING

Monday, January 22, 2018 at 6:00 p.m.

The Black Mountain Planning Board will meet for their monthly meeting on **Monday, January 22, 2018 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The Planning Board will consider a 10-acre major subdivision, known as Chapman's Cove, located off of Blue Ridge Assembly Drive, further identified as PIN #0609-70-4654.00000, discuss grazing animals and discuss building heights.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 01/08/18

www.townofblackmountain.org



Planning Board

January 22, 2018

6:00 p.m.

PROPOSED AGENDA

I. CALL TO ORDER

II. ADOPTION OF AGENDA

III. ADOPTION OF MINUTES

October 23, 2017

November 27, 2017

IV. BUSINESS

1. Preliminary Plat Review for Chapman's Cove
2. Discussion of Grazing Animals
3. ~~Discussion of Building Heights~~

V. PLANNING BOARD/STAFF COMMENTS – Reports and Communications

VI. PUBLIC COMMENT

VII. ADJOURNMENT

STAFF REPORT CONTACT INFORMATION
Jessica Trotman, Planning Director

DOCKET/CASE/APPLICATION NUMBER

Planning Board Meeting Discussion January 22, 2018

PUBLIC HEARING DATE

APPLICANT/PROPERTY OWNER

Dana Bobilya, Mountain Life Development LLC

PROPERTY ADDRESS/LOCATION

Chapman's Cove – PIN #0609-70-4654.00000

BRIEF SUMMARY OF REQUEST

Dana Bobilya, Mountain Life Development LLC, is bringing forth the preliminary plan for the 10-lot subdivision known as Chapman's Cove. The preliminary plan has been updated as requested at the November 27, 2017 meeting. The developer is working with both the City of Asheville and the Town of Black Mountain regarding water service to the site.

STAFF RECOMMENDATION

The preliminary plan checklist is attached and the preliminary plan meets all the requirements. Staff recommends that the preliminary plan be approved.

COMMENTS FROM PLANNING BOARD

EXISTING ZONING

TR-4

EXISTING LAND USE

Residential (vacant)

SURROUNDING ZONING &
LAND USE

TR-4 and residential

SITE IMPROVEMENTS

N/A

SIZE OF PROPERTY

4.31

STAFF RECOMMENDATION

COMPATIBILITY WITH COMPREHENSIVE PLAN

Section 2.1 of the Comprehensive Plan suggests highlighting areas of preferred growth and conservation as well as looking at using existing infrastructure. This balance and management of growth is important to encouraging development while preventing sprawl as described in the plan.

ORDINANCE HISTORY

COMPATIBILITY with the ZONING ORDINANCE

The plan is consistent with the Comprehensive Plan because it allows for development using existing infrastructure while keeping a balance of growth and preventing sprawl.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



SUBDIVISION CHECKLIST

<u>Information</u>	<u>Preliminary Plat</u>	<u>Final Plat</u>
Title Block Containing:		
Property Title, PIN #, Subdivision Name or Designation	X	
Name of Owner of Record	X	
Location (township, county, state)	X	
Date(s) of Survey and Plat Preparation	X	
Name, Address, Registration Number and Seal of Surveyor	X (not sealed at this time)	
Other Certification Blocks:		
Drawn Streets:		
Proposed Streets and Linear Feet	X	
Connecting Streets and Platted Streets on Adjoining Properties	X	
Rights-of-Way, Location and Dimension	X	
Approximate or Final Grade	X	
Street Names	X	
Information and Location of Utilities:		
Utility and Other Easements of Record (i.e.):		
Transmission Lines	N/A	
Natural Gas Lines	N/A	
Sanitary Sewers, Location and Size	X	
Water Lines, Location and Size	X	
Plans for Individual Water Supply and Sewerage Disposal	X	
Site Features:		
North Point	X	
Graphic Scale	X	
Vicinity Map	X	
Existing Buildings or Other Structures, Railroads, Bridges	X	
Existing Property Lines to be Subdivided or Recombined	X	
Exact Lot Lines, Bearings, Distances, and Lot/Block No.'s	X	
Minimum Building Setback Lines	X	
Proposed Parks, School Sites, or Other Open Spaces	X	
Topography at 5' Intervals, Elevations, and Slope Calculations	X	
The Zoning Classifications of the Tract and Adjoining Property	X	
Natural Features	X	
The Exact Location of Floodplain, Flood Fringe and Floodway	X	

SUBDIVSION CHECKLIST

Site Calculations:		
Acreage in Total Tract to be Subdivided	X	
Total Number of Lots	X	
Area of Each Lot in Square Feet	X	

NAME: CHAPMAN'S COVE
OWNER/DEVELOPER: DANA BOBILYA
MOUNTAIN LIFE DEVELOPMENT, LLC
75 MANEY LANE
BLACK MOUNTAIN, NORTH CAROLINA 28711
(828)230-4881

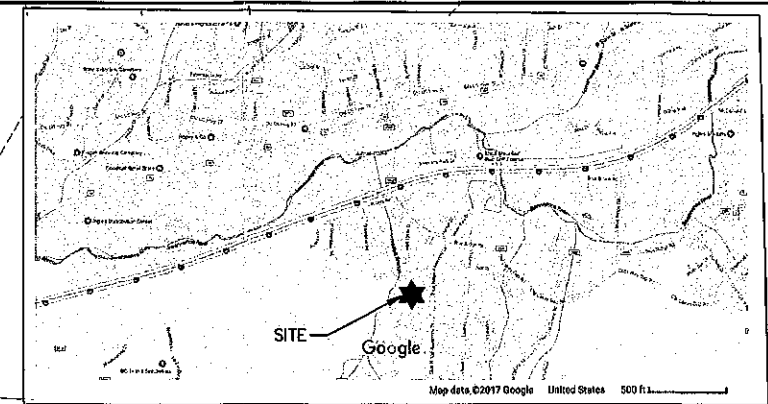
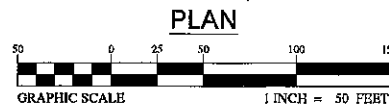
PARCEL INFORMATION: PARCEL NO. 4654
PIN 060970485400000
DB PG 5585 / 1638
ACREAGE 4.335 AC

FLOOD ZONE: THE SUBJECT PROPERTY IS SHOWN AS BEING
IN ZONES X (MINIMAL RISK AREAS OUTSIDE
THE 1% AND 0.2% ANNUAL CHANCE
FLOODPLAIN. NO BASE FLOOD ELEVATIONS
OR BASE FLOOD DEPTHS ARE SHOWN WITHIN
THESE ZONES.) ON NATIONAL FLOOD
INSURANCE PROGRAM FLOOD INSURANCE
RATE MAP. MAP NUMBER 3710050900J,
EFFECTIVE JANUARY 6, 2010.

ZONING INFORMATION: TOWN RESIDENTIAL DISTRICT (TR-4)
MINIMUM LOT SIZE 10,890 SF
MAXIMUM BUILDING HEIGHT 35 FT
SETBACK FRONT YARD 20 FT (15 FT STEEP
HILLSIDE)
SETBACK SIDE YARD 10 FT
SETBACK REAR YARD 15 FT

PROPOSED INFORMATION TOTAL OF 10 LOTS
PROPOSED 40 FT ROAD RIGHT-OF-WAY
±523 LF OF PROPOSED ROAD SEE
TYPICAL SECTION THIS SHEET

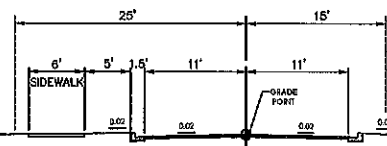
OPEN / COMMON SPACE 23,890 SF = 12.72% OF TOTAL PARCEL



Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L26	8.076	N88° 53' 10.35"W	C17	14.260	48.000	017.0217
L13	40.784	S78° 05' 31.37"W	C16	27.650	175.000	009.0529
L25	40.784	N78° 05' 31.37"E	C15	22.584	86.000	015.0484
L22	21.000	N31° 39' 55.10"W	C14	75.555	175.000	024.7371
L24	40.000	S31° 39' 55.10"E	C13	5.841	175.000	001.8468
L23	27.000	N58° 20' 04.90"E	C12	120.795	125.000	055.3695
L21	40.000	N58° 20' 04.90"E	C11	31.416	20.000	080.0000
L20	21.000	S31° 39' 55.10"E	C10	31.416	20.000	080.0000
			C9	17.580	165.000	008.1047
			C8	77.994	165.000	027.0832
			C7	63.879	165.000	022.1817
			C6	88.622	135.000	037.6122
			C5	88.622	135.000	037.6122

Line Table		
LINE	BEARING	DISTANCE
L1	N 39° 14' 12" E	46.97
L2	N 03° 23' 21" E	21.52
L3	N 82° 35' 18" E	35.67
L4	N 81° 58' 12" E	83.97
L5	S 74° 33' 14" E	36.48
L6	S 70° 29' 22" E	18.16
L7	N 75° 08' 01" E	65.16
L8	N 50° 04' 58" E	47.83
L9	N 69° 02' 02" E	46.07
L10	N 42° 12' 39" E	27.53
L11	N 00° 58' 21" W	24.50
L12	N 32° 18' 59" W	41.68
L13	N 30° 22' 05" W	10.02
L14	N 87° 23' 30" W	19.58
L15	S 44° 47' 06" W	18.28
L16	N 82° 04' 17" W	14.73
L17	N 47° 12' 33" W	22.71
L18	N 06° 02' 52" W	28.03

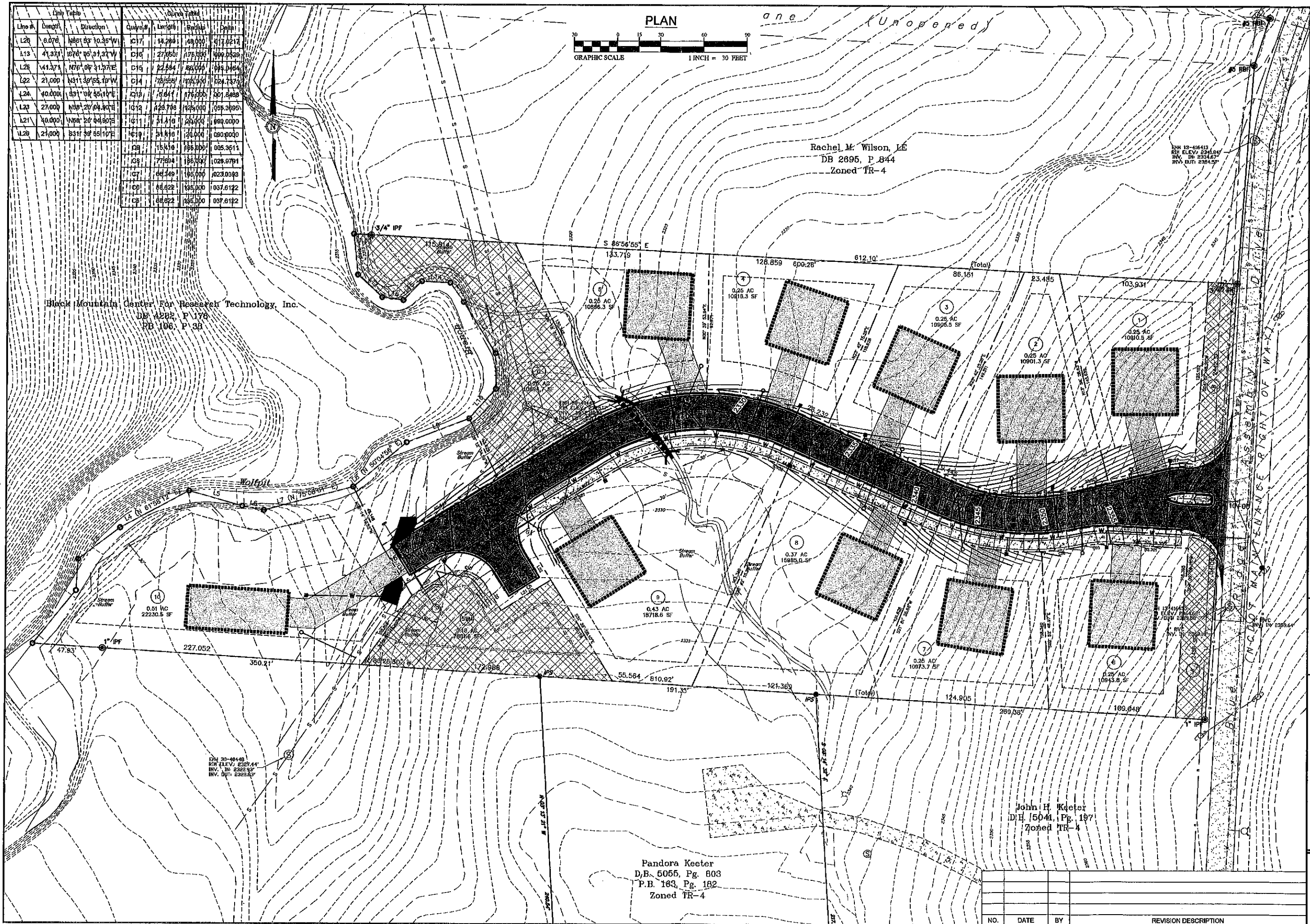
40' ROW R.O.I. CENTERED ON ROADWAY CENTERLINE



TYPICAL SECTION
SCALE 1" = 10'

NO.	DATE	BY	REVISION DESCRIPTION

H:\Projects\2018 PROJECTS\180422 HARRISON HOMES Residential Development\02 - Design Phase\Drawings\02 - Design Phase\Grading and Drainage\Plan\180422 C-102 - Grading and Drainage Plan.dwg 1/18/2018 10:44 AM GARY WOOD



McGill ASSOCIATES
ENGINEERING-PLANNING-FINANCE
33 BROAD STREET ASHEVILLE, NC 28801 PH (828) 252-0775 FIRM LICENSE # C0459

FOR REVIEW ONLY

CHAPMAN'S COVE
SUBDIVISION PHASE 1

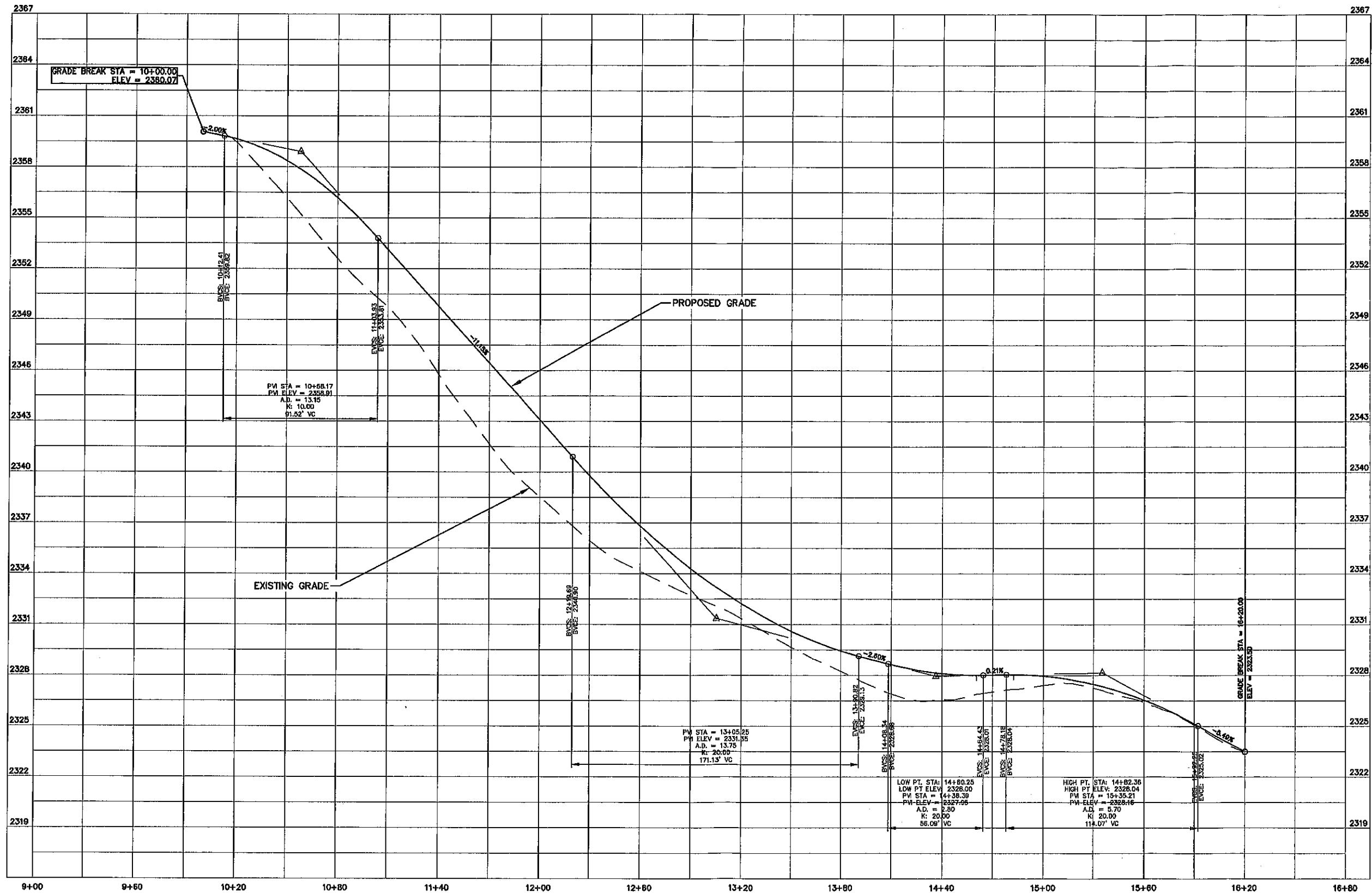
TOWN OF BLACK MOUNTAIN
BUNCOMBE COUNTY, NORTH CAROLINA

JOB NO.: 1601422
DATE: JANUARY 2018
DESIGNED BY: GWV
CADD BY: GWV
DESIGN REVIEW: GWV
CONST. REVIEW: GWV
FILE NAME: 1601422-C-102 - Grading and Drainage Plan.dwg

GRADING AND DRAINAGE PLAN

SHEET
C-102

I:\Projects\2016 PROJECTS\16-01422 HARRISON HOMES Residential Development\02 - Design Phase\Drawings Data\Drawing Plan Set\16-01422 - C-101 Site Plan.dwg 1/18/2018 4:02 PM GARY WOOD



ROADWAY PROFILE

SCALE: HORIZ. 1"= 30'
VERT. 1"= 3'

NO.	DATE	BY	REVISION DESCRIPTION



FOR
REVIEW
ONLY

CHAPMAN'S COVE
SUBDIVISION PHASE 1
TOWN OF BLACK MOUNTAIN
BUNCOMBE COUNTY, NORTH CAROLINA

JOB NO.: 16-01422
DATE: JANUARY 2018
DESIGNED BY: GWW
CADD BY: GWW
DESIGN REVIEW:
CONST. REVIEW:
FILE NAME:
16-01422 - C-101 Site
Plan.dwg

ROADWAY PROFILE

SHEET
C-105



Town of Black Mountain

160 Midland Avenue • Black Mountain, North Carolina 28711
Phone (828) 419-9300 • Fax (828) 669-4204 • TDD 800-735-2962
www.townofblackmountain.org

Mayor
Don Collins

Town Manager
Matt Settlemyer

Board of Aldermen
Vice Mayor Maggie Tuttle
Alderman Larry B. Harris
Alderman Jeremie Konegni
Alderman Carlos Showers
Alderman Ryan Stone

January 19, 2018

Dana,

Regarding the proposed Chapman's Cove Subdivision, the Town of Black Mountain and the City of Asheville are working together to improve water capacity and fire service needs on this side of town. Water service upgrades are planned for this year and will improve waterlines that will ultimately serve this new subdivision. We have met with your engineering firm, McGill and Associates, and are satisfied that any issues regarding water capacity and flow can be resolved for all parties involved. Certificates of occupancy will not be issued until any water capacity issues are resolved and an agreement between Black Mountain and Asheville is in place. If there are any questions or concerns please let me know.

Sincerely,

Matt Settlemyer
Town Manager