STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Conditional Zoning—455 and 467 Weaverville Road

Presenter: Ricky Hurley, AICP

Meeting Date: December 3, 2024

Summary:
Conditional zoning review for 15.59 acres located at 455 and 467 Weaverville Road from Community Shopping (CS) and Residential District R-21 (R-21) to Community Shopping 2 District -Conditional Zone (CS2-CZ) for development of a 9-unit short term rental cabins, 11,000 square feet of commercial flex space, 5 single family home lots, one existing office building, and one 2700 sq ft mixed use residence and commercial storage. The subject property is identified in the Buncombe County tax record as PIN 9731-67-0591, 9731-67-2797, 9731-67-3507, 9731-67-5206, and 9731-67-8161. The applicant is Ricky Robinson on behalf of the property owners Ricky Dean Robinson Living Trust and RV Tree LLC.

Background/Site Context:
The applicant is requesting a zoning change and master plan approval as part of a conditional zoning request. The subject property is currently vacant but was previously approved for a Special Use Permit to allow a short-term rental group development consisting of four cabins. Approximately 11.66 acres or 75% of the property is located above the 2,200-elevation contour and subject to Steep Slope regulations. Prior to the current owners purchase of the properties in February 2019 and February 2022, tree removal occurred at the highest elevations resulting in 3.54 acres or 30.4% land disturbance within the Steep Slope zone. Revegetation of the site has occurred but consists mainly of small saplings, some of which are invasive species, and large areas of woody herbaceous thickets. The properties slope downhill from east to west, with elevations ranging from 2150' to 2515'. The remaining wooded and undisturbed portions of the property are found in the lower two-thirds of the site.

Staff Analysis:
The property is located approximately 800 feet south of the intersection of Weaverville Road and New Stock Road, with surrounding properties being developed for a variety of commercial and multifamily residential uses along Weaverville, such as apartments, brewery, gas stations, mixed commercial retail, restaurants, and a grocery store. A new privately maintained road will provide the principal means of access to the project directly from Weaverville Road. The applicant has contacted the adjacent residentially zoned property owners and personally met with many of them on-site to discuss the proposed project.

The planned development will include 11,000 square feet of commercial flex space facing Weaverville Road and adjacent to the existing Robinson Paint facility. Immediately to the southeast, a 2700 square foot mixed use residential/commercial storage building will be constructed and accessed from a shared driveway used by Robinson Paint and the Childcare Network facility. The five-lot residential subdivision and nine vacation rental cabins are located immediately to the southeast and uphill from the commercial building, with the cabins being the furthest up the mountain.

Regardless of the underlying zoning district classification, Steep Slope requires a minimum area of 1.5 acres for all new lots and based upon the 11.66 acres located above the 2,200-elevation contour, gross maximum density is 7.77 (7) lots. Areas located within common areas and road right of ways cannot be counted in meeting the minimum lot size standard. Based solely on the gross density calculation, the project will require a modification of the minimum lot size standard for Steep Slope and would allow for a 114% increase in density, for a total of 15 units. All planned retaining walls are shown to comply with the maximum 12-foot height limit.

NCDOT has begun studying and drafting conceptual designs for reconstruction of the New Stock Road interchange along US 19/23, which will require realignment and improvements at the intersection of New Stock Road and Weaverville Road. A preferred concept would include a sidewalk along the west side and multi-use path on the east side of Weaverville Road stretching from the Weaverville town limits to the site of the requested rezoning. The potential improvements would provide crucial pedestrian facilities along Woodfin's northern commercial corridor. The Weaverville Road corridor is identified on the Town's Greenways, Sidewalks, & Bikeways Plan for pedestrian facilities running the full length of road. Although sidewalks are not required for this project, staff is requesting 15-foot irrevocable easement as measured from the edge of pavement along Weaverville Road for future multi-modal improvements.

Zoning classifications for surrounding properties are R-21 Residential District and Mountain Village to the south, with Community Shopping District to the west, north, and east.

The topography of this area is defined by a small valley abutting a high ridgeline that is part of the Craggy Mountains immediately to the east and Reems Creek watershed west of US Hwy 19/23. Much of the project area is within the Steep Slope area as defined within the Town's Code of Ordinances. A regulated flood hazard zone does not affect the subject parcels, with the nearest area being along Reems Creek.

The area is currently served by the Woodfin Water District and MSD sewer services, which have approved the respective allocations for the project. The project will be required to submit a detailed stormwater plan with calculations to comply with the Town's Stormwater ordinance. A separate application must be made for an erosion control permit with Buncombe County.

The project is requesting a development modification for:

- Use of LED lighting for commercial portion of project.
- Increase in the allowable land disturbance and impervious surfaces within the Steep Slope zone from 15% to a maximum of approximately 48% (243,800 sq ft) disturbed area and from 8% to a maximum of 25% (127,000 sq ft) impervious surfaces.

- Increasing the maximum allowable gross density from 0.67 units per acre to 1.3 units per acre by reducing the minimum 1.5-acre lot size in Steep Slope to proposed lot layout shown in Exhibit C.
- Considering the nine STR units as one single permit to allow for a single person, entity, or corporation to own the units.

Considerations:

- Rezoning would add one additional affordable housing unit within the Town limits.
- The area is a mixture of uses that gradually transition from commercial along Weaverville Road to detached single family as you move away from the throughfare.
- Provides an irrevocable easement for future multimodal improvements along the east side of Weaverville Road.
- Prior to the enactment of the Steep Slope regulation, the upper portion of the site was substantially graded to affect approximately 3.54 acres of the project area.
- Direct access to the commercial services along Weaverville Road would provide convenient access services and transportation to futures residents and guests of the project.

Woodfin Together/Future Land Use:

The comprehensive plan's Future Land Use Map (FLUM) designates these parcels as a Commercial land use along Weaverville Road, with primary land uses being community-oriented commercial and mixed-use development that include sidewalks, street trees, and bike facilities. Certain commercial areas may evolve to become more walkable. The higher elevation areas are identified as Residential 2 land use, with primary land uses being single family and duplexes on medium to large-sized lots on rugged terrain. Steps should be taken to minimize impacts on steep slopes and other environmentally sensitive infill housing. The Conceptual Growth Framework map also identifies this area as part of a larger Activity Center/Corridor along Weaverville Road at the New Bridge interchange, with mixed residential as you move away from the corridor.

Staff Recommendation:

Staff supports approval of the proposed conditional zoning of the subject property to Community Shopping 2-Conditional Zone (CS2-CZ) subject to the conditions identified in Exhibit D – Project Conditions. The Board may recommend additional conditions to mitigate the anticipated impacts.

Suggested Motion:

I move to approve the conditional zoning of 15.59 acres as shown on Exhibits A & B from Community Shopping and Residential R-21 to Community Shopping 2-Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions:

1) (*Board to add conditions here, if applicable.)*
2) ….

and find that the request is reasonable, is in the public interest, is consistent with the Woodfin Together Comprehensive Plan, and meets the development needs of the community in that the request:

1. Uses the Future Land Use Map to guide development decisions and connect existing and future activity centers with multimodal transportation for all users. (1.1.1 & 1.1.3)
2. Extends or improves infrastructure needed to support residents and sustainable growth while promoting long-term fiscal responsibility by growth in areas with existing services. (1.1.8 & 1.2.6)
3. Supports walkable employment centers so that residents may both live and work in Woodfin (3.1.4)
4. Balances the supply of land for housing and employment and protects land for economic development. (3.1.5).

Attachments:

(1) Exhibit A – Zoning Map
(2) Exhibit B – Existing Conditions/Aerial Map
(3) Exhibit C – Site Plans
(4) Exhibit D – Proposed Project Conditions
(5) Exhibit E – Future Land Use Map
(6) Exhibit F – Elevations
(7) Technical Review Report
(8) Application
(9) Draft Board Recommendation

Exhibit A - Woodfin Zoning Map

9731-67-2797
467 Weaverville Rd.

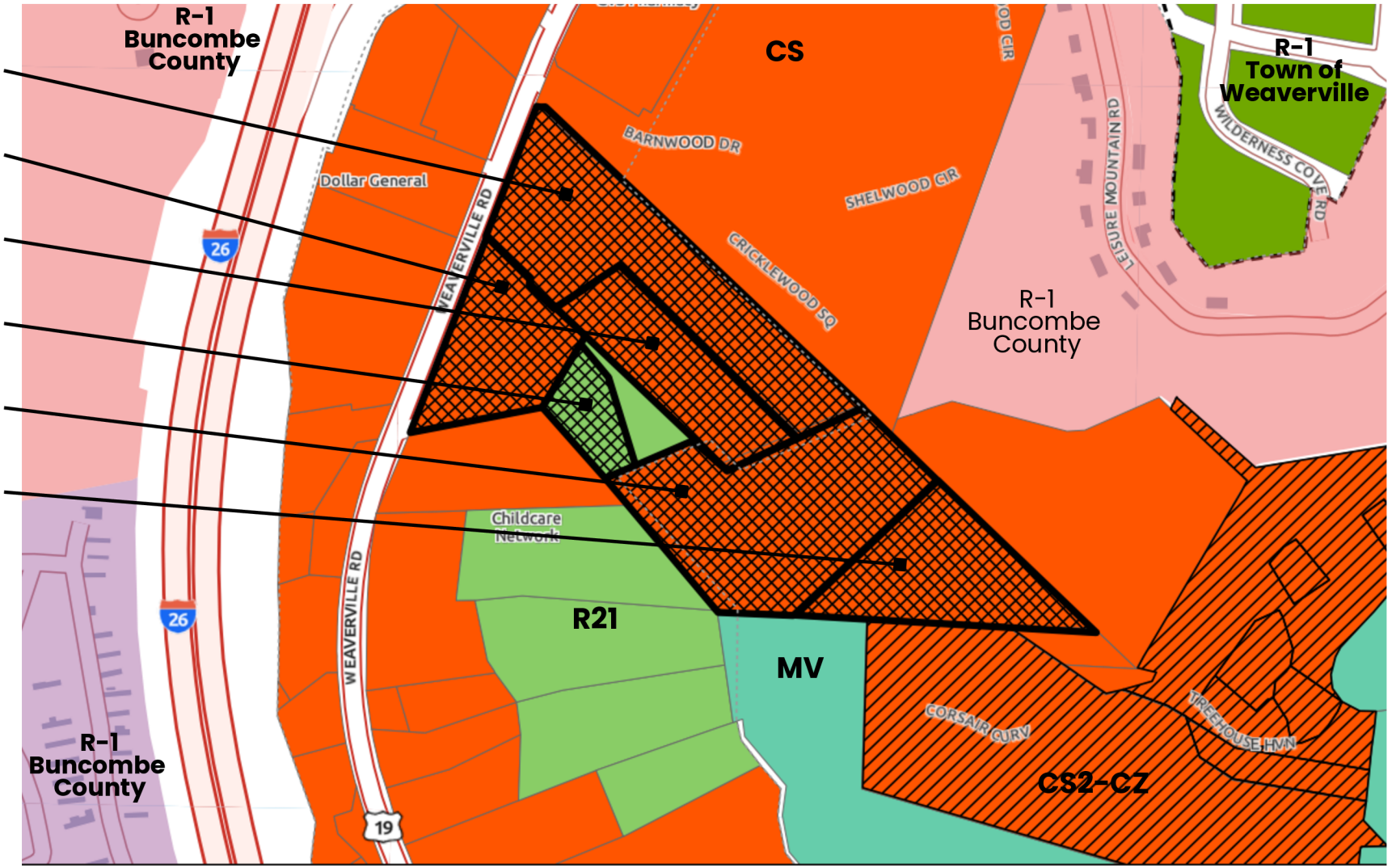
9731-57-9608
459 Weaverville Rd.

9731-67-3507
463 Weaverville Rd.

9731-67-0591
455 Weaverville Rd.

9731-67-5206
99999 Weaverville Rd.

9731-67-8161
99999 Weaverville Rd.



Woodfin Zoning 2024

- MV - Mountain Village
- CS - Community Shopping
- R-21 Residential
- CS2 - CZ
- R-1 Buncombe County
- CS Buncombe County
- R-1 Town of Weaverville
- Town Limits

N

11/25/2024

1:4,514

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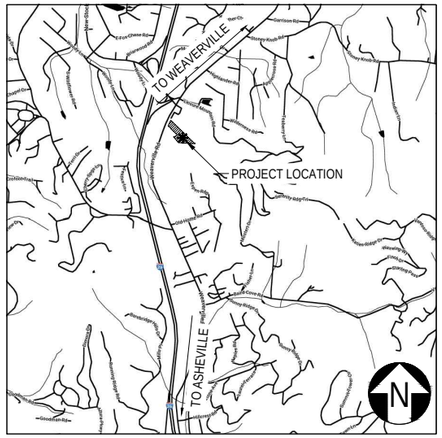
0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Asheville, Buncombe County, NC, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap,

EXHIBIT B--Aerial



EXHIBIT C - SITE PLAN



LOCATION MAP
NOT TO SCALE

PRELIMINARY PLANS

FOR

455 WEAVERVILLE ROAD

455 WEAVERVILLE ROAD, ASHEVILLE , NC 28804

TOWN OF WOODFIN

BUNCOMBE COUNTY, NORTH CAROLINA

PREPARED FOR:
RV TREE, LLC
459 WEAVERVILLE ROAD
ASHEVILLE, NC 28804
T: 828-484-7707
CONTACT: RICK ROBINSON

SHEET INDEX

SHEET NO.	DESCRIPTION
-	COVER SHEET
C-1	MASTER PLAN
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SITE PLAN
C-4	GRADING & STORMWATER PLAN
C-5	UTILITY PLAN
C-6	EROSION CONTROL PLAN

REVISIONS

REVISION & ISSUE NO.	SHEET NO.	DESCRIPTION	DATE
A - ISSUE 1	ALL	SUBMIT TO WOODFIN ZONING FOR REVIEW	11/8/2024

CONSTRUCTION NOTES:

1. The drawings and specifications are intended to cover a complete project, ready to use, and all items necessary for a complete and workable job shall be furnished and installed. Any discrepancy shall be immediately reported to the owner or his representative.
2. All work shall comply with all applicable local, state, and federal codes. The contractor, at his expense shall obtain all necessary licenses and permits, unless already obtained by the owner.
3. The contractor shall coordinate location and installation of all underground utilities and appurtenances to minimize disturbing curbing, paving and all other utilities.
4. The existing utilities shown are for the contractor's convenience only. There may be other utilities not shown on these drawings. The utilities shown are based on the best available information and surface evidence where available. The engineer assumes no responsibility for the location of the utilities shown. It shall be the contractor's responsibility to verify the locations of all utilities within the limits of work. All damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.
5. Deviations from these plans and specifications without prior consent of the engineer and the municipality may be cause for the work to be unacceptable.
6. All materials shall be new unless used or salvaged materials are authorized by the owner.
7. The contractor shall furnish and maintain all necessary barricades around the work and shall provide protection against water damage and soil erosion.
8. All work shall be performed in a finished and workmanlike manner to the entire satisfaction of the owner, and in accordance with the best-recognized trade practices.
9. The contractor shall provide sheeting and shoring for all trench construction in accordance with OSHA guidelines.
10. All pipe lengths shown are to the centerline of the structures unless specifically noted.
11. Pipes (storm and sanitary sewer) shall be laid on smooth, continuous grades with no visible bends at the joints.
12. Bedding requirements specified herein are to be considered as minimum required for relatively dry stable earth conditions. Additional bedding shall be required for rock trenches to provide such additional bedding as required to properly construct work.
13. All storm drainage inlet structures shall have metal ring and cover for access.
14. All angles shown are 90 degrees unless shown otherwise.
15. All grades shown are finished grades. Contractor shall verify dimensions, grades, and existing elevations prior to construction.
16. Concrete curbs shall be constructed in accordance with the details shown on plans. Materials, equipment, methods of construction and workmanship shall conform to state D.O.T. standard specifications.
17. All concrete shall have 3000-PSI compressive strength after 28 days, with a maximum slump of four (4) inches, unless specified otherwise.
18. All exposed concrete shall have a fine hair broomed finish.
19. Parking and driveway base course and asphaltic concrete surface and prime materials, equipment, methods for construction and workmanship shall conform to state D.O.T. standard specifications.
20. Contractor to field verify all storm, sanitary, water and other utilities locations and inverts prior to installation of any utilities. Notify engineer prior to proceeding with any work if discrepancies found.
21. Contractor shall notify the proper local authorities 24 hours prior to any road being closed for construction, including but not limited to local newspaper, radio station, fire department, county sheriff's department, ambulance service, and county emergency agency. All traffic control shall conform to the requirements of NCDOT.
22. All fence damaged during construction shall be replaced with like materials in a workmanlike manner and in accordance with standard fence construction practices at the contractor's expense.
23. Contractor shall be responsible for any damage to existing roads during construction and shall repair road per requirements of NCDOT. No open cuts of existing roads shall be allowed except were indicated on the drawings or where specific permission is granted by NCDOT.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. Provisions to prevent erosion of the soil from the site shall conform to the requirements of the "North Carolina Sedimentation Pollution Control Act of 1973" as shown herein and stipulated in the "Erosion and Sediment Control Planning and Design Manual". Installation shall be in a manner so as to minimize erosion of the disturbed areas and prevent sediment from leaving the site.
2. The contractor shall incorporate all temporary and permanent erosion control measures into the project at the earliest practicable time during construction. The erosion control measures detailed hereon shall be continued until permanent drainage structures have been installed and until grass on planted shoulders and slopes is sufficiently established to be an effective erosion deterrent. The sediment removed from the control structures shall be evenly distributed outside construction limits. Disposed sediment shall be permanently grassed.
3. Temporary and permanent vegetative cover shall be installed in accordance with the requirements of Chapter 6, Section 10 - Temporary Seeding, and Section 11 - Permanent Seeding of the "Planning and Design Manual" as described in note no. 1 above.
4. The contractor shall not restrict the use of silt fences or any other means of erosion control to the locations shown on these plans. Moreover, the contractor should constantly be aware of minimizing soil erosion and use erosion control means accordingly. The contractor shall promptly repair, improve or add erosion control measures as required by the local reviewing agency.
5. Divert all runoff to the erosion control devices shown on the drawings.
6. Provide daily maintenance of erosion control devices to maintain their function at all times.
7. Any disturbed area left exposed for a period greater than fourteen (14) days shall be stabilized with mulch or temporary seeding.
8. All silt fences must be installed immediately following clearing. No grading shall be performed until silt fence installation is complete.
9. Additional sediment control measures may be required based on actual field conditions as per local governing authorities.
10. All erosion control measures shall be checked and maintained daily.
11. Maximum cut and fill slopes shall be two (2) foot horizontal to one (1) foot vertical, unless otherwise noted.
12. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
13. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.

PROJECT NOTES:

OWNER(S):
RV Tree, LLC
459 Weaverville Road #100
Asheville, NC 28804
T: 828-484-7707
Contact: Rick Robinson
Email: ricky@robinsoncopaint.com

Ricky Dean Robinson Living Trust
459 Weaverville Road #1
Asheville, NC 28804
T: 828-484-7707
Contact: Rick Robinson
Email: ricky@robinsoncopaint.com

ENGINEER:
High Country Engineering, PC (C-3347)
81 Central Avenue
Asheville, North Carolina 28801
T:828-230-4511
Contact: Michael R. Goforth, PE
Email: mgoforth@hcepc.net

1. Property located in the Town of Woodfin in Buncombe County, North Carolina. Property address is 455 Weaverville Road, Asheville, NC 28804.
2. PIN NUMBERS: 9731-67-2797, 9731-67-3507, 9731-67-5206, 9731-67-8161, 9731-57-9608.
3. Zoning: Community Shopping (CS) by City of Woodfin.
4. Deed Book 5743 and Page 1654 .Deed Book 5743 and Page 1648. Deed Book 6184 and Page 1851. Deed Book 6184 and Page 1798.
5. Plat Book 199 and Page 123. Plat Book 223 and Page 86.
6. Proposed use is for vacation rental, single family residential, and mixed use commercial.
7. Project Coordinates: 35.670138° N, 82.583482° W
8. The receiving water course for this project is an Unnamed Tributary to Wagner Branch. At the confluence, Wagner Branch, Stream Index 6-87-13, is a Class C water as classified by NCDEQ.
9. Total tract contains over ±15.59 acres/disturbed area= ±8.00 acres. Total new impervious area = ±1.42 acres (9.1%).
10. Topographical information obtained from survey by Jason D. Spencer, PLS #4785 and dated October 20, 2021.
11. Contour interval is 2 feet.
12. This property is shown on F.I.R.M. panel number 3700973100J , dated January 6, 2010 and no portion of the development is located within the 100-Year floodplain.
13. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown heron. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
14. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
15. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.

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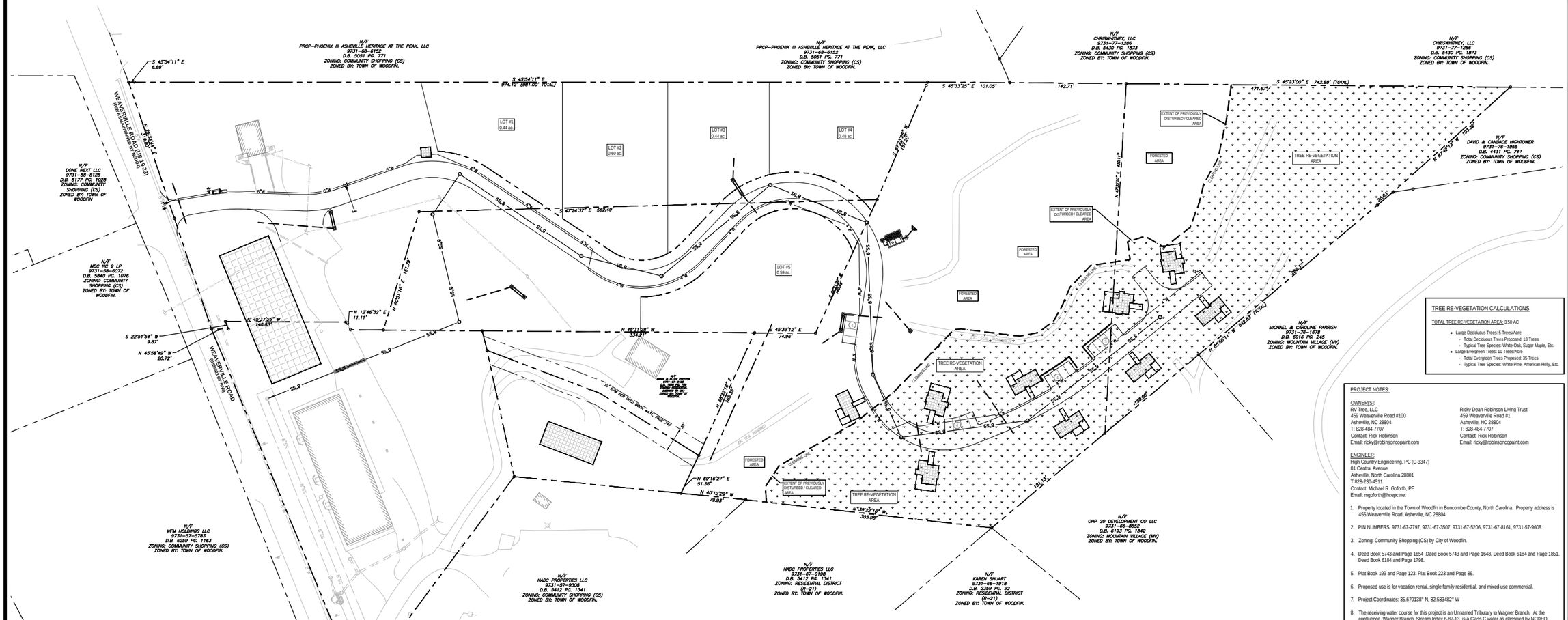
HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
FIRM NO.: C-3347

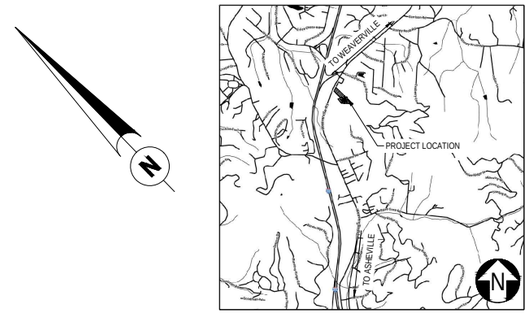
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36862 MICHAEL R. GOFORTH

PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY PLANS
FOR THE
455 WEAVERVILLE ROAD
455 WEAVERVILLE ROAD, ASHEVILLE, NC 28804
TOWN OF WOODFIN
BUNCOMBE COUNTY, NORTH CAROLINA
MARCH 14, 2023

REVISION A - ISSUE No. 1 : NOVEMBER 8, 2024





LOCATION MAP
NOT TO SCALE

TREE RE-VEGETATION CALCULATIONS

TOTAL TREE RE-VEGETATION AREA: 3.50 AC

- Large Deciduous Trees: 5 Trees/Acre
  - Total Deciduous Trees Proposed: 18 Trees
  - Typical Tree Species: White Oak, Sugar Maple, Etc.
- Large Evergreen Trees: 10 Trees/Acre
  - Total Evergreen Trees Proposed: 35 Trees
  - Typical Tree Species: White Pine, American Holly, Etc.

PROJECT NOTES:

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T: 828-484-7707
Contact: Rick Robinson
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ENGINEER:
High Country Engineering, PC (C-3347)
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60' 30' 0 60' 120' 180'

GRAPHIC SCALE
SCALE 1" = 60'

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PRELIMINARY PLANS FOR:

455 WEAVERVILLE ROAD

for
RV TREE, LLC
Town of Woodfin
Buncombe County, North Carolina

	DATE	REVISION DESCRIPTION
A.	11/8/2024	Issue 1 - Submittal to Woodfin Zoning for Review

HIGH COUNTRY ENGINEERING
HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36862 MICHAEL R. GOFORTH

PRELIMINARY PLANS NOT FOR CONSTRUCTION

455 WEAVERVILLE ROAD

SHEET TITLE:

MASTER PLAN

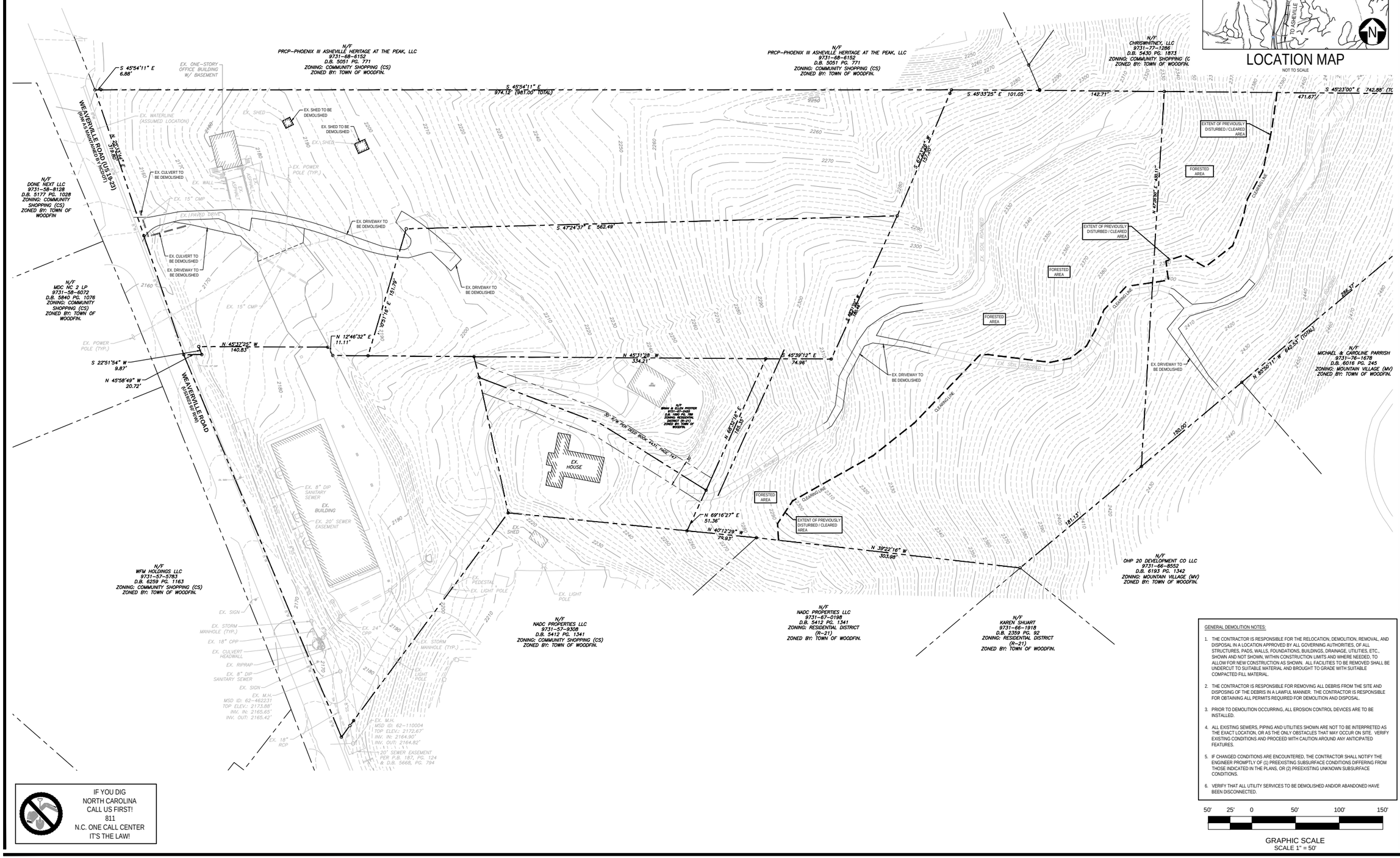
PROJECT NO. ROB002

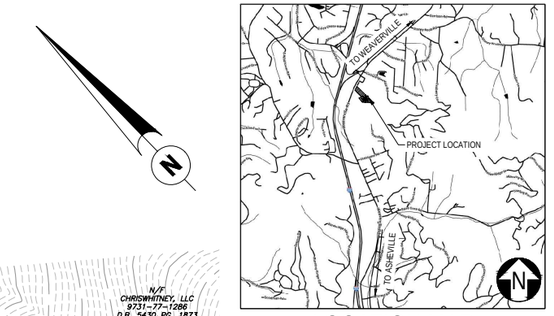
SHEET NO. C-1

DATE: 11/8/2024

ISSUE No. A-1

of 6





LOCATION MAP
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GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION, DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, BUILDINGS, DRAINAGE, UTILITIES, ETC., SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
5. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS.
6. VERIFY THAT ALL UTILITY SERVICES TO BE DEMOLISHED AND/OR ABANDONED HAVE BEEN DISCONNECTED.

50' 25' 0 50' 100' 150'

GRAPHIC SCALE
SCALE 1" = 50'

PRELIMINARY PLANS FOR:

455 WEAVERVILLE ROAD

for
RV TREE, LLC
Town of Woodfin
Buncombe County, North Carolina

#	DATE	REVISION DESCRIPTION
A	11/8/2024	Issue 1 - Submittal to Woodfin Zoning for Review

HIGH COUNTRY ENGINEERING

HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
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NC FIRM NO.: C-3347

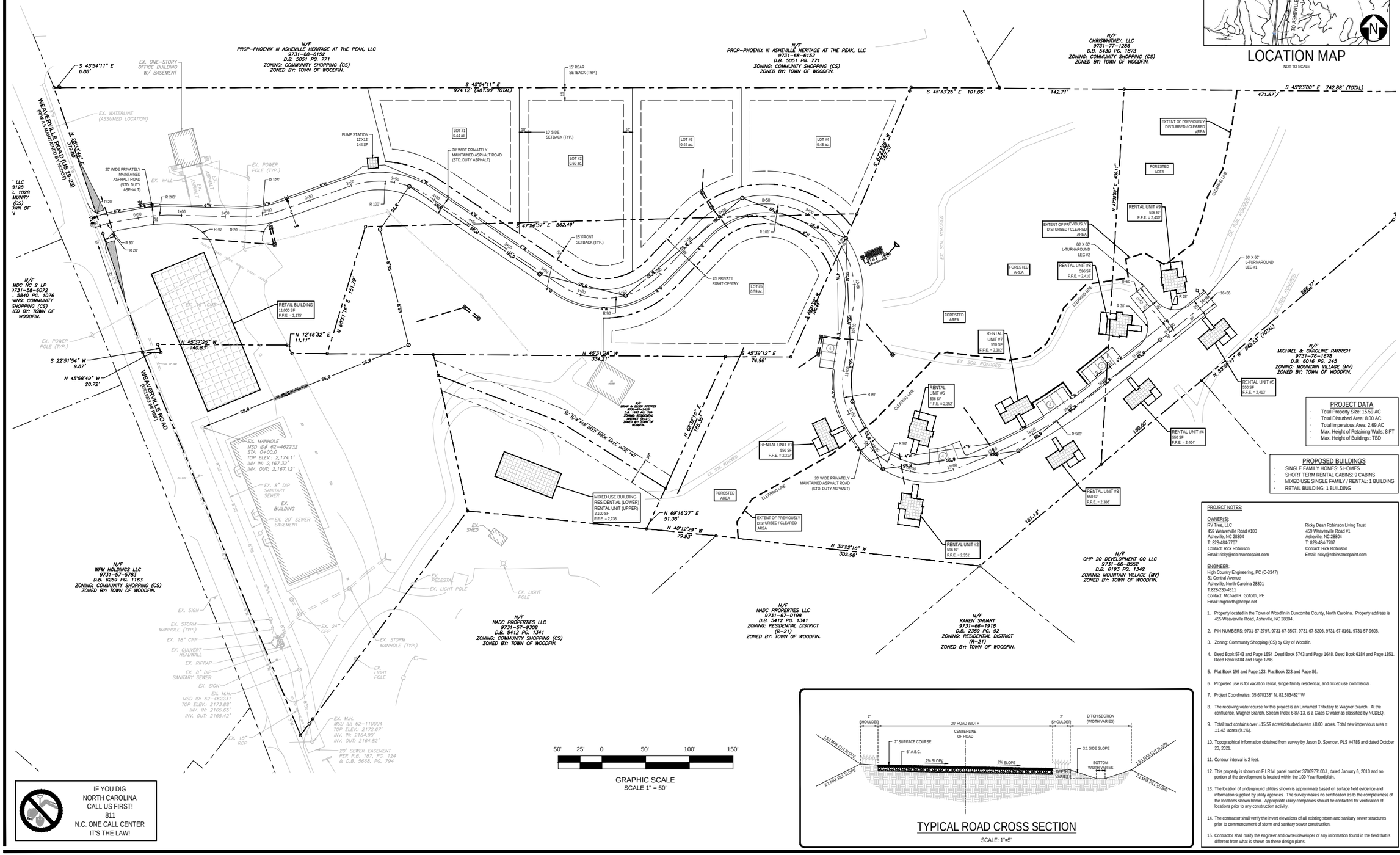
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 3662 CHARLES R. GOFORTH

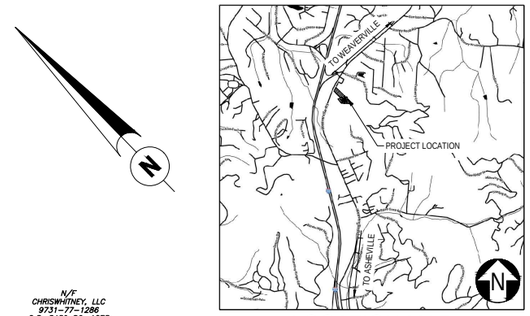
PRELIMINARY NOT FOR CONSTRUCTION

455 WEAVERVILLE ROAD

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.: ROB002
SHEET NO.: C-2
DATE: 11/8/2024
ISSUE No. A-1
of 6





LOCATION MAP
NOT TO SCALE

TYPICAL ROAD CROSS SECTION
SCALE: 1"=5'

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PROJECT DATA
- Total Property Size: 15.59 AC
- Total Disturbed Area: 8.00 AC
- Total Impervious Area: 2.69 AC
- Max. Height of Retaining Walls: 8 FT
- Max. Height of Buildings: TBD

PROPOSED BUILDINGS
- SINGLE FAMILY HOMES: 5 HOMES
- SHORT TERM RENTAL CABINS: 9 CABINS
- MIXED USE SINGLE FAMILY / RENTAL: 1 BUILDING
- RETAIL BUILDING: 1 BUILDING

PROJECT NOTES:

OWNER(S):
RV Tree, LLC
459 Weaverville Road #100
Asheville, NC 28804
T: 828-484-7707
Contact: Rick Robinson
Email: ricky@robinsoncopaint.com

Ricky Dean Robinson Living Trust
459 Weaverville Road #1
Asheville, NC 28804
T: 828-484-7707
Contact: Rick Robinson
Email: ricky@robinsoncopaint.com

ENGINEER:
High Country Engineering, PC (C-3347)
81 Central Avenue
Asheville, North Carolina 28801
T:828-230-4511
Contact: Michael R. Goforth, PE
Email: mgoforth@hcepc.net

1. Property located in the Town of Woodfin in Buncombe County, North Carolina. Property address is 455 Weaverville Road, Asheville, NC 28804.
2. PIN NUMBERS: 9731-67-2797, 9731-67-3507, 9731-67-5206, 9731-67-8161, 9731-57-9608.
3. Zoning: Community Shopping (CS) by City of Woodfin.
4. Deed Book 5743 and Page 1654. Deed Book 5743 and Page 1648. Deed Book 6184 and Page 1851. Deed Book 6184 and Page 1798.
5. Plat Book 199 and Page 123. Plat Book 223 and Page 86.
6. Proposed use is for vacation rental, single family residential, and mixed use commercial.
7. Project Coordinates: 35.670138° N, 82.583482° W
8. The receiving water course for this project is an Unnamed Tributary to Wagner Branch. At the confluence, Wagner Branch, Stream Index 6-87-13, is a Class C water as classified by NCDEQ.
9. Total tract contains over ±15.59 acres/disturbed area= ±8.00 acres. Total new impervious area = ±1.42 acres (9.1%).
10. Topographical information obtained from survey by Jason D. Spencer, PLS #4785 and dated October 20, 2021.
11. Contour interval is 2 feet.
12. This property is shown on F.I.R.M. panel number 3700973100J , dated January 6, 2010 and no portion of the development is located within the 100-Year floodplain.
13. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown heron. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
14. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
15. The contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.

PRELIMINARY PLANS FOR:

455 WEAVERVILLE ROAD

for
RV TREE, LLC
Town of Woodfin
Buncombe County, North Carolina

#	DATE	REVISION DESCRIPTION
A	11/8/2024	Issue 1 - Submittal to Woodfin Zoning for Review

HIGH COUNTRY ENGINEERING

HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA REGISTERED PE SEAL 20662 MICHAEL R. GOFORTH

PRELIMINARY NOT FOR CONSTRUCTION

455 WEAVERVILLE ROAD

SHEET TITLE:

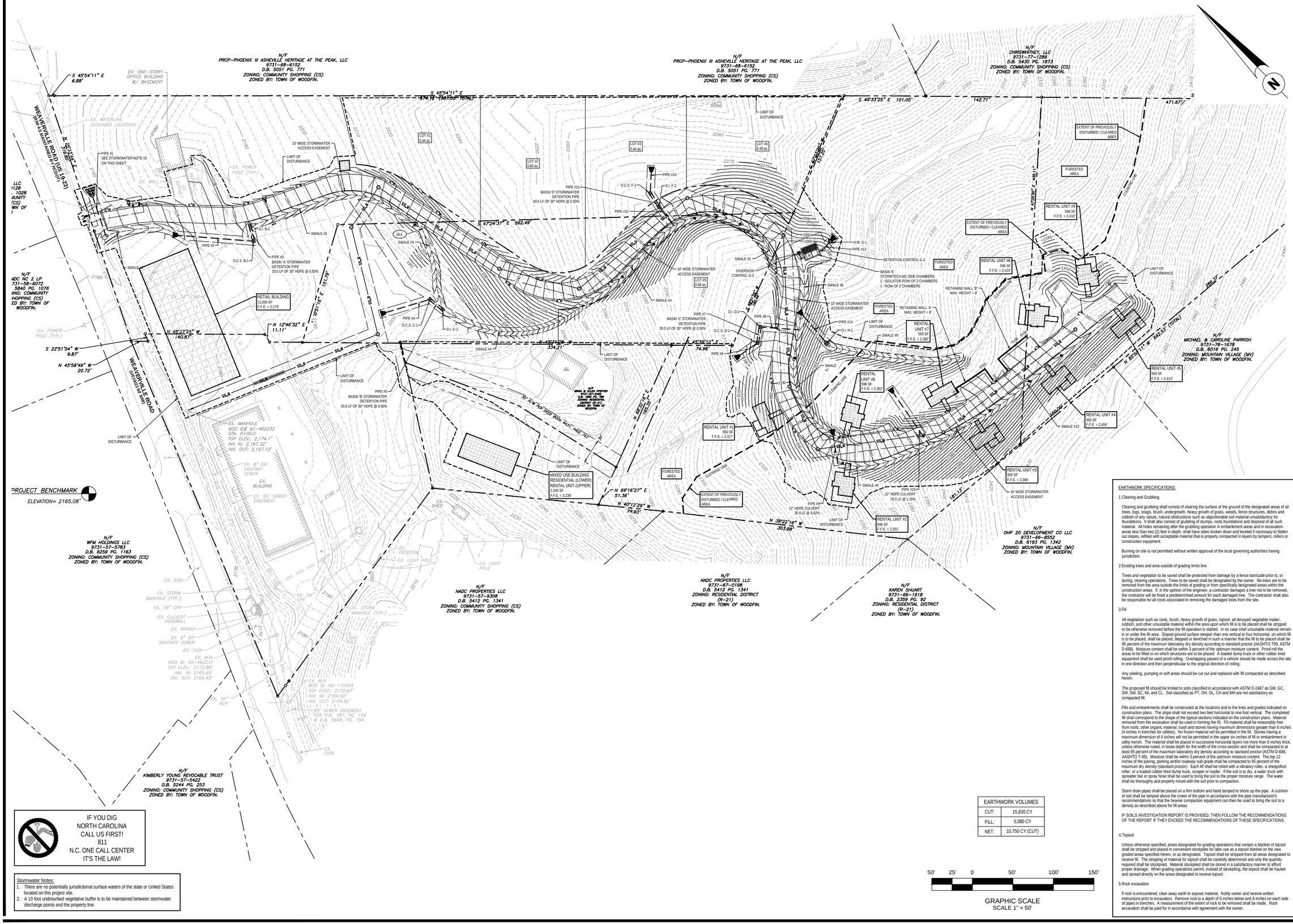
SITE PLAN

PROJECT NO. ROB002

SHEET NO. C-3 of 6

DATE: 11/8/2024

ISSUE No. A-1



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Stormwater Notes:
1. There are no potentially jurisdictional surface waters of the state or United States located on this project site.
2. A 10 foot undisturbed vegetative buffer is to be maintained between stormwater discharge points and the property line.

EARTHWORK VOLUMES	
CUT:	15,830 CY
FILL:	5,080 CY
NET:	10,750 CY (CUT)

50' 25' 0 50' 100' 150'

GRAPHIC SCALE
SCALE 1" = 50'

EARTHWORK SPECIFICATIONS:

1.Clearing and Grubbing

Clearing and grubbing shall consist of clearing the surface of the ground of the designated areas of all trees, logs, snags, brush, undergrowth, heavy growth of grass, weeds, fence structures, debris and rubbish of any nature, natural obstructions such as objectionable soil material unsatisfactory for foundations. It shall also consist of grubbing of stumps, roots foundations and disposal of all such material. All holes remaining after the grubbing operation in embankment areas and in excavation areas less than two (2) feet in depth, shall have sides broken down and leveled if necessary to flatten out slopes, refilled with acceptable material that is properly compacted in layers by tampers, rollers or construction equipment.

Burning on site is not permitted without written approval of the local governing authorities having jurisdiction.

2.Existing trees and area outside of grading limits line

Trees and vegetation to be saved shall be protected from damage by a fence barricade prior to, or during, clearing operations. Trees to be saved shall be designated by the owner. No trees are to be removed from the area outside the limits of grading or from specifically designated areas within the construction areas. If, in the opinion of the engineer, a contractor damages a tree not to be removed, the contractor will be fined a predetermined amount for each damaged tree. The contractor shall also be responsible for all costs associated in removing the damaged trees from the site.

3.Fill

All vegetation such as roots, brush, heavy growth of grass, topsoil, all decayed vegetable matter, rubbish, and other unsuitable material within the area upon which fill is to be placed shall be stripped or be otherwise removed before the fill operation is started. In no case shall unsuitable material remain in or under the fill area. Sloped ground surface steeper than one vertical to four horizontal, on which fill is to be placed, shall be placed, stepped or benched in such a manner that the fill to be placed shall be 95 percent of the maximum laboratory dry density according to standard proctor (AASHTO T99, ASTM D-698). Moisture content shall be within 3 percent of the optimum moisture content. Proof-roll the areas to be filled or on which structures are to be placed. A loaded dump truck or other rubber tired equipment shall be used proof-rolling. Overlapping passes of a vehicle should be made across the site in one direction and then perpendicular to the original direction of rolling.

Any yielding, pumping or soft areas should be cut out and replaced with fill compacted as described herein.

The proposed fill should be limited to soils classified in accordance with ASTM D-2487 as GM, GC, SW, SM, SC, ML and CL. Soil classified as PT, OH, OL, CH and MH are not satisfactory as compacted fill.

Fills and embankments shall be constructed at the locations and to the lines and grades indicated on construction plans. The slope shall not exceed two feet horizontal to one foot vertical. The completed fill shall correspond to the shape of the typical sections indicated on the construction plans. Material removed from the excavation shall be used in forming the fill. Fill material shall be reasonably free from roots, other organic material, trash and stones having maximum dimensions greater than 6 inches (4 inches in trenches for utilities). No frozen material will be permitted in the fill. Stones having a maximum dimension of 4 inches will not be permitted in the upper six inches of fill or embankment or utility trench. The material shall be placed in successive horizontal layers not more than 8 inches thick, unless otherwise noted, in loose depth for the width of the cross-section and shall be compacted to at least 95 percent of the maximum laboratory dry density according to standard proctor (ASTM D-698, AASHTO T-99). Moisture shall be within 3 percent of the optimum moisture content. The top 12 inches of the paving, parking and/or roadway sub-grade shall be compacted to 95 percent of the maximum dry density (standard proctor). Each lift shall be rolled with a vibratory roller, a sheepsfoot roller, or a loaded rubber tired dump truck, scraper or loader. If the soil is to dry, a water truck with spreader bar or spray hose shall be used to bring the soil to the proper moisture range. The water shall be thoroughly and properly mixed with the soil prior to compaction.

Storm drain pipes shall be placed on a firm bottom and hand tamped to shore up the pipe. A cushion of soil shall be tamped above the crown of the pipe in accordance with the pipe manufacturer's recommendations so that the heavier compaction equipment can then be used to bring the soil to a density as described above for fill areas.

IF SOILS INVESTIGATION REPORT IS PROVIDED, THEN FOLLOW THE RECOMMENDATIONS OF THE REPORT IF THEY EXCEED THE RECOMMENDATIONS OF THESE SPECIFICATIONS.

4.Topsoil

Unless otherwise specified, areas designated for grading operations that contain a blanket of topsoil shall be stripped and placed in convenient stockpiles for later use as a topsoil blanket on the new graded areas specified herein, or as designated. Topsoil shall be stripped from all areas designated to receive fill. The stripping of material for topsoil shall be carefully determined and only the quantity required shall be stockpiled. Material stockpiled shall be stored in a satisfactory manner to afford proper drainage. When grading operations permit, instead of stockpiling, the topsoil shall be hauled and spread directly on the areas designated to receive topsoil.

5.Rock excavation

If rock is encountered, clear away earth to expose material. Notify owner and receive written instructions prior to excavation. Remove rock to a depth of 6 inches below and 8 inches on each side of pipes in trenches. A measurement of the extent of rock to be removed shall be made. Rock excavation shall be paid for in accordance with agreement with the owner.

PRELIMINARY PLANS FOR:

455 WEAVERVILLE ROAD

for
RV TREE, LLC
Town of Woodfin
Buncombe County, North Carolina

DATE	REVISION DESCRIPTION
A	11/8/2024 Issue 1 - Submittal to Woodfin Zoning for Review

HIGH COUNTRY ENGINEERING

HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 35867 MICHAEL R. GOFORTH

PRELIMINARY NOT FOR CONSTRUCTION

455 WEAVERVILLE ROAD

SHEET TITLE:

GRADING & STORMWATER PLAN

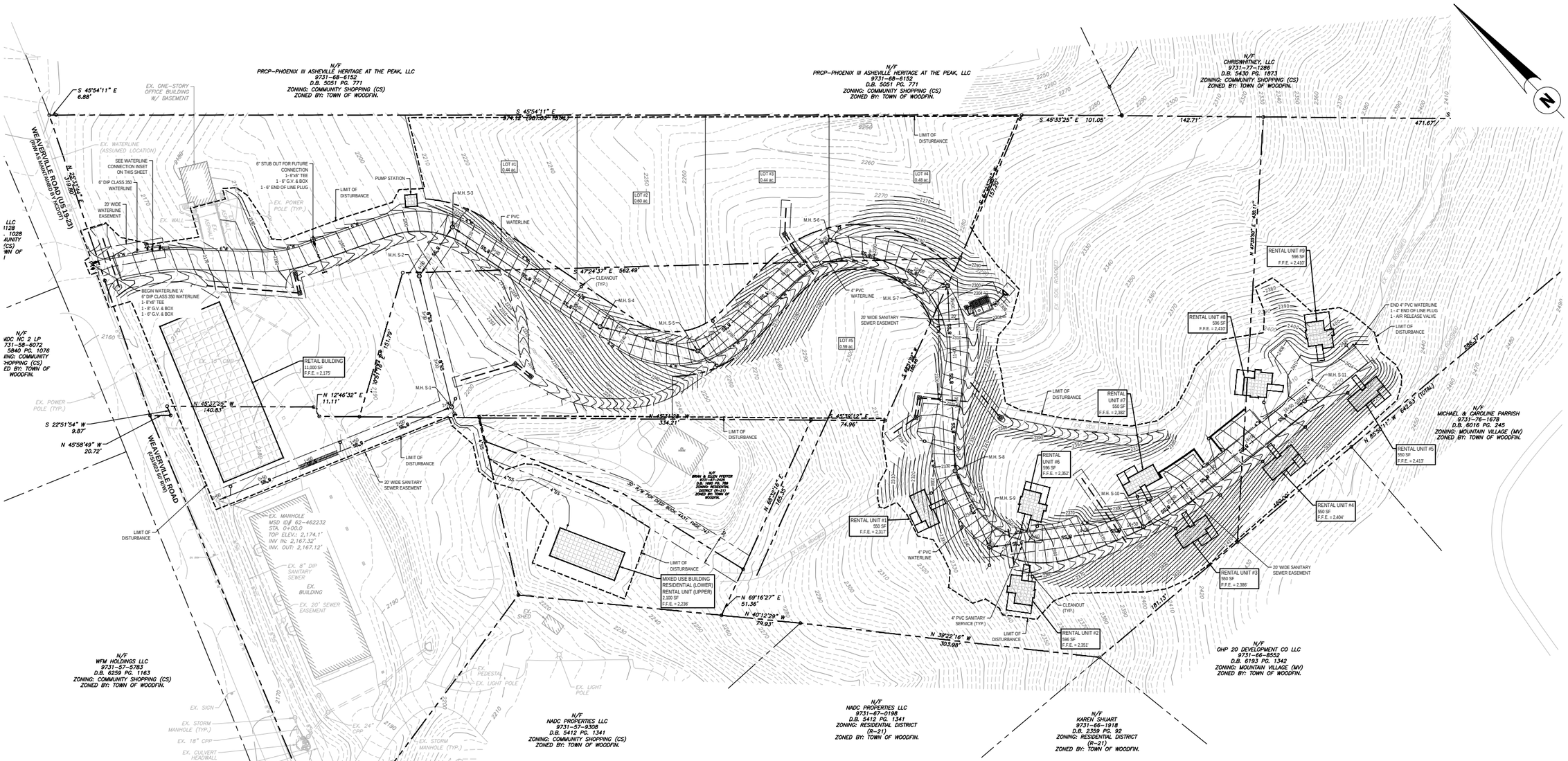
PROJECT NO. ROB002

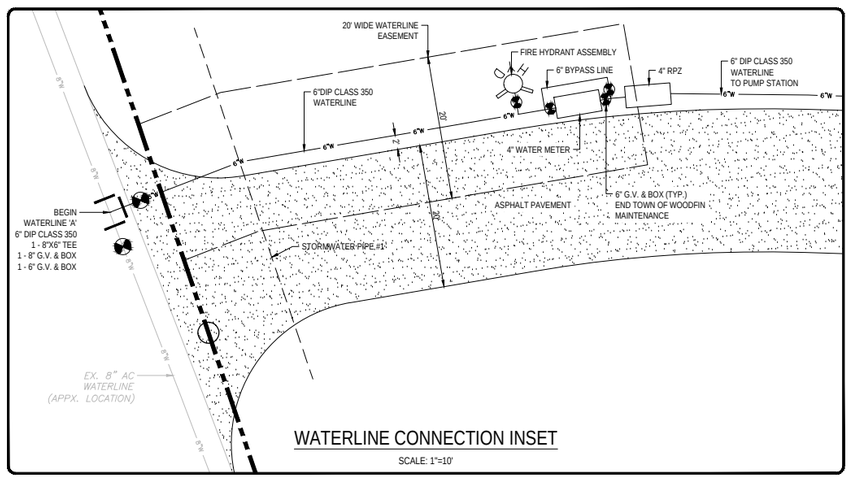
SHEET NO. C-4

DATE: 11/8/2024

ISSUE No. A-1

of 6





WATERLINE CONNECTION INSET

SCALE: 1"=10'

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UTILITY PROVIDER NOTES

- SEWER SERVICES TO BE PROVIDED BY BUNCOMBE COUNTY MSD. EXISTING MANHOLE ID#62-462232(0) TO BE UTILIZED AS THE CONNECTION POINT.
- WATER SERVICES TO BE PROVIDED BY WOODFIN WATER. EXISTING WATERLINE LOCATED IN WEAVERVILLE ROAD (US 19/23) TO BE UTILIZED AS THE CONNECTION POINT FOR WATER SERVICES FOR THIS DEVELOPMENT.

50' 25' 0 50' 100' 150'

GRAPHIC SCALE
SCALE 1" = 50'

PRELIMINARY PLANS FOR:

455 WEAVERVILLE ROAD

for
RV TREE, LLC
Town of Woodfin
Buncombe County, North Carolina

#	DATE	REVISION DESCRIPTION
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HIGH COUNTRY ENGINEERING

HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036887 RACHAEL R. GOFORTH

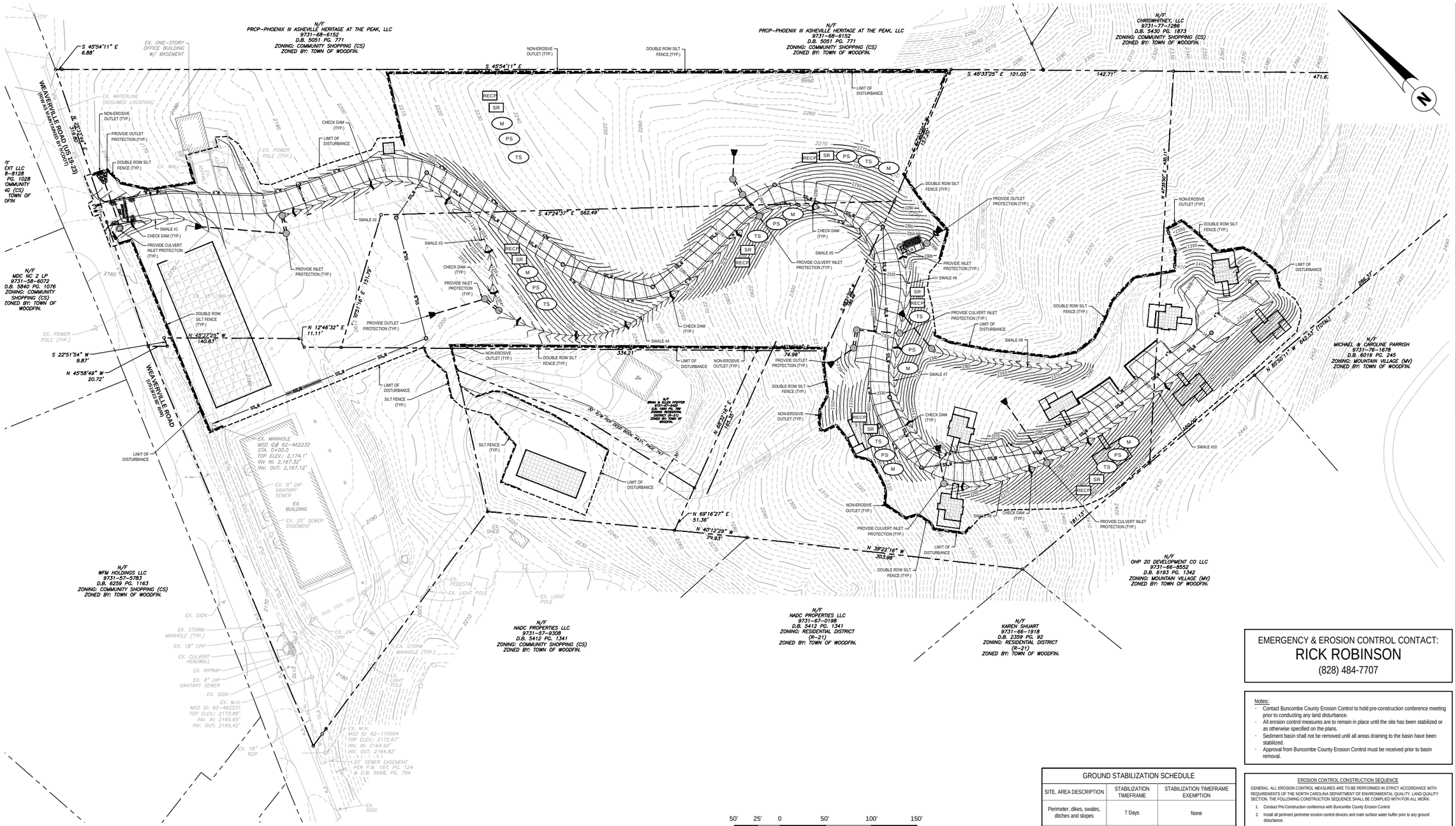
PRELIMINARY NOT FOR CONSTRUCTION

455 WEAVERVILLE ROAD

SHEET TITLE:

UTILITY PLAN

PROJECT NO.: ROB002
SHEET NO.: C-5
DATE: 11/8/2024
ISSUE No. A-1
of 6



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EMERGENCY & EROSION CONTROL CONTACT:
RICK ROBINSON
(828) 484-7707

Notes:
- Contact Buncombe County Erosion Control to hold pre-construction conference meeting prior to conducting any land disturbance.
- All erosion control measures are to remain in place until the site has been stabilized or as otherwise specified on the plans.
- Sediment basin shall not be removed until all areas draining to the basin have been stabilized.
- Approval from Buncombe County Erosion Control must be received prior to basin removal.

GROUND STABILIZATION SCHEDULE

SITE, AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXEMPTION
Perimeter, dikes, swales, ditches and slopes	7 Days	None
High Quality Water (HQW) Zones	7 Days	None
Slopes steeper than 3:1	7 Days	If Slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 Days	7 Days for Slopes greater than 50 feet in length
All other areas with slopes flatter than 4:1	14 Days	None (except for perimeters and HQW Zones)

EROSION CONTROL LEGEND

SYM.	DEVICE NAME	SYM.	DEVICE NAME
PS	PERMANENT SEEDING	—x—	SILT FENCE
TS	TEMPORARY SEEDING		NON-EROSIVE OUTLET
M	MULCHING		INLET PROTECTION
RECP	ROLLED EROSION CONTROL PRODUCTS		OUTLET PROTECTION
SR	SURFACE ROUGHENING		CHECK DAM

EROSION CONTROL CONSTRUCTION SEQUENCE

GENERAL: ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY, LAND QUALITY SECTION. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL WORK.

1. Conduct Pre-Construction conference with Buncombe County Erosion Control.
2. Install all perinent perimeter erosion control devices and mark surface water buffer prior to any ground disturbance.
3. Install construction entrance in locations as shown on the plans.
4. Install all sediment basins in areas as shown on the plans.
5. Construct temporary swales in locations as shown on the plans.
6. Conduct tree clearing and stump grubbing on areas inside the limit of disturbance.
7. Perform site demolition as shown on the plans.
8. Remove and store topsoil in storage areas as shown on the plans.
9. Perform earthwork, cut/fill & compaction as directed by the plans.
10. Establish seeding according to NPDES table on plans. Seed and mulch denuded areas within 14 days on disturbed flat areas and 7 days on all perimeter dikes, swales, ditches, perimeter slopes steeper than 3 feet horizontal to 1 foot vertical. Ground cover shall be required as soon as practicable but in any event within 14 or 7 calendar days from the last land disturbing activity.

    All seeding shall be maintained, watered, etc., until permanent vegetative ground cover is established over all disturbed areas.

    All slopes 2:1 or steeper shall be covered by erosion control matting.
11. Install underground utilities including stormwater conveyance system.
12. Install inlet protection and outlet protection on all stormwater conveyance pipes.
13. Construct roads and permanent swales as shown on the plans.
14. Construct building foundations.
15. Begin building construction.
16. Maintain all soil and erosion control measures for the duration of the construction project and until permanent ground cover is established.
17. Construct permanent stormwater ponds in locations as depicted on the plans.
18. Final grading and install permanent grassing/landscaping
19. Establish permanent seeding according to charts on plans.
20. Remove all temporary erosion control devices after permanent seeding is established and after approval by Buncombe County.

EROSION CONTROL IS FIELD PERFORMANCE BASED AND ADDITIONAL SILT FENCES, TEMPORARY SEDIMENT BASINS AND ALL OTHER MEASURES MAY NEED TO BE ADDED IN ADDITION TO THE APPROVED PLAN AS NECESSARY. MEASURES SHOWN CAN AND SHOULD BE ADJUSTED TO ASSURE MAXIMUM PROTECTION OF SITE.

PRELIMINARY PLANS FOR:

455 WEAVERVILLE ROAD

for
RV TREE, LLC
Town of Woodfin
Buncombe County, North Carolina

#	DATE	REVISION DESCRIPTION
A.	11/8/2024	Issue 1 - Submittal to Woodfin Zoning for Review

HIGH COUNTRY ENGINEERING

HIGH COUNTRY ENGINEERING, P.C.
81 CENTRAL AVENUE
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 3662 CHRISTOPHER R. GOFORTH

PRELIMINARY NOT FOR CONSTRUCTION

455 WEAVERVILLE ROAD

SHEET TITLE:
EROSION CONTROL PLAN

PROJECT NO. ROB002
SHEET NO. C-6
DATE: 11/8/2024
ISSUE No. A-1
of 6

EXHIBIT D - PROJECT CONDITIONS
455 & 467 Weaverville Road – Conditional Zoning

1. The property included in the rezoning is shown on the proposed conceptual plan and is identified in the Buncombe County tax record as PINs 9731-67-2797, 3507, 0591, 5206, 8161 and is 15.59 acres.
2. Pursuant to this ordinance, the subject property is rezoned to Community Shopping 2 Conditional Zone District (CS2-CZ), but approval is limited to the proposed project ("Project") described herein.
3. All uses shall be limited to those uses permitted by right in the CS2 zoning district.
4. The Project will include new building construction limited to:
   - One single-story 11,000 square foot commercial building,
   - One two-story 2700 square foot mixed-use building with 2100 sq. ft. residential storage in the lower level and one 600 sq. ft. residential unit in the upper level, and
   - Nine short-term rental cabins.
5. The Project will also include the extension of utility and road infrastructure, and five new single-family lots, as shown on the proposed preliminary plat/site plan.
6. A subdivision plat must be submitted, reviewed, and recorded prior to issuance of the first zoning permit.
7. A total of one residential unit will be affordable to households earning 80% or less of the Area Median Income (AMI) as established by the Department of Housing and Urban Development for a minimum of 20-year years.
8. Separate zoning compliance permits shall be required for each proposed building and all new single-family homes. All individual applications must comply with the applicable provisions contained in this Ordinance and all other applicable Town ordinances.
9. Setbacks for the lots will be:
   Front - 20 feet front from edge of right-of-way
   Rear - 15 feet
   Side - 10 feet
10. The maximum height of all buildings may not exceed 35-feet.
11. Access to the project shall be from a single private road connecting to Weaverville Rd.
12. All areas falling outside the grading limits of disturbance as shown site plan shall remain undisturbed in their natural vegetated state with no further tree removal except as approved by the Town of Woodfin when necessary to preserve life or property.
13. All newly disturbed areas shall be re-vegetated with a mixture of large and small maturing trees native to the mountains of western North Carolina. Plant material shall be bare root or 3/5 gal. containers planted at a rate of 12 trees per 1000 square feet and planted in a naturalistic manner. No more than 25% of the plant material may be small maturing.
14. The developer agrees to install a 15-foot wide buffer screen, as required by Chapter 54 of the Town of Woodfin Code of Ordinances. Existing trees may satisfy all or part of this requirement.
15. The developer agrees to provide a 15-foot wide irrevocable easement along the Project's Weaverville Rd. frontage to accommodate future multi-modal improvements. Easement shall be measured from the edge of pavement and will not impact building setbacks which shall be measured from the right-of-way.

16. Signage shall be permitted separately and must comply with Chapter 34 of the Town of Woodfin Code of Ordinances.
17. The Project includes the following technical modifications:
    a. Use of LED lighting for commercial buildings. All light fixtures shall be dark sky compliant.
    b. An increase in the allowable land disturbance from 15% to 48% (243,800 sq. ft. total max.).
    c. An increase in allowable impervious surfaces from 8% to 25% (127,000 sq. ft. total max.).
    d. An increase in steep slope density from 0.67 units to 1.3 units per acre for maximum of 15 units (short-term rental units to be included in density calculations).
    e. An increase in the percentage of units used as short-term rentals from 10% to 60% of all units.
    f. An increase in the number of short-term rentals owned and operated by a single owner from one to a maximum of nine.
18. The Project will undergo a final technical review prior to issuance of any permits.
19. All proposed building lighting must meet the outdoor lighting requirements found in *Section 46-119(c) Street Lights* of the Town of Woodfin Ordinances except as modified by this ordinance.
20. The building design, site design and orientation must substantially comply with the approved preliminary plat/site plan, which are incorporated herein by reference.
21. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.
22. The conditional zoning approval will remain valid for two years from the date it is approved by the Town Council, provided that the first building permit is obtained within this 24-month period. If the first building permit is not obtained within this time frame, the conditional zoning approval will be void. Additionally, if there is a period of inactivity extending 24 months or greater as evidenced by the failure to obtain necessary zoning, utility extension, or building permits within 24 months, or the expiration of any previously issued permits, the plan approval will also be considered null and void.

Agreed to and accepted this the ___ day of _____ 2025, by the Property Owner/Applicant:

_____

Exhibit E - Future Land Use Map

9731-67-2797
467 Weaverville Rd
COMMERCIAL

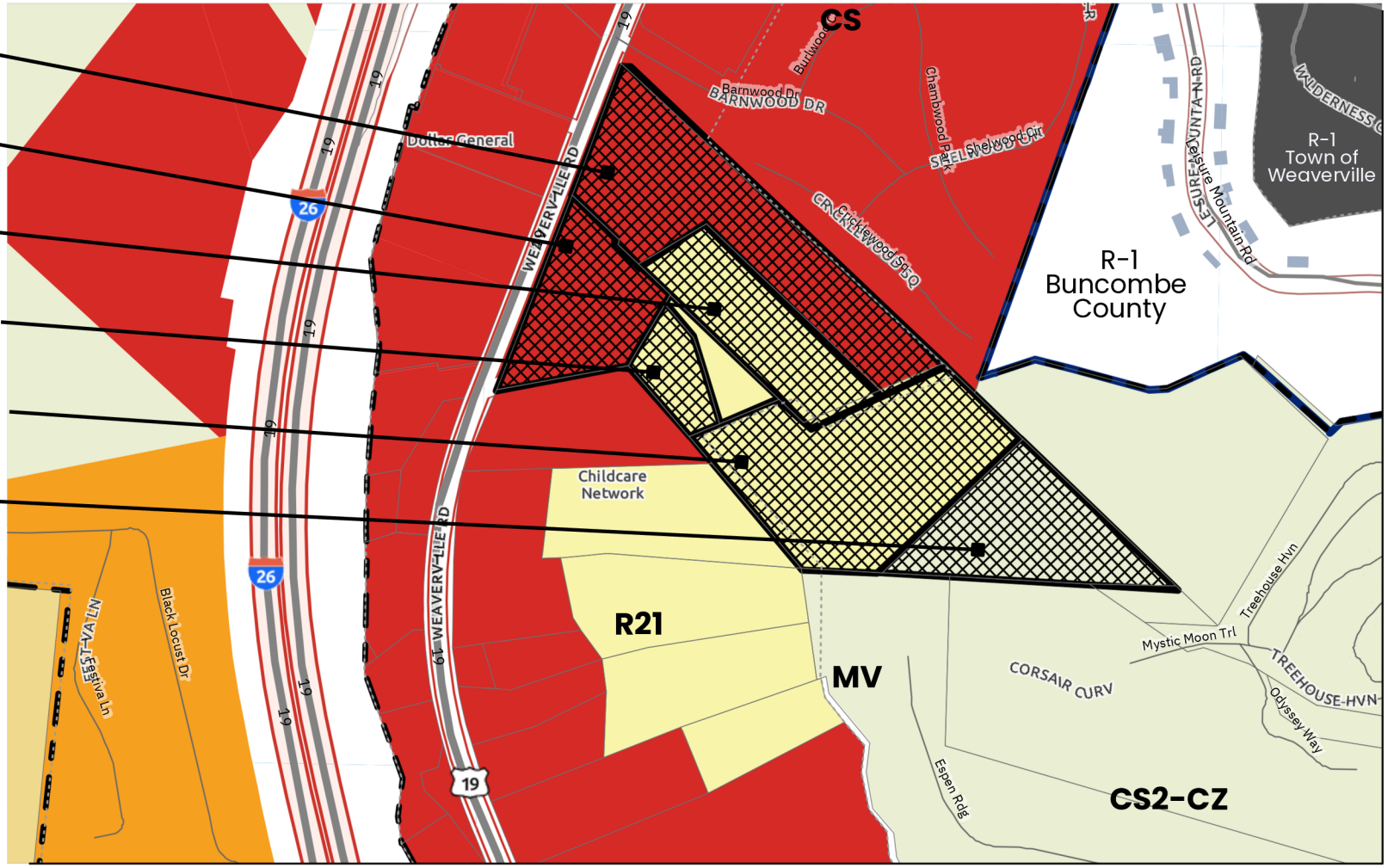
9731-57-9608
459 Weaverville Rd.
COMMERCIAL

9731-67-3507
463 Weaverville Rd.
RESIDENTIAL 2

9731-67-0591
455 Weaverville Rd.
RESIDENTIAL 2

9731-67-5206
99999 Weaverville Rd.
RESIDENTIAL 2

9731-67-8161
99999 Weaverville Rd.
CLUSTER RESIDENTIAL

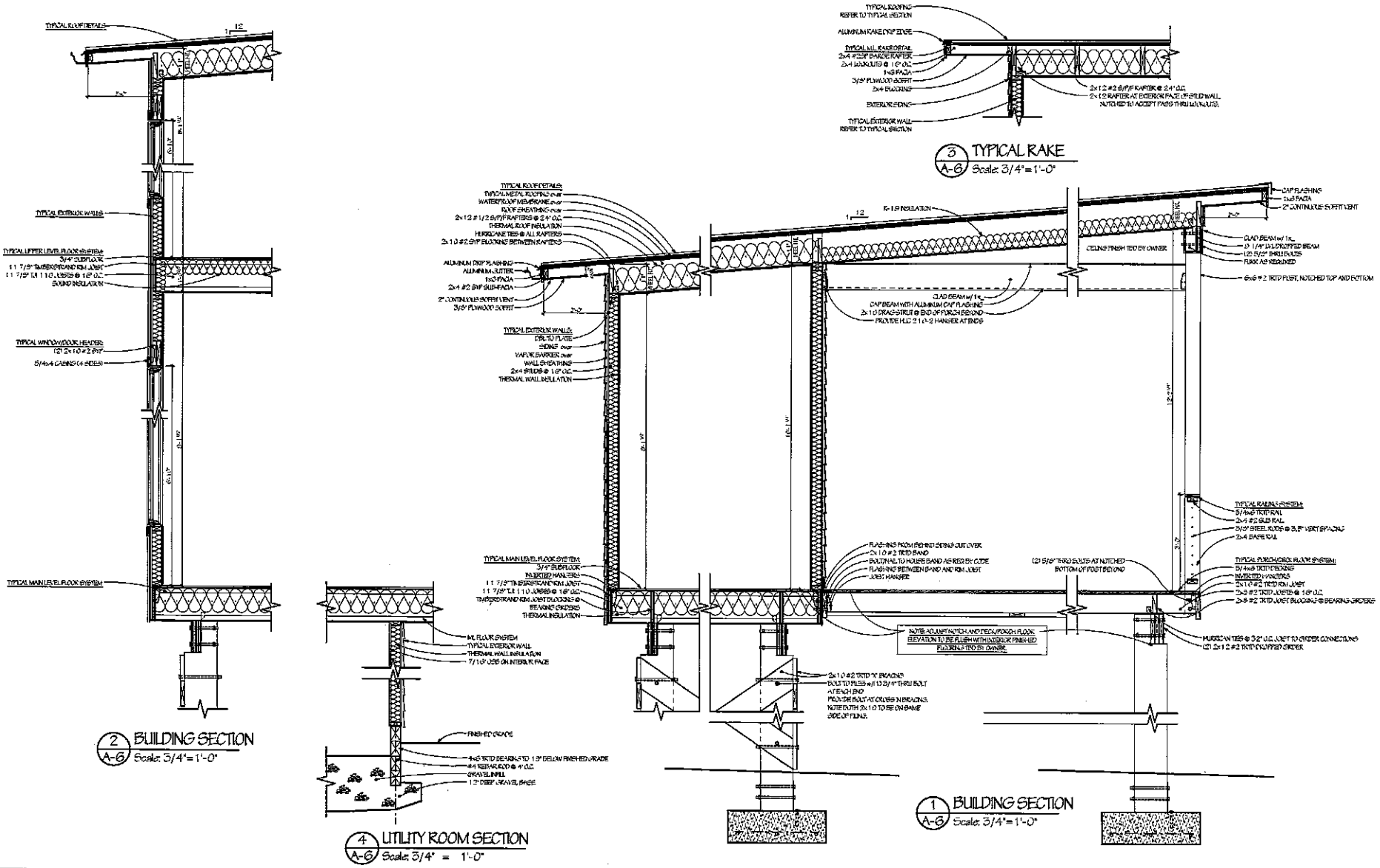


Commercial
Cluster Residential
Mobile Home Community
Residential 1
Residential 2
R-1 Town of Weaverville

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Asheville, Buncombe County, NC, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap,

11/27/2024



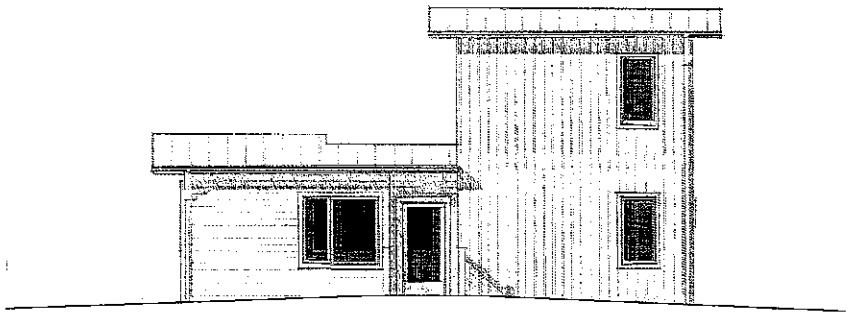
Scott W. Bartholomew Architecture
828-712-2297
Asheville, NC

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION

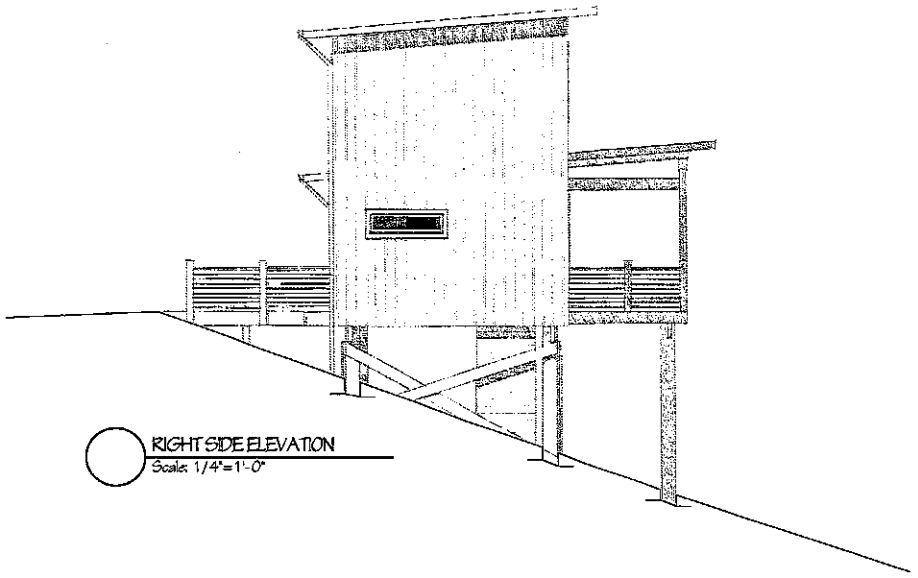
RV Tree LLC - Unit 2
Asheville, NC

10 Feb 2022

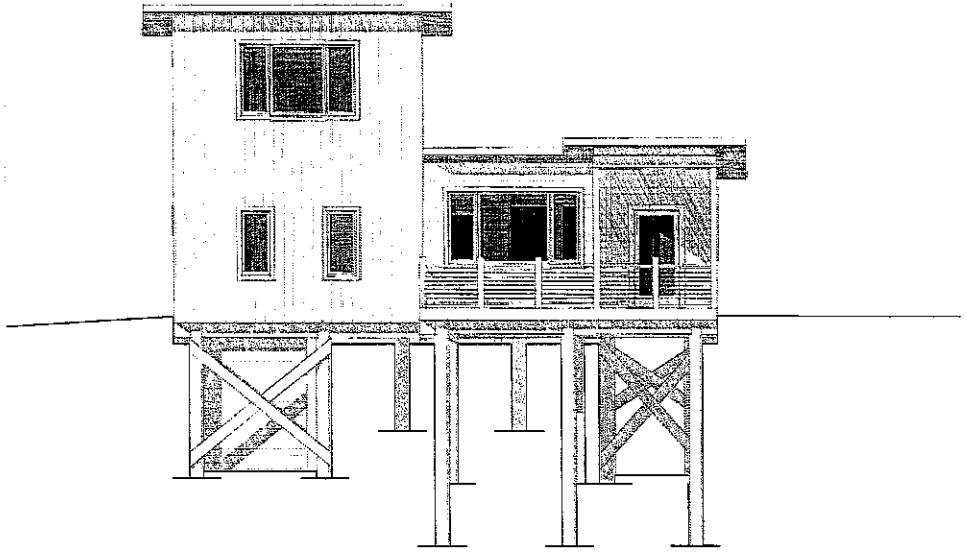
A-6
of 8



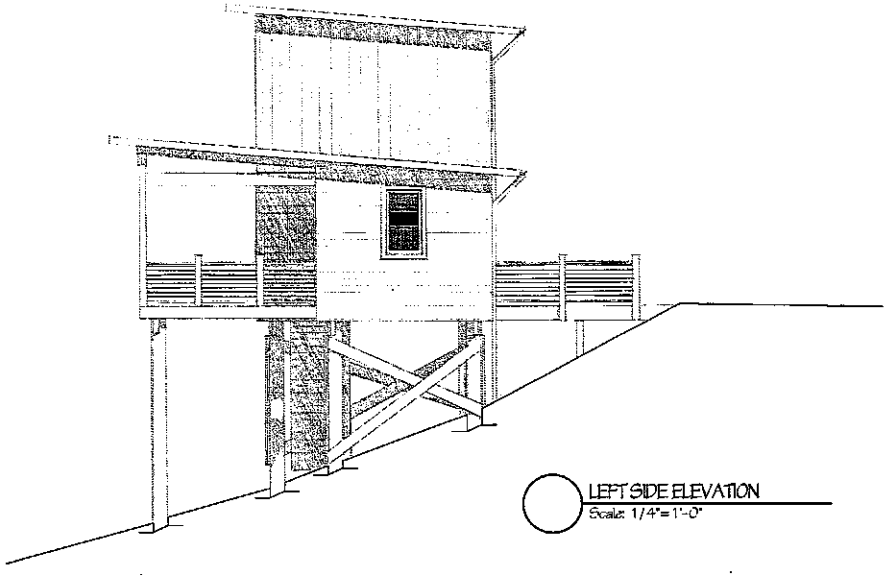
FRONT (UPHILL) ELEVATION
Scale: 1/4"=1'-0"



RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"



REAR (DOWNHILL) ELEVATION
Scale: 1/4"=1'-0"



LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"

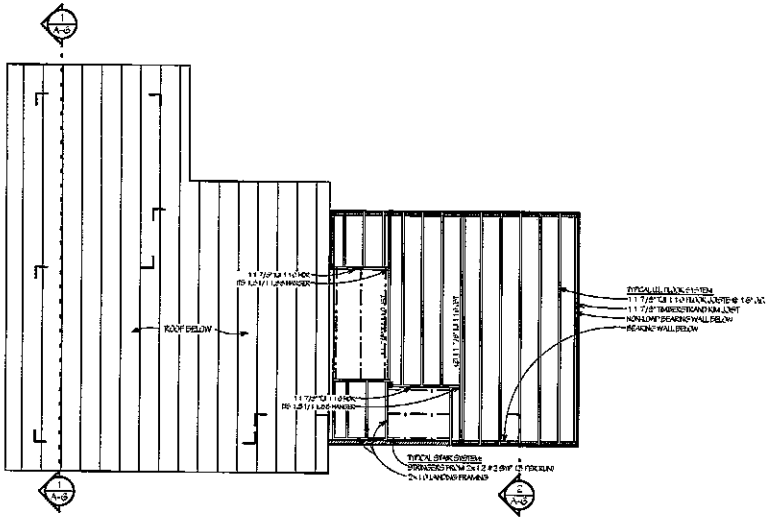
Scott W. Bartholomew Architecture
828-712-2977
Asheville, NC

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION

RV Tree LLC - Unit 2
Asheville, NC

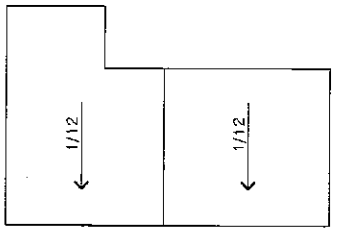
10 Feb 2022

A-5
9 of 8

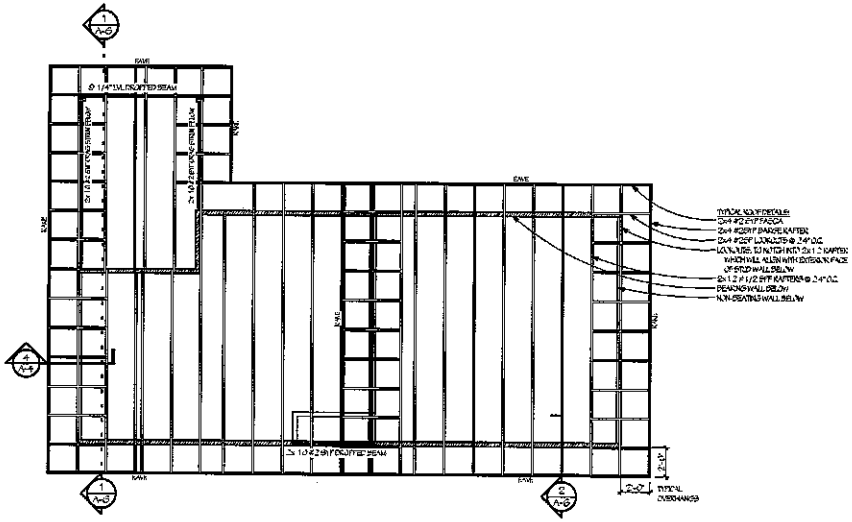


UPPER LEVEL FLOOR FRAMING NOTES:
1) ALL FLOOR JOISTS TO BE 11 7/8" TJI 110 JOISTS AT 16" O.C. u.o.n.
2) ALL BEAMS & HEADERS TO BE FLUSH U.O.N.
3) ALL HANGERS TO BE EQUAL TO SIMPSON STRONGTIE.
4) LIVING AREAS - LIVE LOAD= 40psf DEAD LOAD= 20psf.
5) DEFLECTION: L/600 FOR SPANS to 18', L/300 FOR SPANS 18' AND OVER.

1 / A-4 UPPER LEVEL FLOOR FRAMING PLAN
Scale: 1/4"=1'-0"



5 / A-4 ROOF PLAN SCHEMATICS



ROOF FRAMING NOTES:
1) ALL RAFTERS TO BE 2x12 #2SF @ 2'-0" O.C. u.o.n.
2) ALL HANGERS TO BE EQUAL TO SIMPSON STRONGTIE.
3) G.C. TO PROVIDE SIMPSON H-1 HURRICANE TIES @ ALL RAFTERS.

2 / A-4 ROOF FRAMING PLAN
Scale: 1/4"=1'-0"

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828 712 1297

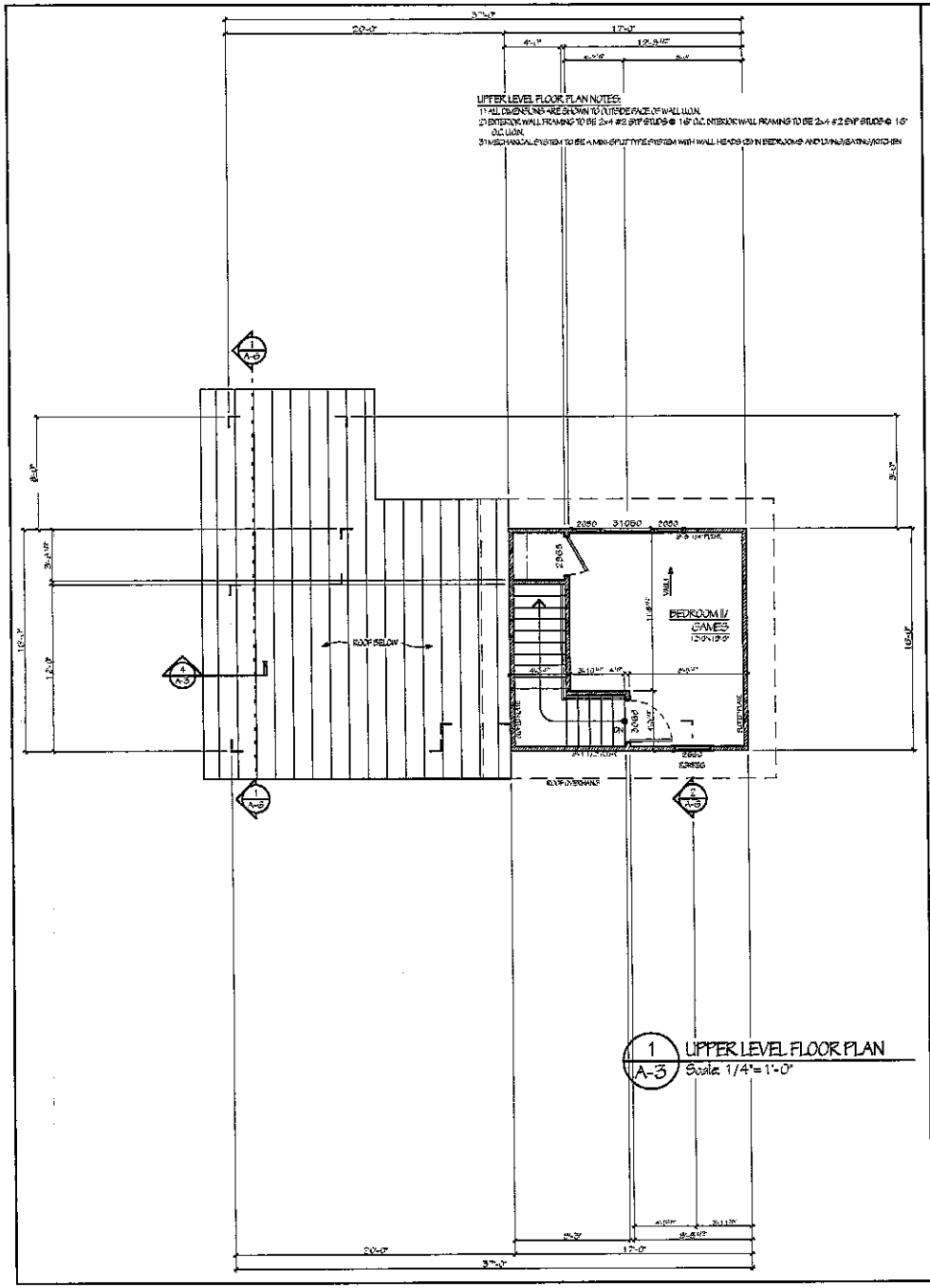
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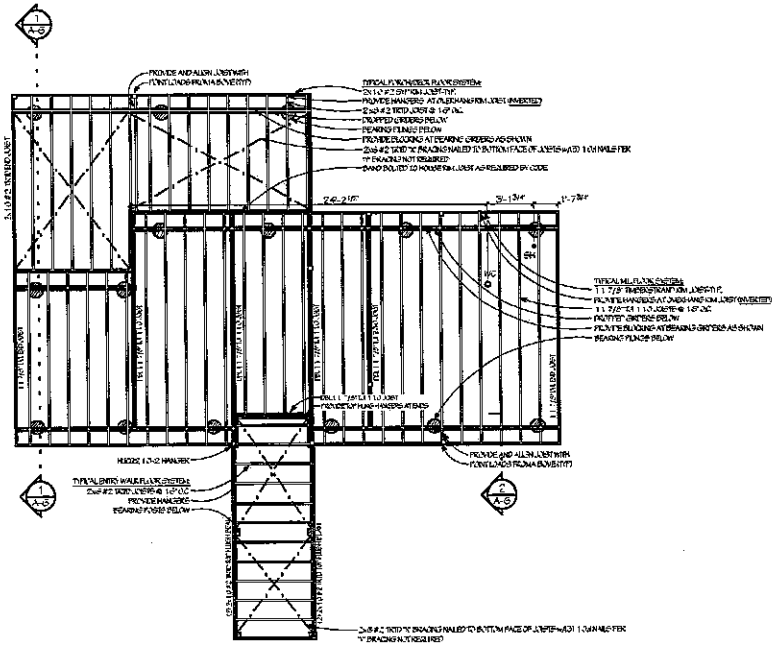
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UPPER LEVEL FLOOR PLAN NOTES:
1) ALL DIMENSIONS ARE SHOWN TO OUTSIDE FACE OF WALL U.O.N.
2) EXTERIOR WALL FRAMING TO BE 2x4 #2 SYP STUDS @ 16" O.C. INTERIOR WALL FRAMING TO BE 2x4 #2 SYP STUDS @ 16" O.C. U.O.N.
3) MECHANICAL SYSTEM TO BE A MINI-SPLIT TYPE SYSTEM WITH WALL HEADS (3) IN BEDROOMS AND LIVING/EATING/KITCHEN



1 A-3 UPPER LEVEL FLOOR PLAN
Scale: 1/4"=1'-0"

MAIN LEVEL FLOOR FRAMING NOTES:
1) ALL BLOCKING BETWEEN HOUSE JOISTS TO BE 1 1 7/8" TIMBERSTRAND RIM BOARD U.O.N.
2) ALL BLOCKING BETWEEN PORCH/DECK JOISTS TO BE 2x12 #2 TRTD U.O.N.
3) ALL BEAMS & HEADERS TO BE FLUSH U.O.N.
4) ALL HANGERS TO BE EQUAL TO "SIMPSON STRONG-TIE".
5) LIVING AREAS - LIVE LOAD= 40psf DEAD LOAD= 20psf.
6) DECK/PORCH AREAS - LIVE LOAD= 40psf DEAD LOAD= 12psf.
7) DEFLECTION: L/600 FOR SPANS to 18', L/500 FOR SPANS 18' AND OVER.
8) SPREAD JOIST 8" min. AT ALL WC WASTE LINES.
9) ALL DIMENSIONS ARE GIVEN TO CENTER OF WALL OR PLUMBING DRAIN.
10) FLOOR SYSTEM SUPPLIER/MANUFACTURER TO SUPPLY SHOP DRAWINGS TO ARCHITECT.



2 A-3 MAIN LEVEL FLOOR FRAMING PLAN
Scale: 1/4"=1'-0"

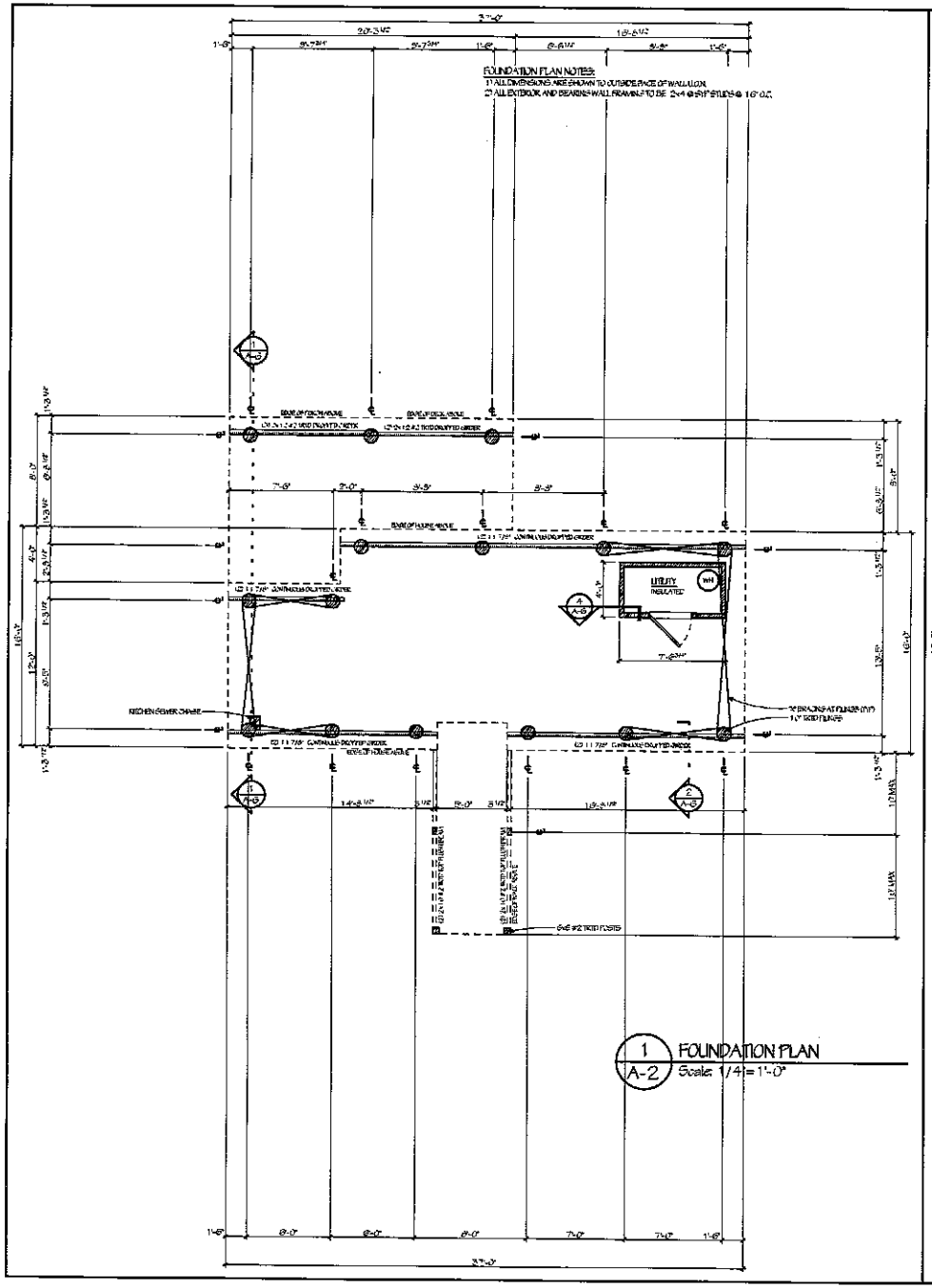
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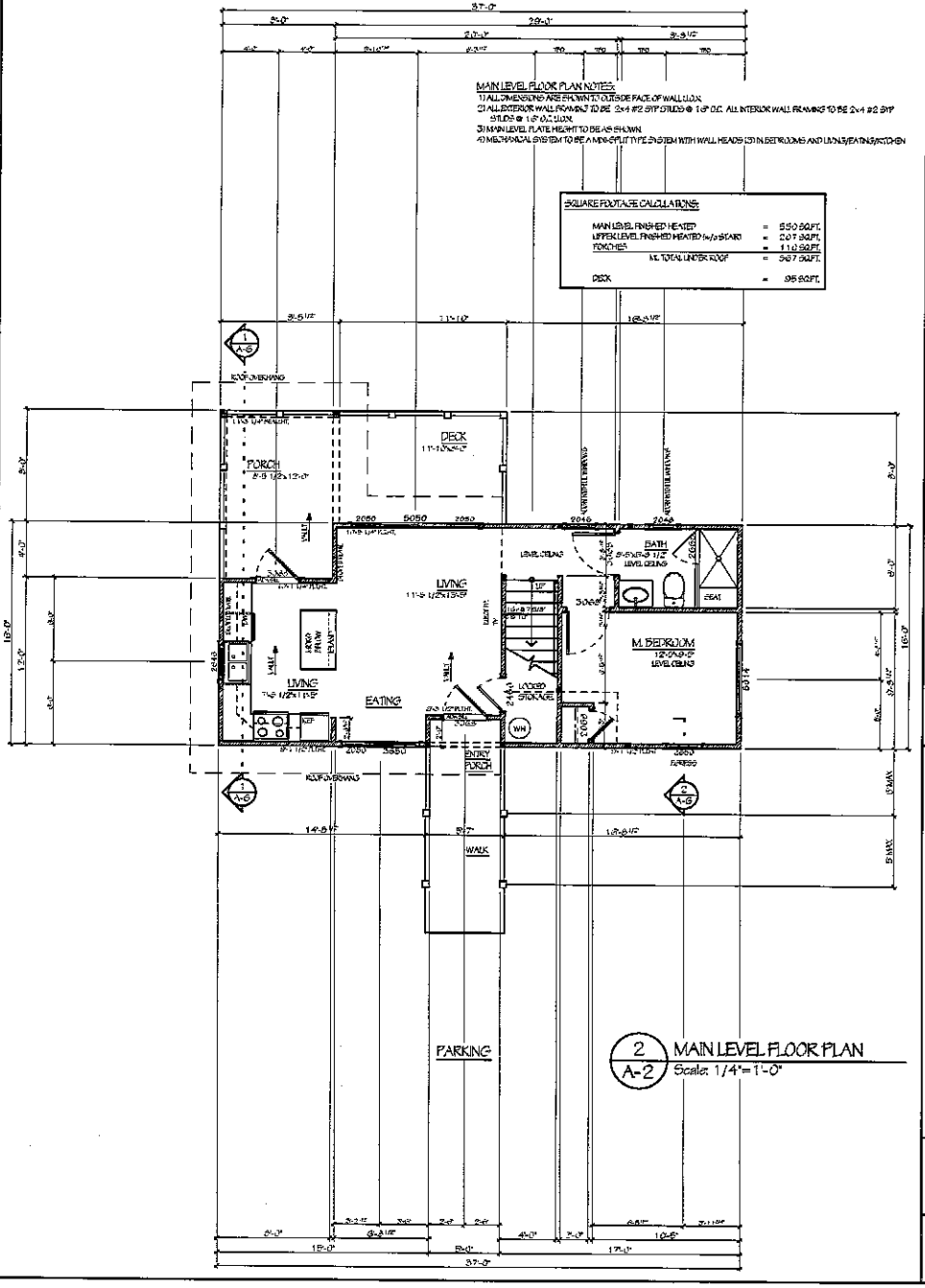
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1 A-2 FOUNDATION PLAN
Scale: 1/4"=1'-0"



2 A-2 MAIN LEVEL FLOOR PLAN
Scale: 1/4"=1'-0"

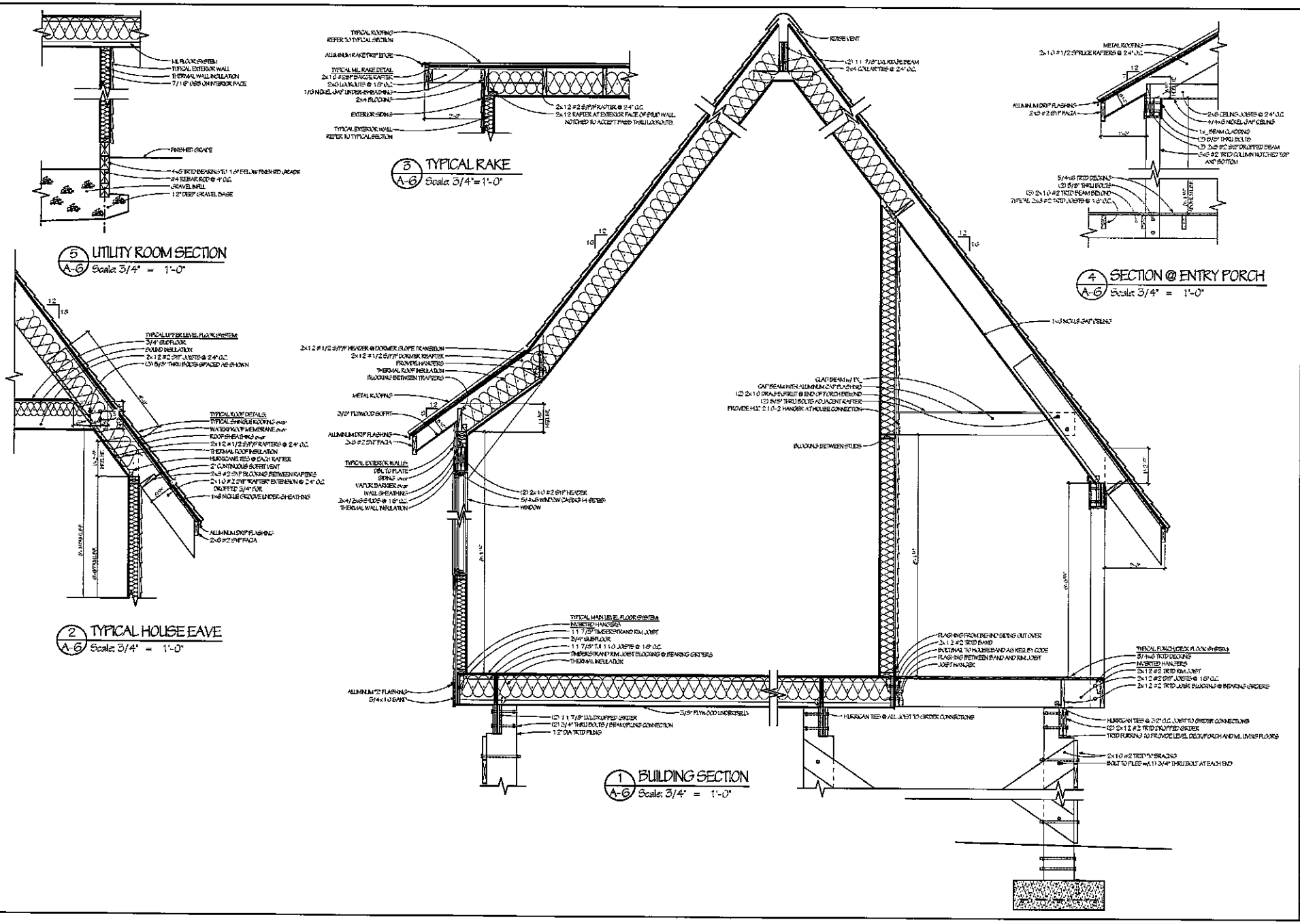
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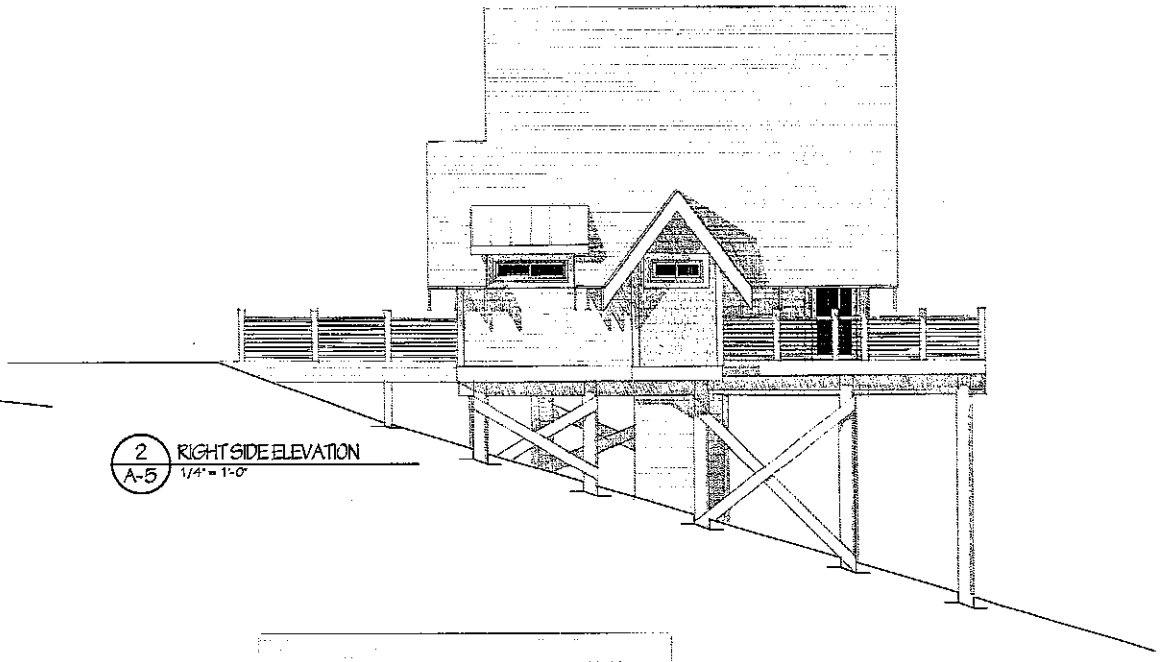
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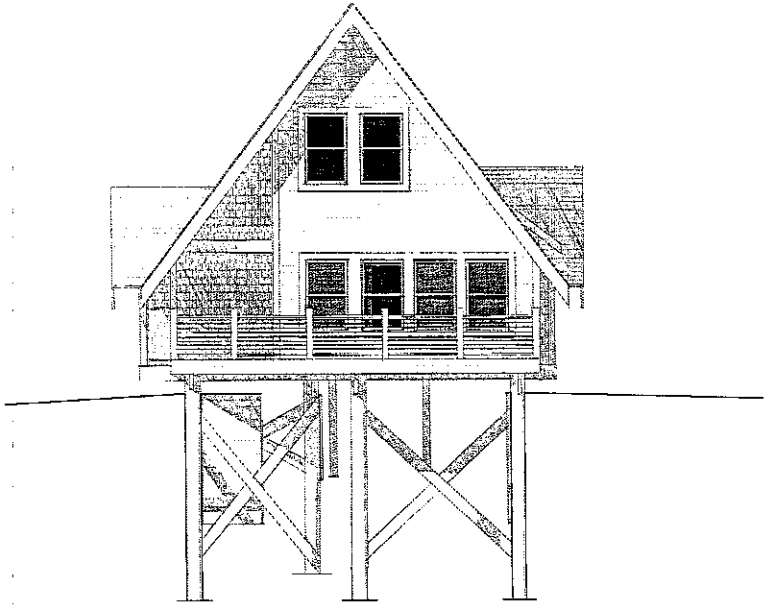
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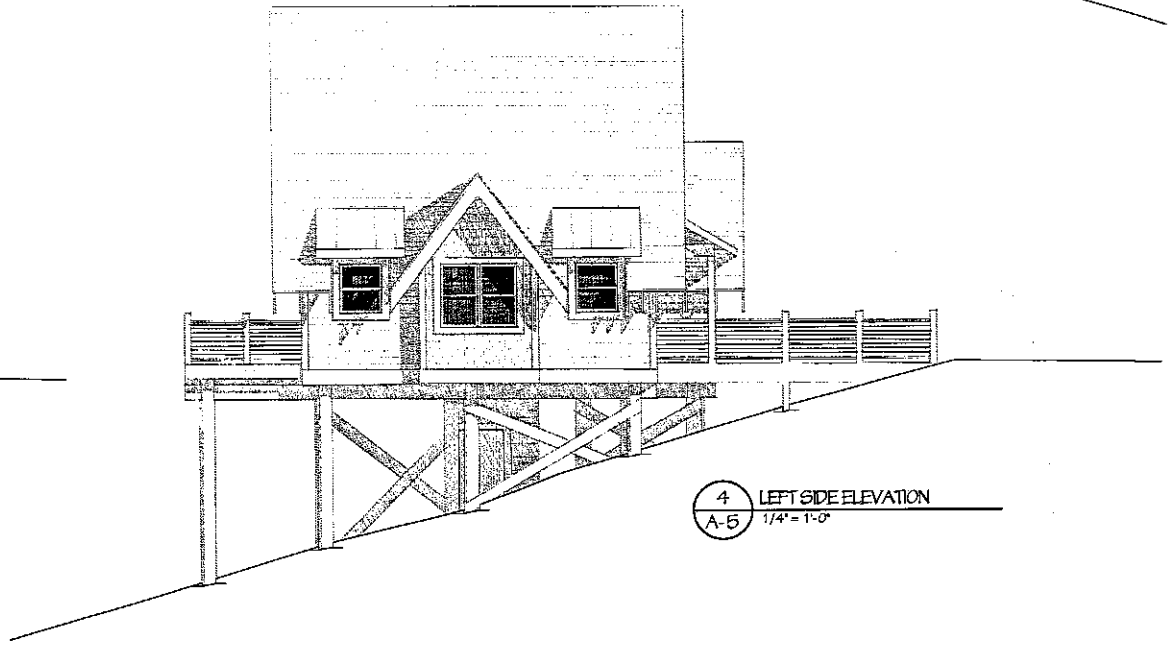
1 A-5 FRONT (UPHILL) ELEVATION
1/4" = 1'-0"



2 A-5 RIGHT SIDE ELEVATION
1/4" = 1'-0"



3 A-5 REAR (DOWNHILL) ELEVATION
1/4" = 1'-0"



4 A-5 LEFT SIDE ELEVATION
1/4" = 1'-0"

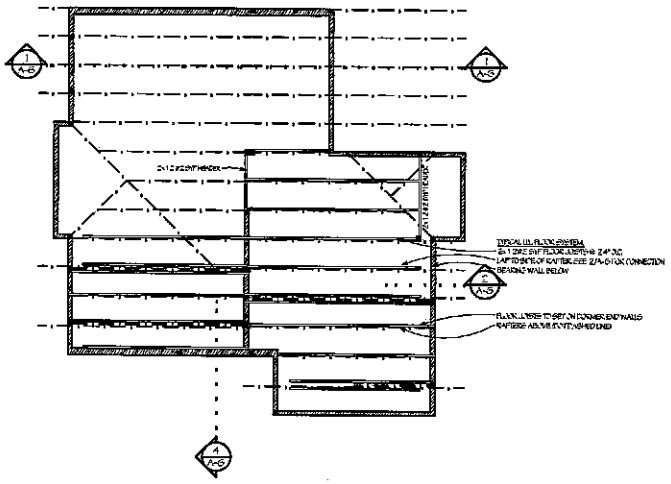
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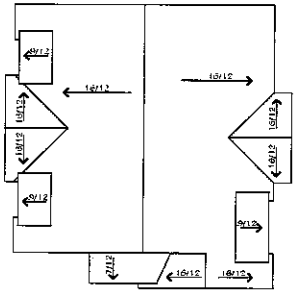
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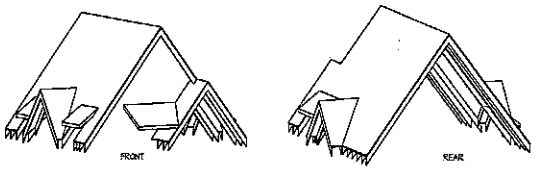
UPPER LEVEL FLOOR FRAMING NOTES:
1) ALL FLOOR JOISTS TO BE 2x12 #2 SYP JOISTS AT 24" O.C. U.O.N.
2) ALL BEAMS & HEADERS TO BE FLUSH U.O.N.
3) ALL HANGERS TO BE EQUAL TO "SIMPSON STRONGTIE".
4) LIVING AREAS - LIVE LOAD= 40psf DEAD LOAD= 20psf.
5) ATTIC AREAS - LIVE LOAD= 30psf DEAD LOAD= 15psf
6) DEFLECTION: L/600 FOR SPANS to 18', L/800 FOR SPANS 18' AND OVER.



1 A-4 UPPER LEVEL FLOOR FRAMING PLAN
Scale: 1/4"=1'-0"

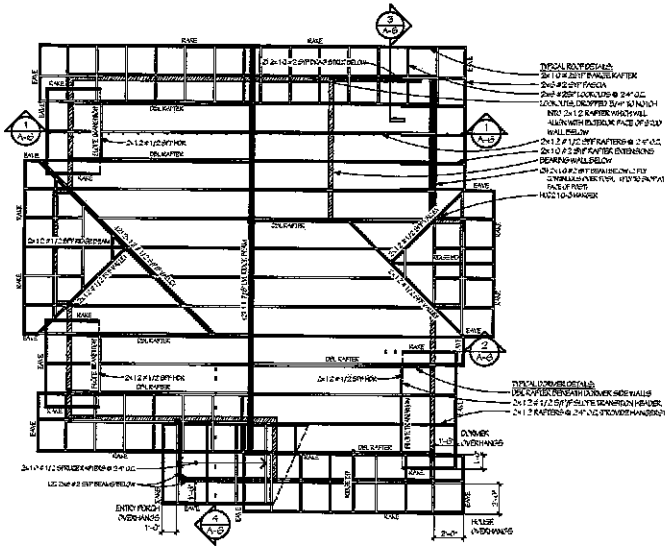


3 A-4 ROOF PLAN SCHEMATICS



4 A-4 ROOF MASS ISOMETRICS

ROOF FRAMING NOTES:
1) ALL RAFTERS TO BE 2x12 #2SP @ 2'-0" O.C. U.O.N.
2) ALL HANGERS TO BE EQUAL TO SIMPSON STRONGTIE.
3) G.C. TO PROVIDE SIMPSON H-1 HURRICANE TIES @ ALL RAFTERS.
4) DEFLECTION: L/480.
5) RIDGE BOARDS (NON-STRUCTURAL) TO BE 2x_ PACKED TO DEPTH OF PLUMB CUT.



2 A-4 ROOF FRAMING PLAN
Scale: 1/4"=1'-0"

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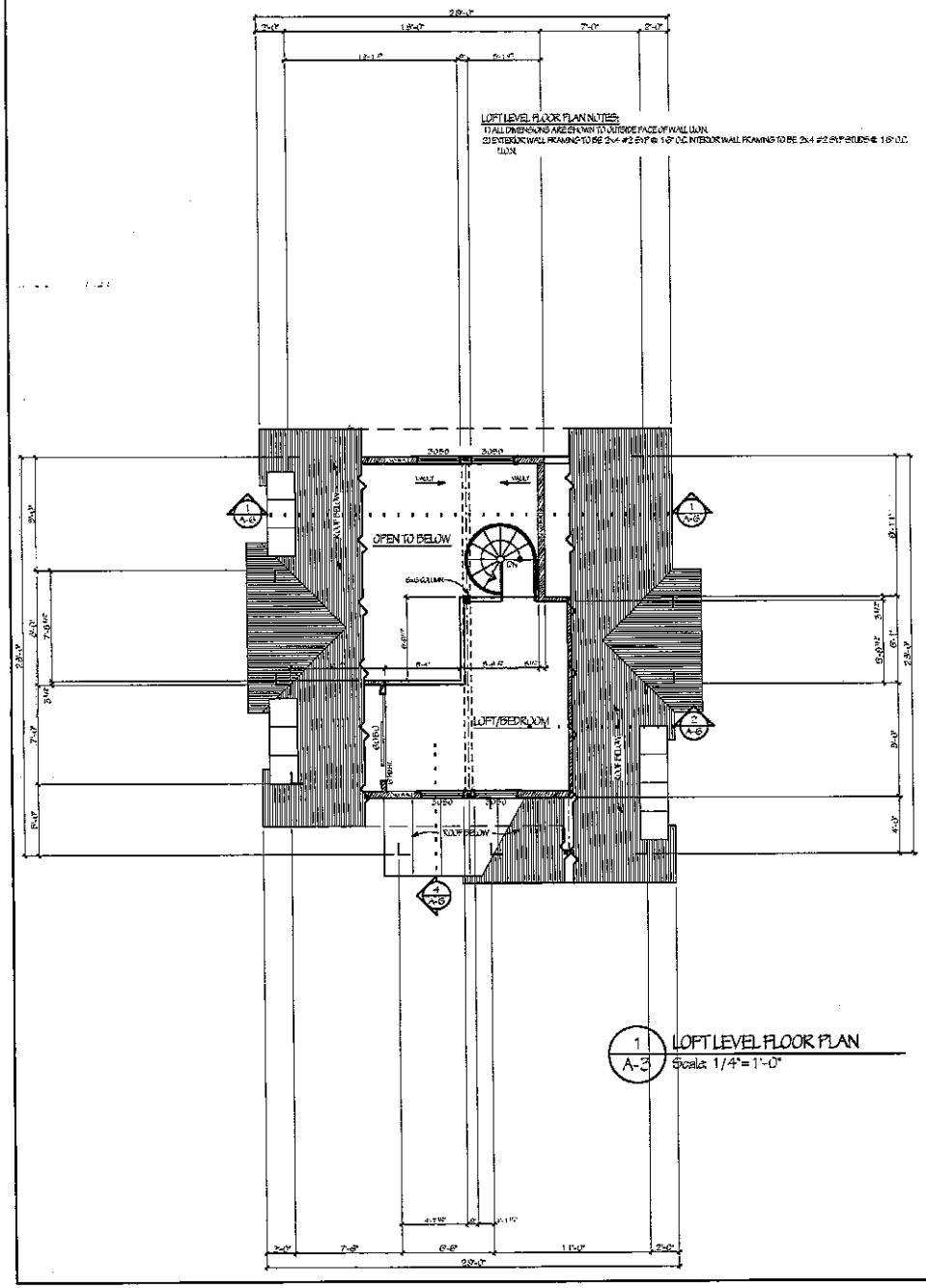
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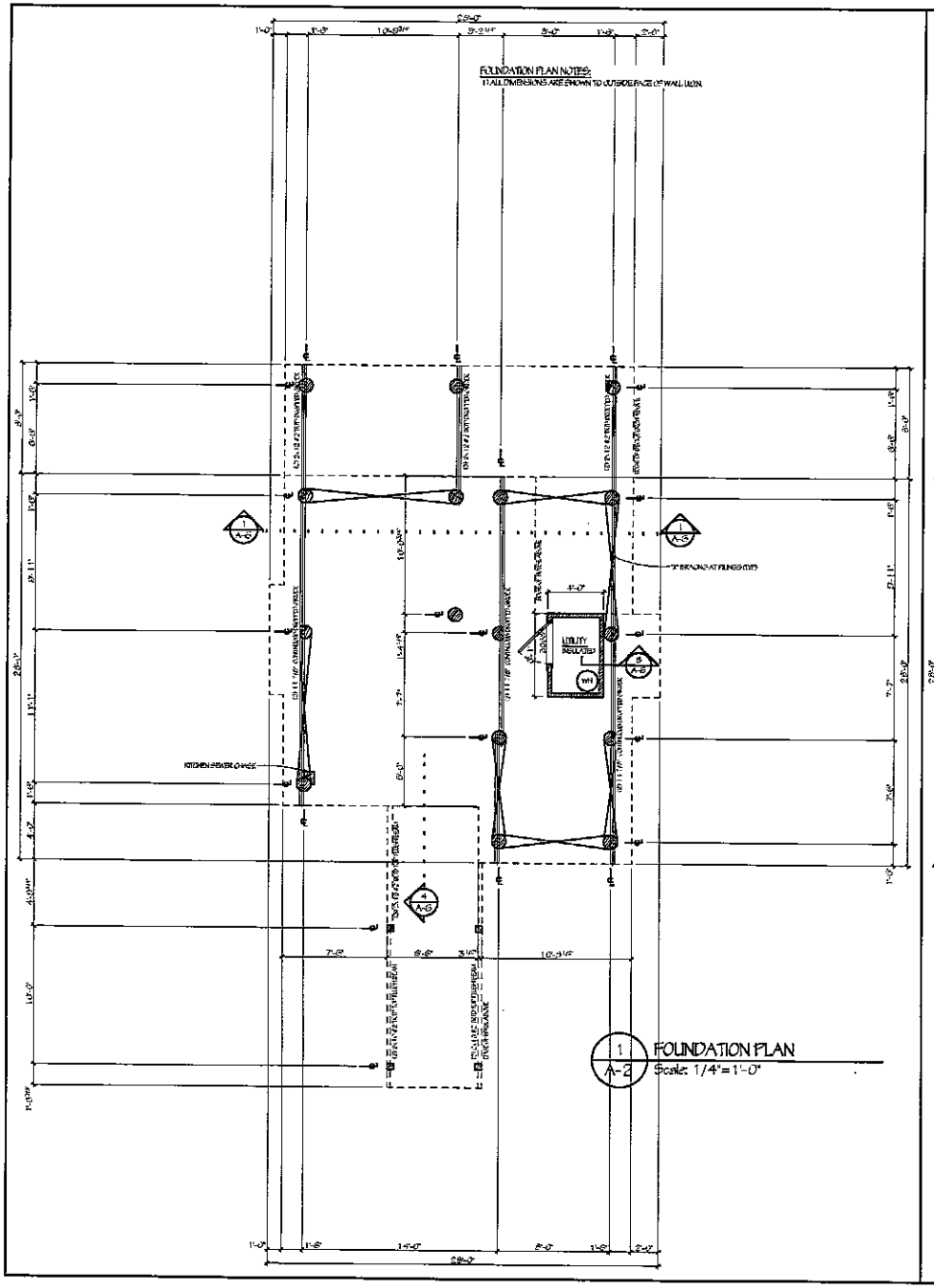
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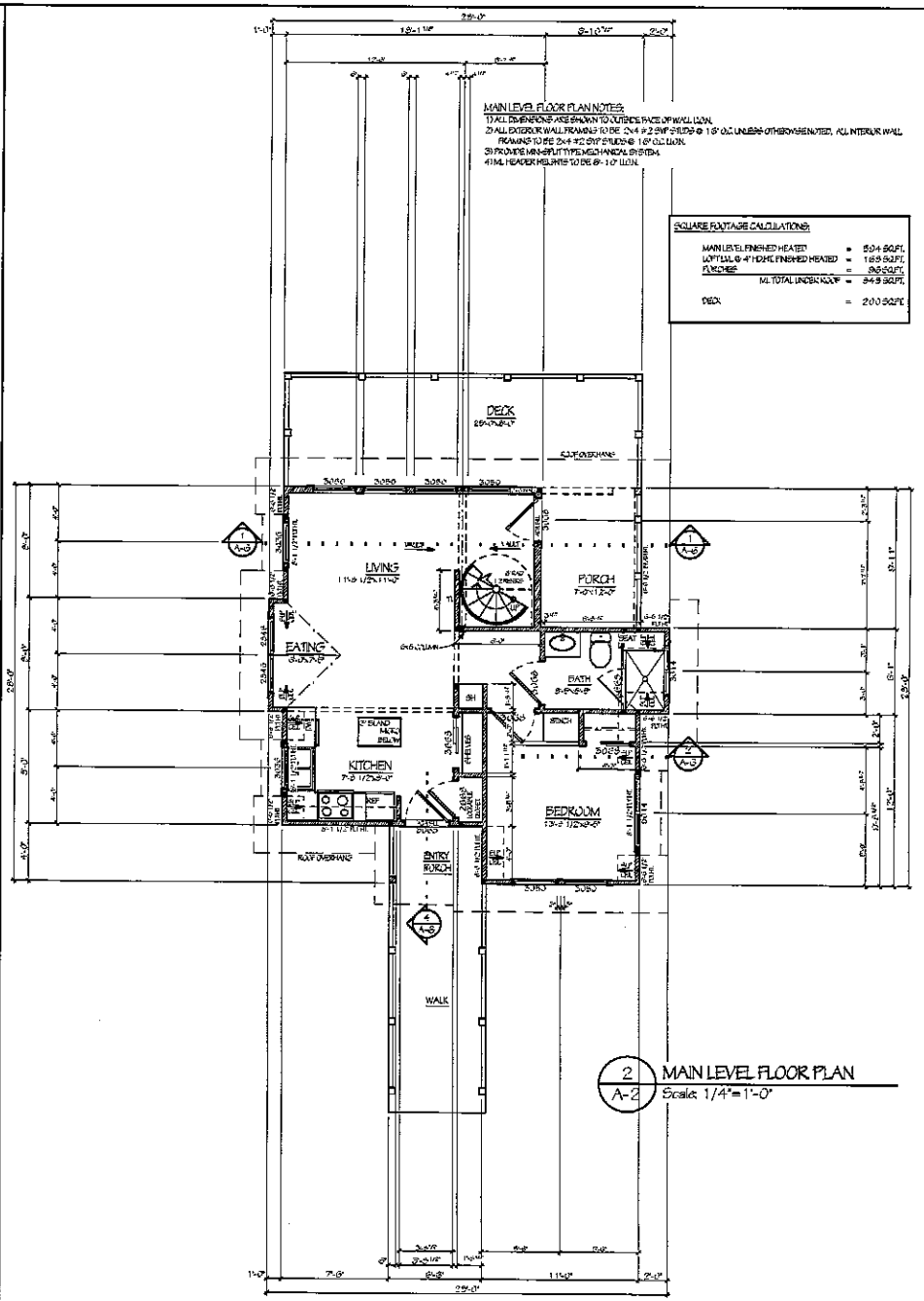
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LOFT LEVEL FLOOR PLAN NOTES:
1) ALL DIMENSIONS ARE SHOWN TO OUTSIDE FACE OF WALL U.O.N.
2) EXTERIOR WALL FRAMING TO BE 2x4 #2 SYP @ 16" O.C. INTERIOR WALL FRAMING TO BE 2x4 #2 SYP STUDS @ 16" O.C. U.O.N.


OPEN TO BELOW
LOFT/BEDROOM
VAULT
VAULT
SLOPE BELOW
SLOPE BELOW
SLOPE BELOW



1 / A-2 FOUNDATION PLAN
Scale: 1/4"=1'-0"



2 / A-2 MAIN LEVEL FLOOR PLAN
Scale: 1/4"=1'-0"

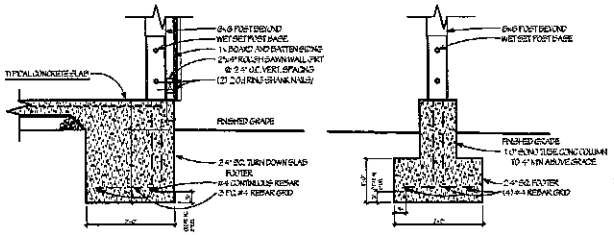
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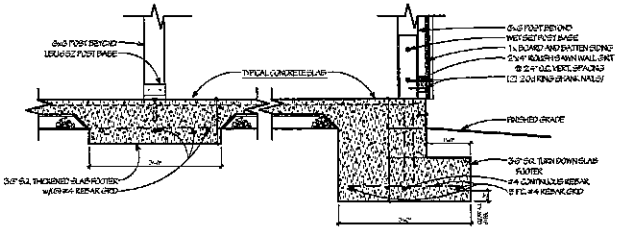
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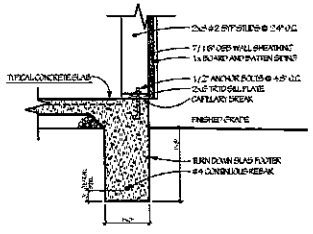
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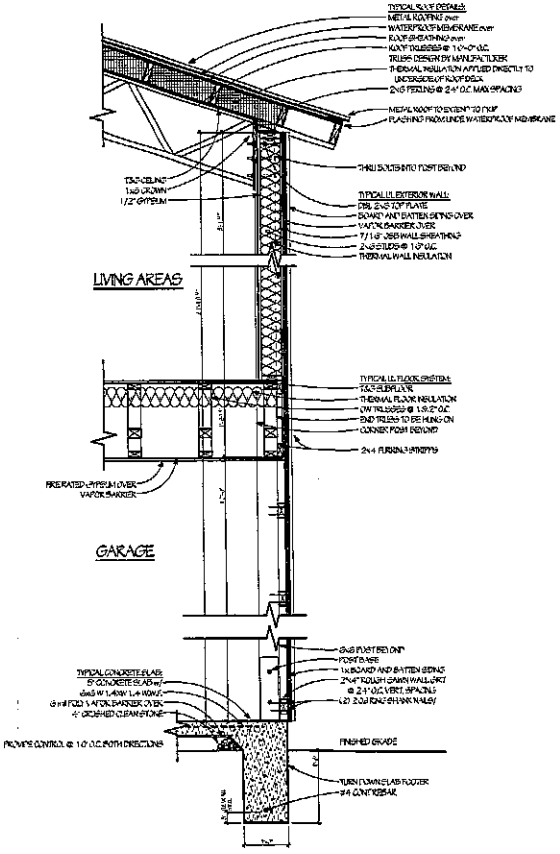
2 / A-5 SLAB & FOOTER DETAIL
Scale: 3/4"=1'-0"



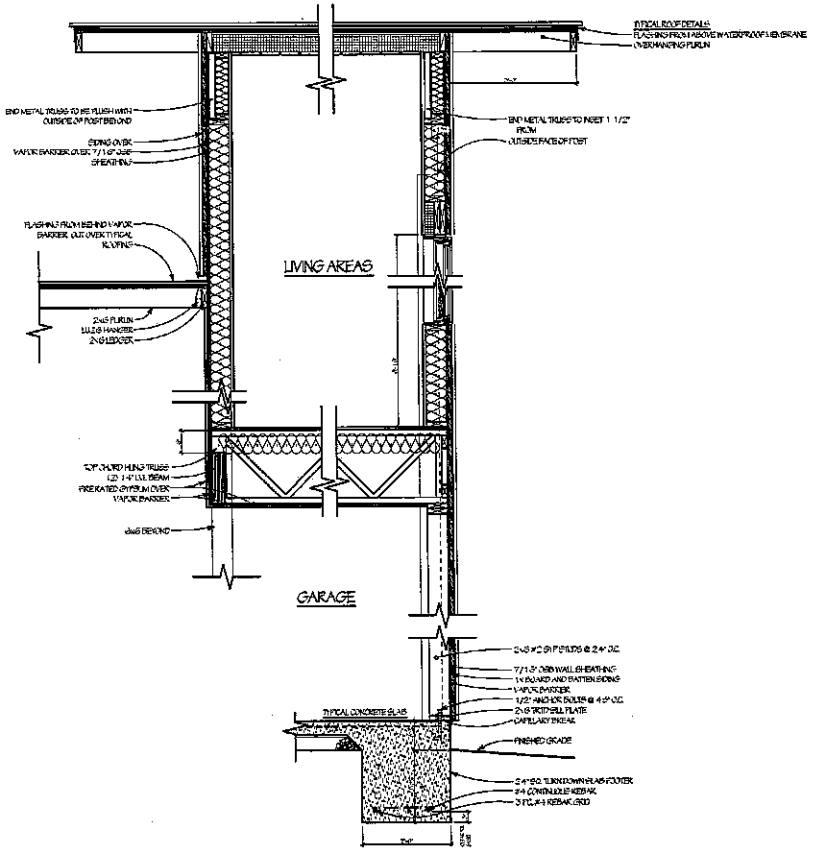
3 / A-5 SECTION @ BEARING COLUMNS
Scale: 3/4"=1'-0"



5 / A-5 SLAB EDGE DETAIL (SE END WALL)
Scale: 3/4"=1'-0"



1 / A-5 SLAB EDGE DETAIL (SIDE WALL)
Scale: 3/4"=1'-0"



4 / A-5 SLAB EDGE DETAIL (NE END WALL)
Scale: 3/4"=1'-0"

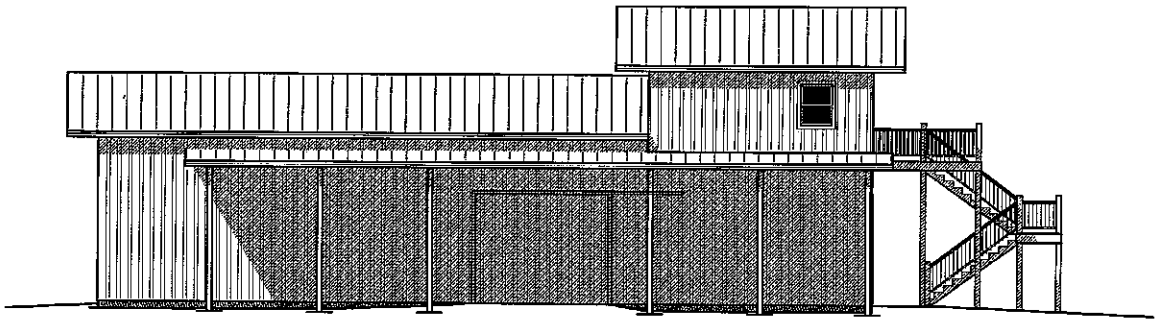
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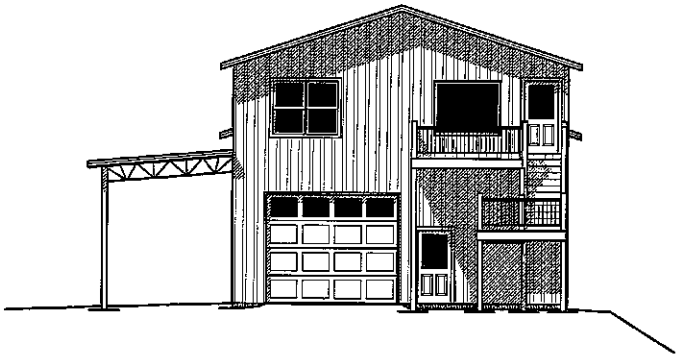
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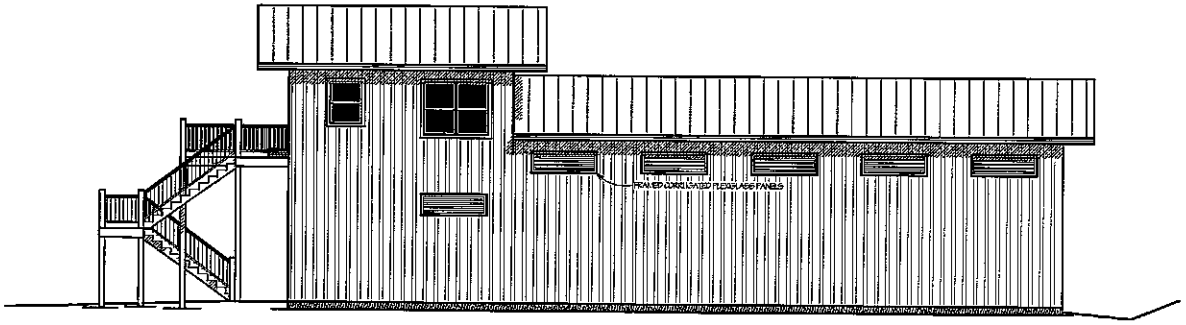
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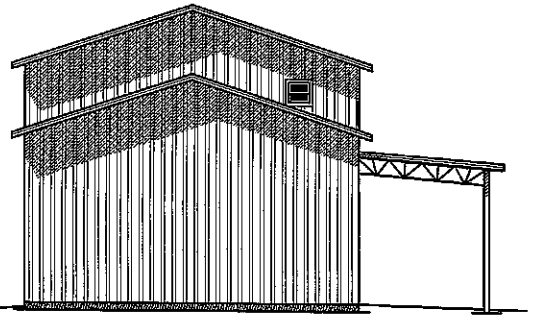
1 / A-4 NORTHEAST ELEVATION
Scale: 3/16" = 1'-0"



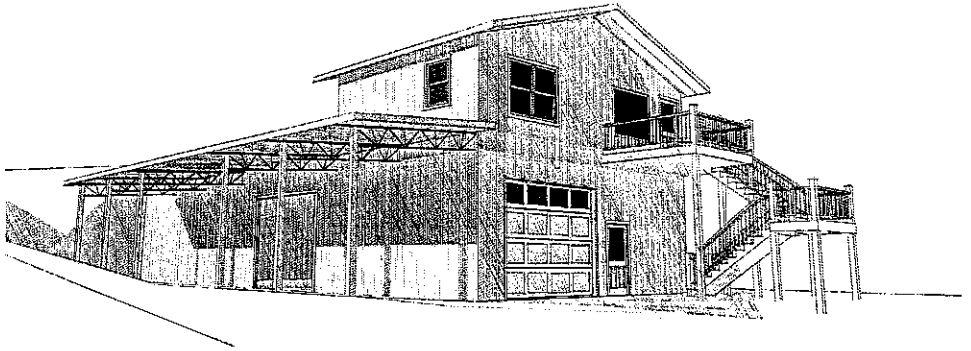
2 / A-4 NORTHWEST ELEVATION
Scale: 3/16" = 1'-0"



3 / A-4 SOUTHWEST ELEVATION
Scale: 3/16" = 1'-0"



4 / A-4 SOUTHEAST ELEVATION
Scale: 3/16" = 1'-0"



5 / A-4 PERPECTIVE

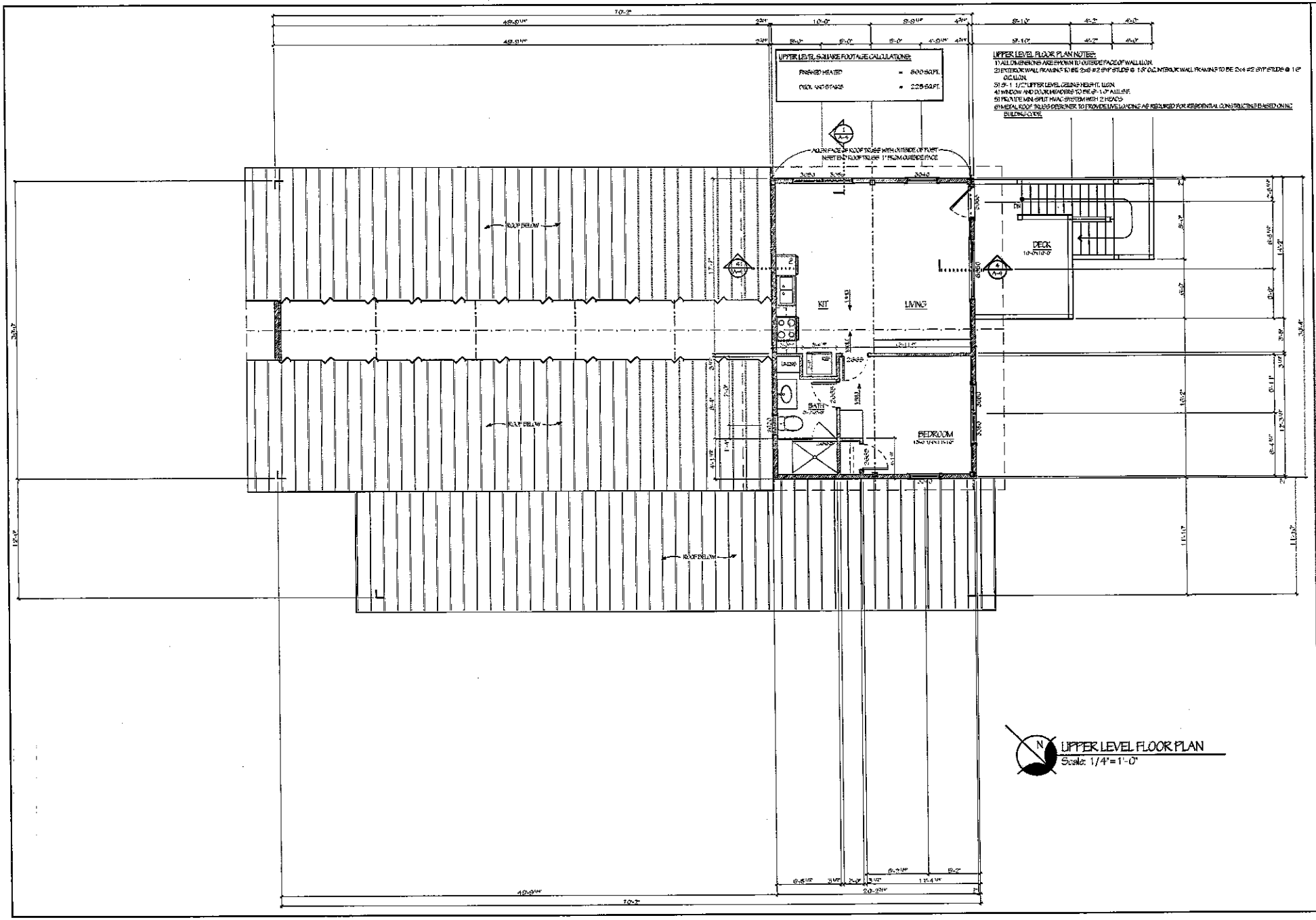
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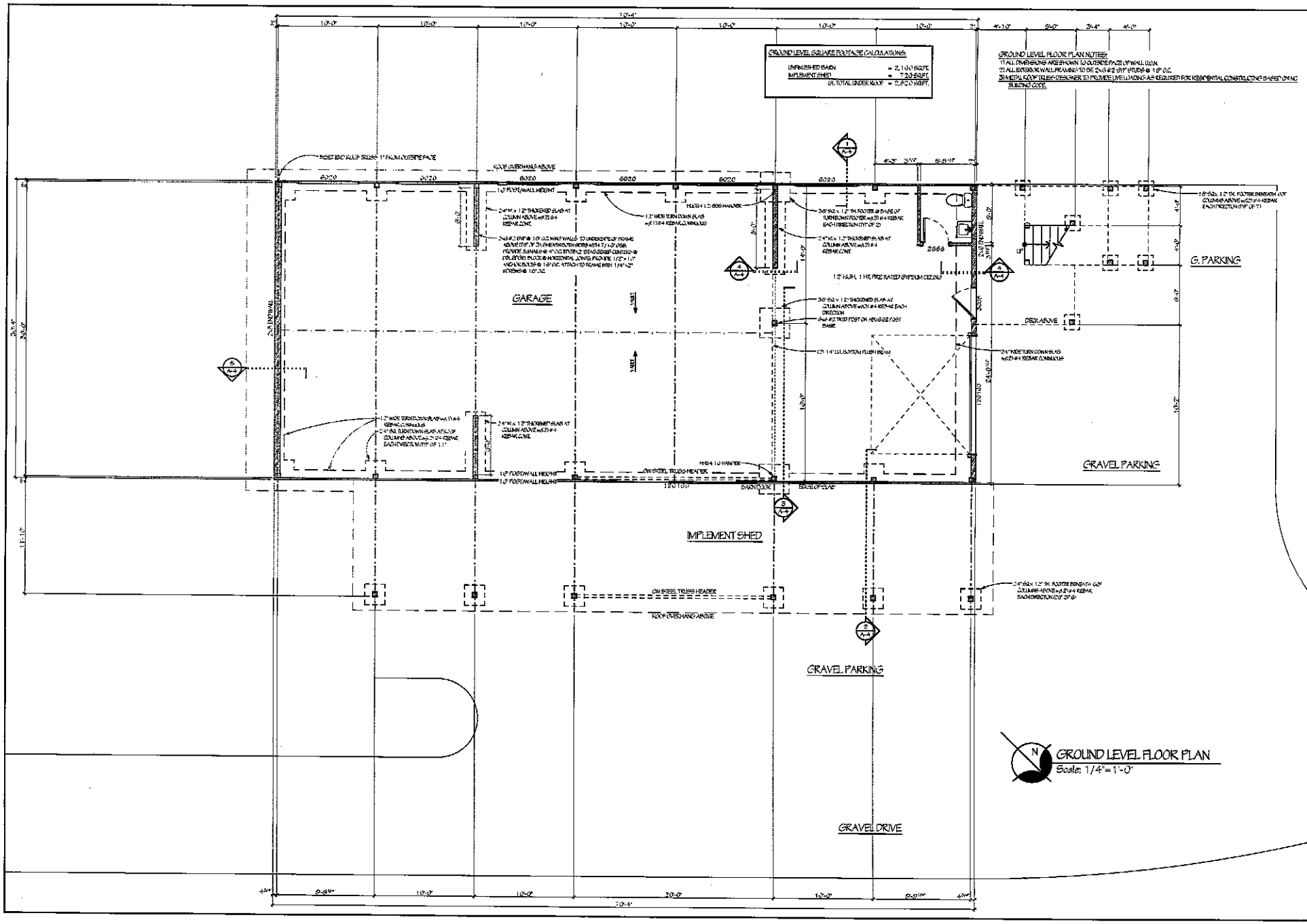
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Division 00 00 00. Procurement and Contracting Requirements

00 50 00 - Contracting Forms and Supplements

00 52 00 - Agreement Form
- A single contract shall be executed for general construction. The form of contract is to be determined by the Owner and General Contractor.

00 70 00 - Conditions of the Contract

00 73 00 - Supplemental Conditions

00 73 16 - Insurance Requirements
- Builders Risk Insurance - The Owner shall maintain Builder's Risk Insurance Coverage while in the course of construction to cover the risk and exposure to loss of the uninstalled Work. The Insurance shall be in the name of The Owner and does not cover Contractor's equipment or tools and personal effects of employees or the employees themselves.
- All licensing and insurance requirements shall be reconciled with the Owner prior to beginning construction.

Division 01 00 00. General Requirements

01 10 00 - Summary

01 11 00 - Summary of Work
- The Contractor or Sub-Trades all necessary incidental, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction as specified in the Plans, Specifications and Contract Documents.
- For square footage calculations refer to Floor Plan pages of the Drawing Package.

01 11 13 - Work Covered by Contract Documents
- The Specifications and Drawings are not intended to include all items not necessary to describe every item, location, Complete construction, installations are required whether every item is shown or noted.

01 11 16 - Work By Owner
- Work by Owner to be specified within the Drawing Package, Typical "By OWNER" Industries are within, but not limited to, Interior Decorations, Plumbing and Electrical Schedules, and Installation.

01 14 00 - Work Restrictions
- For work restrictions - Refer to local Municipality and Building Development Guidelines/Ordinances
- Coordinate access with Owner and/or occupant, as appropriate.

01 20 00 - Price and Payment Procedures

01 24 00 - Value Engineering
- GC to provide basic engineering calculations as far as over an approx Lay. Approval by the Architect will be based on what is best for the Owner.

01 25 00 - Substitution Procedures (Changes in Work)
- Prior to Construction, acceptable list of proposed substitutions of products or Equipment shall be submitted to the Architect and the Owner by GC, by type of Use and/or Equipment, in such a list is not furnished within the Time, it is assumed that the materials and equipment specified are to be used, and that can not be changed. All Owner and Architect approvals shall be handled entirely through the General Contractor.

01 26 00 - Contract Modification Procedures
- Changes in Work Product or Execution of shall only be made by written authorization signed by the Owner. No Additional cost to the Contract Price shall be allowed unless accepted in writing by the Owner before work is performed.

01 29 00 - Payment Procedures
- Payments will be made monthly upon completed Work accepted by the Owner.

01 30 00 - Administrative Requirements

01 31 00 - Project Management and Coordination

01 31 19 - Project Meetings
- Progress meetings will be held throughout the course of Construction in an effort to Coordinate construction. Present shall be the Contractor, Owner, and Architect.

01 33 00 - Submittal Procedures

01 33 23 - Shop Drawings, Product Data, and Samples
- Shop Drawings, Product Data and Samples shall be furnished upon the Owner's or Architect's request in a timely manner.
- Samples of materials or equipment, as called for in the Drawings and Specifications shall be furnished for the Owner's approval. These shall remain the Contractor's property and shall be removed by him or her after They have ceased to be useful.
- Shop Drawings shall be furnished according to the schedule below.

Shop Drawing Schedule
- Shop Drawings for Wood Framing

01 36 00 - Special Procedures

01 36 23 - Safety Requirements
- The Contractor shall take precautions to prevent damage, injury, or loss to all employees on the Project, all other persons who may be affected by the Project, all work, materials or equipment to be incorporated in the Project and other property at the site or adjacent to the work, and shall protect all trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction including the yard for and adjacent to portions of the building under construction.
- All Contractors shall provide and be solely responsible for necessary barricades and safety precautions, and shall fully adhere to all governing codes and safety, including the OSHA Act.

01 40 00 - Quality Requirements

01 41 00 - Regulatory Requirements
- All work shall be done according to the requirements of the State Building Code (IRC) and any other Local Requirements. Any deficiencies noted on the drawings and the specifications which are applicable by law or requirements shall be called to the attention of the Architect prior to bidding or construction for clarification or design through addenda. Otherwise, it shall be the Contractor's responsibility to meet all code requirements.

01 42 00 - References

01 42 13 - Abbreviations and Acronyms
- AFF - Above Finished Floor
- ANBP - Above Next Lower Floor
- CMU - Concrete Masonry Unit
- CJP - Contract Register
- EC - Electrical Contractor
- EQ - Equal
- EIFS - Exterior Insulation and Finish System
- GC - General Contractor
- HSPF - Heating Seasonal Performance Factor
- MC - Mechanical Contractor
- NTS - Not to Scale
- OSB - Oriented Strand Board
- PSL - Planning Construction
- SEER - Seasonal Energy Efficiency Ratio
- TBD - To be Determined
- U.N.O. - Unless Otherwise Noted
- W/M - Wall to Wall Mesh

01 42 16 - Definitions
- Provide or Furnish and Install

01 42 19 - Reference Standards
- AASHTO - American Association of State Highway and Transportation Officials
- ACI - American Concrete Institute
- AF&PA - American Forestry and Paper Association
- AIA - American Institute of Architects
- AISC - American Institute of Steel Construction
- ASHRAE - American Society of Heating, Refrigeration and Air Conditioning Engineers
- ASTM - American Society for Testing and Materials
- FM - Factory Mutual
- IBC - International Building Code
- IRC - International Code Council
- NBS - National Institute of Standards
- NEC - National Electrical Code
- NFPA - National Fire Protection Association
- NIST - National Institute for Certified in Engineering Technologies
- NRCA - National Roofing Contractors Association
- SBC - State Building Code
- SJI - Steel Joist Institute
- TPI - Truss Plate Institute
- UL - Underwriters Laboratories

01 43 00 - Quality Assurance
- Unless otherwise noted, all material and equipment used in every part of the quality specified. All manufacturer's material and/or equipment shall be installed in strict accordance with the manufacturer's instructions, copy of these instructions shall be furnished to the Architect/Engineer upon request. Any material, new or existing, damaged by faulty installation work shall be unacceptable, subject to the Architect's right to replace it at the expense of the Contractor at no additional expense to the Owner. Architect's judgement shall be based on Industry Standards and Best Practices.
- We use only the best grade lumber for the best and highest structural quality in each truss and we shall include all items of fabrication, construction and installation. All work shall be completed by skilled tradesmen and mechanics. Contractor, contractors, workers, Tradesmen, material suppliers, dealers, trades, vendors, warring, or outside this work will not be accepted. Some files will not be accepted.
- Measurements - The Contractor shall check and verify all dimensions and conditions before proceeding with Construction. Do not scale drawings. Contract Architect with all dimensional questions and descrepancies.

01 50 00 - Temporary Facilities and Controls

- The work shall consist of the application of temporary structures throughout the life of the project.

01 51 00 - Temporary Utilities
- All connections and extensions required to provide temporary utilities made by the Contractor at the Contractor's expense.

01 51 13 - Temporary Electricity
- Contractor to provide temporary power for the construction site. Connect to existing power service without disrupting normal service requirements. Power feeder service characteristics shall be compatible with the service from which it is taken. Size, type and routing shall be in compliance with all established by the National Electric Code (NEC). The Contractor shall provide main service disconnect and over-current protection at a convenient location in accordance with the NEC. The Contractor shall provide power outlets for construction operations, with branch wiring and distribution boxes located as necessary and shall provide flexible power cords as required. Provide and install distribution equipment, within and outside for portable single phase branch circuits for power and light as required by code.

01 51 23 - Temporary Heating, Cooling, and Ventilating
- Contractor to provide and install temporary heating, cooling and ventilation for the making appropriate and required. Contractor to install an system during construction, while monitoring measures to preserve energy. Ventilate enclosed areas to assist cure of materials, to dissipate humidity and to prevent accumulation of dust, fumes, vapors, or gases. Supplement with temporary fans if dangerous to maintain clean air for work and workmen operations.

01 51 26 - Temporary Water
- Contractor to provide and install temporary water for the construction site as necessary. Connect to an existing water source for construction operations in a manner according to local regulatory authorities and requirements.

01 52 00 - Construction Facilities

01 52 13 - Field Offices and Sheds
- Field offices are not shown on the project site or in the drawings, consisting of construction with three raised above the ground, a county floor for foundations, with a Separate building of sufficient size to accommodate the functions and requirements. Office family, meals, secure, weather tight enclosure for office and storage space shall be manufactured, temporary purpose of work. Size of field offices and sheds shall depend on Contractor's needs and space availability. Install appropriately due to Hurricane. HVAC shall be adequate to maintain comfortable conditions. At completion of work, all temporary facilities shall be removed and unpenetrated for new addition. Refer to local code issues for facility approvals.

01 52 19 - Sanitary Facilities
- Each trade Contractor shall be required, Contractor shall provide and maintain in neat and sanitary condition such accommodations for the use of their employees as will comply with laws and regulations. Temporary Toilet facilities may consist of portable Toilets. The number shall be based on number of workers. 1 toilet per 10 workers. Toilet facilities shall be kept supplied and clean and in working condition until the completion of the work and then shall be removed from the site. Upon removal the site shall be properly cleaned and restored to previous or improved condition as appropriate.

01 53 00 - Temporary Construction
- The Contractor shall provide and maintain for duration of work all required temporary offices, toilets, ramps, runways and bridges for use of all trades.

01 54 00 - Construction Aids
- The Contractor to provide all construction aids needed during construction which shall include but not limited to: elevators, hoists, cranes, etc.

01 54 23 - Temporary Scaffolding and Platforms
- The Contractor shall provide and maintain for duration of work all required temporary standing scaffolding, platforms, and staging. Scaffolds will normally be provided for painting, plastering or other installation work. Rolling scaffolds, used for the construction of block walls, base only one tier of scaffolds which, when fully erected is some 240 Sqm from floor to floor of the work, with the floors carried on horizontal members known as putlogs. Wherever in new construction, the platforms under the putlogs are built into the brick work as the work proceeds, so that when scaffolds are completed, the resulting holes may be made good.

01 55 00 - Vehicular Access and Parking
- Construct and maintain temporary means as acceptable to the supplier as to serve construction areas as allowed by local ordinances and guidelines. Arrange public access to accommodate construction personnel. Do not allow vehicles parking on existing pavements. Where this proves to not adequate provide all-weather parking.

01 57 00 - Temporary Controls (Erosion)
- The work shall consist of the application of temporary measures throughout the life of the project to control erosion and siltation. Such measures may include, but are not limited to, The use of berms, dikes, dams, sediment basins, filter media, silt fences, straw bales, seeded areas, or sodded areas, mulch, grasses, slope drains. Temporary seeding and other methods. Temporary erosion and siltation control measures as described herein, shall be provided for all construction exposed to any activities associated with the construction and maintenance without any and all controlled areas.

01 58 00 - Project Identification

01 58 13 - Temporary Project Signage
- Within 10 days after the commencement of work, the Contractor may provide one project identification sign. The sign must be maintained throughout the life of the project. Style to be mostly letter and approved by the Owner.

01 60 00 - Product Requirements

01 64 00 - Owner-Furnished Products
- Contractor is not responsible for products furnished by the Owner that are damaged prior to opening or receiving. Additional work required for installation of owner furnished products will be charged to the Owner and documented/billed.

01 70 00 - Execution and Closeout Requirements

01 71 00 - Local Conditions

01 71 16 - Acceptance of Conditions
- Prior to starting work the contractor the Contractor shall visit the site and familiarize and acclimate himself with the project and examine and verify all the Contract Documents.

01 71 23 - Field Engineering
- The Contractor shall verify the exact location and size of the building with all exterior corners staked on the site. The Owner and Architect to approve location before work begins.
- GC to provide on site surveying as required by architect and Local Government oversight.

01 73 00 - Execution
- The condition of all work shall be in strict accordance with those specifications and manufacturer's written specifications or Materials and Installation Standards where the manufacturer's recommended details are used. The manufacturer shall be responsible for the performance of their products. All workers shall be fully conditioned that it is required to make the work complete and operational shall be installed.
- Should site conditions or conditions for the satisfactory execution of work, and approval of the Contractor, the Owner will not proceed. The Contractor for the actual additional costs involved. The Contractor shall notify the Architect immediately upon encountering any such conditions. Cost or time adjustments shall be made by Owner signed change order.
- By applying new material over existing and other components the Contractor shall not begin work before all defects in the integrity of those substrates or components are of acceptance responsibility for the complete work in the existing.

01 74 00 - Cleaning and Waste Management
- Construction refer to be in a clean and orderly condition throughout the construction process. Clean off excess prior to the start of daily work and the completion of other trades. Refer to construction Guidelines and local ordinances for further requirements.

01 74 23 - Final Cleaning
- At the conclusion of construction the project shall be properly cleaned. This shall include but not be limited to: cleaning the interior and exterior glass, particles on overall surfaces, remove temporary labels, stickers and marks on stainless steel, plastic, Compact and spotless wood, paint, remove all protective and soiled coverings, protection, etc. Replace filters of operating equipment. Clean equipment and fixtures to a sanitary condition. Clean exterior such as items from roof, gutters, landscape areas, driveways and walks, etc. Remove all waste and surplus materials.

01 78 00 - Closeout Requirements
- Contractor to protect all installed construction, if products or materials are with a protective coating, Contractor shall maintain protective coating until construction is complete. Contractor shall replace any items that become defective or damaged.

01 77 00 - Closeout Procedures
- Construction shall be the date of "Substantial Completion" as indicated in a letter of acceptance from the Architect to the Contractor. Contractor shall determine the date of Substantial Completion in writing, in the date of "transfer" by the Owner.
- Application forms from the following list shall be checked for completeness and completeness prior to application for final payment. See individual specification sections for these and other requirements.
  - 1. Completion of Work as described in the Plans, Specifications, and Contract Documents.
  - 2. Claim (per 01 74 23).
  - 3. Certificate of Inspection (Electrical, Plumbing, Mechanical, Certificate of Occupancy, etc.)
  - 4. Written Warranties on Equipment.
  - 5. Releases and liens on equipment where required.
  - 6. Approved by the Contractor manuals and manuals (parts lists, etc.)...
  - 7. Final as Compliance Certificate Finally inspected for electrical and fire. Certificate is available from Architect.

01 78 00 - Closeout Submittals

01 78 36 - Warranties
- By Contractor: Per the Contract for warranties all Work under this contract against defects in materials and workmanship for a period of twelve (12) months following the date of Substantial Completion.

01 80 00 - Performance Requirements

01 85 00 - Facility Shell Performance Requirements

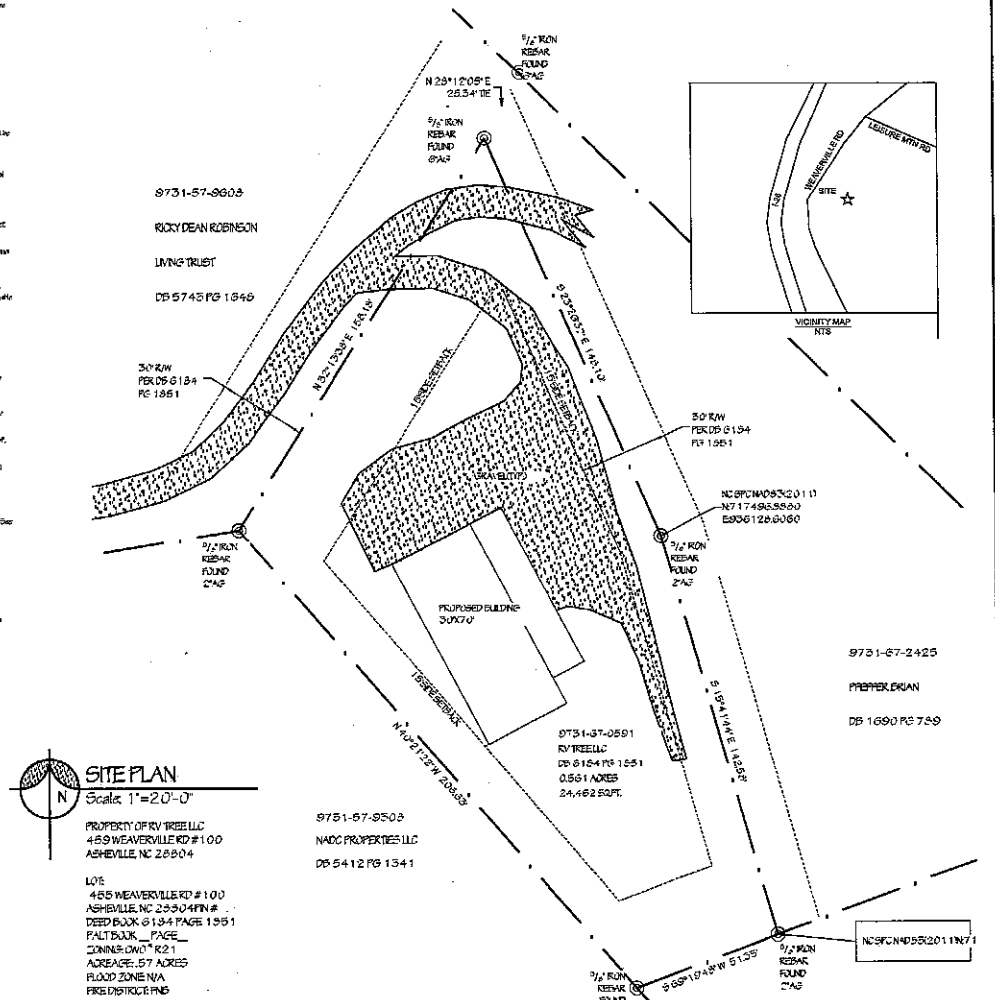
- Design Loads and Deflection Criteria:
  - Roof Framing/Roof Truss Dead Loads:
    - Roof Dead Load Deflection (+LL/240): 200 PSF
    - Dead Load Initial: 10 PSF
    - Varies Based Load for roofing other than Shingles: Angles
  - Floor Joist Design Loads:
    - LL Deflection (+L/360 for span < 15'; L/500 for span > 15'):
    - Live Load Initial Floor Joists: 40 PSF
    - Live Load Interior Basement: 100 PSF
    - Dead Load Floor Joists: 10 PSF
    - Varies Dead Load for Tiles, Flooring other than wood or carpet.

LEGEND

	GRADE ELEVATION MARKER		CONCRETE BLOCK WALL
3-2-1	DOOR NUMBER		WOOD FRAME WALL
2A	WINDOW MARK		WOOD STUD KNEE WALL
C	WOOD FINISH MARK		WALL AS NOTED/SIM
	BUILDING SECTION CUT		BRICK VENEER
	INTERIOR ELEVATION		POURED CONCRETE SECTION
KITCHEN C 1-2-3-4-5-6-7-8-9-10-11-12	ROOM TITLE (NOT ELEVATIONS) 1-2-3-4-5-6-7-8-9-10-11-12 ROOM FINISH MARK		GRAVEL FILL
			WOOD MEMBER IN SECTION
	JOINT DIRECTION AND CAULKING		BATT OR BLOWN-IN INSULATION
			RIGID INSULATION
			STONE VENEER

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A-7 GENERAL CONSTRUCTION SPECIFICATIONS



SITE PLAN

Scale: 1"=20'-0"

PROPERTY OF RV TREE LLC
459 WEAVERVILLE RD #100
ASHEVILLE, NC 28804

LOT
459 WEAVERVILLE RD #100
ASHEVILLE, NC 28804 PIN #
DEED BOOK 6154 PAGE 1951
PALT BOOK__PAGE__
ZONING ONT R21
ACREAGE: .57 ACRES
FLOOD ZONE N/A
FIRE DISTRICT: ENS

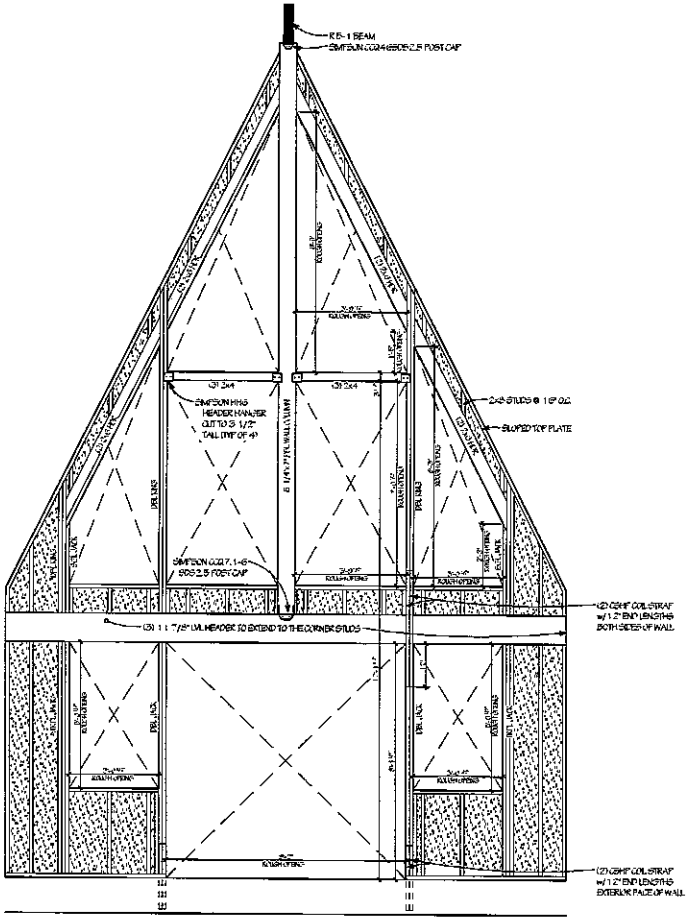
Scott W. Bartholomew Architecture
828-712-1297
Asheville, NC

10 Aug 2023

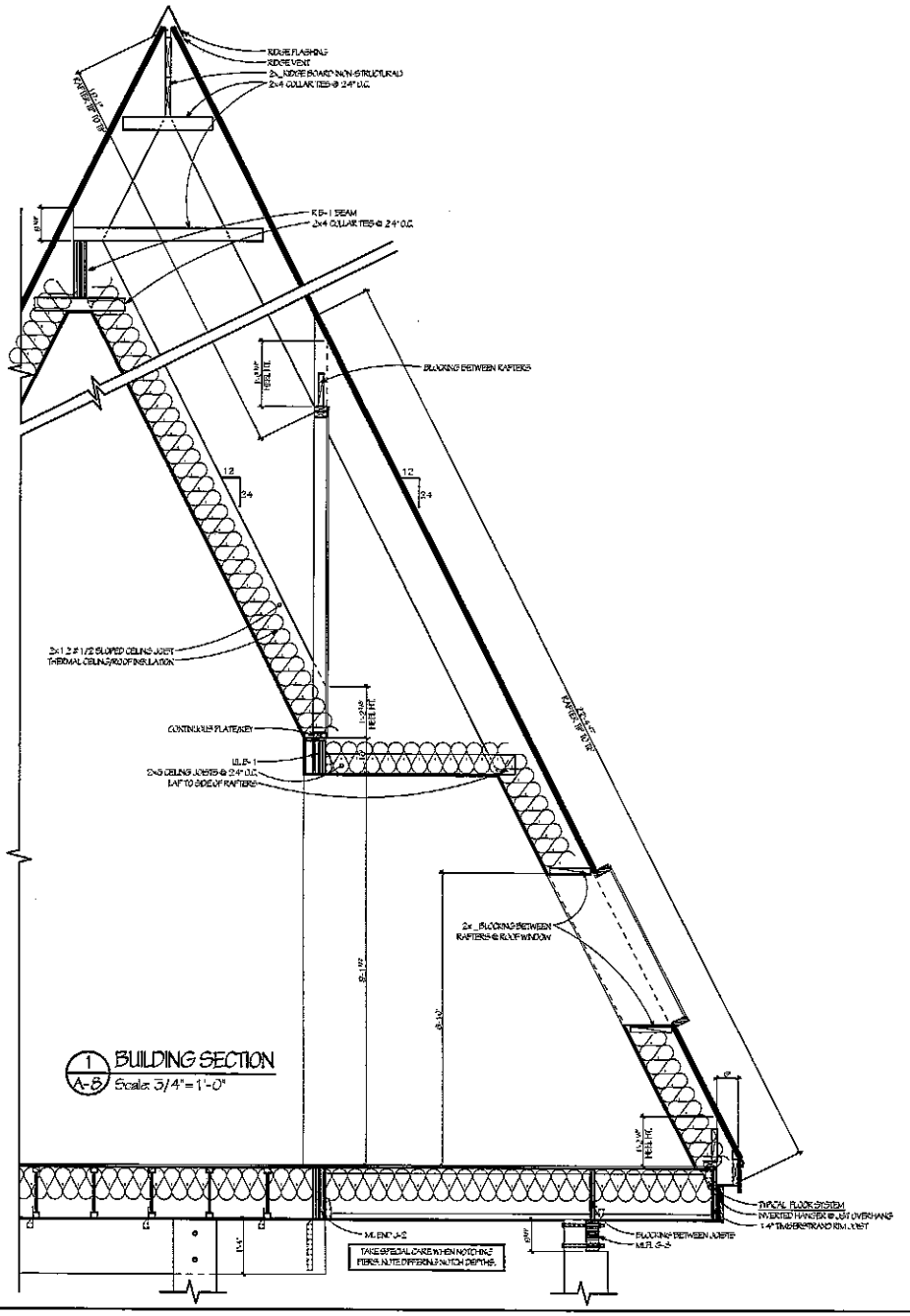
Robinson Apartment and Garage
Woodfin, NC

10 Aug 2023

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2 A-8 LIVING WALL FRAMING
Scale: 1/2"=1'-0"



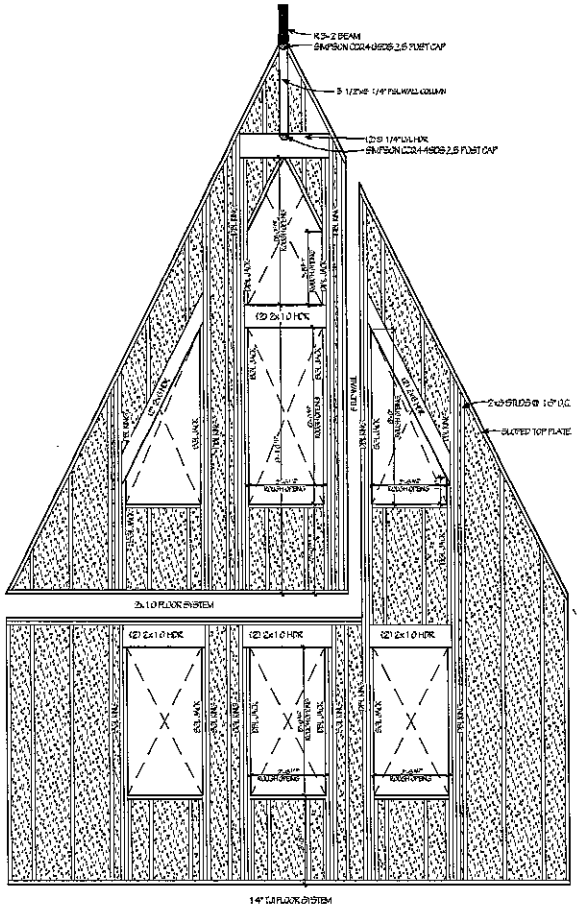
1 A-8 BUILDING SECTION
Scale: 3/4"=1'-0"

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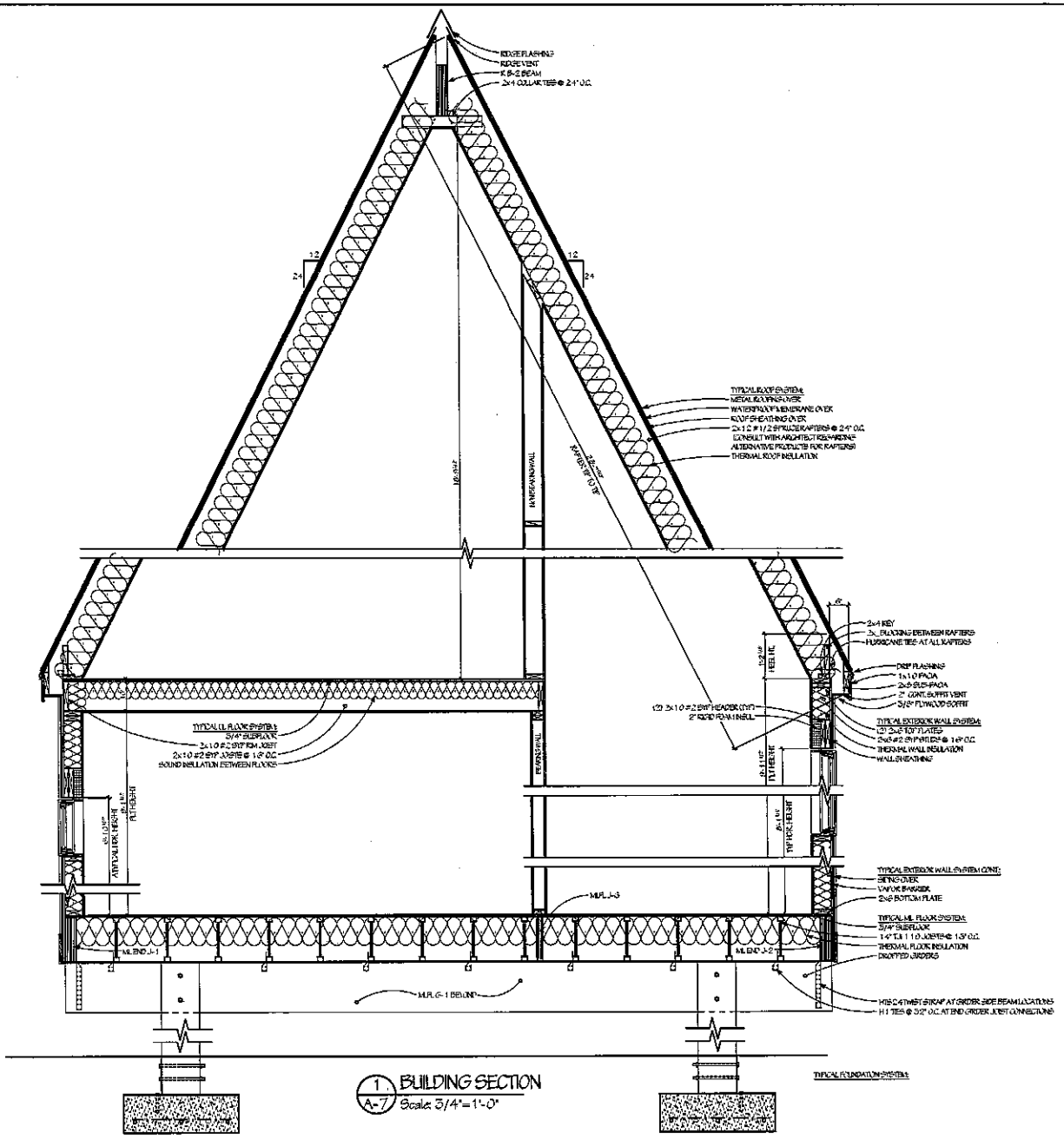
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2 A-7 BEDROOM WALL FRAMING
Scale: 1/2"=1'-0"



1 A-7 BUILDING SECTION
Scale: 3/4"=1'-0"

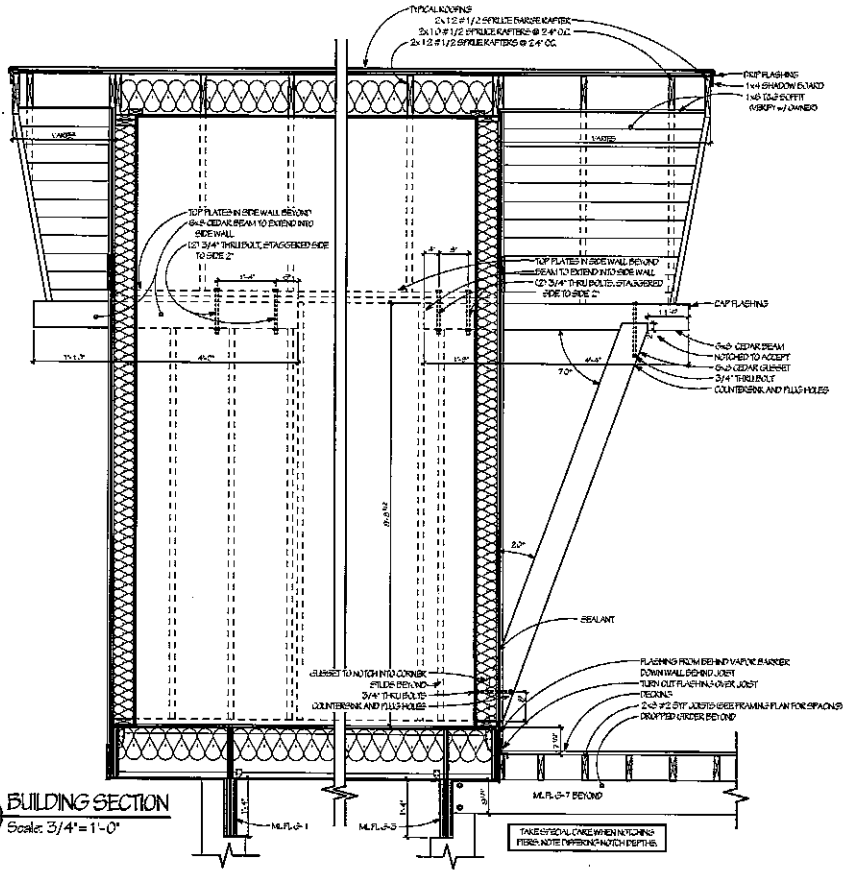
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Asheville, NC
828-712-7297

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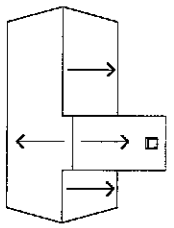
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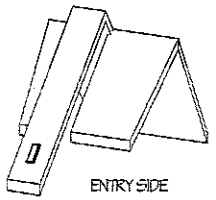
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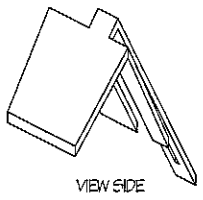


2 A-6 BUILDING SECTION
Scale: 3/4"=1'-0"

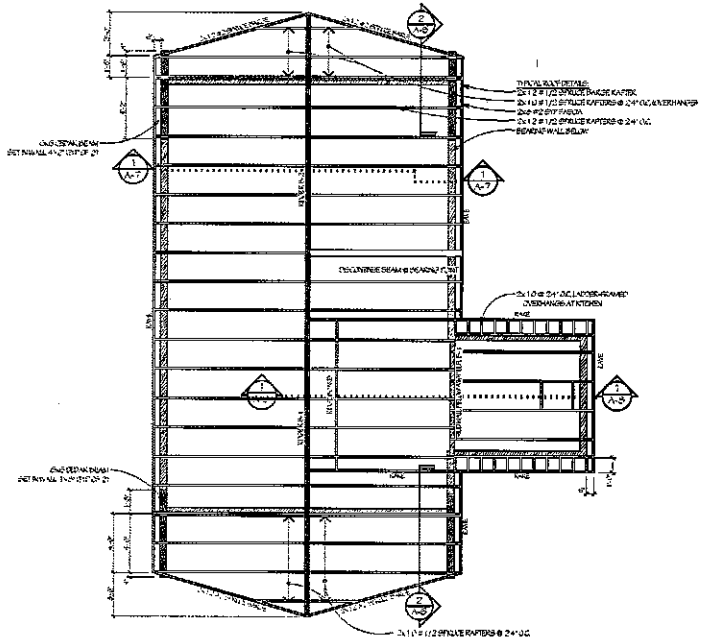


3 A-6 ROOF PLAN SCHEMATICS
ALL ROOFS TO BE 2:4/12





4 A-6 ROOF PLAN SCHEMATICS



ROOF FRAMING NOTES:
1) ALL RAFTERS TO BE 2x12 #1/2 SPRUCE @ 2'-0" O.C. u.o.n. ARCHITECT TO APPROVE ALTERNATE RAFTERS BASED ON PRODUCE AVAILABILITY AND COST.
2) ALL HANGERS TO BE EQUAL TO SIMPSON STRONGTIE.
3) G.C. TO PROVIDE SIMPSON H-1 HURRICANE TIES @ ALL RAFTERS.
4) RIDGE BOARDS (NON-STRUCTURAL) TO BE 2x_ LUMBER PACKED TO DEPTH OF PLUMB CUT.

1 A-6 ROOF FRAMING PLAN
Scale: 1/4"=1'-0"

ROOF RAFTER/BEAM SCHEDULE

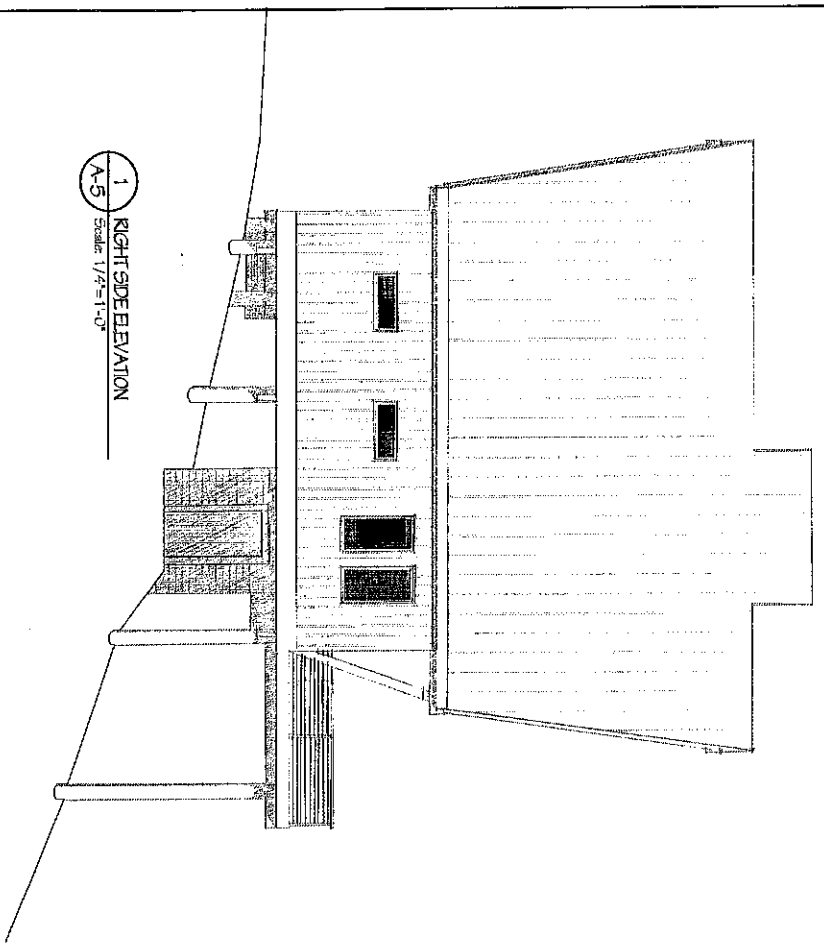
ID	SERIES/SPECIES	EXTERIOR WALL SUPPORT	INT. WALL SUPPORT	NOTES
RB-1	(2) 1.8" 2.0E LVL	FEL COLUMN, 2 3/4" BEARING	SEE 2/A-8	
RB-2	(2) 1.8" 2.0E LVL	SEE 2/A-7	FEL COLUMN, 2 3/4" BEARING	

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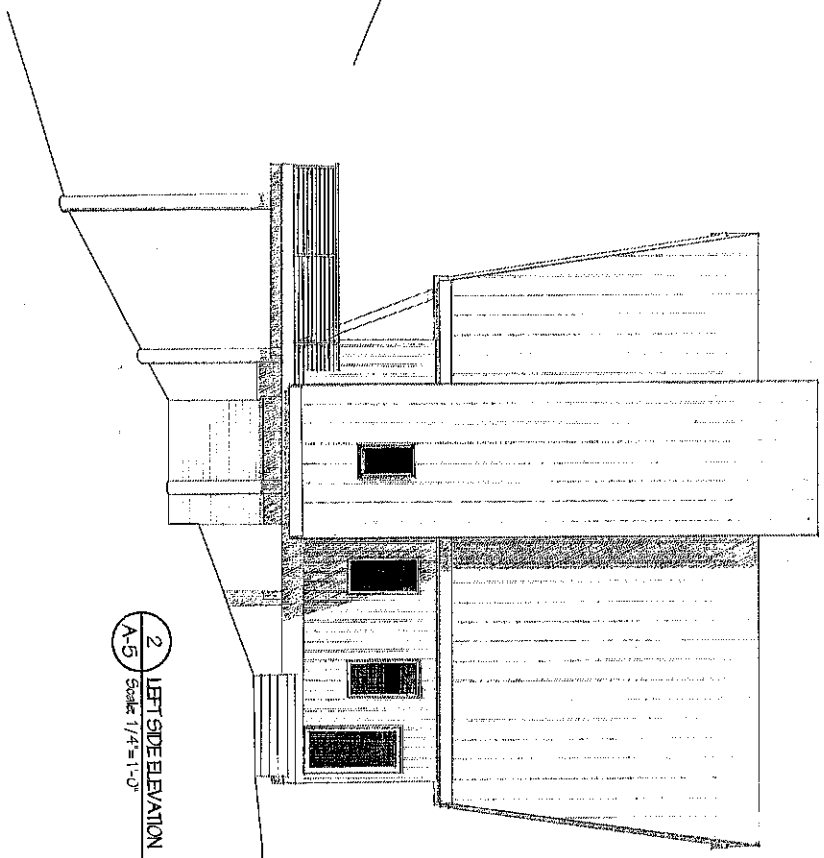
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1 A-5 RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"



2 A-5 LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"

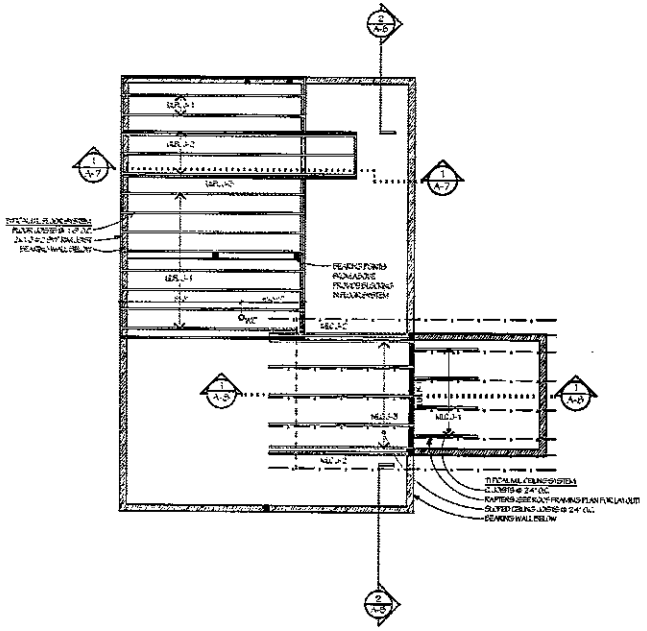
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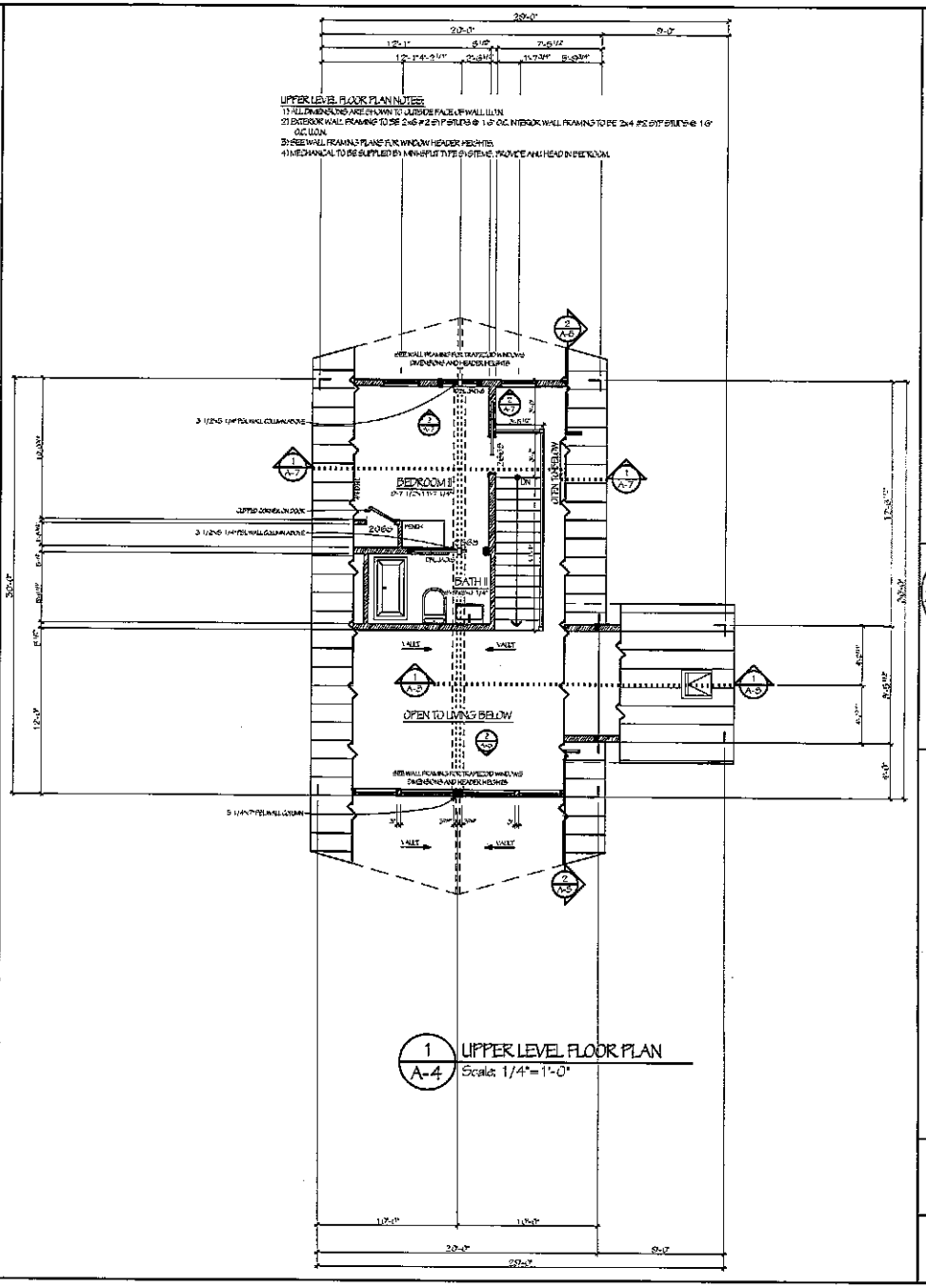
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Asheville, NC
828-712-1297

UPPER LEVEL FLOOR FRAMING NOTES:
1) ALL FLOOR JOISTS TO BE 2x10 #2 SYP JOISTS AT 16" O.C. U.O.N.
2) ALL BEAMS & HEADERS TO BE FLUSH U.O.N.
3) ALL HANGERS TO BE EQUAL TO "SIMPSON STRONGTIE".
4) BEDROOM AREA - LIVE LOAD= 30psf DEAD LOAD= 20psf.
5) DEFLECTION: L/600 FOR SPANS to 15', L/300 FOR SPANS 15' AND OVER.



2 / A-4 UPPER LEVEL FLOOR FRAMING PLAN
Scale: 1/4"=1'-0"

UPPER LEVEL FLOOR PLAN NOTES:
1) ALL DIMENSIONS ARE FROM FACE TO FACE OF WALL U.O.N.
2) EXTERIOR WALL FRAMING TO BE 2x6 #2 SYP STUDS @ 16" O.C. INTERIOR WALL FRAMING TO BE 2x4 #2 SYP STUDS @ 16" O.C. U.O.N.
3) SEE WALL FRAMING PLANS FOR WINDOW HEADER HEIGHTS.
4) MECHANICAL TO BE SUPPLIED BY MINI-SPLIT TYPE SYSTEMS, PROVIDE ONE HEAD IN BEDROOM.



1 / A-4 UPPER LEVEL FLOOR PLAN
Scale: 1/4"=1'-0"

UPPER LEVEL FLOOR JOIST/BEAM SCHEDULE

ID	SERIES/SPECIES	CONNECTION 1	CONNECTION 2	NOTES
ULFJ-1	(2) 9 1/4" 2.0E LVL	5 1/2" BEARING	5 1/2" BEARING	SEE SECTION DETAIL

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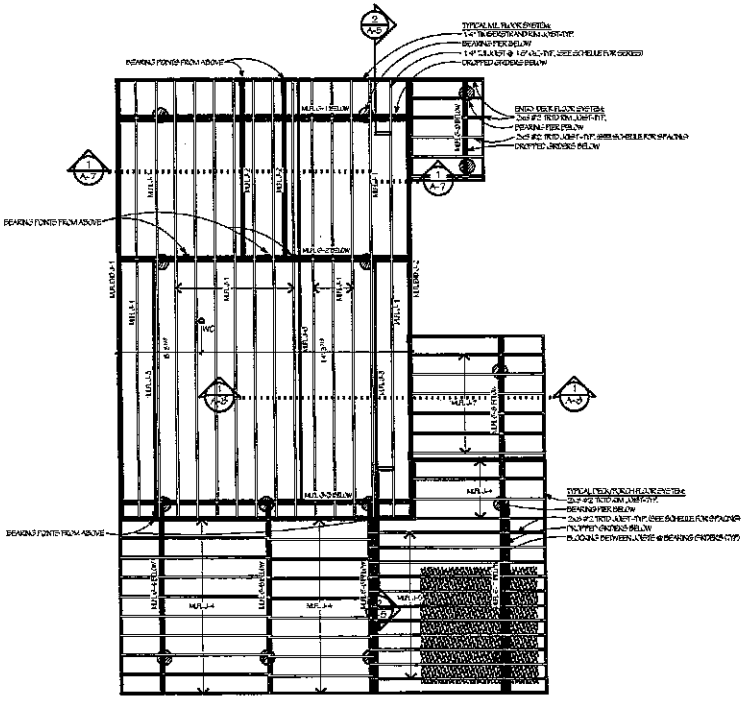
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MAIN LEVEL FLOOR FRAMING NOTES:

1) ALL BLOCKING BETWEEN HOUSE JOISTS TO BE 1.4" TIMBERSTRAND RIM BOARD U.O.N.
2) ALL BLOCKING BETWEEN PORCH/DECK JOISTS TO BE 2x8 #2 TRTD U.O.N.
3) ALL BEAMS & HEADERS TO BE FLUSH U.O.N.
4) ALL HANGERS TO BE EQUAL TO "SIMPSON STRONGTIE".
5) LIVING AREAS - LIVE LOAD= 40psf DEAD LOAD= 20psf.
6) DECK/PORCH AREAS - LIVE LOAD= 40psf DEAD LOAD= 12psf.
7) DEFLECTION: L/600 FOR SPANS to 18', L/800 FOR SPANS 18' AND OVER.
8) SPREAD JOIST 6" min. AT ALL WC WASTE LINES.
9) ALL DIMENSIONS ARE GIVEN TO CENTER OF WALL OR PLUMBING DRAIN.
10) FLOOR SYSTEM SUPPLIER/MANUFACTURER TO SUPPLY SHOP DRAWINGS TO ARCHITECT.



2 / A-3 MAIN LEVEL FLOOR FRAMING PLAN
Scale: 1/4"=1'-0"

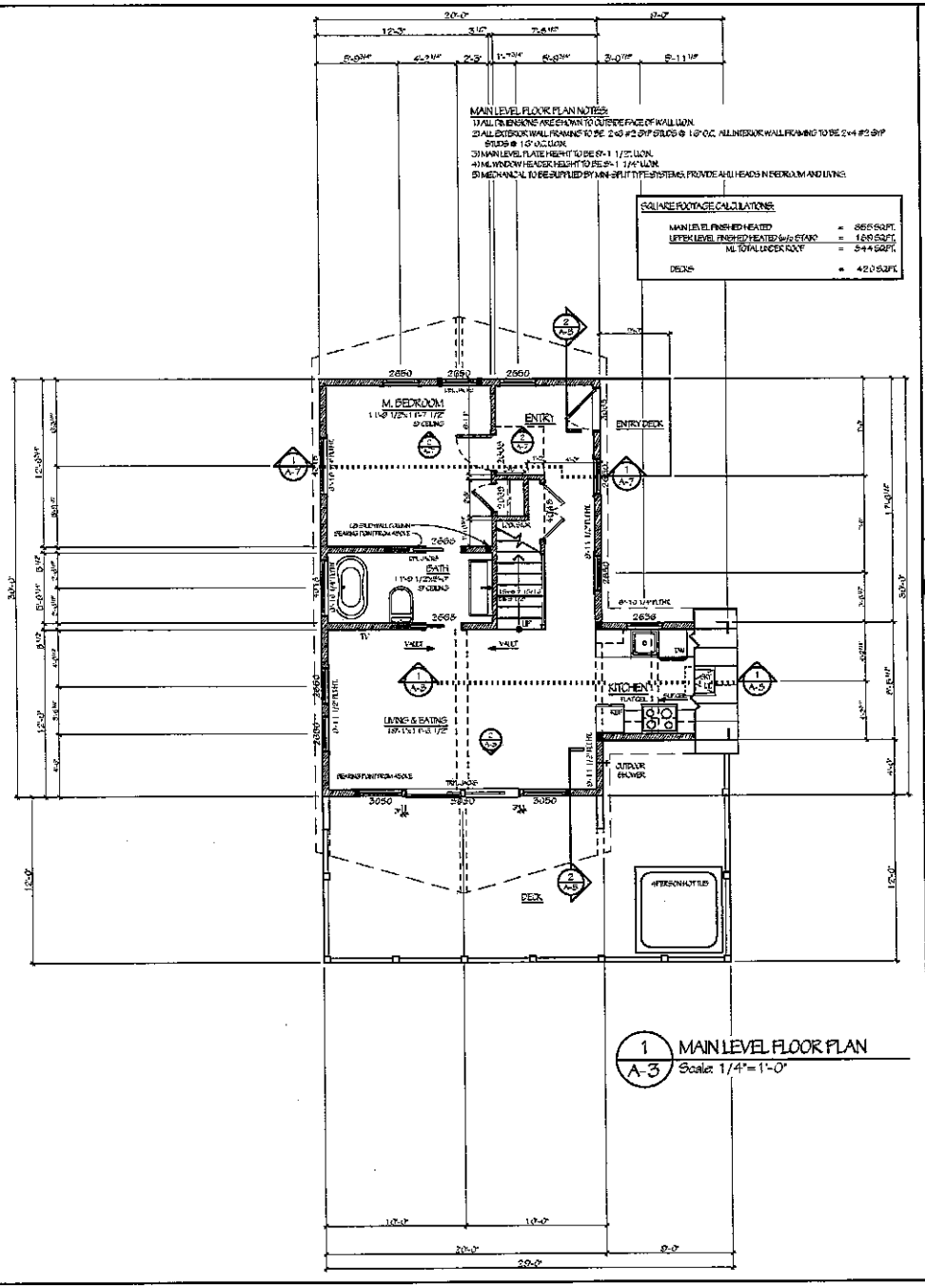
MAIN LEVEL FLOOR JOIST/BEAM SCHEDULE					
ID	SERIES/SPECIES	END SUPPORT	MID SUPPORT	END SUPPORT	NOTES
MLFL END J-1	(2) 1.4" 2.0E LVL	5 1/4" BEARING	5 1/4" BEARING	5 1/4" BEARING	FLUSH
MLFL END J-2	(2) 1.4" 2.0E LVL	5 1/4" BEARING	5 1/4" BEARING	5 1/4" BEARING	FLUSH
MLFL J-1	(3) 1.4" 2.0E LVL	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	DROPPED
MLFL J-2	(3) 1.4" 2.0E LVL	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	DROPPED
MLFL J-3	(3) 1.4" 2.0E LVL	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	DROPPED
MLFL J-4	(1) 3 1/2"x9 1/4" TRTD FSL	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	DROPPED, NOTE DEPTH FOR FILE NOTCH
MLFL J-5	(1) 3 1/2"x9 1/4" TRTD FSL	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	DROPPED, NOTE DEPTH FOR FILE NOTCH
MLFL J-6	(2) 3 1/2"x9 1/4" TRTD FSL	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	DROPPED, NOTE DEPTH FOR FILE NOTCH
MLFL J-7	(2) 3 1/2"x9 1/4" TRTD FSL	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	DROPPED, NOTE DEPTH FOR FILE NOTCH
MLFL J-8	(1) 3 1/2"x9 1/4" TRTD FSL	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	DROPPED, NOTE DEPTH FOR FILE NOTCH
MLFL J-9	LP 2x10 NX2 SYP	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	NOTCHED FILE, BOLTED	DROPPED, NOTE DEPTH FOR FILE NOTCH
MLFL J-1	14" TJI 110 @ 16" O.C.	5 1/4" BEARING	5 1/4" BEARING	5 1/4" BEARING	TYPICAL ML FLOOR JOIST
MLFL J-2	(2) 1.4" 2.0E LVL	5 1/4" BEARING	N/A	5 1/4" BEARING	FLUSH
MLFL J-3	(1) 1.4" 2.0E LVL	5 1/4" BEARING	N/A	5 1/4" BEARING	FLUSH
MLFL J-4	2x8 #2 TRTD JST @ 16" O.C.	3 1/2" BEARING	N/A	3 1/2" BEARING	
MLFL J-5	2x8 #2 TRTD JST @ 12" O.C.	3 1/2" BEARING	N/A	7" BEARING	
MLFL J-6	(1) 1.4" 2.0E LVL	3 1/2" BEARING	N/A	7" BEARING	FLUSH
MLFL J-7	14" TJI 110 @ 16" O.C.	US 1.81/8.8	N/A	3 1/2" BEARING	

MAIN LEVEL FLOOR PLAN NOTES:

1) ALL DIMENSIONS ARE SHOWN TO OUTSIDE FACE OF WALL U.O.N.
2) ALL EXTERIOR WALL FRAMING TO BE 2x6 #2 SYP STUDS @ 16" O.C. ALL INTERIOR WALL FRAMING TO BE 2x4 #2 SYP STUDS @ 16" O.C. U.O.N.
3) MAIN LEVEL PLATE HEIGHT TO BE 9'-1 1/2" U.O.N.
4) ML WINDOW HEADER HEIGHT TO BE 8'-1 1/4" U.O.N.
5) MECHANICAL TO BE SUPPLIED BY MINI-SPLIT TYPE SYSTEMS. PROVIDE 4 HI HEADS IN BEDROOM AND LIVING.

SQUARE FOOTAGE CALCULATIONS:

MAIN LEVEL FINISHED HEATED	=	855 SQFT.
UPPER LEVEL FINISHED HEATED w/o STAIR	=	169 SQFT.
ML TOTAL UNDER ROOF	=	544 SQFT.
DECKS	=	420 SQFT.



1 / A-3 MAIN LEVEL FLOOR PLAN
Scale: 1/4"=1'-0"

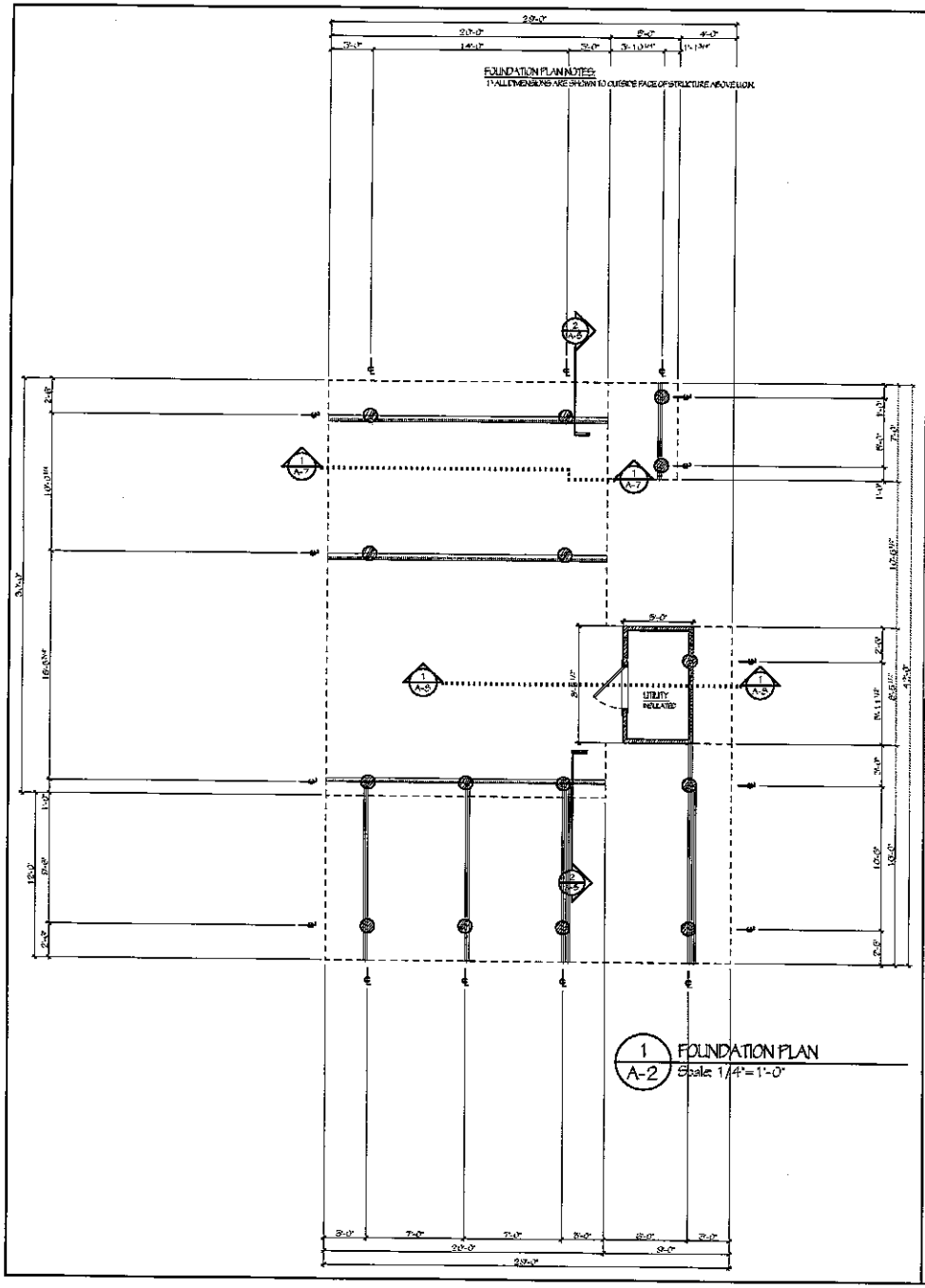
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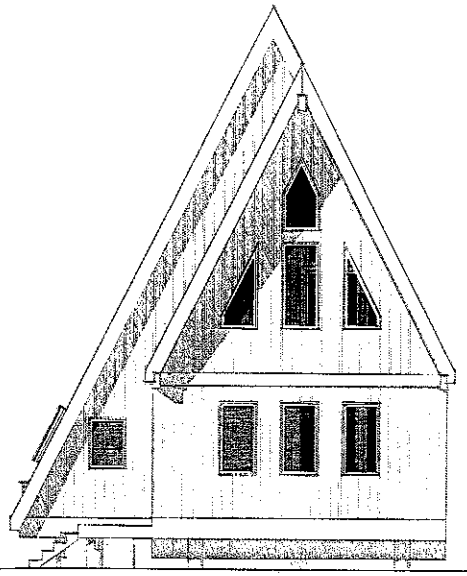
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Asheville, NC

16 Nov 2022

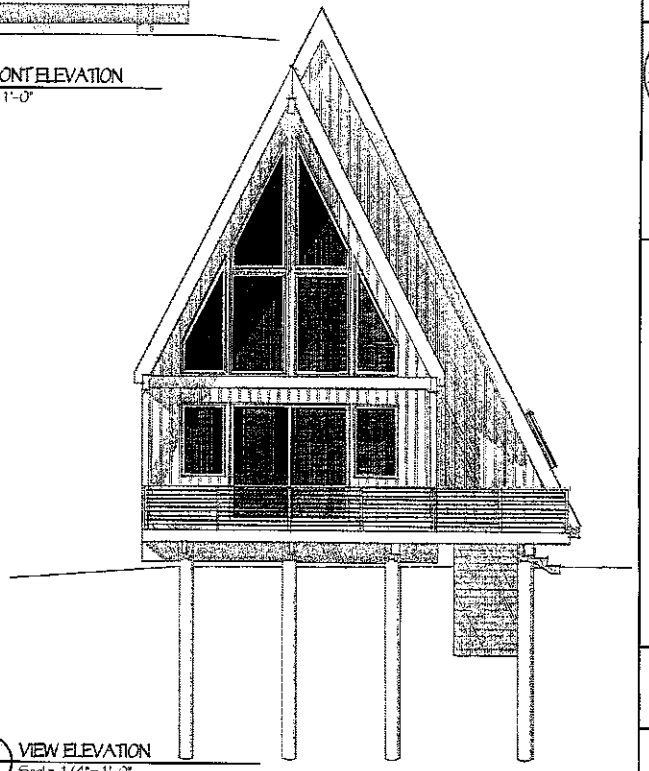
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1 / A-2 FOUNDATION PLAN
Scale: 1/4"=1'-0"



2 / A-2 ENTRY/FRONT ELEVATION
Scale: 1/4"=1'-0"



3 / A-2 VIEW ELEVATION
Scale: 1/4"=1'-0"

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TECHNICAL REVIEW REPORT

DATE: November 18, 2024
PREPARED BY: Ricky Hurley, Planning Director
APPLICANT: Ricky Robinson/RV Tree LLC
SUBJECT: Conditional Zoning – 455 Weaverville Road

PROJECT SUMMARY: A conditional zoning review for a mixed-use development containing five residential lots, nine short term rental cabins, one 2700 square foot mixed use building and 11,000 square feet of commercial buildings located at 455 and 467 Weaverville Road (PIN: 9730-79-9689).

REVIEW NOTES:

- The project site is 15.59 acres located at 455 Weaverville Road.
- The parcel is already served by public water and sewer services.
- Weaverville Road is a state-maintained highway.
- The proposed Community Shopping 2 CS2-CZ zoning district setbacks are: 20 feet front from edge of right of way, 15 feet rear, 10 feet side, and are regulated by the proposed conditional zoning ordinance.
- The proposed conditional zoning district will exceed the minimum lot width, lot size, and structure size standards in the Community Shopping-2 zoning district. Dimensional requirements set by the proposed conditional zoning exceed the general district.
- The maximum height of all structures shall be limited to 35’ as noted in the Draft Exhibit D.
- The impervious surface is proposed to be approximately 25% impervious surfaces, and grading limits being approximately 48% of the total parcel. A slightly larger allowance may be warranted as part of the project Conditions to allow for slight or unexpected plan deviations.
- The parcel is subject to the Town’s Steep Slope regulations, which limit grading to 15% of the lot, and impervious surfaces to 8% of the lot. A modification by the Town Council will be required.
- Retaining wall heights shall not exceed 12 feet in Steep Slope areas.
- Property is currently zoned Community Shopping and Residential District R-21 and is requesting a conditional rezoning to Community Shopping 2 CS-Conditional Zone (CS2-CZ).
- A list of conditions and any requested modifications is required and must be agreed to and signed by the property owner.
- A Transportation Impact Analysis is not required.

PLANNING:

Changes required to plans:

- Provide a detailed landscape plan. Screening is required for all commercial zoning that abuts up to residential zoning districts on the south side of the parcel.
- A lighting plan and cut sheets are required.
- Although CS-2 does not specify a minimum lot width and size, all new lots are required street frontage along the new roadway. All new public and private streets must be constructed to the Town's minimum road standards.
- Provide a 15-foot irrevocable easement, as measured from the edge of pavement of Weaverville Road for future multi-modal infrastructure. The easement must run for the entirely of the Project's road frontage.
- Ensure proposed new buildings will not impact planned multi-modal improvements along the Weaverville Road corridor by adequate setbacks and landscape placement.
- *Note: Exhibit D conditions associated with the rezoning may hold the project to a higher standard.*

Requirements to be noted (no change required to plans):

- The applicant will be required to provide a detailed site plan review if the conditional zoning were to be approved by the Town Council.
- The Building and Grading & Erosion Control permits are reviewed and issued by Buncombe County.

EMERGENCY ADDRESSES:

Addresses and street names will be assigned by the Buncombe County E-911 Address Coordinator prior to issuance of any individual building permits. The applicant is advised to submit early in the development review process to verify if any change to the current address is warranted due to the planned additions.

ROADS/ACCESS/LIGHTING:

- One driveway connection to Weaverville Road is proposed. A driveway permit will be required from NCDOT, as well as a hydraulic review of the site drainage prior to permitting.
- No lighting plan was provided and will be required prior to issuance of a zoning compliance permit.

UTILITIES:

- Woodfin Water and Metropolitan Sewerage District both currently serve the project and have approved their respective allocations.

SW/EC/FLOOD:

- Erosion Control and Building permit applications, as required, shall be reviewed and approved by Buncombe County prior to any construction or land disturbance occurring. No erosion control plan was submitted or other preliminary scope of land disturbance.
- A Town of Woodfin Storm Water review and permit will be required prior to issuance of the zoning compliance permit by the Town. Site plan and written supplemental information are in conflict as one reflects a detention pond and other states two underground devices.
- The subject property is not located within a regulated floodplain.

- No streams were noted as present on the property.

FIRE MARSHAL:

- No response from Fire Marshal at time.

Conditional Zoning District Application

Date: 09/24/2024

Petitioner

Applicant Name:	Ricky Robinson	Phone:	8282302251
Address:	459 Weaverville Rd. Unit 100	Email:	ricky@robinsoncopaint.com
City, State, Zip:	Asheville		

Location

Site Address:	455-467 Weaverville Rd.	Acreage:	15.44
City, State, Zip:	Asheville	Current Zoning:	CS & Residential
NCPIN #:	9731670591, 9731673507, 9731672797, 9731675206, 9731678161, 9731579608	Proposed Zoning:	CS Type 2 - Mountain Village

Owner

Owner Name:	Ricky Robinson	Phone:	8282302251
Address:	236 Wind Whisper Dr.	Email:	ricky@robinsoncopaint.com
City, State, Zip:	Asheville		

Conditional Zoning District

Statement of Reasonableness: The lower property is currently zoned Commercial where we want to build commercial buildings, the middle property is currently zoned Community Shopping (CS) where we want to build housing, and the upper property is currently zoned Community Shopping (CS) where we want to build rental housing. The upper property adjoins a neighboring property with rental housing which is zoned Mountain Village. This request is reasonable because it is both consistent with the character of the area and will match the surrounding zoning.

Explain the request for a conditional district rezoning and the proposed conditions of development: We would like to rezone all 6 parcels to CS Type 2 - Mountain Village to allow for development as described above which also matches the surrounding areas. All 6 parcels abut each other at different ends, and this conditional rezoning would create consistency amongst the area.

Please explain why the proposed amendment is reasonable for the area? CS Type 2 - Mountain Village would allow us to add 2 additional commercial buildings at the road front (Weaverville Rd), it would allow us to build housing at the middle portion, and it would also allow us to build rental housing at the uppermost portion of the acreage. Weaverville Road has many businesses/commercial buildings along the road front, specifically in close proximity-- we have Dollar General, Salt Face Mule, Domino's, and many others for example. Adjacent properties include Heritage at the Peak (apartment complex), Childcare Network, and numerous single family residences up and down the mountain-side. If we're granted conditional rezoning, our development plan is similar to what currently exists nearby on adjacent properties.

In what manner will the proposed amendment carry out the intent of the Comprehensive Plan? By granting conditional rezoning, this proposed amendment will aid in meeting infrastructure goals set out in the comprehensive plan to improve service to existing residents and encourage growth within existing services. We would agree to provide sewer connection to our neighbor at 453 Weaverville Road-- thus helping him tie his house in to the sewer system, he's currently on an outdated, failing septic system. We would also grant an easement to Woodfin Water Department from the end of our proposed development so in the future we could connect the water main all the way down from the top of our property to Weaverville Road. This will help the district when emergency situations occur. Additionally, we'd agree to build and rent one "affordable" unit (affordable per the understood standards and rates provided by the Town of Woodfin as of this writing) after our first 10 units are built. This meets the Town's 10% precedent established during development of nearby areas in the recent past. This is Goal 1.2.4 of the Comprehensive Plan-- "Work with developers, nonprofits, and community land trusts to incorporate income-restricted housing into new residential and mixed-use developments.".

Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment? Aside from infrastructure improvement and creating income-restricted housing, we'd also agree to maintain the maximum amount of green-space possible-- aided by replanting of saplings that are native to the area. Disturbance (both pervious and impervious) would be kept to a minimum while still meeting our own development goals. If this conditional zoning request is allowed, we'd potentially create more job opportunities for the area by building two commercial buildings to house local businesses. Additionally, we'd provide more housing, some of which would help to alleviate the Town's growing need for affordable units.

I do hereby certify that the information contained herein is true and correct.

Ricky Robinson	09/24/2024
Name	Date

RECOMMENDATION FROM
TOWN OF WOODFIN PLANNING BOARD
OF ADJUSTMENT TO
WOODFIN TOWN COUNCIL

Having reviewed the **Zoning Map Amendment** to rezone properties at 455 & 467 Weaverville Road (9731-67-0591, 9731-67-2797, 9731-67-3507, 9731-67-5206, and 9731-67-8161) from CS Community Shopping & R-21 Residential District to CS Community Shopping 2-CZ on **December 3, 2024**, and having considered information from planning staff of the Town of Woodfin and comments from the other persons, pursuant to 160D-604(d), the Town of Woodfin Planning Board of Adjustment hereby adopts the following motion, effective December 3, 2024:

The Town of Woodfin Planning Board of Adjustment recommends approval of the proposed map amendment and finds that it is reasonable, in the public interest, and consistent with the Town of Woodfin Comprehensive Plan in that the proposed rezoning will:

1. Use the Future Land Use Map to guide development decisions and connect existing and future activity centers with multimodal transportation for all users. (1.1.1 & 1.1.3)
2. Extend or improve infrastructure needed to support residents and sustainable growth while promoting long-term fiscal responsibility by growth in areas with existing services. (1.1.8 & 1.2.6)
3. Support walkable employment centers so that residents may both live and work in Woodfin (3.1.4)
4. Balance the supply of land for housing and employment and protects land for economic development. (3.1.5).

Vote:

Ayes/No

This document is a true and accurate statement of the findings and recommendations of the Woodfin Planning Board of Adjustment.

_____ _____

Chair Date