STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Major Subdivision—Crestfield Avenue Subdivision

Presenter: Ricky Hurley, AICP

Meeting Date: January 6, 2026

Summary:

An administrative (ministerial) review for a 7-lot major subdivision located on one parcel totaling 1.7 acres. The site is currently vacant and located at 14 Crestfield Avenue, being identified in the Buncombe County tax record as PINs 9730-43-2106-00000.

Background/Site Context:

The applicant is requesting a concept plan approval as part of an administrative review for a major subdivision. Administrative (ministerial) reviews conducted by the Planning Board of Adjustment must be approved when the applicant demonstrates they have complied with all technical standards found within Chapter 46 Subdivision and Chapter 54 Zoning codes. Although review of the application occurs as part of a public meeting, the Board may not require a public hearing or solicit public comment as part of their review when determining compliance with the Woodfin Town Code. The subject property is currently occupied by a single-family home and covered in woodlands with elevations of 2,095 feet to 2,145 feet, that gradually slope from Crestfield Avenue Drive towards the eastern property line. The project is not subject to Steep Slope regulations since the elevation is less than 2,200 feet. The Town of Woodfin Chapter 46 Subdivision, Article III Subdivision Plats, will require a preliminary subdivision plat review by this board.

Major subdivisions are divisions of land in which five or more lots are created for the purposes of development. Additionally, any previous development within 1,500 feet of this property is also considered for determining the threshold for review. At the time of review, the subdivider does not have any active projects in the vicinity.

Staff Analysis:

The proposed development is located along Crestfield Avenue, with most of the surrounding properties being developed for detached single-family homes and undeveloped land. A total of 7 detached single-family units on individual lots are planned. Zoning classifications for the development and adjacent properties to the east, north, and south of site are R-7 Residential District and to the west across Crestfield Avenue is R-10 Residential District.

Crestfield Avenue will provide the principal means of access to the development by way of individual driveways. The development will be served by the Woodfin Water and MSD sewer services.

A stormwater system is not required for projects that disturb less than one acre of land or create less than 50% impervious surface.

The developer will be required to provide approximately 0.25 acres of green space, being at least 15% of the project area to comply with minimum requirements. The R-7 Residential District specifies a minimum lot size, width, and setbacks.

Considerations:

- The proposed development is allowed as a "use by right" within the R-7 Residential zoning district for up to 19 dwelling units/lots.
- The area is a mixture of on-site and manufactured single family dwellings.

Woodfin Together/Future Land Use:

The comprehensive plan's Future Land Use Map (FLUM) designates this parcel as a Residential 1 land use, with primary land uses being small-scale single family and duplexes, manufactured homes, and existing multifamily. These areas are generally older, historic, in-town neighborhoods with a variety of modest single-family housing types. Most neighborhood streets and street rights-of way are relatively narrow and do not have sidewalks. Steps should be taken to minimize gentrification and displacement, while also offering opportunities for infill housing. The Conceptual Growth Framework map also identifies this area as part of a larger Mixed Residential area.

Staff Recommendation:

Staff has reviewed the proposed concept plan and notes the applicant must address the following prior to submission of the preliminary subdivision plan:

- Revise so that the "green space" must be provided and should be a separate land parcel.
- Provide an easement for access where necessary to allow all residents of development access to the green space.
- Provide street trees along Crestfield Avenue.

Suggested Motion:

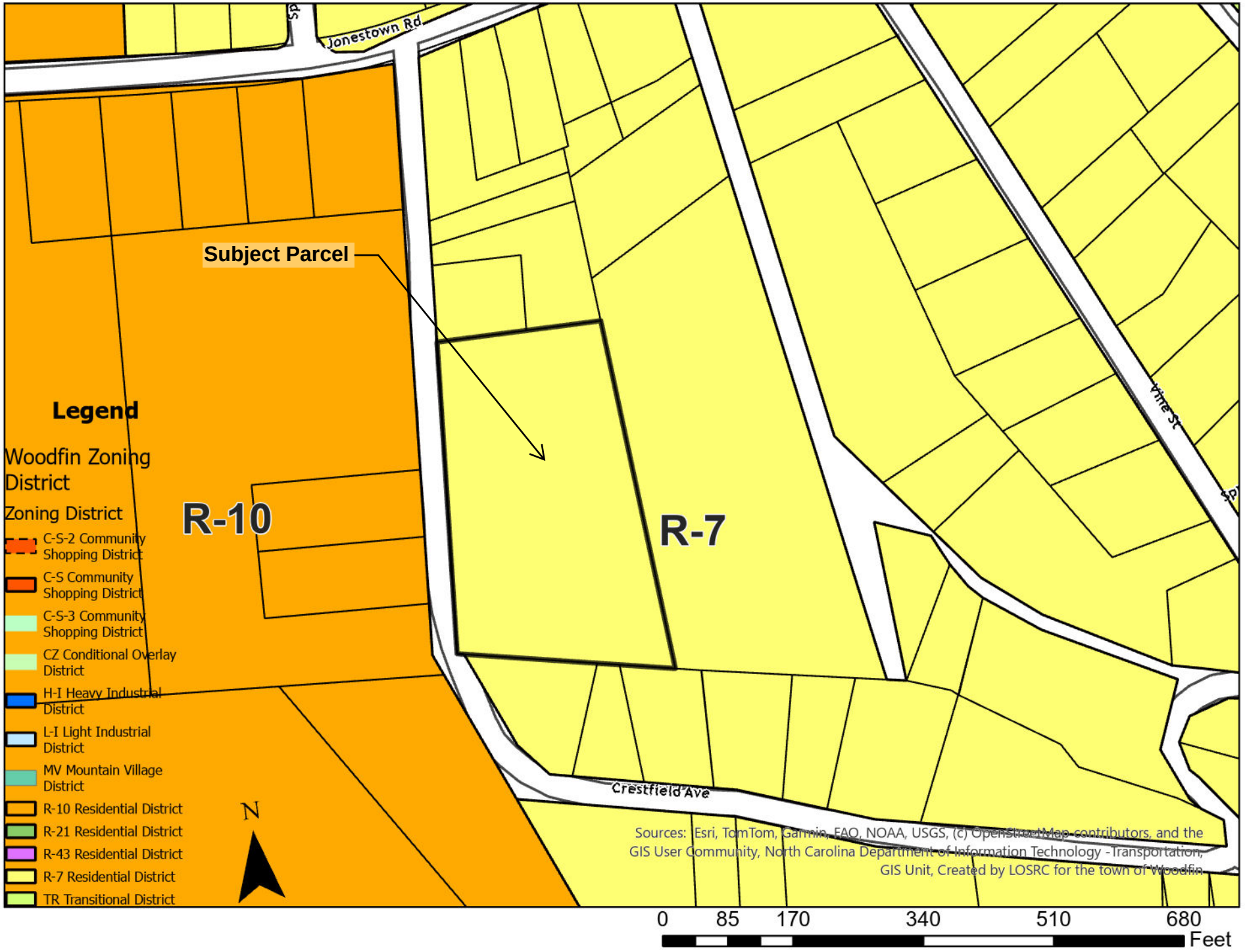
I move to approve the conceptual subdivision plan for 1.7 acres as shown on Exhibit 1, conditioned upon correction of the items identified and find that the request is reasonable, is in the public interest, is consistent with the ***Woodfin Together*** Comprehensive Plan, and meets the development needs of the community in that the request:

1. Uses the Future Land Use Map to guide development decisions. (1.1.1)
2. Promotes long-term fiscal responsibility by growth in areas with existing services. (1.2.6)
3. Protects floodplains, steep slopes, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas. (5.1.1).

Attachments:

(1) Zoning Map
(2) Existing Conditions/Aerial Map
(3) Future Land Use Map
(4) Subdivision Concept Plan
(5) Technical Report

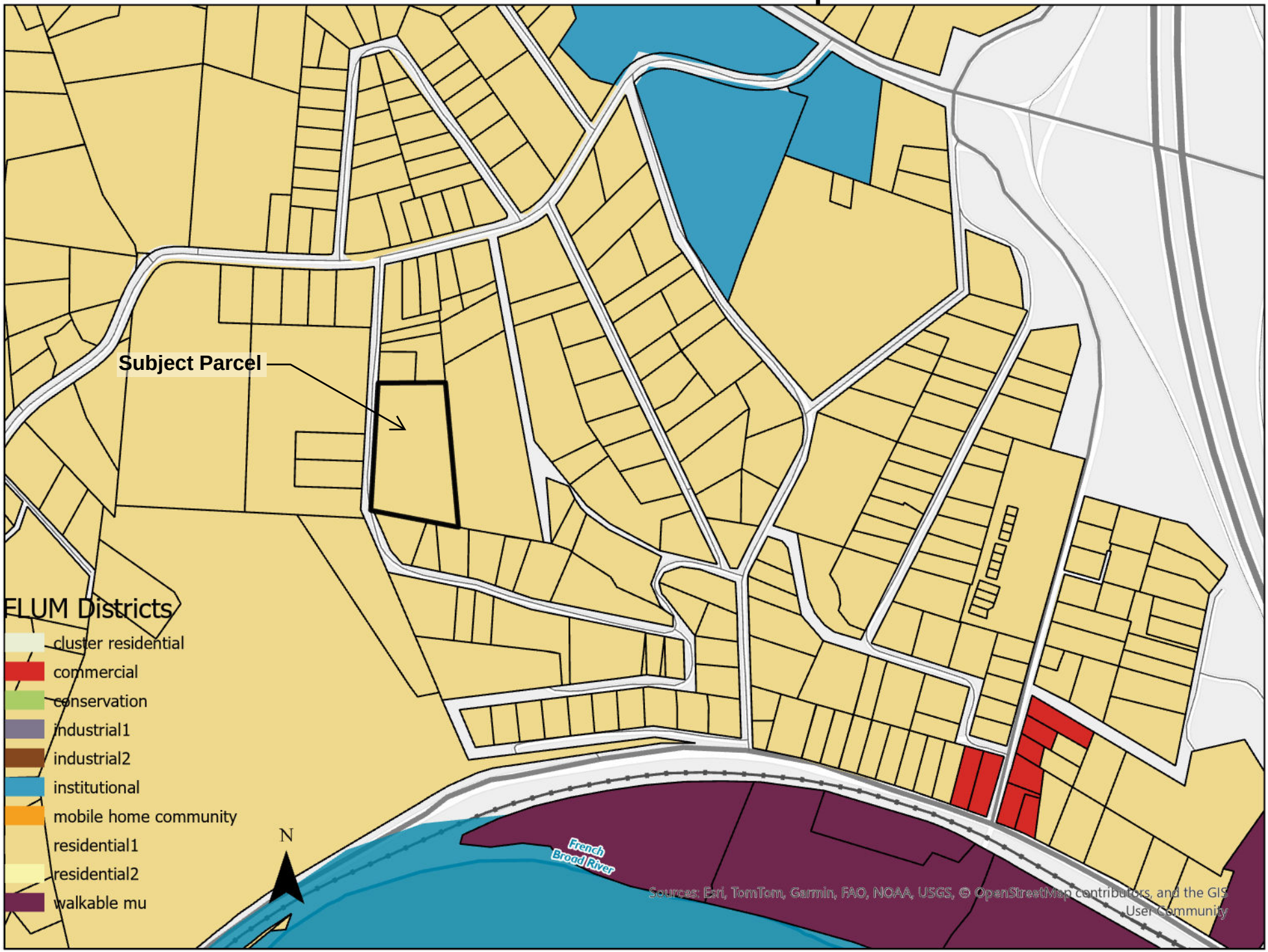
Zoning Map


Jonestown Rd
Subject Parcel
R-10
R-7
Crestfield Ave
Legend
Woodfin Zoning District
Zoning District
C-S-2 Community Shopping District
C-S Community Shopping District
C-S-3 Community Shopping District
CZ Conditional Overlay District
H-I Heavy Industrial District
L-I Light Industrial District
MV Mountain Village District
R-10 Residential District
R-21 Residential District
R-43 Residential District
R-7 Residential District
TR Transitional District
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, North Carolina Department of Information Technology - Transportation, GIS Unit, Created by LOSRC for the town of Woodfin
0 85 170 340 510 680
Feet

Aerial


Subject Parcel
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, North Carolina Department of Information Technology - Transportation GIS Unit
0
85
170
340
510
680
Feet

Future Land Use Map



SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- EXISTING IRON PIPE (EIP)
- EXISTING CONCRETE MONUMENT (ECM)
- #5 NEW IRON REBAR W/ ID CAP (NIR)
- C.S.D. CONTROL POINT
- SANITARY SEWER MANHOLE (SMH) (PER MSD GIS)
- WATER METER (WM)
- UTILITY POLE
- COMMUNICATION PEDESTAL (CPED)

LINE LEGEND:

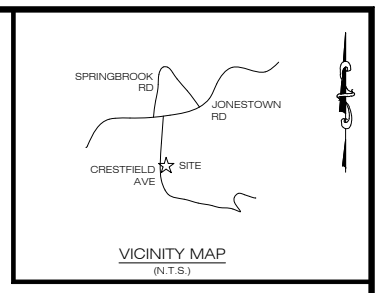
- SURVEYED BOUNDARY LINE
- INTERIOR DEED / TRACT LINE
- SETBACK LINE
- DEED / PLAT OVERLAP LINE
- ADJOINER'S DEED LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE (PER SUBJECT)
- RIGHT-OF-WAY LINE (PER ADJOINER)
- SANITARY SEWER LINE (PER MSD GIS)
- TIE LINE ONLY
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCELINE
- BOARD FENCELINE

ABBREVIATIONS:

NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PB...PLAT BOOK
PG...PAGE
PIN...PARCEL IDENTIFICATION NUMBER
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
AG...ABOVE GRADE
BG...BELOW GRADE
R/W...RIGHT OF WAY
ID...SURVEYORS IDENTIFICATION CAP
POL...POINT ON LINE

NOTES

1. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS ZONED R-7 BY TOWN OF WOODFIN HAVING SETBACKS AS FOLLOWS: FRONT = 20', SIDE = 10', REAR = 20% MEAN DEPTH OR 30'. **PLEASE REFER TO THE TOWN OF WOODFIN ZONING ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.*
6. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700973000J, EFFECTIVE DATE 01/06/2010.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. AREAS FOR LOTS 3-7 ARE INCLUSIVE OF OVERLAP AREA SHOWN.
10. SEE BACK REFERENCE TO SUBJECT, DB 495 PG 81, FOR RESERVATION OF RIGHT OF WAY "DOWN HIGH ST. AND ACROSS THE LOWER END (SOUTHERN) LINE OF LOT TO CARRY LIGHTS AND TELEPHONE". UNABLE TO ACCURATELY PLOT SAID R/W.



VICINITY MAP
(N.T.S.)

ROBERT A. & DEBORAH S. WILTSHIRE
DB 4694 PG 1687
PB 205 PG 193, LOT 4
PB 231 PG 196, LOT 3
PIN 9730-33-9228
ZONED: R-10

TOMMY EUGENE SOLESBEE
LAURAH F. SOLESBEE
DB 1478 PG 162
PIN 9730-43-1378
ZONED: R-7

ANNIE L. & TOMMY E. SOLESBEE
DB 1309 PG 905
PIN 9730-43-1378
ZONED: R-7

CENTERLINE OF R/W PER PB 9 PG 36

WESTERN LINE OF LOTS 8-6, PB 9 PG 905 (BASIS OF CENTERLINE OF 25' R/W, AS SHOWN)

LINE PER PB 205 PG 193 & PB 231 PG 196

25' R/W PER PB 9 PG 36

#6 EIR 0.4' AG *(LEANING) NORTHWEST CORNER OF DB 1426 PG 616 (2ND TRACT) & LOT 7, PB 9 PG 36*

BOUNDARY LINE PER PB 205 PG 193 & PB 231 PG 196 (PLAT GAP AREA-HATCHED AREA)

S 86°57'18" E 174.33'

#5 EIR

1 0.20 ACRES 8886.6 SQ. FT.

WOODED AREA

35.6'

S 02°03'51" E 50.11'

N 06°28'02" E 50.00'

NIR

S 86°57'18" E 181.77'

2 0.21 ACRES 9257.2 SQ. FT.

37.1'

S 02°03'51" E 50.10'

CSD CONTROL- 60D NAIL
NC GRID COORDINATES
N: 703,284.54' NAD 83/11
E: 934,118.09' NAD 83/11
-LOCALIZED POIN'-

(TIE ONLY) S 71°28'32" W 31.45' (GRID)

S 86°57'18" E 189.22'

NIR

1/2" EIP *(PINCHED-TOP)*
NC GRID COORDINATES
N: 703,249.02' NAD 83/11
E: 934,106.22' NAD 83/11
SOUTHWEST CORNER OF DB 1426 PG 616 (2ND TRACT) LOT 8, PB 9 PG 36 (POINT A)

N 06°30'33" E 44.73'

ASPHALT DRIVE

3 0.24 ACRES 10411.5 SQ. FT.

DB 1426 PG 616 (2ND TRACT)-LOT 8, PB 9 PG 36

DB 1426 PG 616 (1ST TRACT)-LOT 9, PB 9 PG 36

S 02°03'51" E 27.05'

1/2" EIP *(PINCHED-TOP)* COMMON CORNER OF LOTS 8 & 9, PB 9 PG 36

38.4'

S 02°03'22" E 23.14'

N 83°55'33" W 9.15' (TIE)

#5 EIR 0.3' BG ID-BLUE RIDGE

NIR (POL)

S 86°57'18" E 211.69' (T)

NIR

TOTAL OVERLAP AREA
0.09 ACRES
4,126.1 SQ. FT.
PER PB 205 PG 193& PB 231 PG 196
DB 6494 PG 1698, DB 6383 PG 803, DB 4694 PG 1687
(HATCHED AREA)

1-STORY DWELLING *(TO BE DEMOLISHED. PERMIT #DEM2025-00541)*

4 0.25 ACRES 10771.9 SQ. FT.

WOODED AREA

39.7'

S 02°03'22" E 50.20'

N 06°30'33" E 50.09'

CHRISTOPER B. HAMILTON
MARILLORY A. STEENSTRUP
DB 6494 PG 1698
PB 231 PG 196, LOT 1
PIN 9730-33-9188
ZONED: R-10

CONCRETE DRIVE

NIR (POL)

CPED

S 86°57'18" E 148.11' (T)

NIR

S 86°57'18" E 71.08'

NIR

N 06°30'33" E 230.44' (T)

5 0.18 ACRES 8008.6 SQ. FT.

26.2'

N 06°30'33" E 53.99'

N 05°05'31" E 53.86'

R/W LINE PER PB 205 PG 193 & PB 231 PG 196 (PLAT OVERLAP)

WOODED AREA

WOODED AREA

NATHAN R. ELLIS
SARAH E. GASKIN
DB 6383 PG 903
PB 231 PG 196, LOT 2
PIN 9730-33-9181

NIR (POL)

S 86°57'18" E 149.44' (T)

NIR

CONCRETE DRIVE

S 05°04'45" W 232.07' (TOTAL)
BOUNDARY LINE PER PB 205 PG 193 & PB 231 PG 196 (PLAT OVERLAP LINE)
POINT A TO POINT B

26.1'

N 06°30'33" E 53.99'

N 05°05'31" E 53.86'

WOODED AREA

6 0.19 ACRES 8080.5 SQ. FT.

130.5' from r/w
26.1' rear

7 0.43 ACRES 18790.2 SQ. FT.

SETBACKS NEED TOWN OF WOODFIN INTERPRETATION

S 02°03'22" E 174.71'

ROBERT A. & DEBORAH S. WILTSHIRE
DB 4694 PG 1687
PB 205 PG 193, LOT 4
PB 231 PG 196, LOT 3
PIN 9730-33-9228
ZONED: R-10

EASTERN R/W LINE PER PB 9 PG 36

NIR (POL)

S 86°57'18" E 150.78' (T)

NIR

CP
SOUTHWEST CORNER OF DB 1426 PG 616, 1ST TRACT

1/2" EIP (PINCHED-TOP) 1.3' AG *(NOT HELD-BEARS S 24°37'14" W 1.09' FROM CP)*

N 06°30'33" E 20.32'

TWM

CP (POINT B)

WOODED AREA

APPARENT CHAIN-LINK FENCE LINE ENCROACHMENT

#5 EIR 0.8' AG (POL)

3.9'

129.78'

7.8'

8.0'

N 75°58'24" W 247.08' (T)

#5 EIR (POL)

80.03'

3/4" EIP 0.3' AG *(PINCHED-TOP)*

S 75°47'27" E 40.91' (TIE)

#5 EIR

WOODED AREA

N 06°30'33" E 20.92'

S 15°08'31" W 27.02' (TIE)

ASPHALT DRIVE

1/2" EIP

S 82°47'49" E 19.22' (TIE)

CRESTFIELD AVENUE
MAINTAINED BY TOWN OF WOODFIN
38' (SCALED) R/W PER PB 7 PG 92
(ASPHALT)

MICHAEL R. COGGINS
DB 1880 PG 183
PIN 9730-42-0873
ZONED: R-10

MARGARET M. EDWARDS
DB 2793 PG 335
PIN 9730-42-1963
ZONED: R-7

CHAD C. BROOKS
MARISSA C. BROOKS
DB 5286 PG 1950
PIN 9730-42-2921
ZONED: R-7

CHAD C. BROOKS
MARISSA C. BROOKS
DB 5349 PG 662
PIN 9730-42-3900
ZONED: R-7

CHAD C. BROOKS
DB 3844 PG 64
PB 107 PG 42, LOTS A, B, & C
PB 105 PG 168, LOTS A, B, & C
PIN 9730-43-4119
ZONED: R-7

CHAD C. BROOKS
DB 3844 PG 64
PB 107 PG 42, LOTS A, B, & C
PB 105 PG 168, LOTS A, B, & C
PIN 9730-43-4119
ZONED: R-7

SEWER LINE IS APPROXIMATIVELY PLOTTED PER METROPOLITAN SEWERAGE DISTRICT GIS

NC GRID NORTH
NAD 83 (NSRS 2011)

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.05' (H) & 0.10' (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 10/31/25
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR(S): 0.999797 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT

LINE	BEARING	DISTANCE
L1	S 78°58'18" E	15.00'
L2	N 06°30'33" E	7.44'

TOTAL AREA OF SURVEY
1.70 ACRES
INCLUSIVE OF OVERLAP AREA
(AREA LESS OVERLAP: 1.61 AC.)
BEING:
DB 1426 PG 616
PB 9 PG 36, LOTS 7, 8, 9
PIN 9730-43-2106

CERTIFICATION OF OWNERSHIP AND DEDICATION.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WOODFIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISHED MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER _____ DATE _____

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WOODFIN, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF WOODFIN PLANNING DEPARTMENT FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NC

SUBDIVISION ADMINISTRATOR
TOWN OF WOODFIN _____ DATE _____

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

NORTH CAROLINA PROFESSIONAL SEAL L-4563 LAND SURVEYOR JAMES

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, RONALD JAMES CUTSHALL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK PAGE); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A, PAGE N/A); THAT THE POSITIONAL ACCURACY AS CALCULATED IS 0.10' + 90 PARTS PER MILLION AT 95% CONFIDENCE LEVEL; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS XX DAY OF XXX, A.D., 2025.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(a): THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY - FOR REVIEW

RONALD JAMES CUTSHALL, P.L.S. L-4563

REFERENCES:

DB 1426 PG 616
DEED OF TRUST 1734 PG 719
DB 495 PG 81 (R/W)
PB 9 PG 36
PB 231 PG 196
PB 205 PG 193

SUBDIVISION SURVEY FOR:

ASHEVILLE SMALL HOMES, LLC

(OWNERS OF RECORD: JAMES D. & GLENDA STINES)
TOWN OF WOODFIN, BUCNOMBE COUNTY, NC

0' 20' 40' 60'

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

DATE OF PLAT: 11/24/2025	REVISIONS			
DATE OF SURVEY: 10/31/25 THRU 11/18/25	NO.	DATE	DESC.	BY
PROJECT NO.: 25-174				
FIELD WORK: BF				
DRAWN BY: JWC/RJC				
SCALE: 1" = 20'				
PIN: 9730-43-2106				

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

TECHNICAL REVIEW REPORT

DATE: January 6, 2026
PREPARED BY: Ricky Hurley, Planning Director
APPLICANT: Katie Clochetti
SUBJECT: Major Subdivision/Concept Plan Review – Crestfield Ave

PROJECT SUMMARY: An administrative zoning review of a new 7-lot single-family major subdivision located at 14 Crestfield Avenue (PINs: 9730-43-2106-00000).

REVIEW NOTES:

- The project site is 1.7 acres located approximately 450 feet south of the intersection of Crestfield Avenue and Jonestown Road. The maximum density is 6.2 units per acre, which limits the project to 10 lots.
- All lots will be served by public water and sewer.
- All lots will front Crestfield Ave, which is a town-maintained road.
- Each lot will be occupied by one single family house.
- The subdivision is proposed to be completed in one phase.
- The property is zoned R-7 Residential zoning district and setbacks are: 20 feet front from edge of right of way, 10 feet side, 20% of average lot depth for rear.
- The proposed subdivision will meet the minimum lot width and are standards for the R-7 Residential zoning district.
- The maximum height of all structures shall be limited to 35’.
- The project will not require a stormwater permit by the Town of Woodfin.
- The project is not subject to Steep Slope regulations as the parcel is less than the 2,200-foot elevation contour line.
- Street trees will be required along Crestfield Avenue.

PLANNING:

Changes required to plans:

- Green space is required and should be located on a separate parcel.
- Provide an easement for buffer yard landscape areas where located on individual lots.

- The applicant will be required to provide a preliminary subdivision plat and follow the processes outlined in *Chapter 46 Subdivision* of the Town of Woodfin Code of Ordinances.
- The Building and Grading & Erosion Control permits are reviewed and issued by Buncombe County.
- Driveway permits are required and are reviewed and issued by the Town of Woodfin for connection to Crestfield Avenue.

EMERGENCY ADDRESSES:

Addresses and street names will be assigned by the Buncombe County E-911 Address Coordinator prior to issuance of any individual single-family permits. Applicant is advised to submit early in the development review process.

ROADS/ACCESS/LIGHTING:

- No lighting plan submitted. Any new street lighting must be submitted for review by the Town prior to installation by developer or Duke Energy.
- A TIA is not required.

UTILITIES:

Woodfin Water will serve the development and a water allocation letter may be required as part of the submittal for the preliminary plat review. Metropolitan Sewerage District will provide sanitary sewer to the project, an Allocation Approval was received. Contact MSD regarding Non-Discharge Permit and development fees.

SW/EC/FLOOD:

The respective permit applications shall be reviewed and approved by Buncombe County prior to any construction or land disturbance occurring. As the project will disturb cumulatively less than one acre, a Town of Woodfin Storm Water permit is not required. The property is not located within a regulated flood hazard zone or steep slope zone.