



Town of Forest City
Board of Planning and Adjustment
Mooneyham Library (Basement) 240 E Main
Street Forest City, NC
May 21, 2026 @ 6:00 PM

Agenda

	Page
1. CALL TO ORDER	
1.1. Recognition of Quorum	
1.2. Approval of Minutes	2 - 9
Board of Planning and Adjustment - 07 May 2026 - Minutes - Pdf	
1.3. Public Comment	
2. PLANNING BOARD BUSINESS	
2.1. SUB-2026-0001	10 - 17
Daniel Rd BT, LLC is requesting subdivide property owned by Rutherford County at 0 Piney Ridge Rd (1538492388). This preliminary plat includes a proposed 164 single-family lots, soil and erosion control plan, utility plans, proposed stormwater control measures, road layout, existing features plan, and more relevant/required material. This subdivision was originally approved in December 2024 for 152 single-family lots.	
Staff finds that the proposed preliminary plat meets the requirements of the Unified Development Ordinance. Staff recommends approval.	
SUB-2026-0001 Staff Report	
Daniel Rd Subdivision Application and Owner Authorization	
C200 MASTER SITE PLAN (11x17)	
2.2. UNC School of Government Training	
3. BOARD OF ADJUSTMENT BUSINESS	
4. HISTORIC PRESERVATION BUSINESS	
5. ADJOURNMENT	



MINUTES
Board of Planning and Adjustment
Main Street Meetings: 108 E Main Street Forest City, NC
28043
May 7, 2026 @ 6:00 PM

COMMITTEE
PRESENT:

Linda Greene, Jeff Brookshire, Ken Warren, Parker Tate, Kisha McDowell, Bob Mellnik, and Tripp Flack

COMMITTEE
ABSENT:

Marc Duncan and Earl Thompson

1 CALL TO ORDER

1.1 Recognition of Quorum

Co-Chair Parker Tate, calls the meeting to order, recognizing that there is a quorum present with 7 members in attendance.

Staff Present: Dr. John Mark Bennett, Joseph Scoggins, Alex Owens, and Erin Yochem

Others Present: Preston Janco (Interim Planning and Zoning Director) and Applicant, George Parker

1.2 Public Comment

There are no members of the public that have signed up for public comments.

1.3 Approval of Minutes

Co-chair Tate verifies that each board member has had time to review the minutes from the previous board meeting that was held on Thursday, January 15, 2026.

The first motion of approval is offered by board member, Tripp Flack, while a second motion is offered by co-board member, Linda Greene.

The minutes from the regularly scheduled meeting on May 7, 2026,
were unanimously approved.

1.4 Reappointment of expiring terms to the Boards of Planning and Adjustment and the Historic Preservation Commission:

- 1) Bob Mellnik-ETJ Representative-Expiration of June 2026
- 2) Earl Thompson-City Limits Representative-Expiration of July 2026
- 3) Ken Warren-City Limits Representative-Expiration of July 2026
- 4) Jeff Brookshire-City Limits Representative (Alternate)-Expiration of July 2026

Co-chair Tate begins discussion of reappointment of those whose terms are arriving expiration by asking the representatives if they wish to continue to serve on each board. Each member present agrees to continue serving another 3-year term to begin in 2026 and end in 2029.

A first motion to approve and reappoint each representative to another term, with the limit of 3 years, is presented by board member, Tripp Flack, while a second motion to approve and reappoint is received by co-board member, Kisha McDowell.

The motions to approve the reappointment of Bob Mellnik, Earl Thompson, Ken Warren, and Jeff Brookshire to serve another 3-year term is unanimously approved.

2 PLANNING BOARD BUSINESS

3 BOARD OF ADJUSTMENT BUSINESS

VAR-2026-0002 Accessory Structure Special Requirements

Applicant George Parker is requesting a variance for his proposed accessory structure located at 685 Bostic Sunshine Hwy, Bostic, NC (1657133). The applicant is requesting to place the accessory structure in the front yard due to a variety of hardships.

Acting Chair Tate opens the meeting and discussion imploring Janco to begin the presentation he's prepared.

Janco begins by indicating that only 5 members of the Board of Adjustment are to vote and make the final decision. Those to discuss and decide are noted as Board members Kisha McDowell, Bob Mellnik, Ken Warren, Linda Greene and Jeff Brookshire.

Janco swears in for his expert testimony to begin.

Janco begins with the general information about the property and its applicant. The 1.16-acre property at 685 Bostic Sunshine Highway is in the ETJ and zoned R-20.

ORDINANCE STANDARDS:

(A) No accessory building shall be erected in any front or side yard whether required or provided, except pursuant to section 3.4.3.

(B) Accessory buildings may be in a rear or side yard not adjacent to a street within 10 feet of the property line. Accessory buildings adjacent to a street shall meet the principal building setback for that side.

SITE PLAN and SURVEY:

The provided site plan and survey is included and referenced indicating the proposed placement of the structure. The site plan shows that the proposed accessory structure is located just past the front façade of the house. The accessory structure would meet the setbacks of the property and the size requirements. Accessory structures cannot exceed more than 50% of the square footage of the primary structure (the house). The proposed accessory structure would be 600 square feet, and the primary structure is approximately 1600 square feet.

APPLICANTS FINDINGS OF FACT (indicated in red)

- A. There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance.

If the property owner complies with the provisions of the Ordinance, he can secure no reasonable return from, nor make reasonable use of, his property.

- a. I am unable to build garage due to this ordinance. This would prevent me from having extra storage for my wife's items when it becomes necessary to remove them from our home due to her Alzheimer's condition. My property layout prevents locating the garage to another location that meets the current ordinance requirements. The County Health Department septic field layout prevented locating my house further towards the front of our property; thereby eliminating locating the new garage behind primary house. Also, the property drainage and berms towards the rear of my property prevent moving behind house.
- b. The hardship results from the application of the requirements of the Ordinance.

As currently interpreted, I am not able to build garage at only location available on my property to do so. See attached drawing showing house and proposed garage locations as measured from Bostic Sunshine Hwy. This was done using GPS coordinates. As you can see, the proposed garage would be further from the road; however, due to the house orientation, it is still not located behind it.

c. The hardship is suffered by the applicant's property.

Due to water run-off and berms located along back of property, it is not possible to locate garage behind the house. This and the septic field location are limiting factors to changing location.

d. The hardship is not a result of the applicant's own actions.

No. My property has a double front. This, combined with the septic field location and water run-off, limit where the garage can be located. This variance is needed for these reasons.

e. The hardship is peculiar to the applicant's property.

The septic field approved by the County limited the location of the main house. It is not possible to locate the house closer to Bostic Sunshine Hwy. Due to the orientation of the house, this makes the proposed garage appear in front; however, when measured from the road, the garage would be behind the house. See attached pictures of property and proposed garage location.

f. The variance request is in harmony with the general purpose and intent of the Ordinance and preserves its spirit.

Yes. The accessory structure will sit far from the road and still be behind 1 corner of the house.

B. In granting the variance, public safety and welfare are assured, and substantial justice has been done.

The garage I am proposing will match my house colors.

C. The reasons set forth in his application justify the granting of a variance, and the variance is the minimum one that will make possible the reasonable use of land or structures.

Yes. I am requesting this variance in order to have extra storage for when my wife's Alzheimer's condition requires removal of furniture, etc....to accommodate her living conditions.

STAFF FINDINGS OF FACT (as indicated in red)

Staff recommend approval for George Parker's variance because per the information we have received, he meets the standards set out by the State of North Carolina and the Town of Forest City to receive a variance.

a. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in

the absence of the variance, no reasonable use can be made of the property.

Yes (X) No () Why? The Town of Forest City ordinance on accessory structures does not accommodate for property constraints such as erosion issues and septic tank location. Additionally, if facing the house from the roadway the right side of the house is closer to the road than the accessory structure would be.

- b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

Yes (X) No () Why? George had to locate his house in a specific location in the back of the property due to the location of the septic tank. This reduced the amount of space he could have for an accessory structure. Additionally, this accessory structure would be used to accommodate his wife and her Alzheimer's. This meets the intention of granting reasonable accommodation for people facing disabilities.

- c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Yes (X) No () Why? George had to locate his house deep in the rear of his property due to the location of the septic tank. This was out of his control and not a self-created hardship.

- d. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Yes (X) No () Why? Yes, because the accessory structure will still be located far back from the road and it still sits behind 1 corner of the house.

Janco asks if there are any questions for clarification from the Board members and swears in applicant, George Parker, for his testimony.

Jeff Brookshire asks why the ordinance is in place and why, exactly, does the Town have the ordinance the way it is?

Janco states that the house should always be the primary structure on the property and not appear as though the home is not the main structure on the property.

Brookshire also ensures that Mr. Parker owns other surrounding properties, and Janco informs the board that Mr. Parkers' owning of the adjoining properties should not be taken into consideration while deciding this variance, as the structure would be on this property only.

Kisha asks what spurred this discussion and the variance application. Janco states that this process began a few years ago when the Town of Forest City's Code Enforcement and Development Department received a permit application for an accessory structure to be constructed on Mr. Parker's property.

Tate asks if there are any additional questions or concerns. No one speaks.

Acting Chair Tate relays to the board members that a vote is required from the 5 appointed members to decide Yes or No for each of the Board's Findings of Fact.

BOARD OF ADJUSTMENT’S FINDINGS OF FACT AND VOTE
(as indicated in red)

Findings of Fact

- a. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 Yes (X) No () Why?
 The Town of Forest City ordinance on accessory structures does not accommodate for property constraints such as erosion issues and septic tank location. Additionally, if facing the house from the roadway the right side of the house is closer to the road than the accessory structure would be.
- b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
 Yes (X) No () Why?

The Town of Forest City ordinance on accessory structures does not accommodate for property constraints such as erosion issues and septic tank location. Additionally, if facing the house from the roadway the right side of the house is closer to the road than the accessory structure would be.

- c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Yes (X) No () Why?

George had to locate his house deep in the rear of his property due to the location of the septic tank. This was out of his control and not a self-created hardship.

- d. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Yes (X) No () Why?

Yes, because the accessory structure will still be located far back from the road and it still sits behind 1 corner of the house.

Parker Tate asks if the Board would prefer to vote on each of the individual findings of fact, or the group as a whole. At which time, Board member Kisha McDowell provides a first motion to approve all of the Findings of Fact, while Jeff Brookshire provides a second motion of approval to all Findings of Fact by the Board.

Based on the application, the evidence submitted, and the above findings of fact, the Board of Adjustment approves the requested variance request VAR-2026-0002 by a unanimous vote, agreeing with each finding of fact brought forth by Town staff on May 7, 2026, concludes that George Parker met the standards set forth for a Variance in Section 15.4.4 (B) of the Town of Forest City Unified Development Ordinance. 2. George Parker is hereby granted a Variance for 685 Bostic Sunshine Hwy, Bostic, NC.

4 HISTORIC PRESERVATION BUSINESS

5 ADJOURNMENT

Acting Chair Tate requests a first and second motion of adjournment.

The first motion of adjournment is provided by board member, Ken Warren, while co-board member, Bob Mellnik, offers a second motion of adjournment.

The motion to adjourn the meeting is unanimously approved.



STAFF REPORT

To the Planning Board
From Preston Janco, Planning & Zoning Director

DATE: May 21, 2026

SUBJECT: SUB-2026-0001

Daniel Rd BT, LLC is requesting subdivide property owned by Rutherford County at 0 Piney Ridge Rd (1538492388). This preliminary plat includes a proposed 164 single-family lots, soil and erosion control plan, utility plans, proposed stormwater control measures, road layout, existing features plan, and more relevant/required material. This subdivision was originally approved in December 2024 for 152 single-family lots.

REQUEST INFORMATION:

Applicant: Daniel Rd BT, LLC
Location: Daniel Rd and Piney Ridge Rd
Development Name: The Preserve at Bracketts Creek
Zoning: R-6
New Roads Proposed: 4
Number of Lots: 164

STAFF RECOMMENDATION:

Approve

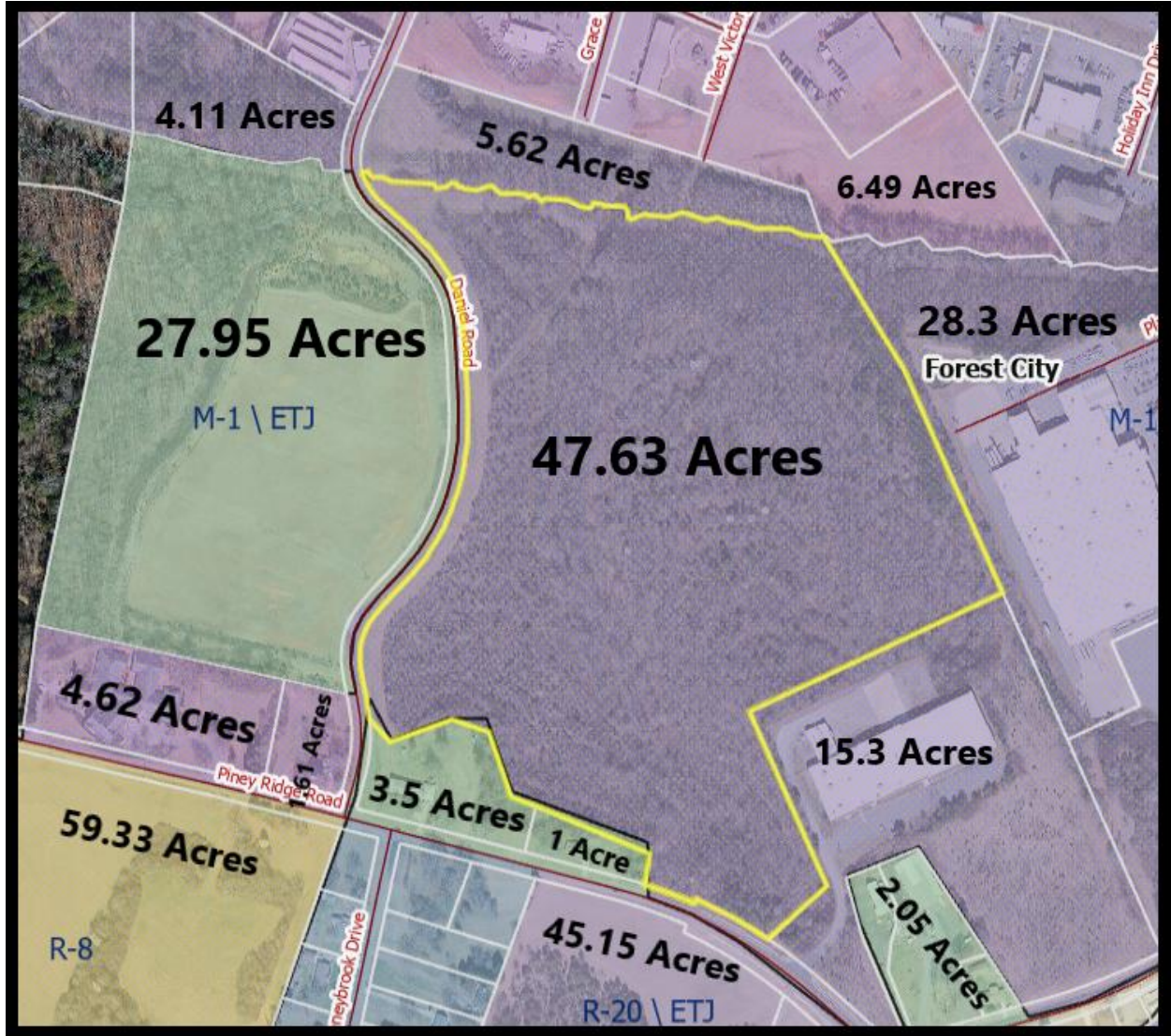
Staff finds that the proposed preliminary plat meets the requirements of the Unified Development Ordinance. Staff recommends approval.



STAFF REPORT

To the Planning Board
From Preston Janco, Planning & Zoning Director

GIS MAP:





STAFF REPORT

To the Planning Board
From Preston Janco, Planning & Zoning Director

BASIC UDO REQUIREMENTS:

- **Minimum Lot Size:** 6,000 square feet – **HAVE BEEN MET**
- **Minimum Lot Width:** 50 feet – **HAVE BEEN MET**
- **Minimum Lot Depth:** 100 feet – **HAVE BEEN MET**
- **Units per Acre:** 7 Dwelling Units an Acre – **HAVE BEEN MET 3.46 Dwelling Units an Acre**
- **Open Space Requirements:** 15% Open Space – **HAVE BEEN MET**
- **Street Standards:** 20 feet of pavement width and 50 ft ROW (private streets only) – **HAVE BEEN MET**
- **Sidewalks:** Sidewalks shall be provided along the frontage street and at least on one (1) side of the new streets for all developments (Applicant is pursuing the fee-in-lieu of route for the sidewalk required on Daniel Rd). – **HAVE BEEN MET**

AGENCY COMMENTS:

- **NCDOT:** NCDOT required a traffic impact analysis, and the only recommendation was that they should align driveway access with those of Trelleborg if possible.
- **Town of Forest City Public Works:** Public Works has issued a letter approving the utility plan and verifying Forest City has the water and sewer capacity to support this development.
- **Fire:** No comment.
- **Police:** No comment.
- **Inspections:** Be sure all applicable permits are applied for in the construction of the retaining wall and houses.
- **NCDEQ:** Issued a letter of approval for their soil & erosion control plan.

LIST OF DOCUMENTS

- NCDOT TIA
- Stream & Wetland Delineation
- Survey
- Existing Conditions
- Demo Plan
- Master Site Plan
- Road Profiles
- Preliminary Plan
- Soil & Erosion Control Plan (with NCDEQ Approval Letter)
- Master Storm Plan
- Storm Tables



STAFF REPORT

To the Planning Board
From Preston Janco, Planning & Zoning Director

- Master Sewer Plan
- Master Water Plan
- Site Details
- Fee-in-Lieu of estimate (currently being reviewed by the Town's engineer)
- Subdivision Application
- Utility Plan approval letter

Planning Board Action

The Planning Board is requested to act on one of the following:

Approve: The Planning Board recommends approval of the Preliminary Plat as presented.

Deny: The Planning Board recommends denial of the Preliminary Plat for the below listed reasons:

If the Board of Commissioners/Board of Planning and Adjustment disapproves the Preliminary Plat, the reasons for disapproval shall be stated in the minutes of the meeting and reference shall be made to the specific section(s) of this Ordinance with which the plat does not comply.

**TOWN OF FOREST CITY
SUBDIVISION APPLICATION FORM**
(Please fill out all applicable items)

SUBDIVISION INFORMATION

Subdivision Name: Daniel Road Subdivision

Subdivision Type (Circle One): Major Minor Non-Standard Special

Proposed Use of Property (Circle One): Residential Commercial Industrial

Conservation Subdivision: Yes No Gated entrance to property: Yes No

Existing Number of Lots: 0 Total Number of Proposed Lots: 152

Total Number Proposed Units: 152 Proposed Density (units per acre): 3.21

Road System: () Public Private () Combination Public and Private

Water System: () Individual () Community Municipal

Sewer System: () Individual () Community Municipal

PARCEL INFORMATION

PIN: 1538-49-2388 Total Acreage: 47.4 Deed Book/Page: 963/50 Township Cool Springs

Location of property to be divided: Piney Ridge Rd. Forest City, NC 28043 (unassigned)

Zoning District: R-6 Fire District: Forest City

Water Supply Watershed: Broad School District: District 2

Any portion of property within or containing the following:

Floodplain or floodway: Yes No Perennial streams: Yes No

Protected mountain ridges: Yes No Cemetery: Yes No

Within 1/2 mile of a Farmland Preservation District: Yes No

Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner:

Name: Rutherford County Phone: _____

Address: 289 N Main St City, State, Zip: Rutherfordton, NC 28139

Applicant:

Name: Daniel Road BT LLC Phone: _____

Address: 4005 Hendersonville Rd, Ste. 1 City, State, Zip: Fletcher, NC 28723-8240

Agent: Agent Form (Circle One): Yes No

Name: _____ Phone: _____

Address: _____ City, State, Zip: _____

Plan Preparer:

Name: Civil Design Concepts, PA Phone: (828)252-5338

Address: 168 Patton Ave City, State, Zip: Asheville, NC 28801

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of the Town of Forest City.

William B Taylor, II 

Print Applicant (Owner or Agent)

Signature Applicant (Owner or Agent)

11.4.24

Date

Town Use Only

Fee: \$ _____ Paid: _____ Method: _____ Final Plat Approved On: _____

RUTHERFORD COUNTY, NC

828.287.6060 | www.RutherfordCountyNC.gov

289 N. Main Street | Rutherfordton, NC 28139

November 6, 2024

Town of Forest City

RE: Subdivision Application Form
Daniel Road Subdivision
Applicant: Daniel Road BT, LLC
Parcel reflecting PIN 1541838, GPIN 1538-49-2388
Deed Book 963 Page 50, Rutherford County Registry
47.43 Acres, Plat Book 29 Page 112, Rutherford County Registry

Rutherford County approves the Subdivision Application Form for a major subdivision on the above-referenced tract of real property the County presently owns and which is subject to Conditional Agreement for Purchase and Sale of Real Property with Quiet Creek Properties, LLC.

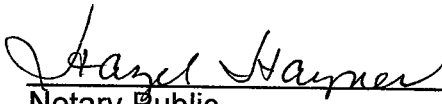
Rutherford County

By: 
Bryan A. King, Chairman
Rutherford County Board of Commissioners

State of North Carolina, County of Rutherford

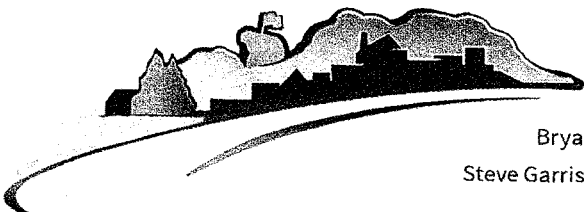
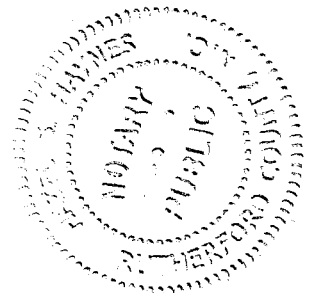
Signed and sworn to (or affirmed) before me this day by
Bryan A. King, Chairman of the Board of Commissioners of Rutherford County

Date: 11/6/24


Notary Public

My Commission Expires: 5.20.29

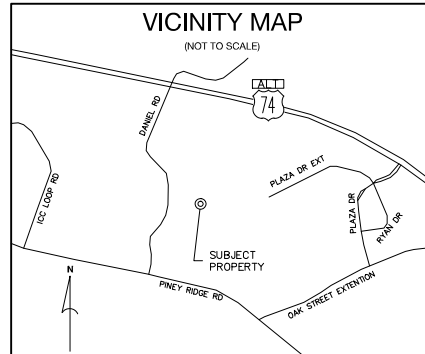
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COUNTY COMMISSIONERS

Bryan King, *Chairman* | Alan Toney, *Vice Chairman* | Michael Benfield | David Hunt | Greg Lovelace
Steve Garrison, *County Manager* | Hazel S. Haynes, *Clerk to the Board* | Richard Williams, *County Attorney*
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- SITE NOTES**
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 - SINGLE-PHASE CONSTRUCTION.
 - ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 - TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION. CONTACT ENGINEER TO CONFIRM IF ADDITIONAL PERMITS ARE NEEDED.
 - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. SIDEWALKS TO MEET ALL ADA/PROWAG STANDARDS. CONTRACTOR TO NOTIFY ENGINEER AFTER FORMING BUT PRIOR TO POURING SIDEWALK. ANY SIDEWALK/CROSSWALK NOT INSTALLED TO REQUIRED STANDARDS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 - ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
 - CURB AND GUTTER ON THE HIGH SIDE OF PAVED AREAS AND ROADS SHALL BE CONSTRUCTED WITH SPILLOUT CURB AND GUTTER. CURB AND GUTTER ON THE LOW SIDE SHALL BE CONSTRUCTED WITH STANDARD CURB AND GUTTER. REFER TO SPILLOUT CURB AND GUTTER DETAILS. CURB END TREATMENT SHALL BE APPLIED AT ALL CURB ENDS; REFER TO CURB END TREATMENT DETAIL.
 - PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



DEVELOPMENT DATA

OWNER/DEVELOPER:	DANIEL ROAD BT LLC 4005 HENDERSONVILLE RD, STE. 1 FLETCHER, NC 28723-8240 WILLIAM B TAYLOR, II (828) 778-6705
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 DONALD PENSON, P.E. (828) 252-5388
CONTACT:	

PROJECT DATA

PIN:	1538-49-2388
ADDRESS:	0 PINEY RIDGE RD
DEED BOOK/PAGE:	0963/050
PROJECT ACREAGE:	47.4± ACRES
CURRENT ZONING:	R6

SETBACKS:

FRONT:	20'
SIDES:	10'
REAR:	10'

DISTURBED AREA: 41.1± AC

IMPERVIOUS AREA: 0 ACRES (0%)

POST PERVIOUS AREA: 13.4 ACRES (28%)

PERVIOUS AREA: 47.4 ACRES (100%) 34.0 ACRES (72%)

ZONING DATA

DENSITY CALCULATIONS:

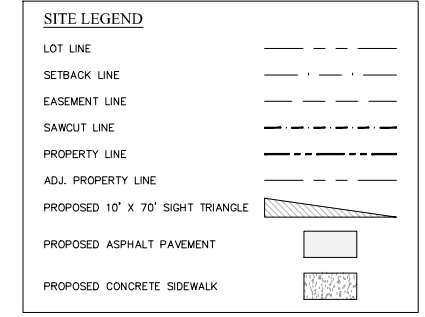
ALLOWED:	7 UNITS/ACRE
PROJECT UNITS:	152 UNITS - 3.21 UNITS/ACRE
TOTAL LOT ACREAGE:	23.80 ACRES

STREET CALCULATIONS:

LINEAR FEET:	6225 LF
ROW AREA:	7.06 ACRES

OPEN SPACE CALCULATIONS:

REQUIRED:	7.11 AC (15%)	PROVIDED:	7.11 AC
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CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCGO.COM

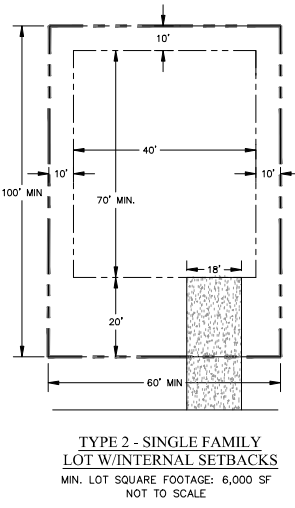
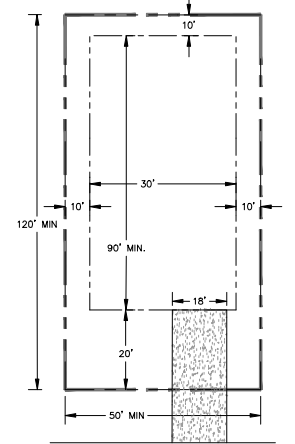
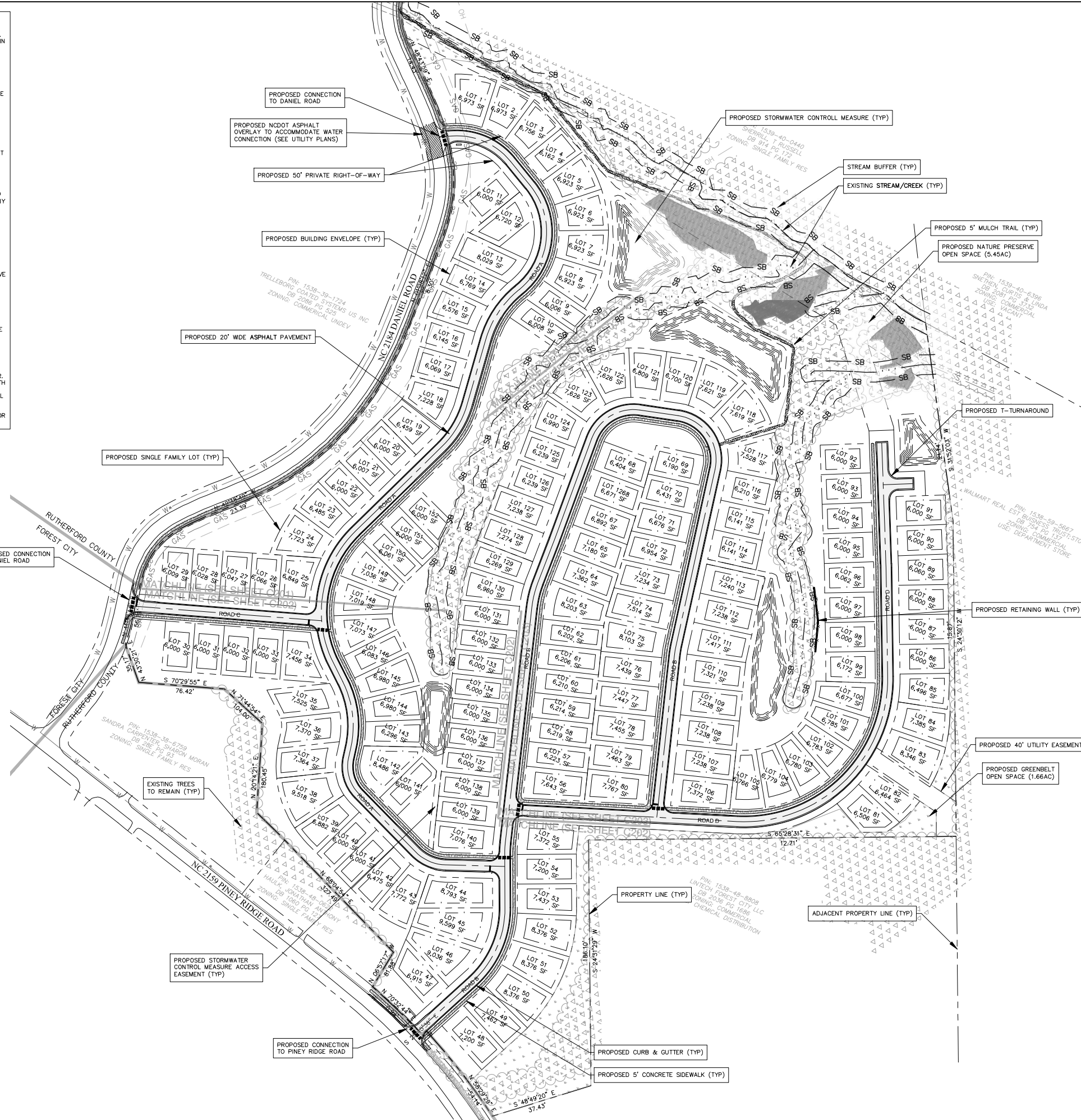
811 NORTH

Know what's below.
Call before you dig.

MASTER SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft



NOTE: 60" BUILDING PAD DEPTH ACCOMMODATED (DOES NOT INCLUDE REAR PATIOS/DECKS)

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 456-4610
FAX (828) 456-4610
WWW.CIVILDIGNSCONCEPTS.COM

CDC Civil Design Concepts, PA
NOBELS LICENSE # C-184

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

MASTER SITE PLAN FOR: DANIEL ROAD SUBDIVISION

DANIEL ROAD BT LLC - FOREST CITY, NORTH CAROLINA

DRAWN BY: CHL
CDC PROJECT NO.: 22445

SHEET
C200