



ADDENDUM TO CERTIFICATE OF ZONING APPLICATION

HILLSIDE DEVELOPMENT PERMIT

Town of Montreat Planning and Zoning
 1210 Montreat Road, Black Mountain, NC 28711 | (828) 669-8002

NO REQUIRED FEE

APPROVED GRADED AREA

Sites subject to the Hillside Development regulations have a limit on the area of a lot that can be graded based on the slope. **ALL projects requiring a Hillside Development Permit MUST submit a Geotechnical Assessment and accompanying recommendations from a NC registered geotechnical engineer.** ^{NOTE 1} If required by the consulting geotechnical engineer, a Global Stability Analysis must be included.

APPROVED GRADED AREA BY SLOPE	
SLOPE	AREA
40% - 45%	40%
45% - 50%	35%
50% - 55%	30%
55% - 60% +	25%

IMPERVIOUS SURFACE RATIO

Sites subject to the Hillside Development Ordinance are limited in the intensity of their development based on the impervious ratio allowed for the site's grade. ^{NOTE 1, NOTE 2} Calculate the sites proposed impervious ratio below. For purposes of the impervious ratio, impervious surfaces are those that do not allow water to percolate through, or significantly penetrate, for natural absorption by the ground within a twenty-four (24) hour period. ^{NOTE 3}

GROSS STRUCTURE FOOTPRINT (SF): _____
 OTHER IMPERVIOUS SURFACES (SF): _____
 GROSS LOT AREA (SF): _____
 IMPERVIOUS SURFACE RATIO: _____

IMPERVIOUS SURFACE RATIO FORMULA
$\frac{(\text{GROSS STRUCTURE FOOTPRINT} + \text{OTHER IMPERVIOUS SURFACES})}{\text{GROSS LOT AREA}}$

PLAN CHECKLIST

APPLICATIONS MUST INCLUDE A SITE PLAN DRAWING (TO SCALE) WITH THE FOLLOWING ITEMS (THE ZONING ADMINISTRATOR RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION).

1. Orientation referencing north meridian.
2. Scale of drawing.
3. Boundaries and acreage of the parcel.
4. Location of adjacent streets and any easements.
5. Location of existing and/or proposed structures including setbacks to the property line/right-of-way, structure dimensions, and separation distance(s) between structures.
6. Contour interval(s) of existing and proposed contours.
7. Clear graphic indication of any proposed alterations or additions to topography.
8. Identify artificial slope areas and cut/fill ratios. ^{NOTE 4}
9. Label Light Reflectance Value ^{NOTE 5}
10. Delineate vegetation to be preserved and removed. ^{NOTE 6}

SIGNATURES AND ACKNOWLEDGEMENT

If permits are granted, I agree to conform to all ordinances and laws of the Town of Montreat and State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that the information provided in this application is accurate and correct to the best of my knowledge. My signature hereby authorizes the Zoning Administrator or designated representative to enter the above-referenced property for the purpose of inspecting and verifying compliance, as needed. Furthermore, I agree to take all reasonable measures to protect all public and private properties from damage caused by any land disturbing activities conducted in relation to this permit, as outlined in the Buncombe County Soil Erosion and Sedimentation Control Ordinance. This permit is subject to revocation if false information is provided.

Signature of Applicant

Date

Printed Name of Applicant

OFFICE USE ONLY

Approved Denied

Zoning Administrator Signature

Date

Printed Name of Zoning Administrator

NOTES (Please contact the Zoning Administrator for additional questions)

1. The recommendations of a NC registered geotechnical engineer regarding a particular site may reduce the percentage Approved Graded Area below the value indicated.
2. Intensity of development in areas subject to the Hillside Development regulations shall be limited to the allowable impervious ration to preserve, to the greatest reasonable extent, the viewscape and other natural features that distinguish the Town from neighboring developed mountain regions.
3. The maximum impervious ratio may be offset by an intensity bonus depending on a plan’s incorporation of the elements described in the Montreat General Ordinance, Chapter K, Article IV, Section II.4.i. The definition of impervious includes, but is not limited to rooftops, parking/driving areas finished with asphalt, concrete, or densely compacted gravel, patios, and/or pools.
4. Artificial slopes shall be reforested, revegetated, naturescaped or otherwise remediated to visually integrate disturbed areas into surrounding terrain with the purpose of maintaining a natural appearance. Artificial slopes shall not exceed a 1:1 cut and 1.5:1 fill. Remediation must consist of a combination of species described in Appendix A of the Montreat Zoning Ordinance. If stable exposed rock is the intended result, the cut and/or fill slope(s) may be increased with approval of the Zoning Administrator and supporting recommendation from a North Carolina-registered professional engineer. A maintenance plan shall be required for remediation areas when greater than 50% of plant mortality is proposed to occur.
5. Exposed regions of structures greater than one hundred and fifty square feet (>150SF) must have a Light Reflective Value less than 32%. Light Reflective Value’s greater than 32% shall require aesthetic remediation in the form of building finishes and trim materials possessing muted colors, natural tones and textures representative of the structure’s surroundings to minimize visual impact.
6. All trees and other natural vegetation shall be preserved in hillside development areas except within the designated Approved Graded Area. If a property owner desires to remove trees or other protected vegetation outside of the Approved Graded Area, please contact the Zoning Administrator.