

**REQUEST FOR BOARD ACTION
HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: Monday, December 5, 2016

SUBJECT: Public Hearing for Rezoning Application #R-2016-03-C
(The Sanctuary at Eagles Nest-Horseshoe Farm)

PRESENTER: Autumn Radcliff, Senior Planner
Kyle Guie, Planner

ATTACHMENTS: 1: Staff Report
2: Notice of Public Hearing
3: Certification of Notification
4: Resolution of Consistency
5: Mixed Use District Description
6: Zoning District Comparison
7: Master Plan Report (#2016-M05)
8: Site Plan
9: Aerial Map
10: DOT letter
11: Photos of Subject Area
12: PowerPoint Handout

SUMMARY OF REQUEST:

Rezoning Application #R-2016-03-C, which was initiated at the request of the applicant, Sendoco-Asheville LLC (John Turchin, Agent), requests the County rezone approximately 85.34 acres of land (thereafter the "Subject Area") from a Residential Two (R2) zoning district to a Mixed Use (MU-CD) zoning district. The Subject Area is located on South Rugby Road approximately a half mile north of Brevard Road (US 64) and south of Haywood Road (NC 191). Mixed Use zoning districts are approved as conditional zoning districts and require a site specific plan for proposed use(s). Conditions may be placed on the property provided they are reasonable and must be agreed to by the applicant. Only the proposed uses shown on the site plan are permissible.

The Planning Board considered rezoning application at its regularly scheduled meeting on October 20, 2016. During that meeting, the Planning Board voted to make a favorable recommendation to the board of commissioners with conditions.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42A-314(C) and §42A-337(B) of the Henderson County Land Development Code and State Law, notices of the December 5, 2016 public hearing regarding rezoning application #R-2016-03-C were published in the Hendersonville Lightning on November 24, 2016 and December 1, 2016. The Planning Department sent notices of the hearing via first class mail to the owners of properties adjacent to the Subject Area on November 21, 2016 and the Subject Area property owners on November 21, 2016 and posted signs advertising the hearing on the Subject Area on November 21, 2016.

BOARD ACTION REQUESTED:

If approved, State law requires that the Board adopt a written statement of consistency with the County Comprehensive Plan (CCP). A draft resolution is provided.

Suggested Motion:

I move that the Board (approve, approve with conditions or deny) rezoning application #R-2016-03-C to rezone the Subject Area to a Mixed Use (MU-CD) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan and other supporting information, and;

I move that the Board the attached resolution regarding the consistency with the CCP.

I move that the Board (approve, approve with modification or deny) the corresponding master plan with staff recommended conditions.

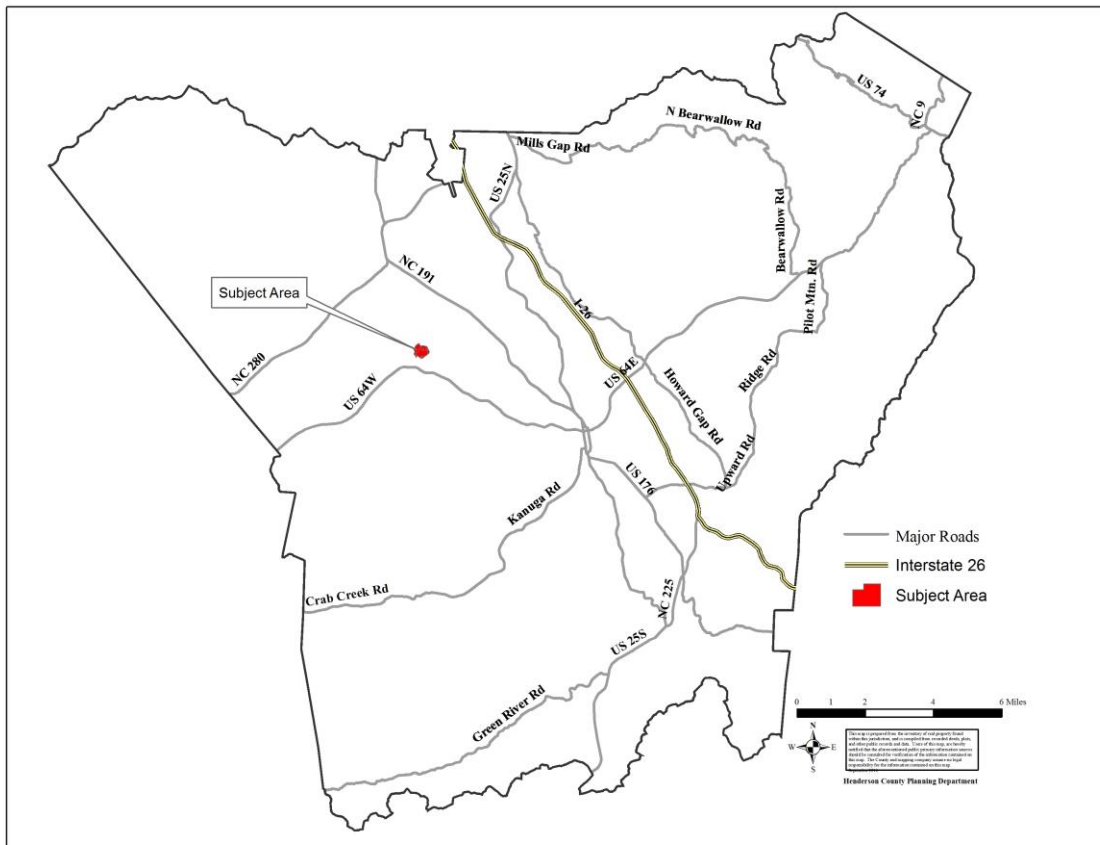
**Henderson County Planning Department Staff Report
Rezoning Application #R-2016-03-C (R2 to MU-CD)
Sanctuary at Eagles Nest-Horseshoe Farm**

**Owner(s)
SAMC REO 2013-01 LLC (John Turchin, Agent)**

1. Rezoning Request

- 1.1. **Applicant:** Sendco-Asheville, LLC
- 1.2. **Property Owner:** SAMC Reo 2013-01 LLC (John Turchin, Agent)
- 1.3. **PINs:** 9640314154, 9640304804, 9640216060, 9640311473, 9640215420, 9640116673, 9640205321, 9640106400, 9640103677, 9640203230
- 1.4. **Request:** Rezone subject area from a Residential Two (R2) zoning district to a Mixed Use (MU-CD) zoning district.
- 1.5. **Size:** Approximately 85.314 acres of land
- 1.6. **Location:** The subject area is located on South Rugby Road (SR 1312) approximately a half mile north of Brevard Road (US 64) and south of Haywood Road (NC 191). The western boundary of the site runs parallel to the French Broad River.

Map A: County Context



Map B: Aerial



2. Current Zoning

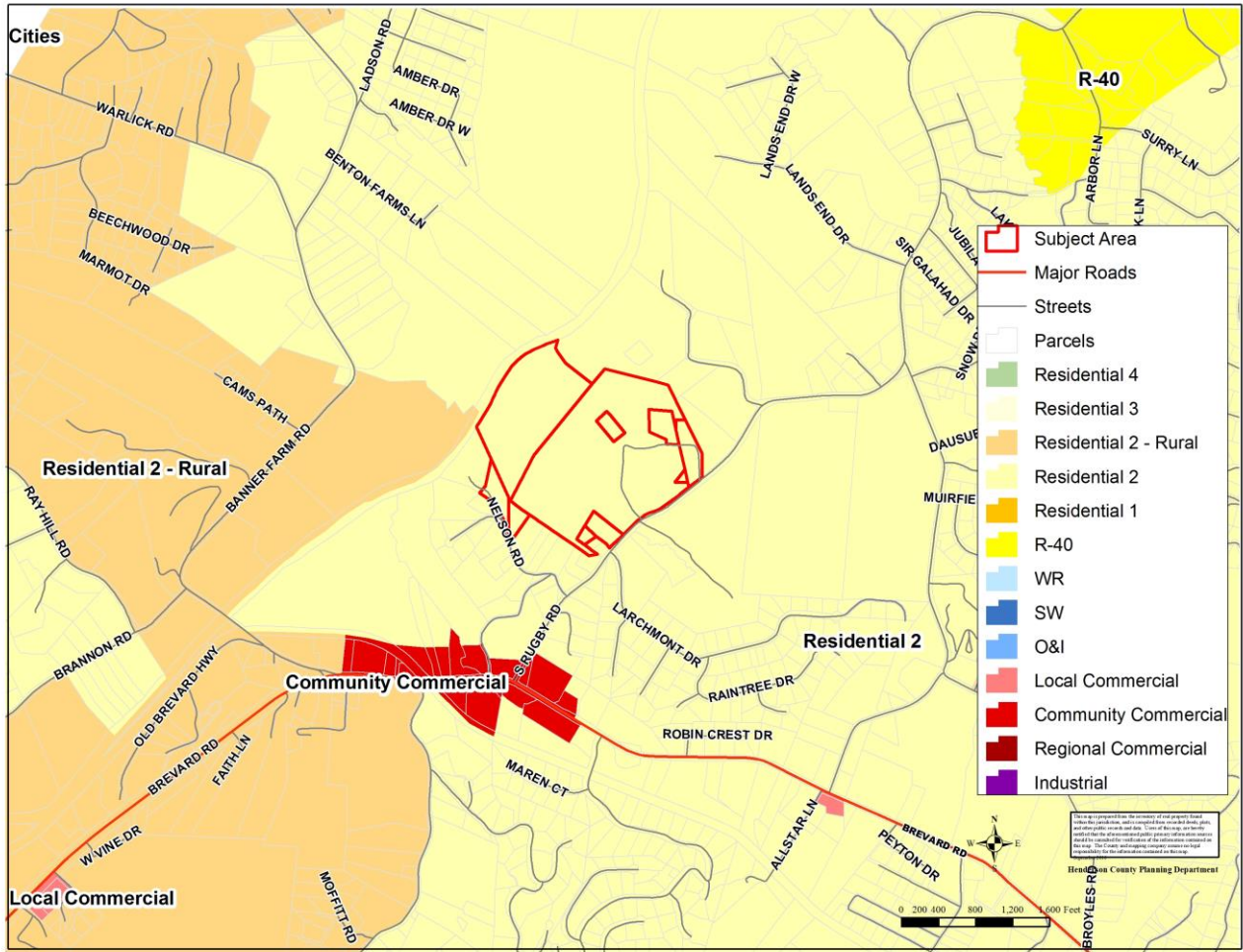
2.1. **Application of Current Zoning:** The subject area is currently zoned Residential Two (R2). (See Map C).

2.2. **Adjacent Zoning:** The subject area is adjacent to mainly Residential Two (R2) zoning. There is a section of Residential Two-Rural (R2R) zoning across the French Broad River to the west and Community Commercial (CC) to the south at the intersection of South Rugby Road (SR 1312) and Brevard Road (Hwy 64).

2.3. **District Comparison:**

2.3.1. **Residential Two (R2):** “The purpose of Residential District Two (R2) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development consistent with the recommendations of the Comprehensive Plan. It is also the intent of this district to allow for flexibility in the continuation of existing nonresidential uses. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan.” Standard density is one unit per acre with a max density of two units per acre (LDC §42A-28).

Map C: Current Zoning



2.3.2. **Mixed Use District (MU):** “The Mixed Use District (MU) is created to plan and promote developments that embody variety, innovation, and flexibility by allowing a variety of *uses, lot sizes, dwelling unit* types, and design requirements. MU districts are intended to be located in areas designated by the *Comprehensive Plan* as Transitional (RTA) or Urban (USA), and are required to utilize municipal, public, or community utility systems. MU districts shall be considered Conditional Zoning Districts only. The intent of the MU district is to: (1) permit a creative approach to the development of land; (2) provide for an efficient *use* of land; (3) enhance the appearance of developments through preservation of natural features; and (4) provide for recreational areas and *open space* where appropriate.” (Chapter 42, Land Development Code §42-52 Subpart C.)

2.4. **Water Supply Watershed:** The subject property is located within a WS-IV-PA and allows a maximum built upon limit of 70% under the high density option. Engineered storm water controls as prescribed in the County LDC are required.

3. Current Uses of Subject Area and Adjacent Properties

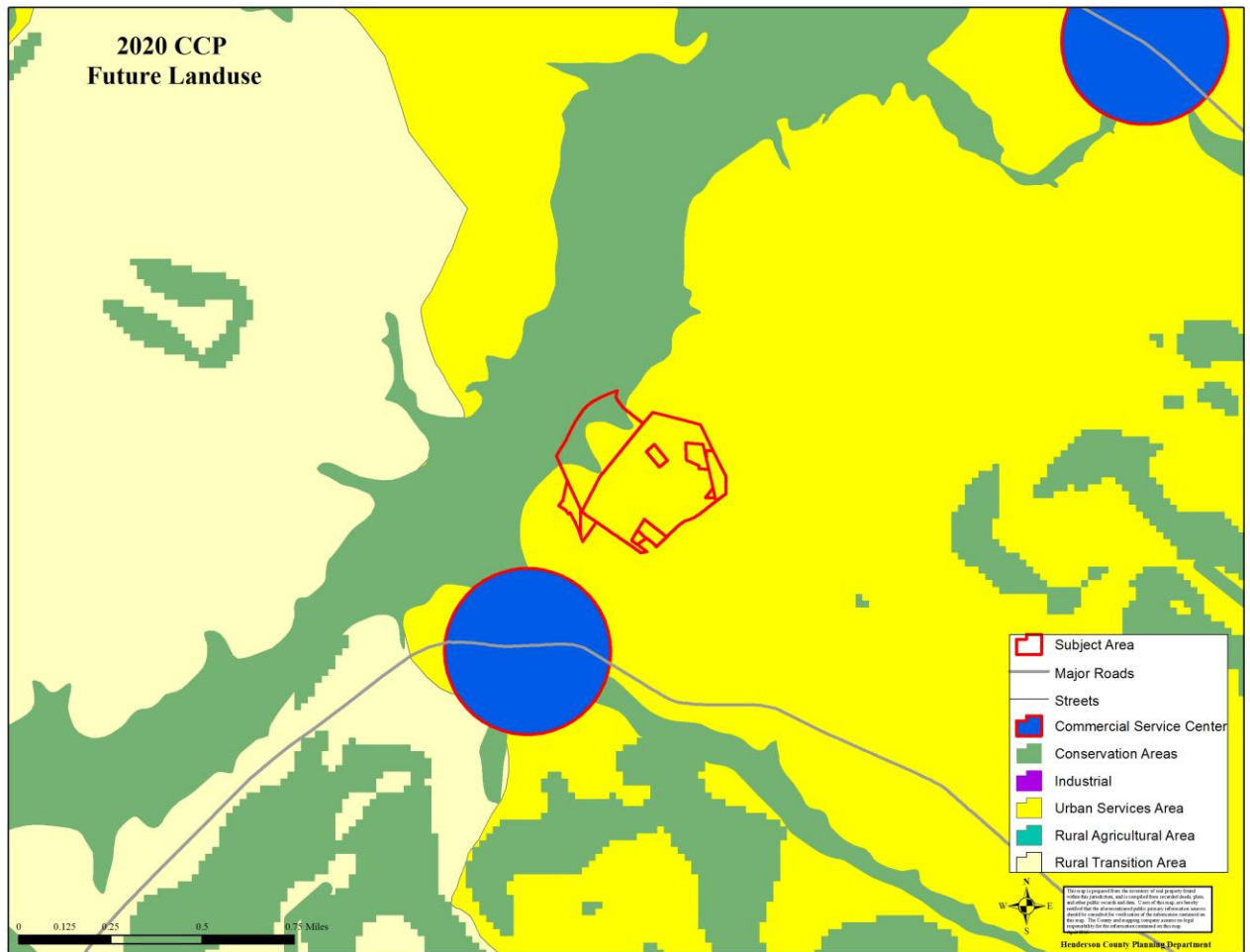
3.1. **Subject Area Uses:** The subject area is primarily used for agriculture and residential purposes. There are currently a number of residential homes on the Subject Area, including: garages and barns, room accommodations on the upper level of the main barn, and an on-site dining facility used by the previous owner for guests.

3.2. **Adjacent Area Uses:** The surrounding properties contain mainly agriculture and residential uses with nearby commercial uses.

4. The Henderson County 2020 Comprehensive Plan (CCP)

4.1. The CCP Future Land Use Map identifies the subject area as being located in the Urban Services Area (USA) with a small portion of the subject area along the French Board River being located in the Conservation area. A Community Service Center node is located to the south of the subject area (2020 CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map F).

Map F: 2020 County Comprehensive Plan Future Land Use Map

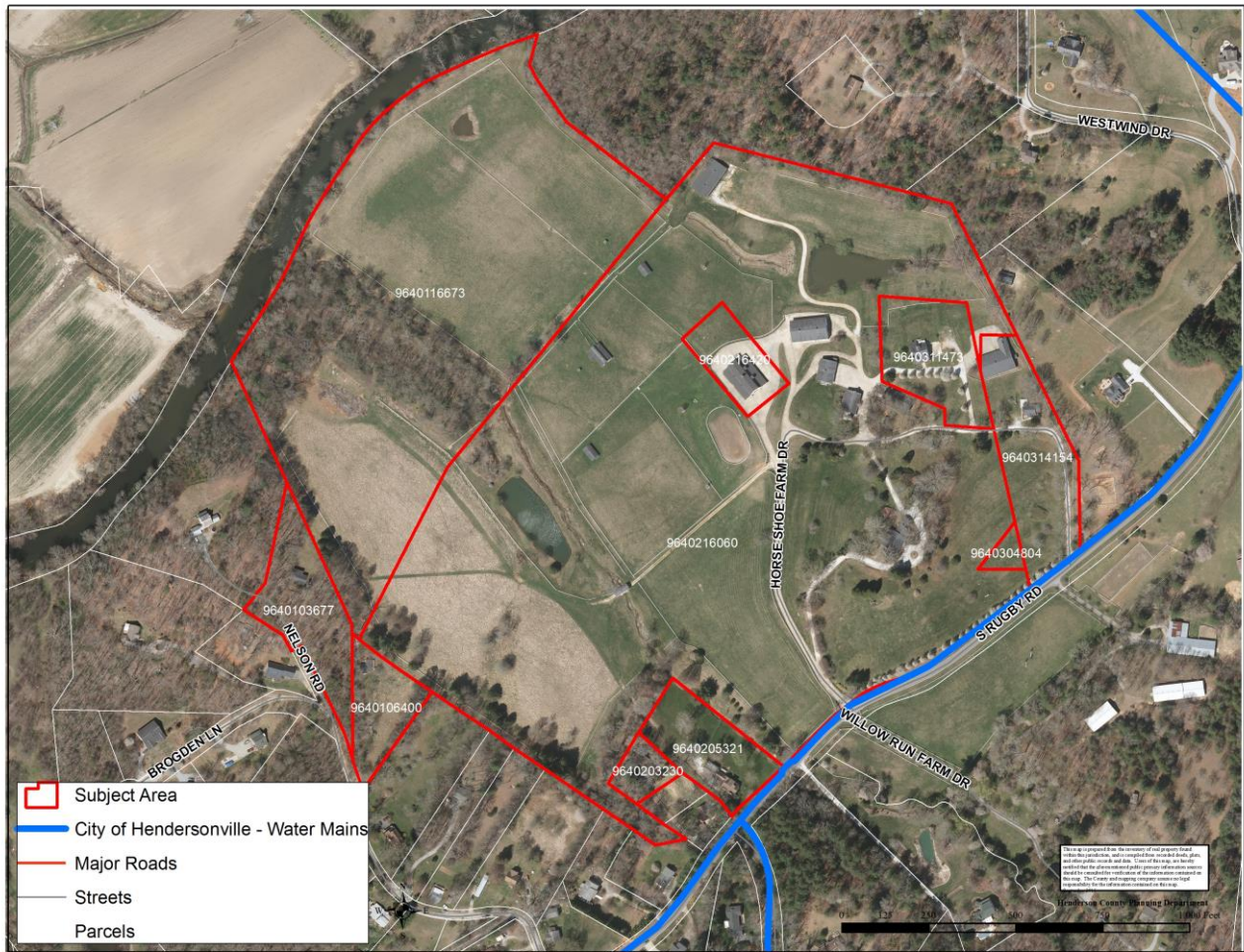


4.1.1. **Urban Services Area:** The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration

are in keeping with the surrounding community. The USA will essentially contain all existing and future industrial developments, which will be the future focus of economic development activities” (2020 CCP, Pg. 129).

- 4.1.2. **Conservation:** This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics: 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds 2. Areas of historic and archeological significance 3. Local, state or federally-managed natural areas 4. Areas managed for agricultural or forestry land uses 5. Other areas yet to be defined.

Map J: Water and Sewer Map



5. Water and Sewer

- 5.1. **Public Water:** The project will utilize public water. City of Hendersonville water currently serves the project site along South Rugby Road (SR 1312).
- 5.2. **Public Sewer:** The applicant proposes a large private onsite wastewater treatment system. The sewer system is currently being reviewed by the State and a decision is expected in

July of 2017. Any approval is contingent upon approval of the state permit. The applicant is proposing a private septic system for Phase 2A to serve 4 detached units that will be used as model homes. Additionally, after discussions at the October 20, 2016 Planning Board meeting, the applicant is considering options to potentially connect to the Cane Creek Sewer District system.

6. Etowah-Horse Shoe Community Plan

The Henderson County Board of Commissioners adopted the County Comprehensive Plan (CCP) on July 6, 2004. A principal recommendation of the CCP is the detailed study of individual communities within the County. The Etowah-Horse Shoe (EHS) Community Plan is a community specific comprehensive plan that outlines future goals related to land use and development, community character and design, natural and cultural resources, agriculture, housing, community facilities and public services, transportation and economic development as it relates to the CCP. The Board of Commissioners by resolution took action on the EHS Community Plan on September 16, 2009. On November 17, 2010, the Board of Commissioners, after holding a public hearing, adopted the zoning map amendments recommended in the EHS plan with modifications.

7. Traffic Impact Study

The proposed development requires a traffic impact study (TIS). The assumptions were set by the County and NCDOT which allowed the applicant to base the trip generation on “senior adult housing” with 10% of the trips based on “single family detached.” The TIS was submitted by JM Teague Engineering and Planning dated October 14, 2016. NCDOT reviewed the TIS and requested that an additional study be completed to address a left turn lane on South Rugby Road at the main entrance to the proposed development based on a marginal need identified within the TIS (see attached letter from NCDOT).

Following the Planning Board meeting, the applicant’s traffic engineer notified staff that the TIS would be revised using only the “single family detached” trip generation instead of the “senior adult housing” trips to alleviate neighbor’s concerns and questions. Staff anticipates having NCDOT’s comments regarding the revised TIS prior to the public hearing. The TRC and Planning Board recommended that any requirements set forth by NCDOT be a condition of approval.

***NOTE: The revised TIS will be provided to the Board of Commissioners before the December 6, 2016 public hearing and a full presentation on the TIS will presented during the public hearing.**

8. Proposed Mixed Use District

8.1. **Proposed Use:** The subject area is primarily used for agriculture and residential purposes. There are currently a number of residential homes on the Subject Area, including: garages and barns, room accommodations on the upper level of the main barn, and on-site dining facility used by the previous owner for guests.

The applicant is proposing to use the site for residential type development. Based on the number of uses proposed, the applicant is requesting a mixed use district to allow more flexibility in design and to reduce the overall building footprints. The MU district will

also allow the Board to place conditions or restrictions on the property as needed. The applicant proposes the following uses:

- 220 Dwelling Units (Project Total)
 - 136 Detached Units
 - 84 Attached Units/Apartments
- Average Density of 2.58 units per acre
- 460 Residential Parking Spaces (2 spaces per unit)
- 84 Commercial/Amenity Facility Parking Spaces
- 28 percent pervious pavement (approximately 315,210 SF of impervious pavement)
- 50.25 acres of Open Space (58.9%)
- On site dining (members only)
- Club house
- Wellness center/spa
- Amphitheater
- Five guest rooms

9. **Staff Comments**

- 9.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map F) places the Subject Area in the Urban Services Area and Conservation classifications. The text and map of the 2020 CCP suggest that the Subject Area would be suitable for residential development.
- 9.2. **Adjacent Zoning:** The subject area is adjacent to Residential Two (R2) zoning and Residential Two Rural (R2R) to the west across the French Broad River. Community Commercial (CC) is nearby to the south of subject area.
- 9.3. **Comparison of Districts:** The existing Residential Two (R2) zoning district allows for primarily residential type developments. The proposed amenities on the subject area are uses that are currently permitted within the R2 zoning district. The Mixed Use (MU-CD) zoning district allows a proposed development more flexibility in design and density under an approved site specific plan with the option for additional conditions. Residential density calculations follow the Residential One (R1) zoning district. (Refer to Attachment: Zoning District Comparison)
- 9.4. **Master Plan:** The rezoning request requires a site specific plan which includes a master plan requirement for the proposed development phases. (See Attached Master Plan Report)

10. **Technical Review Committee (TRC) Recommendations**

- 10.1. The TRC voted to make a favorable recommendation with conditions (see below) on October 18, 2016.

TRC Conditions:

1. Apply for public pool and food service inspections as determined by the Environmental Health Department.
2. Apply for wastewater permit. Applicant is applying to DWQ for a surface irrigation system. Applicant should also explore public sewer option with Cane Creek Sewer or Etowah Sewer to determine best treatment option.
3. Apply with Environmental Health for a septic permit or use the engineer permit for the septic system to serve the Phase 2A units.
4. Provide a 100 foot buffer along perennial streams if the impervious surface calculation is greater than 24% built upon area. *After further review staff has concluded that this condition does not apply.
5. Apply for Erosion Control, Stormwater/Watershed and Floodplain Development permits if needed.
6. Complete road improvements as determined by NCDOT through the TIS review and apply for NCDOT driveway permit. Driveway permit is required prior to any construction.
7. Comply with the Henderson County Gate Ordinance for emergency service entrance.

11. Planning Board Recommendations

- 11.1. The Planning Board voted to make a favorable recommendation with the conditions recommended by the TRC on October 20, 2016.

**NOTICE OF PUBLIC HEARING
ON PROPOSED ZONING MAP AMENDMENT
(Rezoning Request #R-2016-03-C)**

The Henderson County Board of Commissioners will hold a public hearing for a proposed map amendment to the Official Zoning Map of Henderson County, North Carolina.

Rezoning Application #R-2016-03-C, which was submitted by Sendco-Asheville LLC (John Turchin, Agent), requests the County rezone approximately 85.34 acres of land (hereafter the "Subject Area") from a Residential Two (R2) zoning district to a Mixed Use (MU-CD) zoning district. The Subject Area is located on South Rugby Road approximately a half mile north of Brevard Road (US 64) and south of Haywood Road (NC 191). Mixed Use zoning districts are approved as conditional zoning districts and require a site specific plan for proposed use(s). Conditions may be placed on the property provided they are reasonable and must be agreed to by the applicant. Only the proposed uses shown on the site plan are permissible.

The public hearing will be held on Monday, December 5, 2016, at 5:30 P.M., in the Board of Commissioners Meeting Room located in the Henderson County Historic Courthouse, at 1 Historic Courthouse Square, in Hendersonville, NC. The public is invited to attend and comment on the proposed amendment.

Written comments addressed to the Henderson County Board of Commissioners, 1 Historic Courthouse Square, Suite 1, Hendersonville, NC 28792, will be accepted prior to the hearing. Information about the proposed amendment is available for review in the Henderson County Planning Department, 100 N. King Street, Hendersonville, NC, between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday, or on the Henderson County Website at www.hcplanning.org. For more information, call the Planning Department at (828) 697-4819.

Please note that after considering public hearing comments, the Board of Commissioners may discuss other options or make changes to the proposed amendments before taking final action. The Henderson County 2020 Comprehensive Plan will be updated and amended, as necessary, to reflect the action of the Board of Commissioners.

Terry Wilson
Clerk to the Board
Henderson County Board of Commissioners

For publication in the Hendersonville Lightning on Thursday, November 24, 2016 and Thursday, December 1, 2016.

Certification of Notice of Public Hearing

In accordance with NCGS 153A-343 the Planning Department certifies notice of the December 5, 2016 hearing regarding Rezoning Application #R-2016-03-C were:

1. Submitted to the Hendersonville Lightning on November 17, 2016 to be published on November 24, 2016 and December 1, 2016 by Kyle Guie;
2. Sent, via first class mail, to the owners of properties adjacent to the Subject Area(s) on November 21, 2016 by Kyle Guie;
3. Sent, via first class mail, to the property owners on November 21, 2016 by Kyle Guie; and
4. Signs will be posted on the Subject Area(s) on November 21, 2016 by Kyle Guie.

The signatures herein below indicate that such notices were made as indicated herein above:

1. [Signature]

STATE OF North Carolina

COUNTY OF Henderson

I, Lisa N Stepp, a Notary Public, in and for the above County

and State, do hereby certify that

Kyle Guie, and _____

personally appeared before me this day.

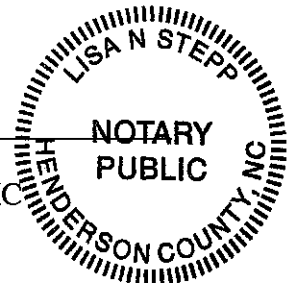
WITNESS my hand and notarial seal, this the 17th day of November, 2016.

My commission expires:

September 5, 2021

[Signature] (SEAL)

NOTARY PUBLIC





RESOLUTION OF CONSISTENCY WITH THE COUNTY COMPREHENSIVE PLAN

WHEREAS, pursuant to N.C. General Statute §153, Article 18, the Henderson County Board of Commissioners exercises regulations relating to development within the County's jurisdiction; and

WHEREAS, the Henderson County Board of Commissioners (Board) adopted the Land Development Code (LDC) on September 19, 2007 and has amended the LDC to address new and changing issues;

WHEREAS, the Board desires to update and revise the regulations of the LDC; and

WHEREAS, the Planning Director and Planning Board provided recommendations regarding the proposed zoning map amendment with case #R-2016-03-C; and

WHEREAS, pursuant to N.C. General Statute §153-323, the Planning Director provided the prescribed public notice and the Board held the required public hearing on December 5, 2016; and

WHEREAS, N.C. General Statute §153-341 requires the Board to adopt a statement of consistency with the County Comprehensive Plan (CCP); and

NOW THEREFORE, BE IT RESOLVED by the Henderson County Board of Commissioners as follows:

1. That the Board reviewed the proposed map amendment (#R-2016-03-C) and finds that it is reasonable, in the public interest and it is consistent with the CCP and the Growth Management Strategy located therein; and
2. That the Board determines that the proposed map amendment provides for the sound administration of the LDC while balancing property rights and promoting reasonable growth within the County; and
3. That this Resolution shall be retained in the Office of the Clerk to the Board of Commissioners.

THIS the 5th day of December, 2016.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: _____
THOMAS H. THOMPSON, Chairman

ATTEST:

Teresa Wilson, Clerk to the Board

[COUNTY SEAL]

Subpart C. Mixed Use District

§42-52. Mixed Use District (MU)

The Mixed Use District (MU) is created to plan and promote developments that embody variety, innovation, and flexibility by allowing a variety of *uses*, *lot sizes*, *dwelling unit* types, and design requirements. MU districts are intended to be located in areas designated by the *Comprehensive Plan* as Transitional (RTA) or Urban (USA), and are required to utilize municipal, public, or community utility systems. MU districts shall be considered Conditional Zoning Districts only. The intent of the MU district is to: (1) permit a creative approach to the development of land; (2) provide for an efficient *use* of land; (3) enhance the appearance of developments through preservation of natural features; and (4) provide for recreational areas and *open space* where appropriate.

A. **Dimensional Requirements.** Each *use* allowed in this district shall, at a minimum, conform to the following dimensional requirements. In some cases a specific *use* may be required to meet the Supplemental Requirements as set forth in §42-63 (Supplemental Requirements).

- (1) Dimensional requirements for single and multifamily residential *uses* shall be the same as those found in the R1 District.
- (2) Residential *accessory structures* shall be located in *rear* and *side yards* and shall be *setback* ten (10) feet from any property line.

B. **General Provisions.**

- (1) Site Plan. Major Site Plan required in accordance with §42-331 (Major Site Plan Review).
- (2) All MU districts shall be approved as a Conditional Zoning District and shall adhere to a *site-specific development plan*.
- (3) A minimum of ten (10) acres is required for the establishment of an MU district. All lands in an MU district shall be under single ownership or management by the *applicant* as exhibited by a deed and/or legal title at the time of application and development of each *phase*. An MU district may include lands under joint or multiple ownership where the *applicants* seek such an MU.
- (4) An MU district and a *subdivision* that occur simultaneously as one contiguous development shall adhere to the requirements of an MU district and conditional zoning district and shall also follow the review processes of §42-340 (Review for Major Subdivisions and Conservation Subdivisions of Three Hundred (300) or More Lots).
- (5) MU districts may be developed in *phases*.
- (6) Pervious pavement shall be required for a minimum of 25 percent of all paved surfaces (*roads*, parking areas, drives, sidewalks, etc.) within an MU District.
- (7) All MU Districts shall adhere to the road standards required for a *major subdivision* in accordance with Article III, Subdivision Regulations, and shall be organized:
 - a. To provide increased internal mobility;

- b. To provide safe and convenient access;
 - c. In intersecting/grid patterns where possible; and
 - d. Without cul-de-sacs (except where topographical considerations/restrictions are submitted by the *applicant*).
- (8) In accordance with this Chapter, a *driveway* shall serve three (3) or fewer *dwelling units*. Within an approved MU district, a *driveway* may serve a four (4) unit *building (quadraplex)*, but in no case shall a single *driveway* serve more than one (1) individual *quadraplex*.
- (9) Where an MU district is located along any *road* with current public transit access and such public transit authority approves the addition of a stop, such MU district shall provide a minimum of one (1) public transit access shelter for the use of occupants/patrons.
- (10) Utility lines within an MU district shall be subsurface.
- (11) Solid waste collection systems must be installed and/or operated to meet all local and state statutes, ordinances and regulations and shall thereafter be certified by the Department of Public Health. Each MU district shall provide a suitable method of solid waste disposal (in accordance with Chapter 165 of the Henderson County Code, Solid Waste) and collection consisting of either private collection from individual *uses* or the *use* of dumpsters. Where dumpsters are used concrete pads shall be designed to drain to a bio-retention area to filter *stormwater* before the water reaches a larger drainage system, and a Screen Class One (1), Two (2), or Three (3) shall be provided consistent with the requirements of §42-182 (Screen Classification).
- (12) An MU district shall include *open space* in perpetuity (perpetual *easements* or deed restrictions are required) equivalent to 20 percent of all lands within the MU district.
- (13) Common Area Requirements. A *common area* shall be provided, that is equivalent to ten (10) percent of the total MU district. *Common area* shall be: accessible for the *use* and enjoyment of the MU district occupants/patrons, located as to be free of traffic hazards, and maintained in good condition by the *applicant*.

C. **Other Requirements.** Due to the comprehensive nature of an MU district, there are several sections that must be consulted. Please refer to the following sections for more information on each requirement of an MU district.

- (1) See Article III for information on *road* design and construction standards, pedestrian facility standards, water and sewer requirements, and *fire protection*.
- (2) See Article V for landscaping and buffering requirements.
- (3) See Article VI for off-street parking and loading requirements.
- (4) See §42-63 (Supplemental Requirements) for each land *use*.
- (5) See Article VII for *sign* requirements.
- (6) See Article XI for permitting procedures.

The Sanctuary at Eagles Nest-Horseshoe Farm

Rezoning/Masterplan

Zoning District Comparison:

Development Proposal under a Mixed Use District

- Request to rezone to a Mixed Use (MU-CD) zoning district (conditional rezoning approval)
- 85.314 Acres (approximately)
- 220 units
 - 136 single family units
 - 84 multi-family units
- Proposed Density: 2.58 units/acre
- Member only uses (residents and guests):
 - On site dining (members only)
 - Club house
 - Wellness center/spa
 - Amphitheater
 - Five guest rooms
- On Site Improvements:
 - 58 percent open space
 - 28 percent pervious pavement
 - Underground power
 - Public water - City of Hendersonville
 - On site wastewater treatment system (requires State approval and permit)
 - 20 acre drip/spray area

Residential Two (R2): Current Zoning

- Standard Density: 1unit/acre
- Max Density: 2 units/acre
- Allowed Density with a 20% density bonus and 5% agriculture bonus:
 - Standard Density: 106 Single family units (1.2 units/acre)
 - Max Density: 206 multi-family units (2.4 units/acre)
- Member Only Uses Allowed:
 - Dining, club house, and wellness/spa (Permitted by right under: “Common area recreation and service facilities”)
 - Five guest rooms (Permitted with special use permit: “Rooming and boarding house”)
 - Amphitheater (Permitted with special use permit under “Small place of assembly”)

Henderson County Planning Department Staff Report

**Master Plan
The Sanctuary at Eagles Nest-Horseshoe Farm (2016-M05)**

Property Owner(s): SAMC Reo 2013-01 LLC
Applicant/Agent: Sendco-Asheville, LLC (John Turchin, Agent)

Master Plan Comments:

According to Chapter 42, Henderson County Land Development Code (LDC) §42-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County 2020 Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42-75).

Staff has reviewed the submitted Master Plan for the Sanctuary at Eagles Nest-Horse Shoe Farm Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

1. ***Henderson County 2020 Comprehensive Plan (CCP)***. The Future Land Use Map of the CCP shows the Subject Area as being located within the Urban Services Area and Conservation Area.
 - a. The Urban Services Area is that area within which most urban services and urban- scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County's jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.
 - b. The Conservation category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that

generally exhibit any of the following characteristics: 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds 2. Areas of historic and archeological significance 3. Local, state or federally-managed natural areas 4.

- 2. Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential Two (R2). The current zoning is R2 and the applicant seeks to rezone the Subject Area to a Mixed Use (MU-CD) zoning district.

Mixed Use District (MU): “The Mixed Use District (MU) is created to plan and promote developments that embody variety, innovation, and flexibility by allowing a variety of *uses, lot sizes, dwelling unit* types, and design requirements. MU districts are intended to be located in areas designated by the *Comprehensive Plan* as Transitional (RTA) or Urban (USA), and are required to utilize municipal, public, or community utility systems. MU districts shall be considered Conditional Zoning Districts only. The intent of the MU district is to: (1) permit a creative approach to the development of land; (2) provide for an efficient *use* of land; (3) enhance the appearance of developments through preservation of natural features; and (4) provide for recreational areas and *open space* where appropriate.” (Chapter 42, Land Development Code §42-52, Subpart C.)

The Master Plan proposal of 220 residential units with a combination of 84 apartments and 136 detached residences along with a mix of incidental commercial uses including a reservation only or members only on site dining, guest rooms, clubhouse, spa, and wellness center would fall within the permitted uses by the LDC under the Mixed Used District.

- 3. Water and Sewer Availability.** The applicant proposes connections to the City of Hendersonville water line and proposes a large private onsite wastewater treatment system. The sewer system is currently being reviewed by the State and a decision is expected in July of 2017. Any subdivision approval is contingent upon approval of the state permit. The applicant is proposing a private septic system for Phase 2A to serve 4 detached units that will be used as model homes.

Master Plan Comments:

- 1. Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42-113B).
- 2. Stormwater Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that a Stormwater Control Plan has been received for the high density option under the Water Supply Watershed requirements for a WS-IV-PA (LDC §42-61).

3. **Private Road Standards.** The Applicant has indicated an addition or reconfiguration for two roads under this development plan. All subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1). The final plat(s) must contain a note stating: *The private roads indicated on this final plat may not meet the requirements of the North Carolina Department of Transportation for acceptance into the state road system.* Planning Staff proposes the following conditions to ensure the private roads meet the standards of the Land Development Code:
 - a. **Road Grade.** The maximum road grade for local roads constructed of gravel is 15 percent and 18 percent for asphalt. A professional engineer or professional land surveyor must certify on the Final Plat that no portion of the road has a grade that exceeds the allowable percent or submit a final as-built graded center line profile showing grade and alignment of the road (LDC §42A-81C (Table 3.1). and §42A-81 C(4)).
 - b. **Road Drainage and Culverts.** Road or drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff (LDC §42A-100).
 - c. **Road Construction.** A professional engineer or professional land surveyor certify on the final plat that no portion of the constructed roads have grades that exceed maximum allowable grade as defined for each class of road or submit a final as-built graded center line profile showing grade and alignment for all roads (LDC §42A-82).
 - d. **Minimum Curve Radius.** Should the Applicant request a reduction in centerline radii, that a professional engineer or professional land surveyor certify on the final plat, the existing cross slope of roadway sections where reductions in centerline radii are requested (LDC §42A-106C).
 - e. **Dead Ends, Cul-de-sacs and Turnarounds.** The Applicant proposes one (2) cul-de-sacs or turnarounds located at the end of a local road. All turnarounds must meet of the LDC §42A-105 C(8).
 - f. **Gates.** The Applicant should become familiar with the Entry Gate provisions of Chapter 42A (LDC §42A-81 C(7)). All entry gates shall be constructed and maintained as required by and in accordance with Chapter 42 of the Henderson County Code, *Entry Gates*.
4. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42-98). The applicant lists the proposed road names for most road segments. The names of the shared drives should be confirmed with the development plan approval.
5. **Street Tree Requirements.** According to the street tree requirements of Chapter 42 (LDC §42-145 and LDC §42-146) the applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet. The trees may be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees in accordance

with LDC §42-153 instead of planting new trees. These existing trees must also be located within the right-of-way or 20 feet off the edge of the right-of-way as required by LDC §42-146

6. **Pedestrian Access.** Sidewalks or walking trails are required for any major subdivision of 10 or more lots outlined in Henderson County Code Chapter 42 (LDC §42-113). Reasonable pedestrian access shall be provided to promote healthy and safe walking when a developer proposes a density equal to or greater than two (2) units per acre. The applicant must provide one (1) linear foot of sidewalk or walking trail for every linear foot of improved or newly proposed roadway within the tract. Sidewalks or walking trails are to be located in a road right-of-way, pedestrian access to easement, or other dedicated open space. Sidewalks are to be constructed at a minimum of 5 feet in width using concrete, asphalt, or other permanent all-weather surface such as gravel.
7. **Floodplain.** A Floodplain Permit is required for any proposed development parcel that contains Floodplain.
8. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
9. **Mixed Use District.** The Applicant shall meet all requirements for the Mixed Use District (LDC §42-52, Subpart C.)
10. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).
11. **Public Utilities.** City of Hendersonville water currently serves the project site. Extensions of public water are proposed to serve the project. According to the LDC, the applicant must provide evidence that the water supply plans have been approved by the appropriate agency. The development plan may be approved contingent on final approval from such agency; however, the final plat shall not be approved until all such final approvals have been obtained. Any subdivision served by a public water system shall meet the respective county or municipality's minimum requirements for fire hydrant installation.
12. **Utilities.** Any County approval is contingent upon approval from State for the proposed on site sewer system.
13. **Stream Setbacks.** A minimum thirty-foot setback for buildings or other structures is required along all perennial streams. The thirty-foot setback must be noted on the final plat (LDC §42A-37A).
14. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property lies within one-half (½) mile of land in a Farmland Preservation District (LDC §42A-81P).
15. **Fire Protection Requirements.** Any subdivision served by a public water system shall meet the County's standard of one (1) hydrant per 1000 feet of linear road distance. (LDC §42A-81 B(4)).

THE SANCTUARY AT EAGLES NEST - HORSEHOE FARM

622 HORSESHOE FARM DRIVE
 HENDERSON COUNTY, NORTH CAROLINA
 SEPTEMBER 28, 2016

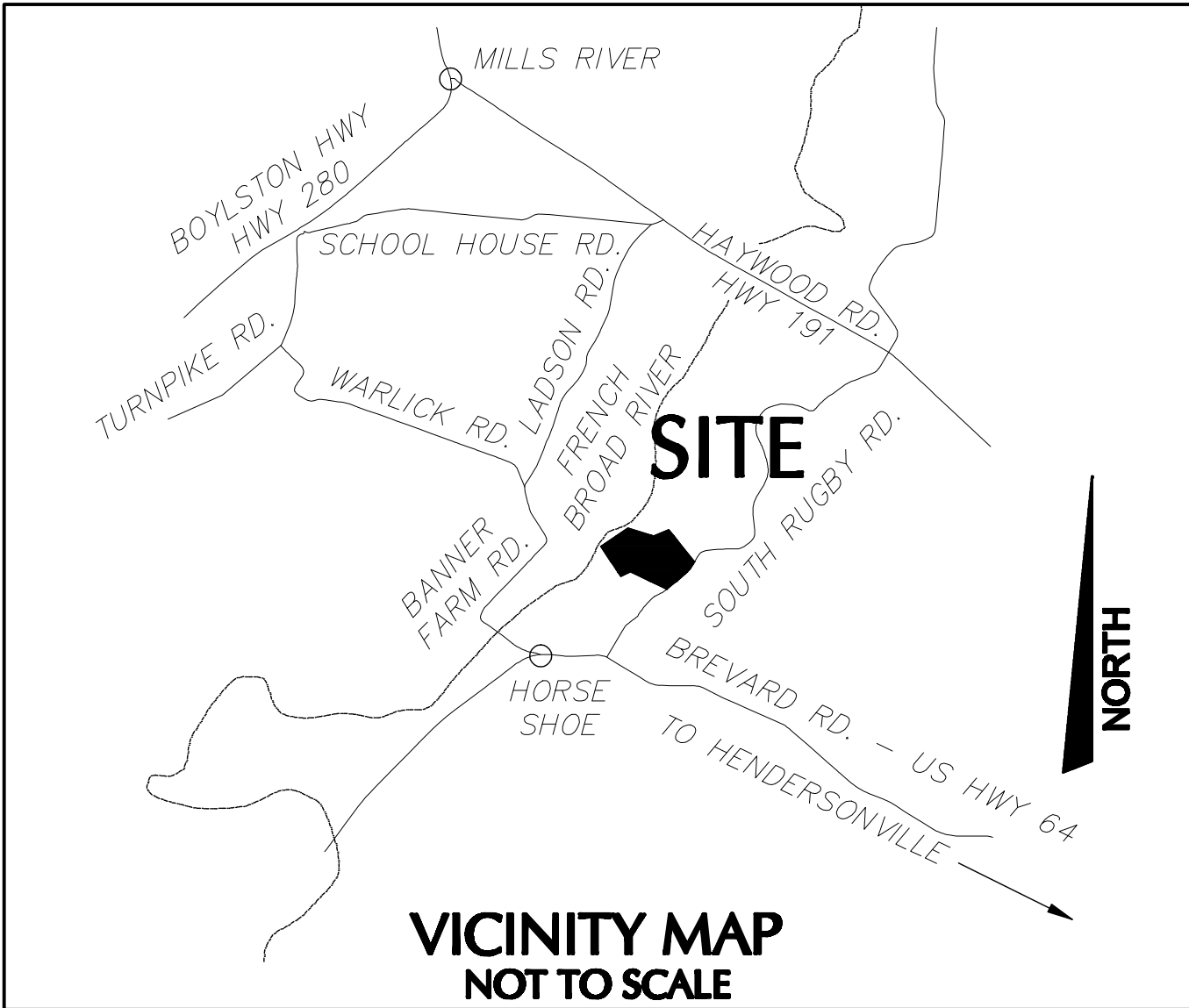
OWNER: SAMC REO 2013-01, LLC
 1900 SUNSET HARBOUR DRIVE, SUITE 1
 MIAMI BEACH, FL
 (305) 672-0702
 jturchin@turchinserver.com
 CONTACT: JOHN TURCHIN, AGENT

APPLICANT: SENDCO-ASHEVILLE, LLC
 1900 SUNSET HARBOUR DRIVE, SUITE 1
 MIAMI BEACH, FL
 (305) 672-0702
 jturchin@turchinserver.com
 CONTACT: JOHN TURCHIN, MANAGING MEMBER

LAND PLANNER: LAND PLANNING COLLABORATIVE
 17 ARLINGTON STREET, SUITE B
 ASHEVILLE, NORTH CAROLINA 28801
 (828) 253-3600
 bgrasso@landplancollab.com
 CONTACT: ROBERT M. GRASSO, RLA

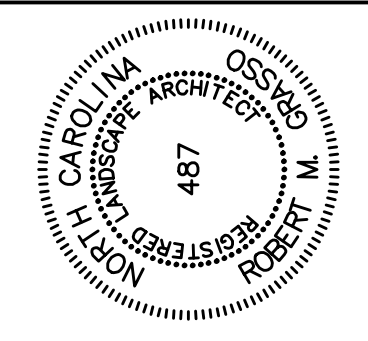
CIVIL ENGINEER: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET, SUITE A
 ASHEVILLE, NORTH CAROLINA 28801
 (828) 232-4700
 mbrooks@brooksea.com
 CONTACT: MARK BROOKS, PE

SURVEYOR: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET, SUITE A
 ASHEVILLE, NORTH CAROLINA 28801
 (828) 232-4700
 psexton@brooksea.com
 CONTACT: PAUL SEXTON, PLS



LIST OF DRAWINGS

- 1 **SITE SURVEY**
- 2 **MASTER PLAN**
- 3 **PHASING PLAN**
- 4 CAMPUS HUB SITE PLAN
- 5 LANDSCAPE PLAN



TITLE SHEET

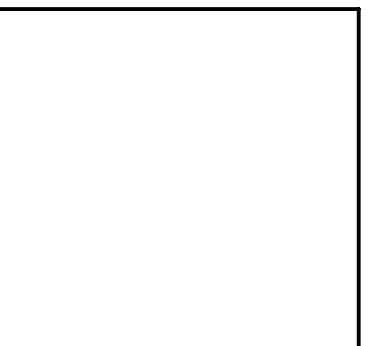
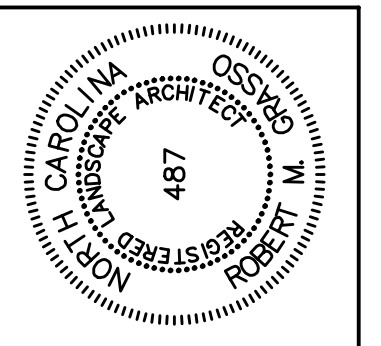
THE SANCTUARY AT EAGLES NEST -
 HORSESHOE FARM
 HENDERSON COUNTY, NORTH CAROLINA



JOB NO: 2016009
 DWG NAME: landscape.dwg
 DATE: SEPTEMBER 28, 2016

REV:	DATE:	BY:
1	10/7/16	RMG
2	-	-
3	-	-
4	-	-

TITLE SHEET



MASTER PLAN

THE SANCTUARY AT EAGLES NEST
 HENDERSON COUNTY, NORTH CAROLINA

JOB NO.: 2016300
DWG. NAME: horseshoe-site.dwg
DATE: September 28, 2016

REV.:	DATE:	BY:
1	10/7/16	RMG
2	-	-
3	-	-
4	-	-

PROJECT INFORMATION

OWNER: SAMC REO 2013-01, LLC
 1900 SUNSET HARBOUR DRIVE, SUITE 1
 MIAMI BEACH, FL 33139
 PHONE: (305) 672-0702
 EMAIL: jturchin@turchinserver.com
 CONTACT: JOHN TURCHIN, AGENT

APPLICANT: SENDCO-ASHEVILLE, LLC
 1900 SUNSET HARBOUR DRIVE, SUITE 1
 MIAMI BEACH, FL 33139
 PHONE: (305) 672-0702
 EMAIL: jturchin@turchinserver.com
 CONTACT: JOHN TURCHIN, MANAGING MEMBER

LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
 17 ARLINGTON STREET, SUITE B
 ASHEVILLE, NC 28801
 PHONE: (828) 242-0111
 EMAIL: bgrasso@landplancollab.com
 CONTACT: ROBERT M. GRASSO, RLA

CIVIL ENGINEER: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET, SUITE A
 ASHEVILLE, NC 28801
 PHONE: (828) 232-4700
 EMAIL: mbrooks@brooksaa.com
 CONTACT: MARK BROOKS, PE

SURVEYOR: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET, SUITE A
 ASHEVILLE, NC 28801
 PHONE: (828) 232-4700
 EMAIL: psexton@brooksaa.com
 CONTACT: PAUL SEXTON, PLS

SITE INFORMATION

PIN: 964021606, ET. AL.
ZONING DISTRICT: R-2
CONDITIONAL ZONING DISTRICT: MUJ
PROJECT ACREAGE: 85.314 AC.
AVERAGE SLOPE: 8.8%
WETLAND ACREAGE: 0.73+- AC.
FLOODWAY ACREAGE: 3.34+- AC.
FLOOD PRONE ACREAGE: 27.39+- AC.
DEVELOPABLE ACREAGE: 79.74+- AC.
PERMITTED DENSITY: SINGLE-FAMILY: 1 UNIT/AC.
 MULTI-FAMILY: 2 UNITS/AC.
 83 LOTS

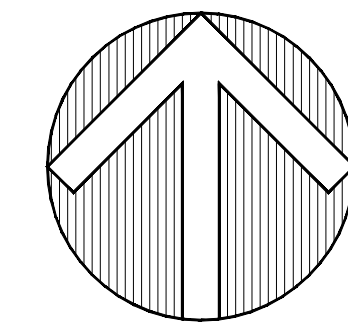
PERMITTED NO. OF LOTS: 166 RESIDENTIAL UNITS
PERMITTED NO. OF RESIDENTIAL UNITS: 166 RESIDENTIAL UNITS
MULTI-USE ZONING: CONDITIONAL ZONING UNDER R-1
PERMITTED DENSITY: SINGLE-FAMILY: 4 UNIT/AC.
 MULTI-FAMILY: 16 UNITS/AC.
 335 LOTS

PERMITTED NO. OF LOTS: 1340 RESIDENTIAL UNITS
PERMITTED NO. OF RESIDENTIAL UNITS: 220 RESIDENTIAL UNITS
PROPOSED NO. OF RESIDENTIAL UNITS: 136 DETACHED RESIDENCES
PROPOSED NO. OF COTTAGES: 84 UNITS
PROPOSED NO. OF APARTMENTS: 5 ROOMS
PROPOSED DENSITY: 2.58 UNITS/AC.
PROPOSED NO. OF RESIDENTIAL PKG. SPACES: 440 SPACES (2 SPACES/UNIT)
PROPOSED NO. OF COMMERCIAL PKG. SPACES: 84 SPACES
OPEN SPACE ACREAGE: 50.25 AC. (58.9%)
LENGTH OF ROADS: 14,950 LF
DRIP/SPRAY AREA: 20.18 AC.
UTILITIES: WATER: HENDERSONVILLE
 SEWER: COTTAGES & APTS.: ON-SITE WASTEWATER TREATMENT SYSTEM
 UNDERGROUND POWER, TELEPHONE & CATV
 WS IV

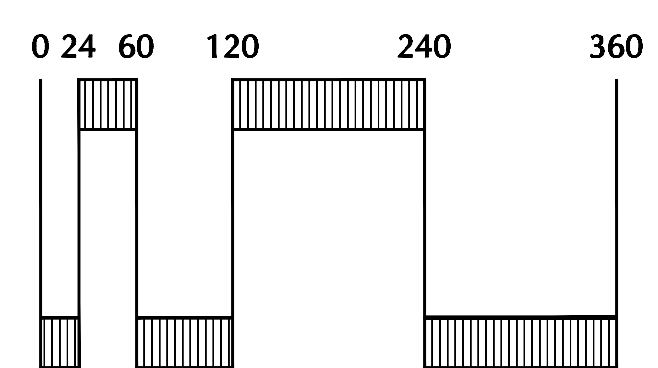
WATER SUPPLY WATERSHED: AREA OF IMPERVIOUS & PERVIOUS PAVEMENT: 441,192 SF
AREA OF PERMEABLE PAVERS: 125,982 SF (28%)

LEGEND

- A RIVER OVERLOOK/FISHING PIER
- B CAR SHOP & MAINTENANCE BUILDING
- C TENNIS COURT
- D APARTMENT PARKING
- E HIKING/BIKING TRAILS
- F EMPLOYEE PARKING
- G ON-SITE SANITARY SEWER DRIP/SPRAY FIELD
- H APARTMENTS (2 STORY 16 UNITS/BLDG.) (TYP.)
- I APARTMENTS (2/3 SPLITS 20 UNITS/BLDG.) (TYP.)
- J POND
- K RIDING RING
- L HORSE BARN
- M POOL
- N SPA-WELLNESS CENTER
- O GUEST PARKING
- P ADMINISTRATION PARKING & GARAGES (9) WITH GREEN ROOFS
- Q EQUESTRIAN BARN & 5 GUEST ROOMS
- R RESIDENCE
- S SERVICE/LOADING AREA
- T CLUBHOUSE
- U BOCCIE/SHUFFLEBOARD
- V HORSESHOES
- W ADMINISTRATION & RECREATION BUILDING
- X ARTS & CRAFTS BUILDING
- Y AMPHITHEATER
- Z DINING & KITCHEN
- AA EQUESTRIAN & GUEST ROOMS PARKING (20 SPACES)
- BB BARBECUE AREA
- CC MAIN ENTRANCE
- DD SERVICE ENTRANCE
- EE PHASE 4 COTTAGES (TYP.)
- FF PHASE 2A COTTAGES (TYP.)
- GG PHASE 2B COTTAGES (TYP.)
- HH RV PARKING AREA (7 SPACES)
- II SEWER TREATMENT PLANT
- JJ TREATED EFFLUENT POND (0.70 AC.)
- KK DROP-OFF/GOLF CART PARKING
- LL TENNIS PAVILION
- MM DELINEATED WETLANDS



NORTH



SCALE: 1" = 120'



BARBARA LEA
 DB. 1387, PG. 357
 PIN: 9640-22-9200

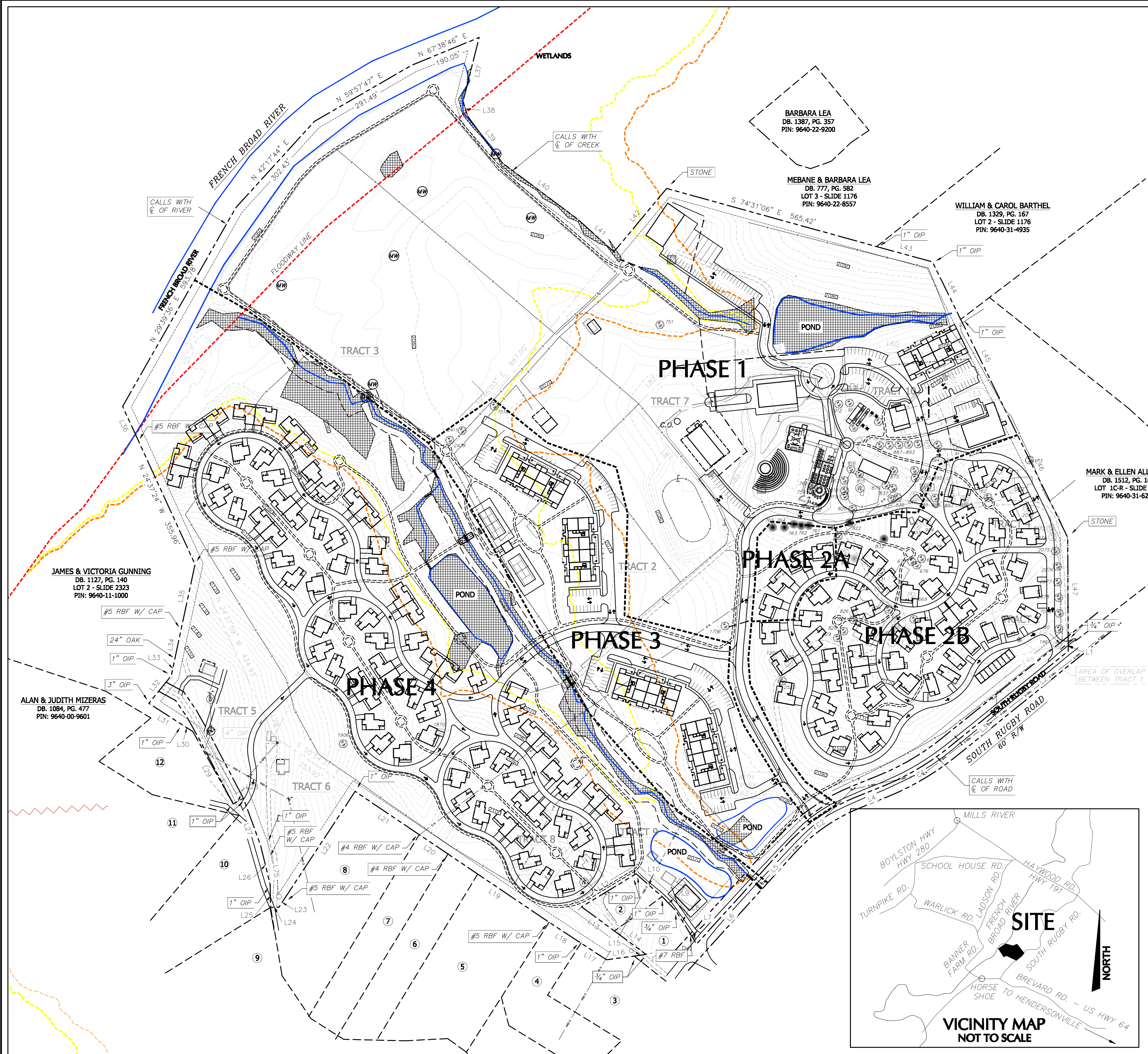
MEBANE & BARBARA LEA
 DB. 777, PG. 582
 LOT 3 - SLIDE 1176
 PIN: 9640-22-8557

WILLIAM & CAROL BARTHEL
 DB. 1329, PG. 167
 LOT 2 - SLIDE 1176
 PIN: 9640-31-4935

MARK & ELLEN ALLMOND
 DB. 1512, PG. 169
 LOT 1C-R - SLIDE 3480
 PIN: 9640-31-6268

JAMES & VICTORIA GUNNING
 DB. 1127, PG. 140
 LOT 2 - SLIDE 2323
 PIN: 9640-11-1000

ALAN & JUDITH MIZERAS
 DB. 1084, PG. 477
 PIN: 9640-00-9601



PROJECT INFORMATION

OWNER: SAMC REO 2013-01, LLC
1900 SUNSET HARBOUR DRIVE, SUITE 1
MIAMI BEACH, FL 33139
PHONE: (305) 672-0702
EMAIL: jturchin@turchinserver.com
CONTACT: JOHN TURCHIN, AGENT

APPLICANT: SENDCO-ASHEVILLE, LLC
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LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
17 ARLINGTON STREET, SUITE B
ASHEVILLE, NC 28801
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EMAIL: bgrasso@landplancollab.com
CONTACT: ROBERT M. GRASSO, RLA

CIVIL ENGINEER: BROOKS ENGINEERING ASSOCIATES
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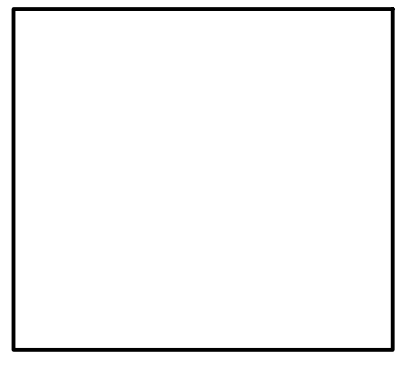
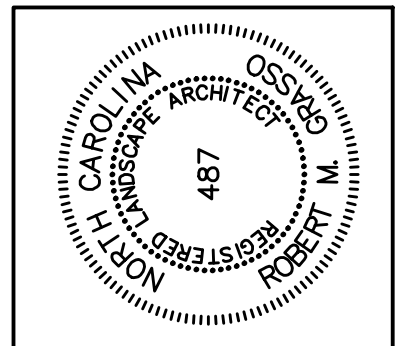
SITE INFORMATION

PIN: 964021606, ET. AL.
ZONING DISTRICT: R-2
CONDITIONAL ZONING DISTRICT: MUJ
PROJECT ACREAGE: 85.314 AC.
AVERAGE SLOPE: 8.8%
WETLAND ACREAGE: 0.73+/- AC.
FLOODWAY ACREAGE: 3.34+/- AC.
FLOOD PRONE ACREAGE: 27.39+/- AC.
DEVELOPABLE ACREAGE: 79.74+/- AC.
PERMITTED DENSITY:
SINGLE-FAMILY: 1 UNIT/AC.
MULTI-FAMILY: 2 UNITS/AC.
83 LOTS

PERMITTED NO. OF LOTS: 166 RESIDENTIAL UNITS
PERMITTED NO. OF RESIDENTIAL UNITS:
MULTI-FAMILY: 2 UNITS/AC.
PERMITTED DENSITY:
CONDITIONAL ZONING UNDER R-1
SINGLE-FAMILY: 4 UNIT/AC.
MULTI-FAMILY: 16 UNITS/AC.
335 LOTS

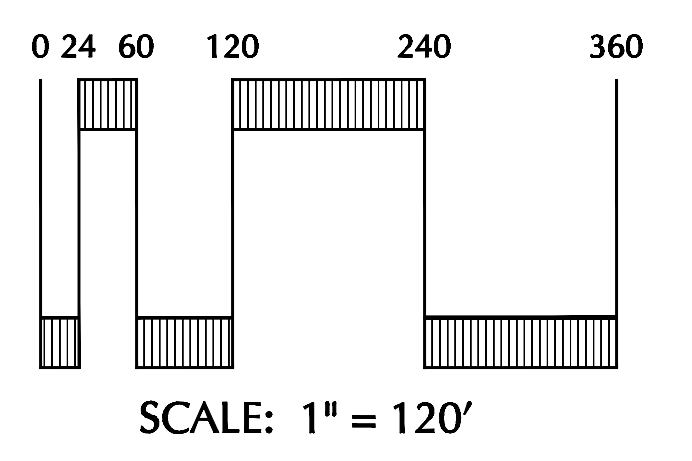
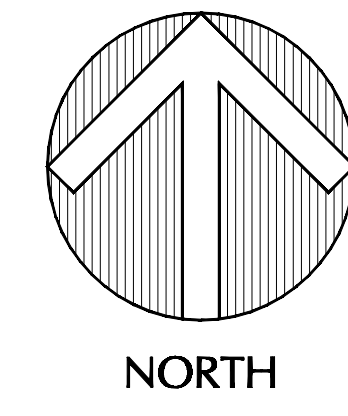
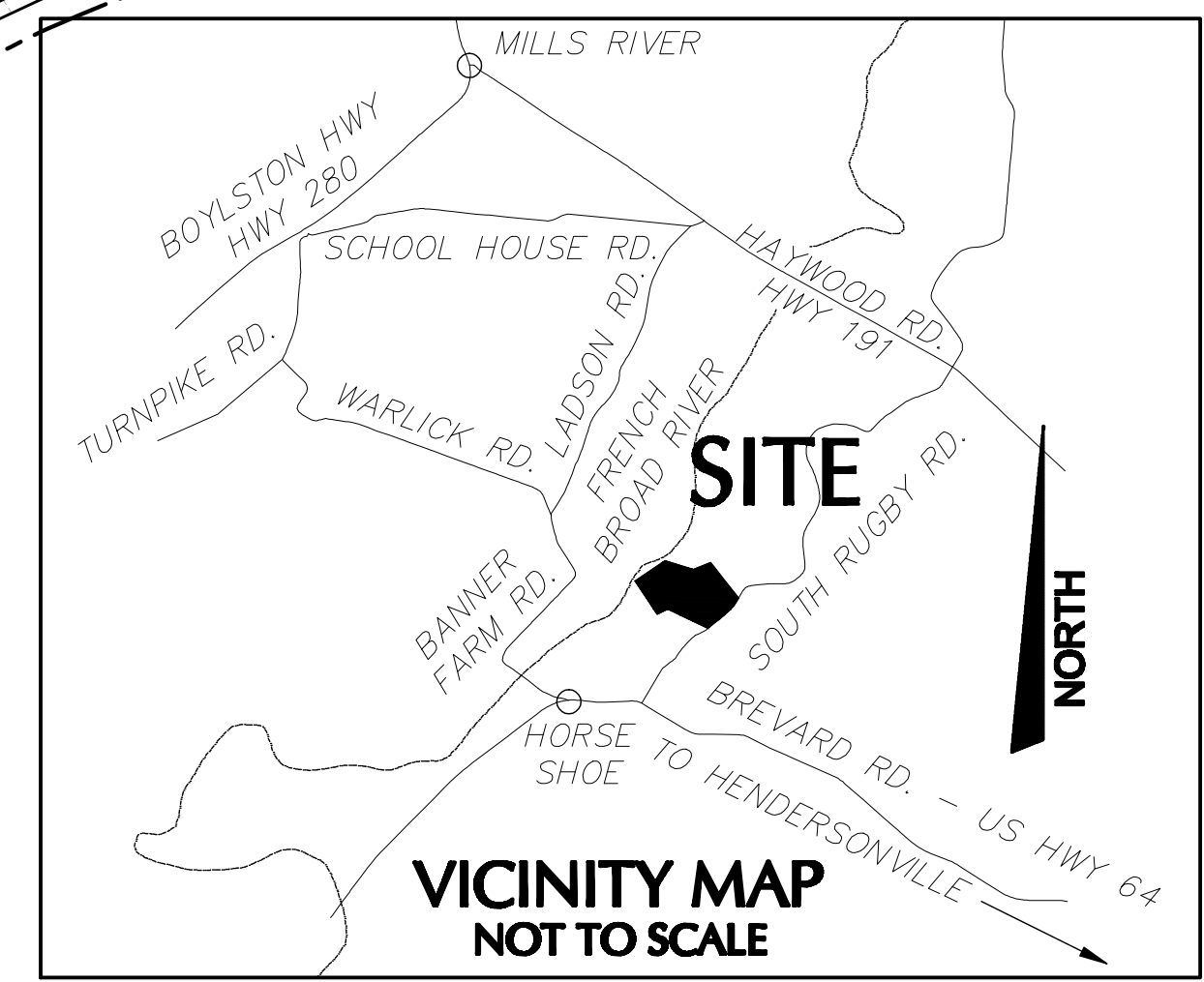
PERMITTED NO. OF RESIDENTIAL UNITS: 1340 RESIDENTIAL UNITS
PERMITTED NO. OF RESIDENTIAL UNITS: 220 RESIDENTIAL UNITS
PROPOSED NO. OF RESIDENTIAL UNITS: 136 DETACHED RESIDENCES
PROPOSED NO. OF COTTAGES: 84 UNITS
PROPOSED NO. OF APARTMENTS: 5 ROOMS
PROPOSED DENSITY: 2.58 UNITS/AC.
PROPOSED NO. OF RESIDENTIAL PKG. SPACES: 440 SPACES (2 SPACES/UNIT)
PROPOSED NO. OF COMMERCIAL PKG. SPACES: 84 SPACES
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LENGTH OF ROADS: 14,950 LF
DRIP/SPRAY AREA: 20.18 AC.
UTILITIES:
WATER: HENDERSONVILLE
SEWER: COTTAGES & APTS.: ON-SITE
WASTEWATER TREATMENT SYSTEM
UNDERGROUND POWER, TELEPHONE & CATV
WS IV

LAND PLANNING COLLABORATIVE
Landscape Architects • Land Planners
17 ARLINGTON STREET, SUITE B
ASHEVILLE, NC 28801
(828) 242-0111
EMAIL: bgrasso@landplancollab.com



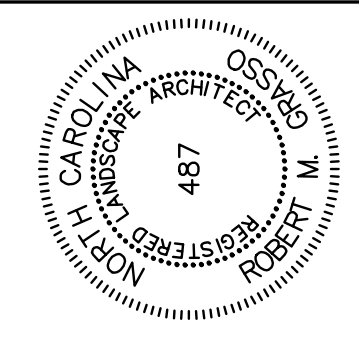
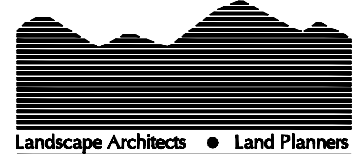
PHASING PLAN

THE SANCTUARY AT EAGLES NEST
HENDERSON COUNTY, NORTH CAROLINA



JOB NO: 2016300
DWG NAME: horseshoe-site.dwg
DATE: September 28, 2016

REV:	DATE:	BY:
1	10/7/16	RMG
2	-	-
3	-	-
4	-	-



CAMPUS HUB PLAN

THE SANCTUARY AT EAGLES NEST
 HENDERSON COUNTY, NORTH CAROLINA



EXISTING BARN/FUTURE SPA-WELLNESS CENTER



EXISTING EQUESTRIAN BARN/GUEST LODGING



PROPOSED EQUESTRIAN BARN/GUEST LODGING



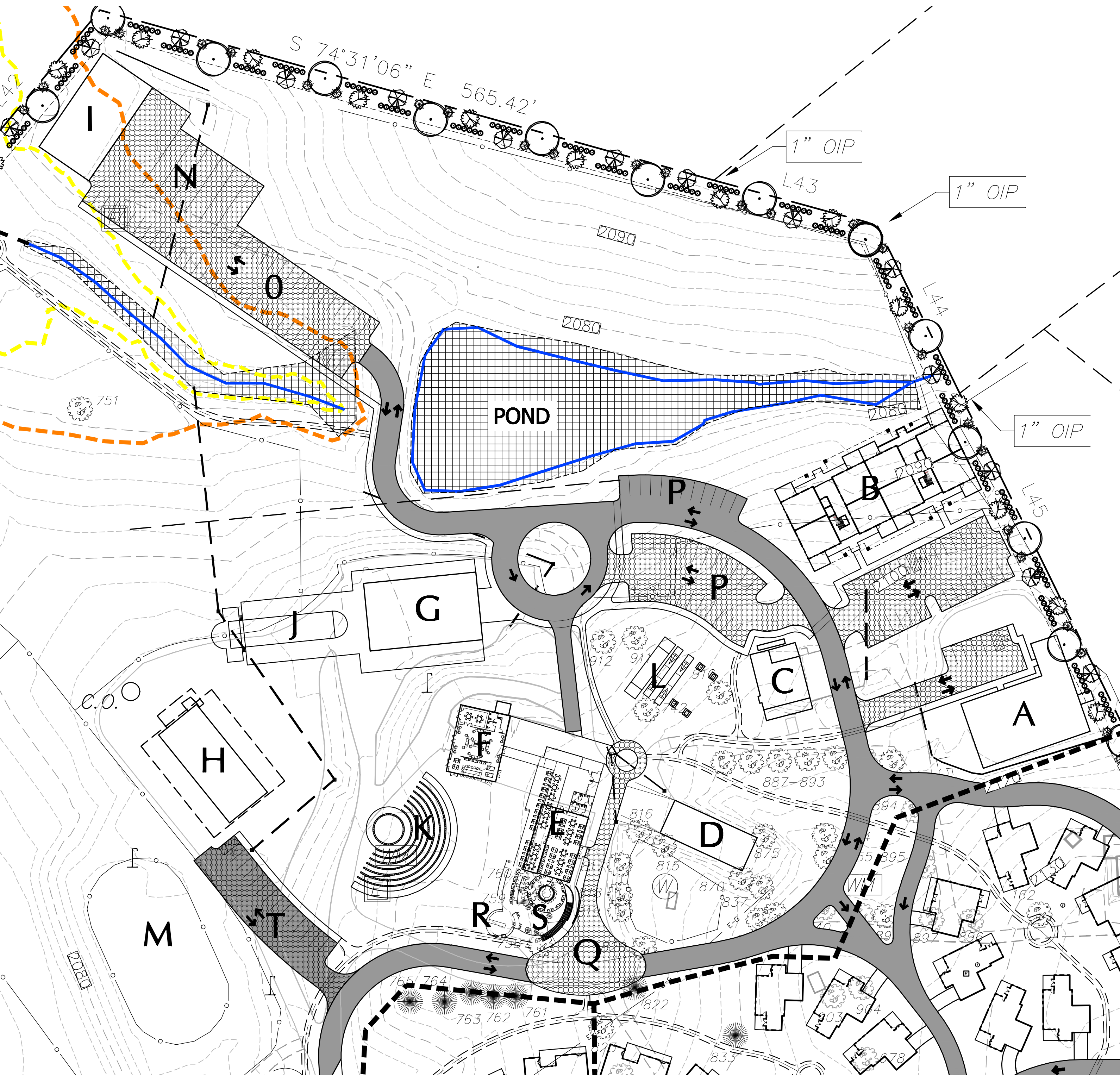
PROPOSED EQUESTRIAN BARN/GUEST LODGING



EXISTING BARN STRUCTURE



PROPOSED CLUBHOUSE



EXISTING BARN STRUCTURE



PROPOSED SPA-WELLNESS CENTER



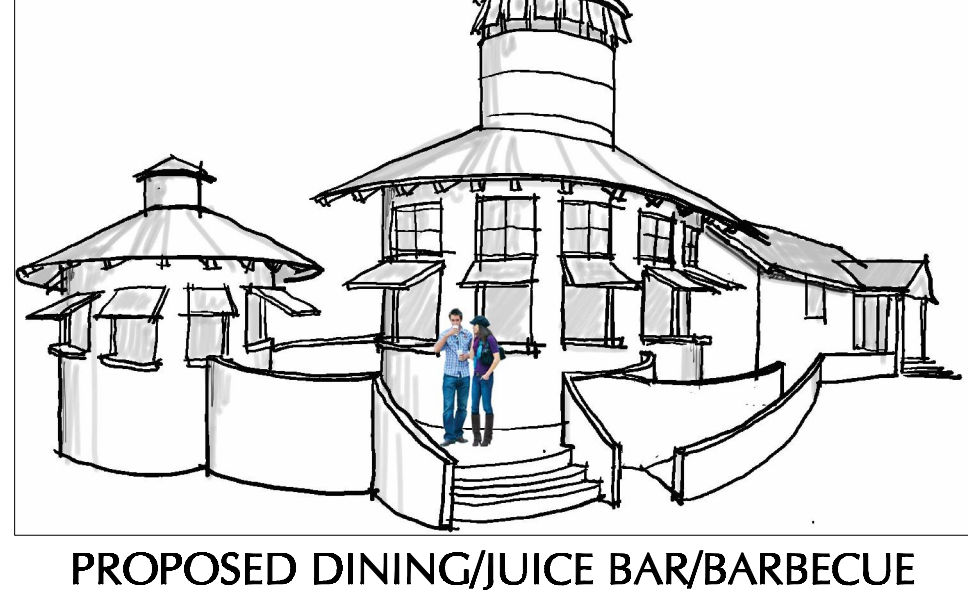
PROPOSED SPA-WELLNESS CENTER & POOL



PROPOSED ADMIN. OFFICES/RECREATION



EXISTING DINING/KITCHEN



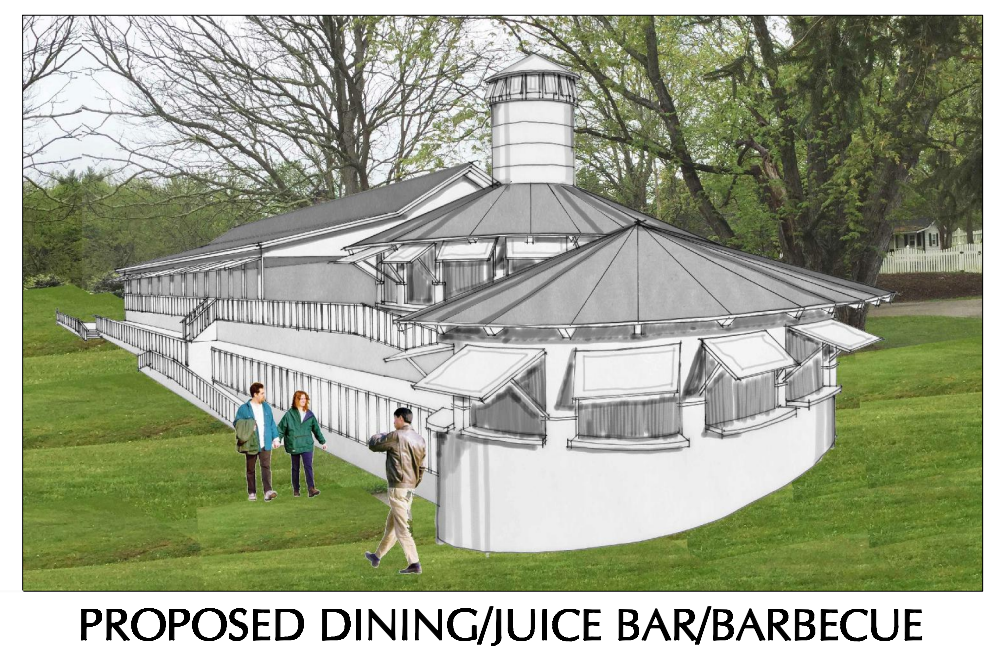
PROPOSED DINING/JUICE BAR/BARBECUE



PROPOSED CLUBHOUSE

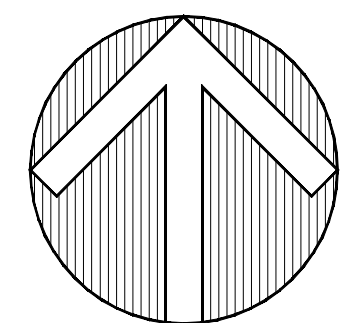


EXISTING CAMPUS HUB

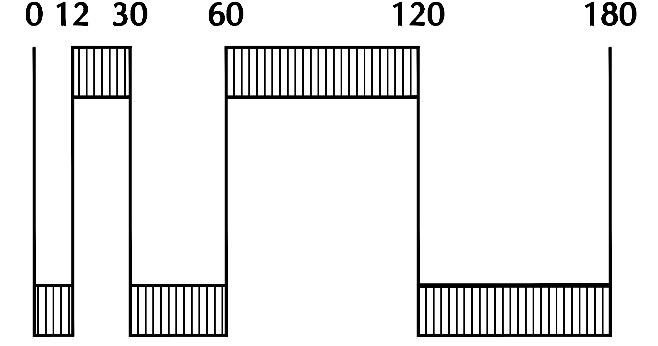


PROPOSED DINING/JUICE BAR/BARBECUE

- LEGEND**
- A ADMINISTRATION BUILDING (6,812 SF)
 - B APARTMENT BUILDING (2/3 SPLIT, 20 UNITS)
 - C RESIDENCE (2,250 SF)
 - D CRAFTS BUILDING (2,579 SF)
 - E DINING/KITCHEN (2,850 SF)
 - F CLUBHOUSE (2,717 SF)
 - G SPA-WELLNESS CENTER (6,034 SF)
 - H EQUESTRIAN BARN/GUEST LODGING (2-STORY 8,672 SF)
 - I MAINTENANCE/CAR SHOP (5,364 SF)
 - J SPA POOL
 - K AMPHITHEATER
 - L BOCCIE/HORSHOES/SHUFFLEBOARD
 - M EQUESTRIAN RIDING RING
 - N RV PARKING
 - O EMPLOYEE PARKING
 - P GUEST PARKING
 - Q DROP-OFF/GOLF CART PARKING
 - R BARBECUE AREA
 - S JUICE BAR
 - T EQUESTRIAN BARN/GUEST LODGING PARKING



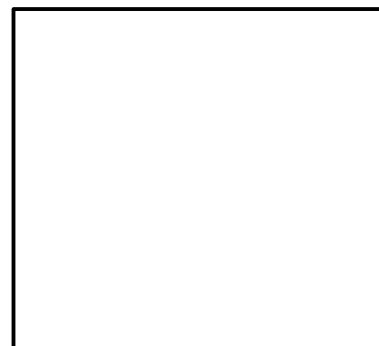
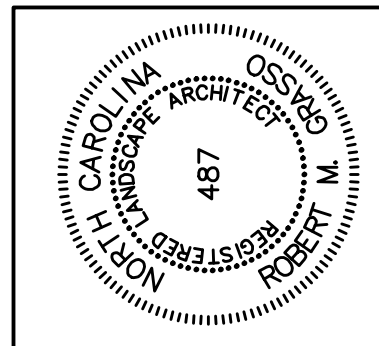
NORTH



SCALE: 1" = 60'

JOB NO: 2016300
 DWG NAME: horseshoe-site.dwg
 DATE: September 28, 2016

REV:	DATE:	BY:
1	10/7/16	RMG
2	-	-
3	-	-
4	-	-



LANDSCAPE PLAN

THE SANCTUARY AT EAGLES NEST
 HENDERSON COUNTY, NORTH CAROLINA

PROJECT INFORMATION

OWNER: SAMC REO 2013-01, LLC
 1900 SUNSET HARBOUR DRIVE, SUITE 1
 MIAMI BEACH, FL 33139
 PHONE: (305) 672-0702
 EMAIL: jturchin@turchinserver.com
 CONTACT: JOHN TURCHIN, AGENT

APPLICANT: SENDCO-ASHEVILLE, LLC
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SITE INFORMATION

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CONDITIONAL ZONING DISTRICT: MUJ
PROJECT ACREAGE: 85.314 AC.
AVERAGE SLOPE: 8.8%
WETLAND ACREAGE: 0.73+/- AC.
FLOODWAY ACREAGE: 3.34+/- AC.
FLOOD PRONE ACREAGE: 27.39+/- AC.
DEVELOPABLE ACREAGE: 79.74+/- AC.
PERMITTED DENSITY: SINGLE-FAMILY: 1 UNIT/AC.
 MULTI-FAMILY: 2 UNITS/AC.
 83 LOTS

PERMITTED NO. OF LOTS: 166 RESIDENTIAL UNITS
PERMITTED NO. OF RESIDENTIAL UNITS: 166 RESIDENTIAL UNITS
MULTI-USE ZONING: CONDITIONAL ZONING UNDER R-1
PERMITTED DENSITY: SINGLE-FAMILY: 4 UNIT/AC.
 MULTI-FAMILY: 16 UNITS/AC.
 335 LOTS

PERMITTED NO. OF LOTS: 1340 RESIDENTIAL UNITS
PERMITTED NO. OF RESIDENTIAL UNITS: 220 RESIDENTIAL UNITS
PROPOSED NO. OF RESIDENTIAL UNITS: 220 RESIDENTIAL UNITS
PROPOSED NO. OF COTTAGES: 136 DETACHED RESIDENCES
PROPOSED NO. OF APARTMENTS: 84 UNITS
PROPOSED NO. OF GUEST ROOMS: 5 ROOMS
PROPOSED DENSITY: 2.58 UNITS/AC.
PROPOSED NO. OF RESIDENTIAL PKG. SPACES: 440 SPACES (2 SPACES/UNIT)
PROPOSED NO. OF COMMERCIAL PKG. SPACES: 84 SPACES

OPEN SPACE ACREAGE: 50.25 AC. (58.9%)
LENGTH OF ROADS: 14,950 LF
DRIP/SPRAY AREA: 20.18 AC.
UTILITIES: WATER: HENDERSONVILLE
 SEWER: COTTAGES & APTS: ON-SITE
 WASTEWATER TREATMENT SYSTEM
 UNDERGROUND POWER, TELEPHONE & CATV
 WS IV

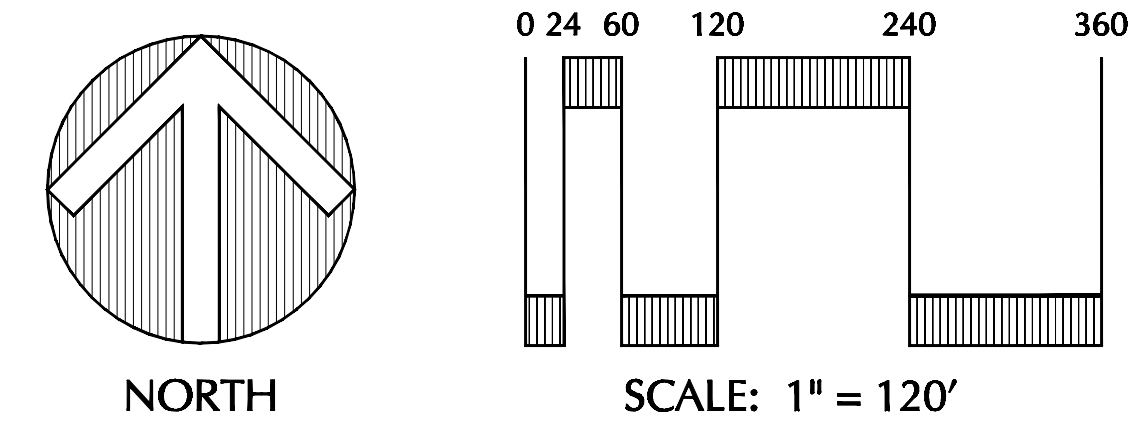
STREET TREE LANDSCAPE REQUIREMENT
 Comply with Article V Landscape Standard, Subpart C. Street Tree Requirements (Major Subdivision).
SMALL DECIDUOUS TREES (1 TREE/30 LF):

PARKING LOT LANDSCAPE REQUIREMENT
 Comply with Article V Landscape Standard, Subpart B. Parking Lot Landscape Standards.

BUFFER LANDSCAPE REQUIREMENT
TYPE OF REQUIRED BUFFER: B1 BUFFER
 Comply with Article V Landscape Standard, Subpart A. Buffer Requirements.
LARGE DECIDUOUS TREES (1 TREE/100 LF)
SMALL DECIDUOUS TREES (2 TREES/100 LF)
LARGE EVERGREEN TREES (2 TREES/100 LF)
SMALL EVERGREEN TREES (6 TREES/100 LF)

SCREENING LANDSCAPE REQUIREMENT
 Comply with Article V Landscape Standard, Subpart D. Screening & Fencing Requirements.

PLANT LIST			
SYMBOL	QUANT	NAME	SIZE / SPECIFICATION
84		Acer rubrum Red Maple	2" - 2 1/2" cal., 12' - 14' Ht., B&B, Single Straight Leader, Matched
80		Cornus canadensis Eastern Redbud	1 1/4" - 1 1/2" cal., 8' - 10' Ht., B&B, Multi-stem, 3 stems min., Matched
81		Cornus florida 'Appalachian Spring' Appalachian Spring Flowering Dogwood	1 1/4" - 1 1/2" cal., 8' - 10' Ht., B&B, Single Straight Leader, Matched
998		Ilex X 'Nellie R. Stevens' Nellie R. Stevens Holly	4'-8' Ht., B&B, Single Straight Leader Dense Full Plants, Matched
163		Picea abies Norway Spruce	8'-10' Ht., B&B, Single Straight Leader Dense Full Plants, Matched









Benton Farms
Subdivision

Lake Rugby
Subdivision

Tamarac
Subdivision

Hunters Glenn
Subdivision

-  Subject Area
-  Major Roads
-  Streets
-  Parcels



This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.



PAT McCRORY
Governor

NICHOLAS J. TENNYSON
Secretary

October 20, 2016

Henderson County Planning Board
C/o Autumn Radcliff
100 N. King St.
Hendersonville, NC 28792

RE: Sanctuary at the Eagles Nest – Horseshoe Farms

To whom it may concern:

This letter is to address the transportation issues with regards to the above named project. The NCDOT will accept all recommendations of the Traffic Impact Analysis (TIA) outlined by JM Teague Engineering dated October 2016 except for the site's main entrance on S. Rugby Road.

The TIA will be required to address an additional study on the left turn lane warrants outlined in the Policy on Street and Driveway Access to North Carolina Highways dated July 2003 as it indicates a marginal need for a left turn lane.

Should you have any questions, please feel free to contact me at 828-891-7911.

Sincerely,
DocuSigned by:
Steve Cannon
0FECB6ABFE95408...
Steve L. Cannon, PE
District Engineer

SLC/co
cc: Horseshoe Farms project file



Photos of Subject Area



Photos of Subject Area



Rezoning/Master Plan Sanctuary at Eagles Nest-Horseshoe Farm



Public Hearing
December 5, 2016

Presented by: Autumn Radcliff, Senior Planner and Kyle Guie, Planner

Henderson County Planning Department

Mixed Use District Purpose

The MU district is created to plan and promote developments that embody variety, innovation, and flexibility by allowing a variety of *uses, lot sizes, dwelling unit types*, and design requirements. MU districts are intended to be located in areas designated by the *Comprehensive Plan* as Transitional (RTA) or Urban (USA), and are required to utilize municipal, public, or community utility systems.

The intent of the MU district is to: (1) permit a creative approach to the development of land; (2) provide for an efficient *use* of land; (3) enhance the appearance of developments through preservation of natural features; and (4) provide for recreational areas and *open space* where appropriate.

Henderson County Planning Department

Mixed Use District Requirements

MU district requires the following:

- Minimum of 10 acres under single ownership
- 25% pervious pavement
- Adhere to major subdivision road standards
- Utility lines must be subsurface
- Provide for solid waste collection
- 20% of all lands shall be in open space
- 10% of the land shall be for common area use

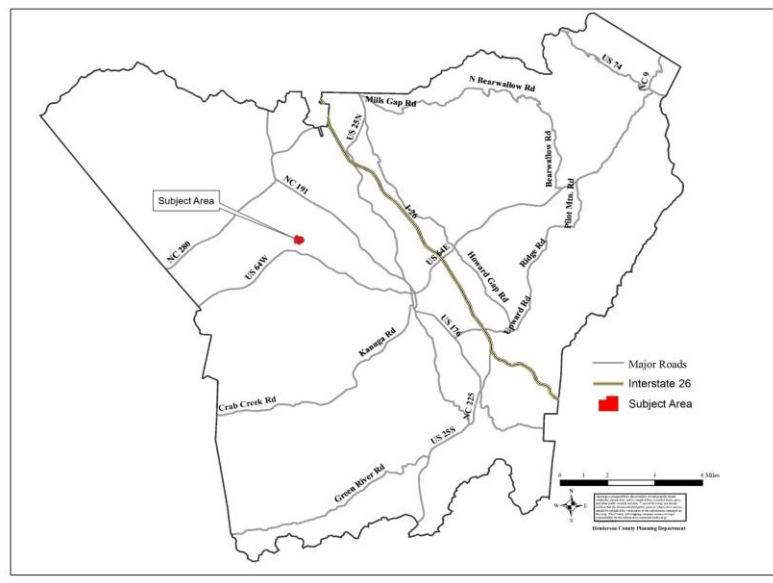
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Approval Process

- **Mixed Use Districts are conditional zoning districts**
 - **Require rezoning approval**
 - **Require a site specific plan for the rezoning**
 - **Only those uses listed on the site specific plan are allowed.**
 - **BOC may impose special conditions**

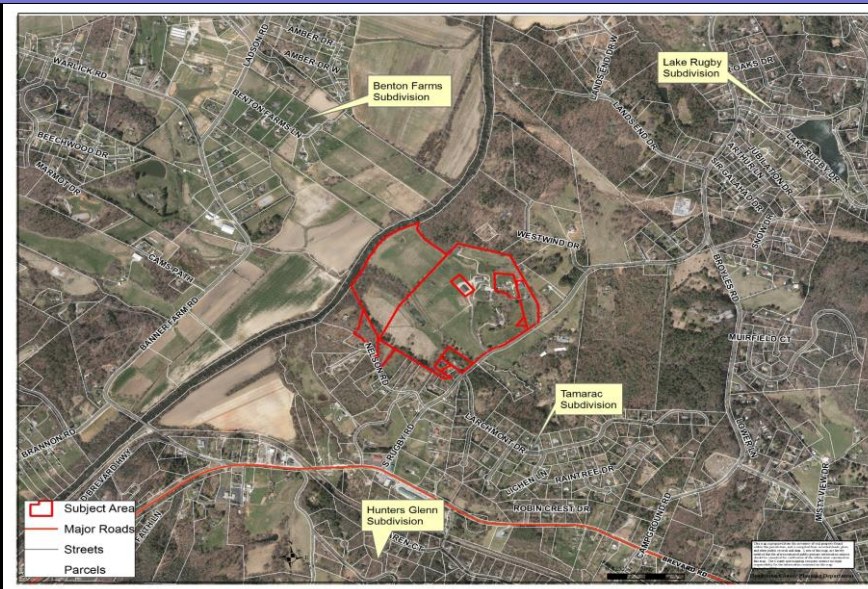
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County Context



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Surrounding Communities



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Aerial Map



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Photographs-Existing Conditions



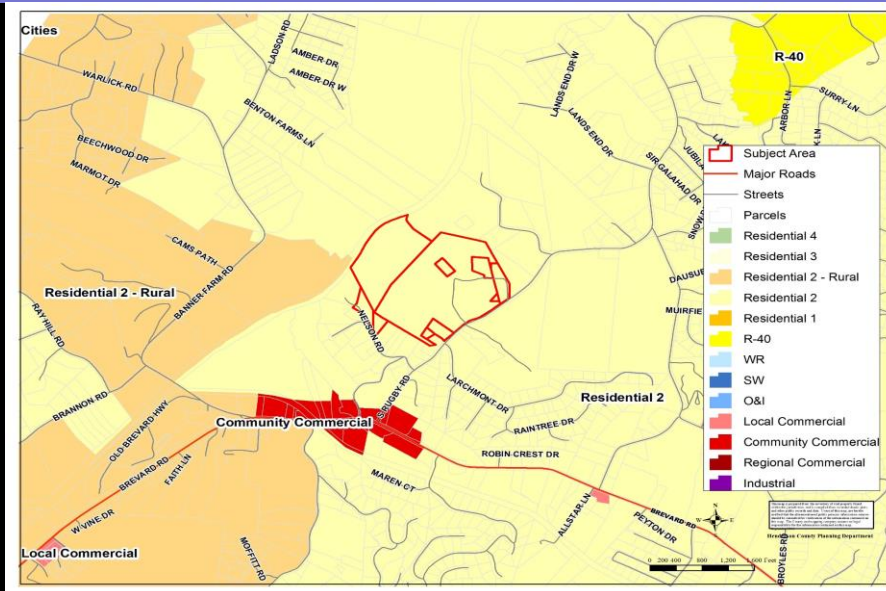
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Photographs-Existing Conditions



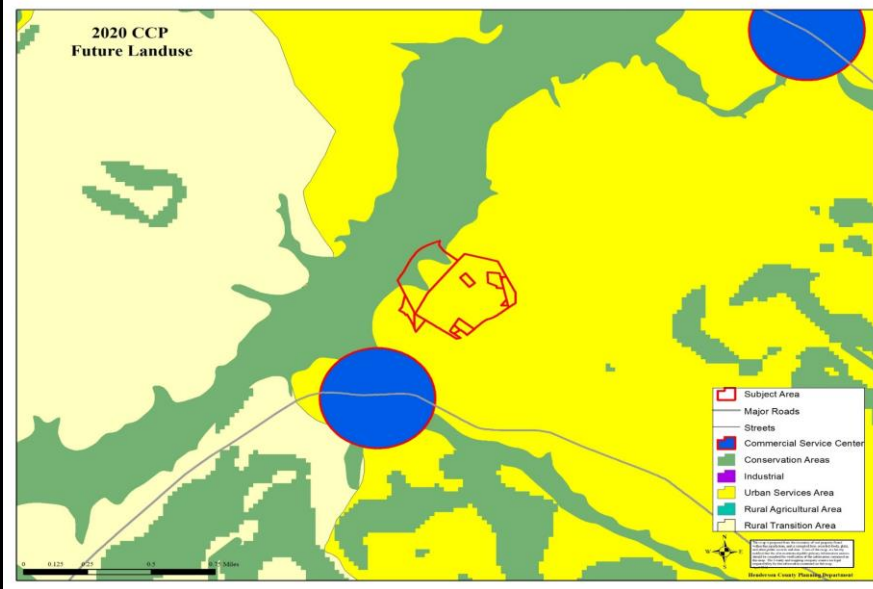
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Current Zoning



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Future Landuse



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Utilities



Henderson County Planning Department

Master Plan Overview

- 85.314 acres (approximately)
- 220 Dwelling Units
 - 136 Detached Units
 - 84 Attached Units/Apartments
- Average Density - 2.58 units per acre
- 460 Residential Parking Spaces (2 spaces per unit)
- 84 Commercial/Amenity Facility Parking Spaces
- 28 percent pervious pavement
- 50.25 acres of Open Space (58.9%)
- On site dining (members only)
- Club house
- Wellness center/spa
- Amphitheater
- Five guest rooms

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Master Plan



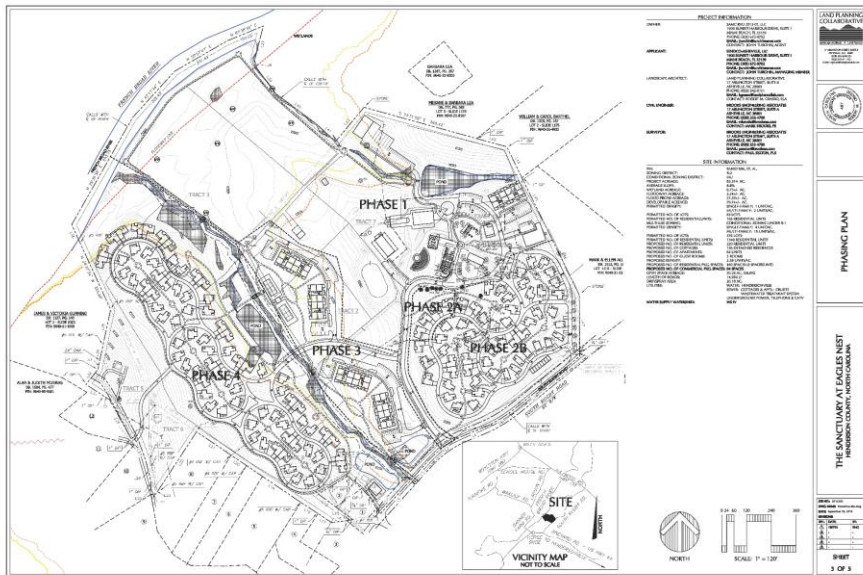
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Community Amenities



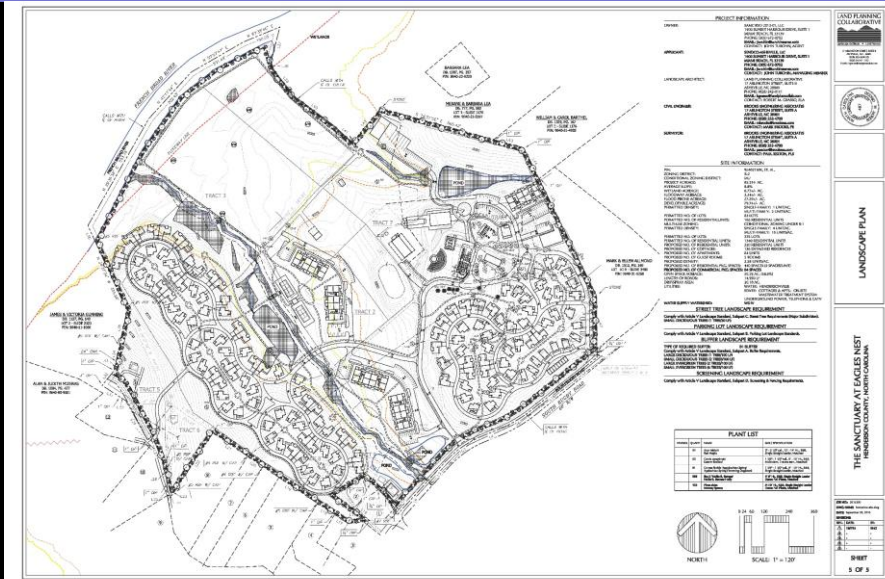
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Phasing Plan



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Landscaping Plan



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Zoning District Comparison

Residential Two (R2): Current Zoning

- Standard Density: 1 unit/acre
- Max Density: 2 units/acre
- Allowed density with 20% density bonus and 5% agriculture bonus:
 - Standard Density: 106 Single family units (1.2 units/acre)
 - Max Density: 206 multi family units (2.4 units/acre)

Member Only uses:

- Member only dining facility, club house, wellness/spa (Permitted by right under “Common area recreation and service facilities”)
- Five guest rooms (Permitted with special use permit: “Rooming and boarding house”)
- Amphitheater (Permitted with special use permit under “ Small place of assembly”)

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Zoning District Comparison

Questions?

Henderson County Planning Department

Surrounding Communities



Henderson County Planning Department