

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: August 17, 2017

SUBJECT: Master Plan for The Farm at Eagles Nest (Hammond Tract) (#2017-M08)

PRESENTER: Stedman Smith, Planner

ATTACHMENTS:

1. Staff Report
2. Aerial Map
3. Photos of Subject Area
4. Master Plan Documents

SUMMARY OF REQUEST:

On August 3, 2017, applicant John Turchin and agent Robert Grasso submitted a Master Plan and special use permit for The Farm at Eagles Nest located on the Hammond Tract in Etowah. The Subject Area is located on 232.23 acres of land located on McKinney Road. The applicant is proposing a total of 299 units that will consist of single-family, duplex, and 8-plex units, as well as 16 guest rooms. The project is located within a WS-IV water supply watershed district and a portion of the Subject Area is located within the floodplain. The Subject Area is located in the Residential One (R1) zoning district. A City of Hendersonville public water connection is proposed and a connection to the Etowah Sewer Company is proposed.

Staff has found that the Master Plan appears to meet the technical standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC) except for the comments listed in the Staff Report (See Attachment 1).

The Technical Review Committee will review the Master Plan and SUP-2017-03 at its August 15, 2017 meeting. The special use permit application is for Multifamily dwellings and RV Park.

PLANNING BOARD ACTION REQUESTED:

Planning Board action to approve, approve with modifications, or deny subdivision application #2017-M08.

Suggested Motion:

I move that the Planning Board approve, approve with modification or deny subdivision application #2017-M08 based on the Henderson County Land Development Code and recommendations of the Henderson County 2020 Comprehensive Plan and with any conditions as discussed within the staff report.

I move that the Planning Board recommend the ZBA approve, approve with conditions or deny the special use permit application SUP-2017-03 with any conditions discussed.

Henderson County Planning Department Staff Report

Master Plan Review for The Farm at Eagles Nest (Hammond Tract) McKinney Road, Mills River Township

File #M-2017-08

Applicant: John Turchin Companies

Master Plan Comments:

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-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 and the Planning Board 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.

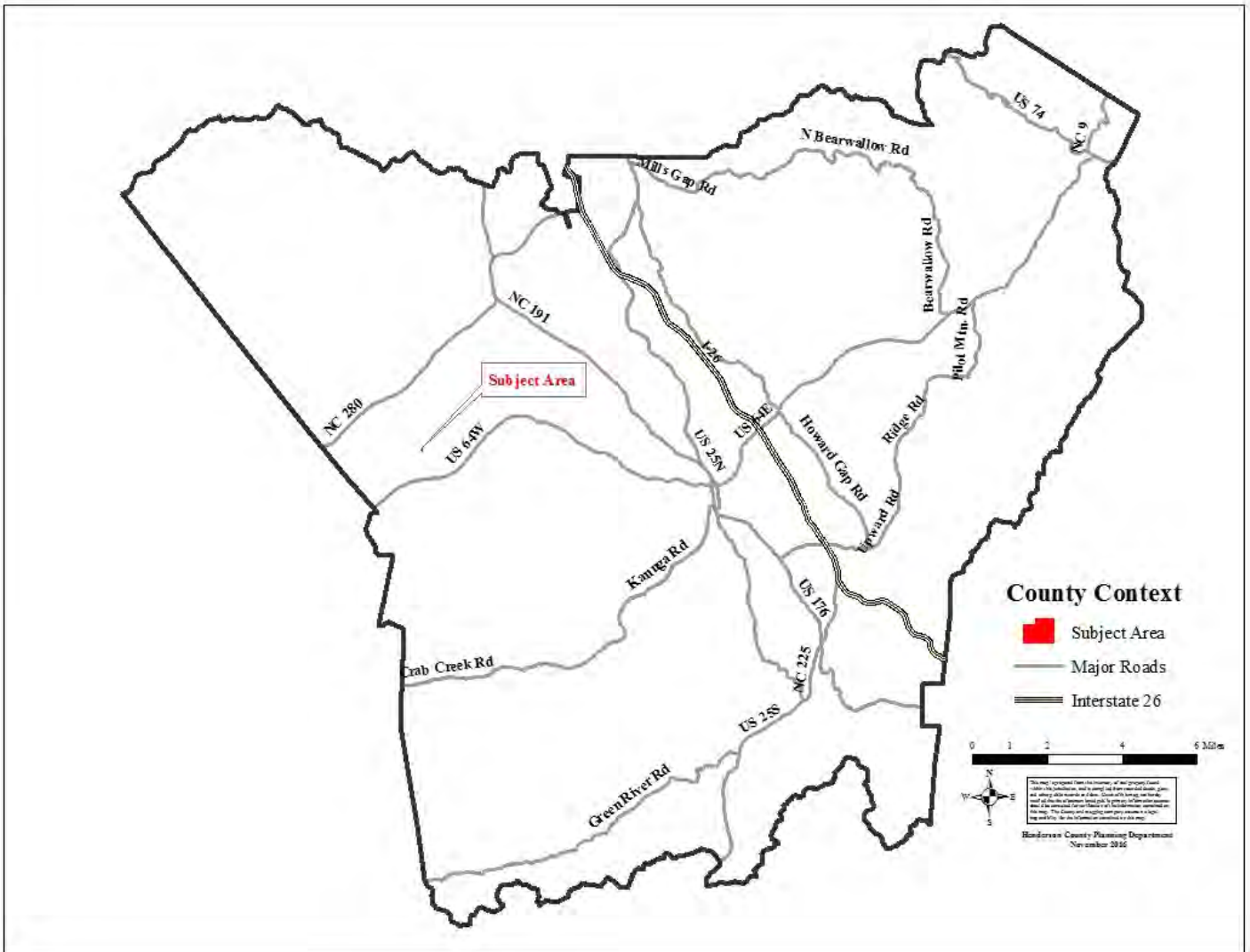
When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land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

Staff has reviewed the submitted the Master Plan for the Farm at Eagles Nest (Hammond Tract) 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:

Applicant Overview

1. **Applicant:** John Turchin Companies
2. **Property Owner:** John Thomas Hammond, James William Hammond, Annette P. Hammond Revocable Trust
3. **Pins:** 9529838232, 9539037259, 9529916743
4. **Request:** Major subdivision with 299 units
5. **Size:** Approximately 232.23 acres
6. **Location:** The subject area is located on McKinney Road in Etowah. The northern boundary of the site runs parallel to the French Broad River.

Map A: County Context



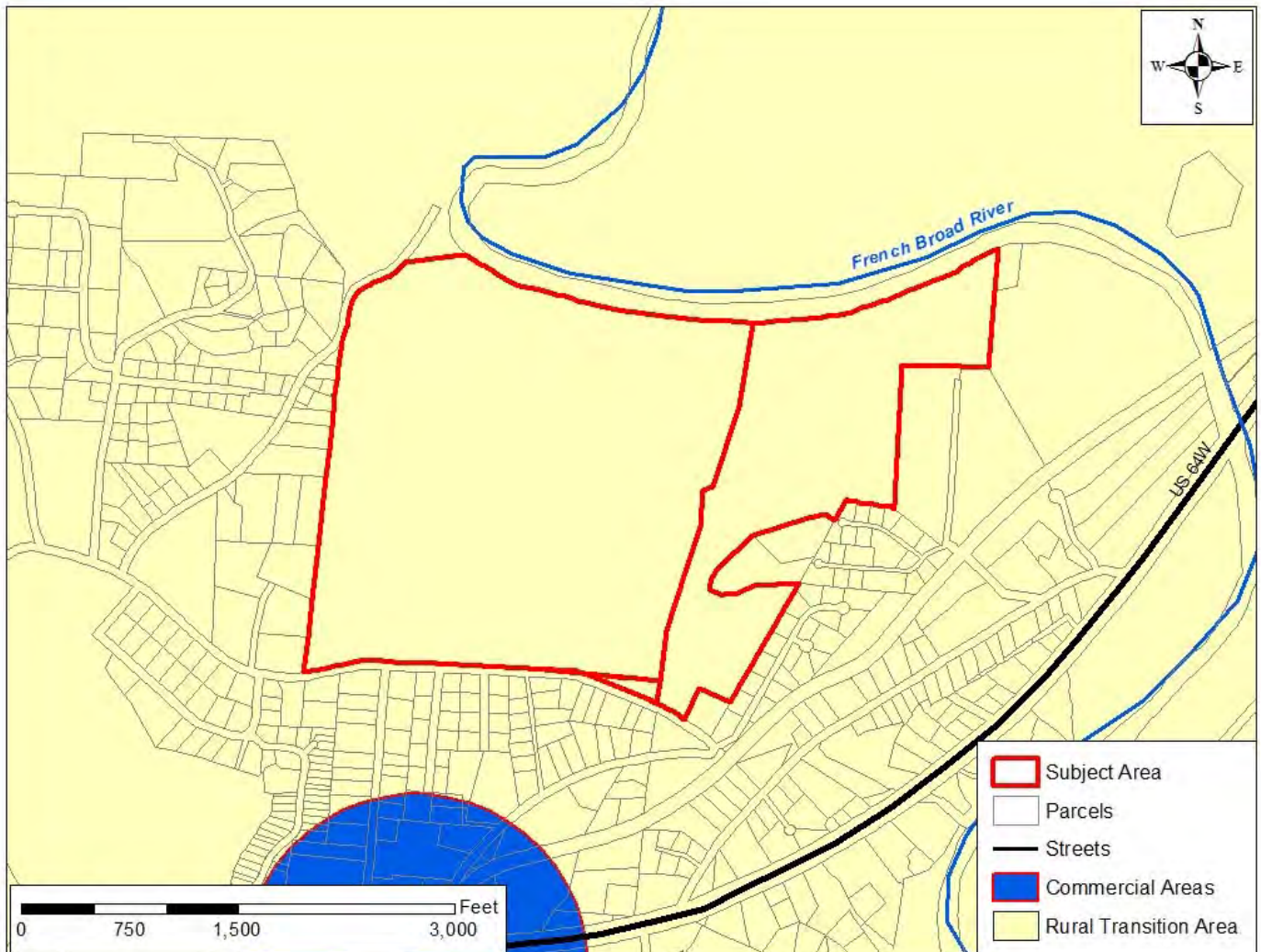
Map B: Aerial



1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Rural Transition Area (See Map C: CCP Future Land Use Map).

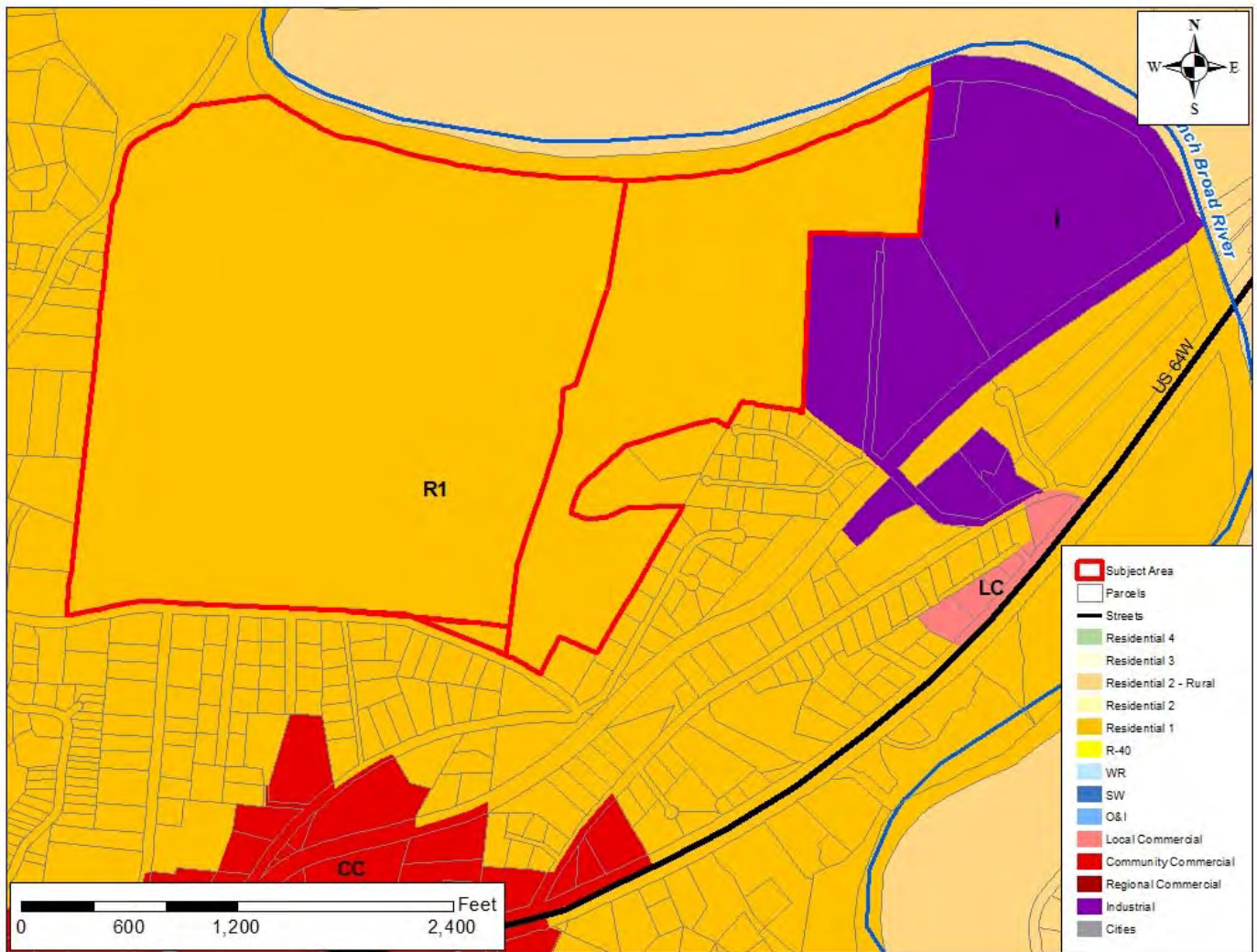
(a) **Rural Transition Area:** The CCP states that, “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. The text of the 2020 CCP suggests that the subject area would be suitable for clustering development and conservation design encouraged with the intent of maintaining a rural environment, protecting sensitive natural areas, and reserving land for future development. (2020 CCP, Pg. 134).

Map C: County Comprehensive Plan Future Land Use Map



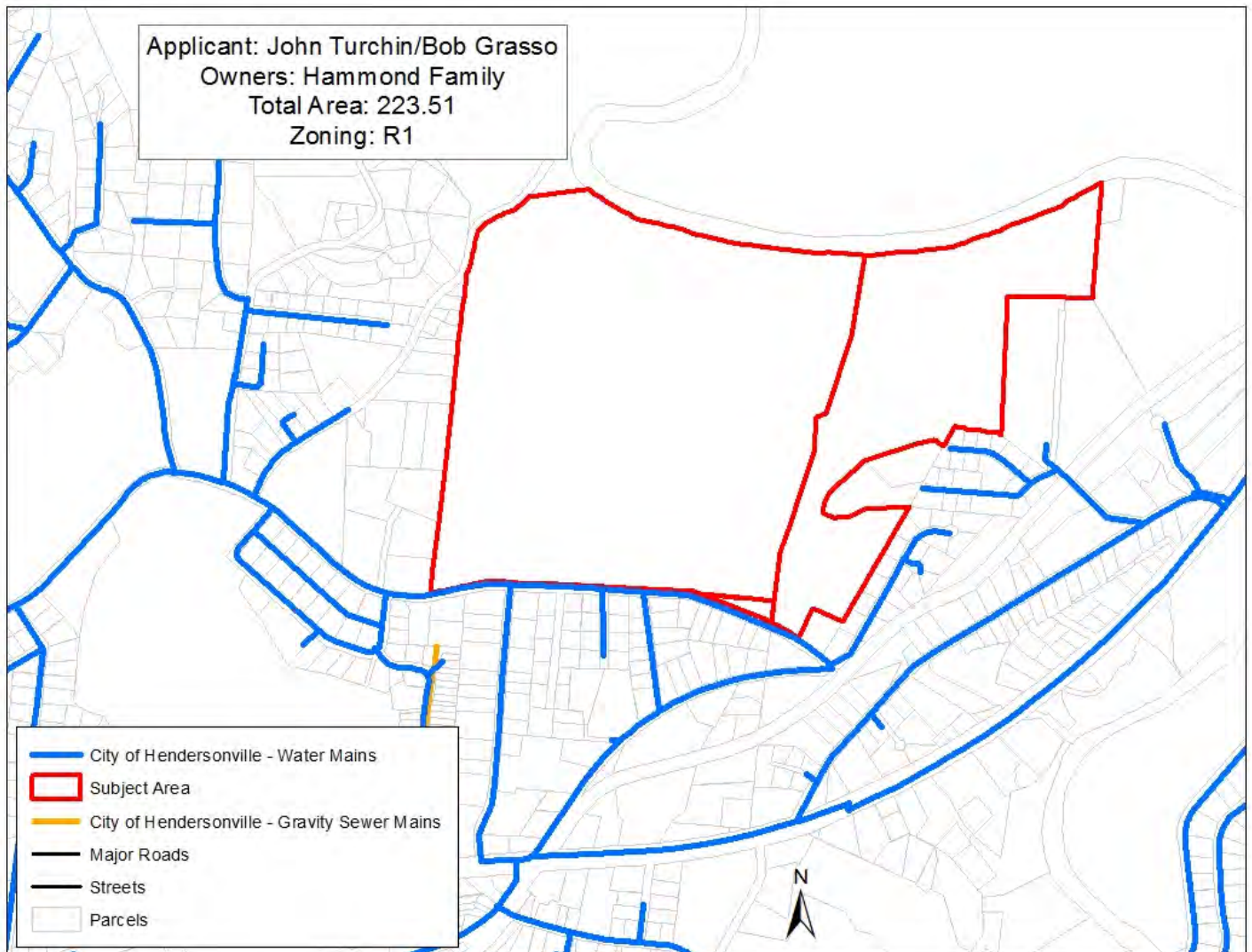
2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed subdivision is located within the R1 zoning district. (See Map D: Official Zoning Map). The applicant is proposing 299 units with 3 outparcels.

Map D: Official Zoning Map



3. **Water and Sewer Availability.** The applicant is proposing to be connected to the City of Hendersonville water mains and to connect to the Etowah Sewer Company for sewage service. The applicant received a letter from Etowah Sewer Company advising that adequate service could be made available to the applicants for their first phase of development. The latter phases of development would require either updates to the current Etowah Sewer Company plant, or the creation of a new sewage plant on-site. During the first phase of development, the applicants have proposed the installation of a temporary lift station which would pump to the existing Etowah Sewer Company plant. (Map E: Utilities Map).

Map E: Public Utilities



5. Traffic Impact Study

The proposed development requires a traffic impact study (TIS). Before the applicant can begin development, the study must be conducted in conjunction with the North Carolina Department of Transportation. The NCDOT standards must be met and any further conditions noted by NCDOT must be met before the applicant may begin development. A revised Master Plan may be required if substantive changes occur due to the TIS.

Master Plan Overview

The applicant proposes the following:

- 299 Dwelling Units
 - 173 Single Family Units
 - 70 Duplex Units
 - 56 8-Plex Units
 - 16 Guest Rooms
- 3 Outparcels
- Proposed Density: 1.29 Units/Ac.
- 598 Residential Parking Spaces
- 109 Commercial Parking Spaces
- 89 Overflow Spaces
- 24 RV Spaces
- 10 RV/Boat Storage Spaces
- 134.37 Acres of Open Space (57.9%)
- 44.41 Impervious Surface Acreage
- 31,420 Linear Feet of Roads
- Amenities: Administration Building, Maintenance Building, Storage Building, Restaurant, Clubhouse, Art Center, Wellness Center, Motorcycle/Car Display Building, Barn with guestrooms, Pavilion

Master Plan Comments:

1. **Purpose of the Master Plan.** The master plan is intended 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.
2. **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 §42A- 113B).
3. **Private Road Standards.** The Applicant has indicated private road construction throughout the three different phases. All subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1)
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 §42A-98). The applicant lists the proposed road names for all road segments. The names of the shared drives should be confirmed with the Master and Development Plan approval. Property Addressing has reviewed and approved the proposed road names in this plan.
5. **Subdivision Names.** The final plat shall contain certification that the public records of the County have been searched and the proposed subdivision name meets the standards set forth in this Chapter (LDC §42A-85).
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. **Water and Sewer.** According to the Henderson County Land Development Code (LDC), the applicant must provide evidence that the water supply and sewer system plans have been approved by the appropriate agency. All public or private (community) water supply and sewerage systems shall be installed and shall meet the requirements of the Henderson County Health Department or other government authorities having jurisdiction thereof. No final plat shall 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 hydrants installation.
8. **Shoulder Stabilization.** All areas disturbed by the construction of a private road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42A-97).

9. **Street Tree Requirements.** According to the street tree requirements of Chapter 42A (LDC §42A-176 & 178) 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 maximum spacing of no more than 65 feet. The trees must 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 §42A-153 instead of planting new trees. These existing trees must also be located within the right-of-way or 20 feet of the edge of the right-of-way as required by §42A-178. All street trees must be properly planted and meet the spacing requirements or the applicant may post an improvement guarantee with the County before the final plat can be approved. Planning Staff recommends that street trees outside the ROW be protected by requiring a platted easement or restriction preventing lot owners from removing trees designated as meeting the street tree requirement.
10. **Water Supply Watershed.** The Applicant must adhere to the water supply watershed regulations pertaining to subdivisions and storm water management regulations since the Subject Area is found within the Water Supply Watershed WS-IV (LDC §42A-239.6 and §42A-240.1).
11. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property is not within one-half mile of land in a Farmland Preservation District (LDC §42A-81 P).
12. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42A (LDC §42A-87).
13. **Development Plan Requirements.** The Development Plan(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42A-343).









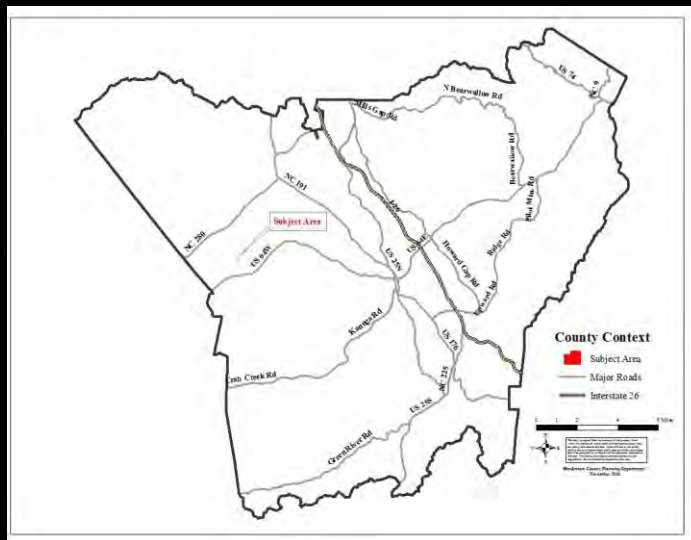
Subdivision Master Plan The Farm at Eagles Nest



Henderson County Planning Board
August 17, 2017

Henderson County Planning Department

County Context



Henderson County Planning Department

Aerial Map



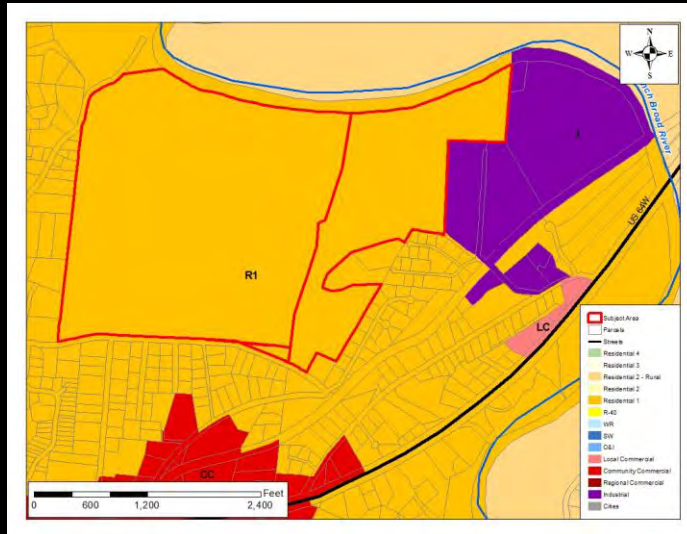
Henderson County Planning Department

Photographs of Site



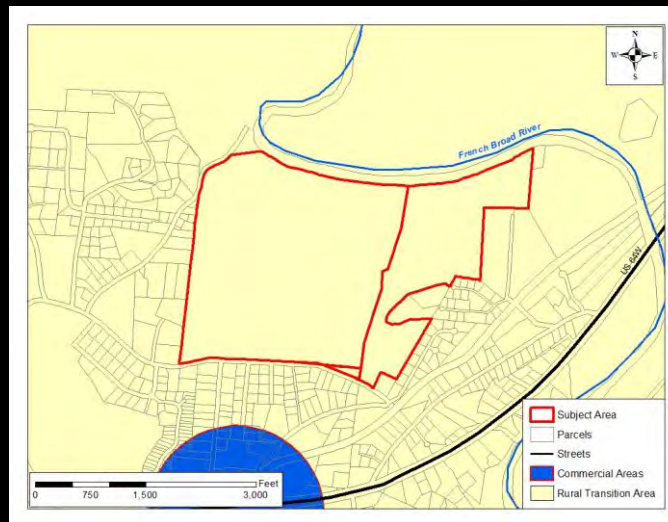
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Current Zoning Map



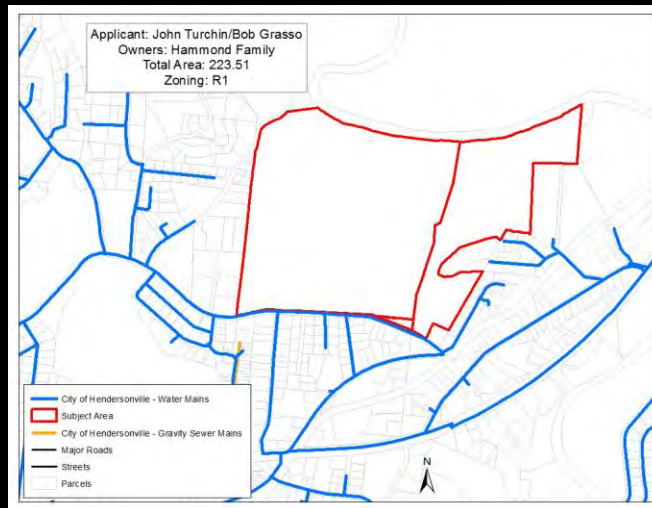
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Future Land Use Map



Henderson County Planning Department

Utilities



Henderson County Planning Department

Master Plan Overview

- 232.23 acres (approximately)
- 299 Units
 - 173 Single Family Units
 - 70 Duplex Units
 - 56 8-Plex Units
 - 16 Guest Rooms
 - 24 RV Spaces
- Average Density – 1.29 Units/Ac.
- 598 Residential Parking Spaces (2 spaces per unit)
- 109 Commercial Parking Spaces
- 10 RV/Boat Storage Spaces

Henderson County Planning Department

Master Plan Overview

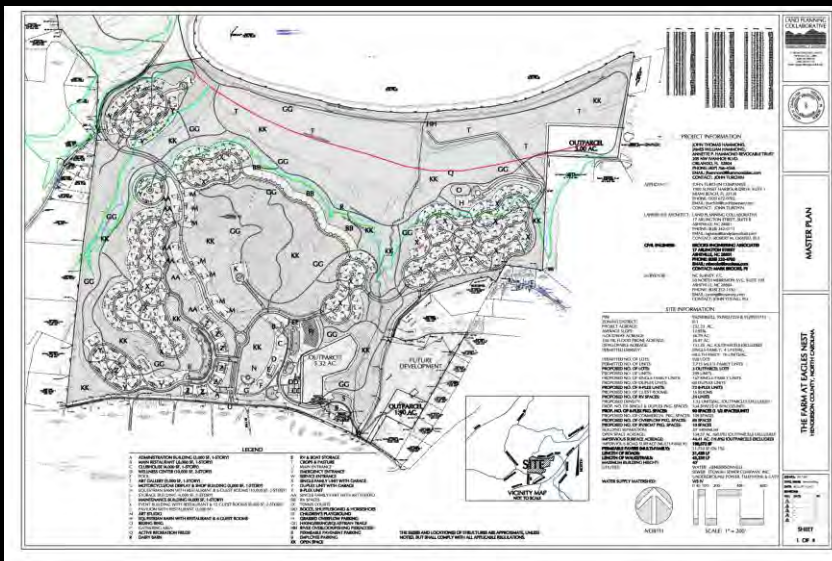
- 44.41 Ac. Impervious Surface Area (19.1%)
- 180 Ac. Of Open Space

Amenities (not all are listed)

- Restaurant
- Clubhouse
- Art Center
- Wellness Center
- Pavilion
- Art Studios
- Dairy Barn

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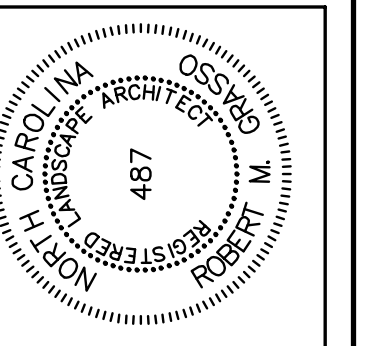
Master Plan Overview



Henderson County Planning Department

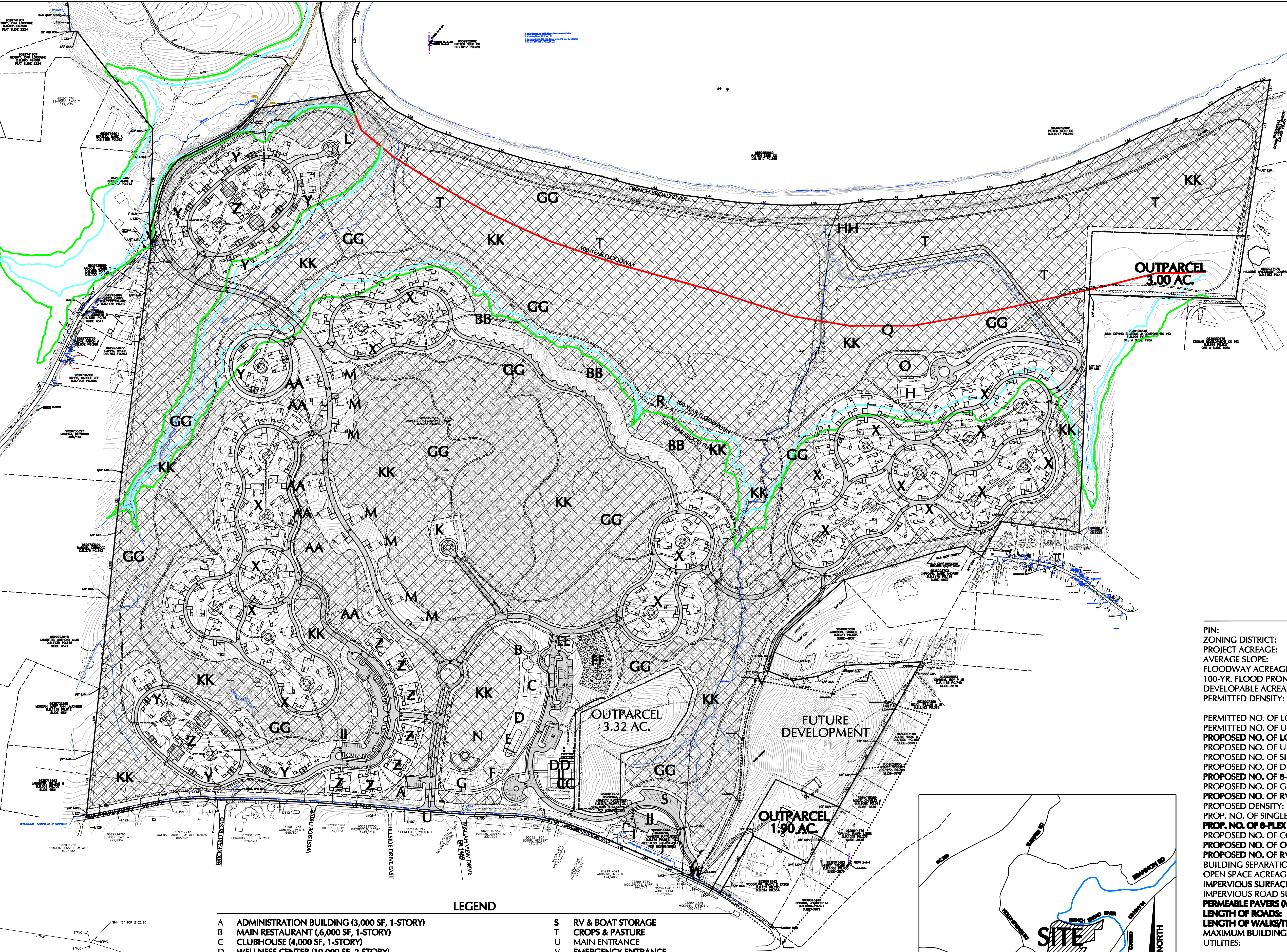
Questions?

Henderson County Planning Department



MASTER PLAN

**THE FARM AT EAGLES NEST
 HENDERSON COUNTY, NORTH CAROLINA**



Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance
1	N 89° 58' 30" W	10.00	17	S 89° 58' 30" E	10.00	33	N 89° 58' 30" W	10.00
2	S 89° 58' 30" E	10.00	18	N 89° 58' 30" W	10.00	34	S 89° 58' 30" E	10.00
3	N 89° 58' 30" W	10.00	19	S 89° 58' 30" E	10.00	35	N 89° 58' 30" W	10.00
4	S 89° 58' 30" E	10.00	20	N 89° 58' 30" W	10.00	36	S 89° 58' 30" E	10.00
5	N 89° 58' 30" W	10.00	21	S 89° 58' 30" E	10.00	37	N 89° 58' 30" W	10.00
6	S 89° 58' 30" E	10.00	22	N 89° 58' 30" W	10.00	38	S 89° 58' 30" E	10.00
7	N 89° 58' 30" W	10.00	23	S 89° 58' 30" E	10.00	39	N 89° 58' 30" W	10.00
8	S 89° 58' 30" E	10.00	24	N 89° 58' 30" W	10.00	40	S 89° 58' 30" E	10.00
9	N 89° 58' 30" W	10.00	25	S 89° 58' 30" E	10.00	41	N 89° 58' 30" W	10.00
10	S 89° 58' 30" E	10.00	26	N 89° 58' 30" W	10.00	42	S 89° 58' 30" E	10.00
11	N 89° 58' 30" W	10.00	27	S 89° 58' 30" E	10.00	43	N 89° 58' 30" W	10.00
12	S 89° 58' 30" E	10.00	28	N 89° 58' 30" W	10.00	44	S 89° 58' 30" E	10.00
13	N 89° 58' 30" W	10.00	29	S 89° 58' 30" E	10.00	45	N 89° 58' 30" W	10.00
14	S 89° 58' 30" E	10.00	30	N 89° 58' 30" W	10.00	46	S 89° 58' 30" E	10.00
15	N 89° 58' 30" W	10.00	31	S 89° 58' 30" E	10.00	47	N 89° 58' 30" W	10.00
16	S 89° 58' 30" E	10.00	32	N 89° 58' 30" W	10.00	48	S 89° 58' 30" E	10.00

PROJECT INFORMATION

OWNER: JOHN THOMAS HAMMOND, JAMES WILLIAM HAMMOND, ANNETTE P. HAMMOND REVOCABLE TRUST
 205 NW IVANHOE BLVD., ORLANDO, FL 32804
 PHONE: (407) 766-4566
 EMAIL: jhammond@hammondec.com
 CONTACT: JOHN TURCHIN

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

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

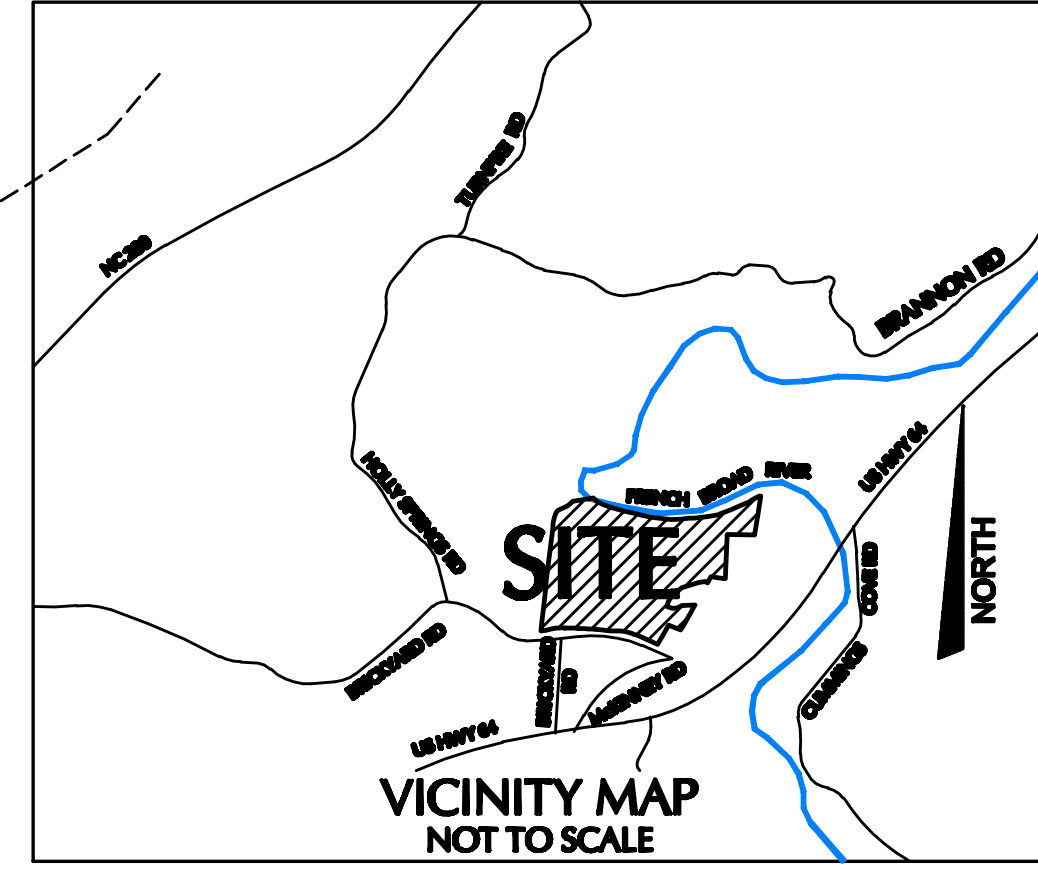
CIVIL ENGINEER: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET
 ASHEVILLE, NC 28801
 PHONE: (828) 232-4700
 EMAIL: mbrooks@brooksae.com
 CONTACT: MARK BROOKS, PE

SURVEYOR: NC SURVEY, P.C.
 50 NORTH MERRIMON AVE., SUITE 109
 ASHEVILLE, NC 28804
 PHONE: (828) 252-1530
 EMAIL: jyoung@ncsurvey.com
 CONTACT: JOHN YOUNG, PLS

SITE INFORMATION

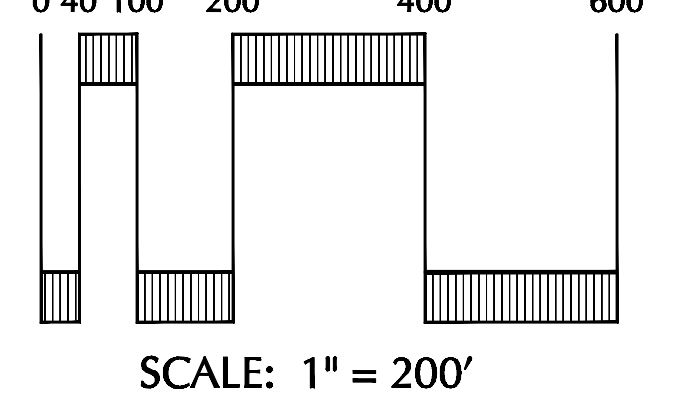
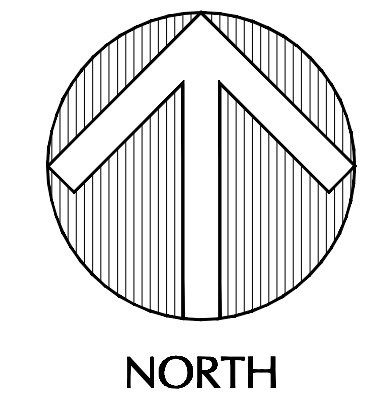
PIN: 9529838232, 9539037259 & 9529916743
 ZONING DISTRICT: R-1
 PROJECT ACREAGE: 232.23 AC.
 AVERAGE SLOPE: 12.95%
 FLOODWAY ACREAGE: 36.79 AC.
 100-YR. FLOOD PRONE ACREAGE: 35.87 AC.
 DEVELOPABLE ACREAGE: 151.35 AC. (OUTPARCELS EXCLUDED)
 PERMITTED DENSITY: SINGLE-FAMILY: 4 UNITS/AC. MULTI-FAMILY: 16 UNITS/AC.

PERMITTED NO. OF LOTS: 928 LOTS
 PERMITTED NO. OF UNITS: 3,715 MULTI-FAMILY UNITS
 PROPOSED NO. OF LOTS: 3 OUTPARCEL LOTS
 PROPOSED NO. OF UNITS: 299 UNITS
 PROPOSED NO. OF SINGLE-FAMILY UNITS: 167 SINGLE-FAMILY UNITS
 PROPOSED NO. OF DUPLEX UNITS: 60 DUPLEX UNITS
 PROPOSED NO. OF 8-PLEX UNITS: 72 8-PLEX UNITS
 PROPOSED NO. OF GUEST ROOMS: 16 ROOMS
 PROPOSED NO. OF RV SPACES: 24 UNITS
 PROPOSED DENSITY: 1.33 UNITS/AC. (OUTPARCELS EXCLUDED)
 PROP. NO. OF SINGLE & DUPLEX PKG. SPACES: 334 SPACES (2 SPACES/UNIT)
PROP. NO. OF 8-PLEX PKG. SPACES: 90 SPACES (1 1/2 SPACES/UNIT)
 PROPOSED NO. OF COMMERCIAL PKG. SPACES: 109 SPACES
 PROPOSED NO. OF OVERFLOW PKG. SPACES: 89 SPACES
 PROPOSED NO. OF RV/BOAT PKG. SPACES: 10 SPACES
 BUILDING SEPARATION: 20' MINIMUM
 OPEN SPACE ACREAGE: 134.37 AC. (60.0%) (OUTPARCELS EXCLUDED)
 IMPERVIOUS SURFACE ACREAGE: 44.41 AC. (19.8%) (OUTPARCELS EXCLUDED)
 IMPERVIOUS ROAD SURFACE (MULTI-FAMILY): **196,572 SF**
PERMEABLE PAVERS (MULTI-FAMILY): 51,750 SF (26.1%)
LENGTH OF ROADS: 31,420 LF
LENGTH OF WALKS/TRAILS: 43,330 LF
 MAXIMUM BUILDING HEIGHT: 40'
 UTILITIES: WATER: HENDERSONVILLE
 SEWER: ETOWAH SEWER COMPANY, INC.
 UNDERGROUND POWER, TELEPHONE & CATV
 WS IV



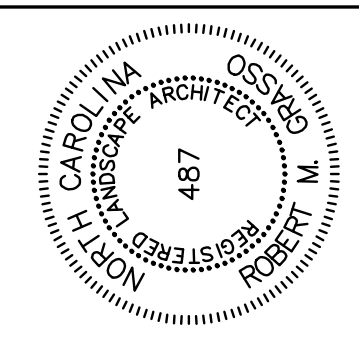
- LEGEND**
- | | |
|--|---------------------------------------|
| A ADMINISTRATION BUILDING (3,000 SF, 1-STORY) | S RV & BOAT STORAGE |
| B MAIN RESTAURANT (6,000 SF, 1-STORY) | T CROPS & PASTURE |
| C CLUBHOUSE (4,000 SF, 1-STORY) | U MAIN ENTRANCE |
| D WELLNESS CENTER (10,000 SF, 2-STORY) | V EMERGENCY ENTRANCE |
| E POOL | W SERVICE ENTRANCE |
| F ART GALLERY (3,000 SF, 1-STORY) | X SINGLE-FAMILY UNIT WITH GARAGE |
| G MOTORCYCLE/CAR DISPLAY & SHOP BUILDING (3,000 SF, 1-STORY) | Y DUPLEX UNIT WITH GARAGE |
| H EQUESTRIAN BARN WITH RESTAURANT & 6 GUEST ROOMS (10,000 SF, 2-STORY) | Z 8-PLEX UNIT |
| I STORAGE BUILDING (4,000 SF, 1-STORY) | AA SINGLE-FAMILY UNIT WITH ART STUDIO |
| J MAINTENANCE BUILDING (4,000 SF, 1-STORY) | BB RV SPACES |
| K EVENT BUILDING WITH RESTAURANT & 12 GUEST ROOMS (8,000 SF, 2-STORY) | CC TENNIS COURTS |
| L PAVILION WITH RESTAURANT (3,000 SF) | DD BOCCIE, SHUFFLEBOARD & HORSESHOES |
| M ART STUDIO | EE CHILDREN'S PLAYGROUND |
| N EQUESTRIAN BARN WITH RESTAURANT & 6 GUEST ROOMS | FF GRASSED OVERFLOW PARKING |
| O RIDING RING | GG HIKING/BIKING/EQUESTRIAN TRAILS |
| P GATHERING AREA | HH RIVER OVERLOOK/FISHING PIER/ACCESS |
| Q ACTIVE RECREATION FIELDS | II PERMEABLE PAVEMENT PARKING |
| R DAIRY BARN | JJ EMPLOYEE PARKING |
| | KK OPEN SPACE |

THE SIZE(S) AND LOCATION(S) OF STRUCTURES ARE APPROXIMATE, UNLESS NOTED, BUT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS.



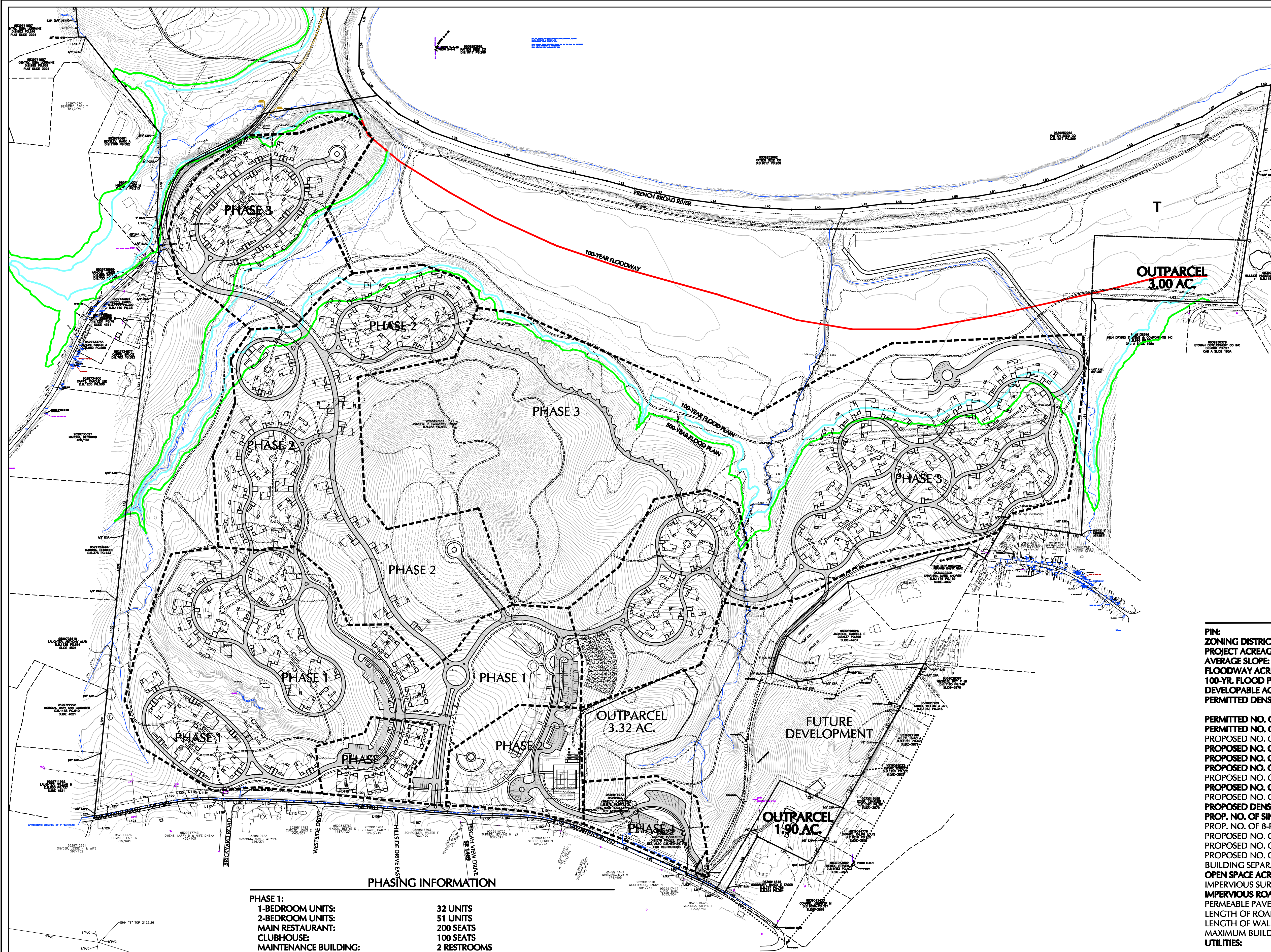
JOB NO: 2017300
 DWG NAME: farm-site.dwg
 DATE: AUGUST 4, 2017

REV:	DATE:	BY:
1		
2		
3		
4		



PHASING PLAN

**THE FARM AT EAGLES NEST
 HENDERSON COUNTY, NORTH CAROLINA**



PROJECT INFORMATION

OWNER: JOHN THOMAS HAMMOND, JAMES WILLIAM HAMMOND, ANNETTE P. HAMMOND REVOCABLE TRUST
 205 NW IVANHOE BLVD., ORLANDO, FL 32804
 PHONE: (407) 766-4566
 EMAIL: jhammond@hammondec.com
 CONTACT: JOHN TURCHIN

APPLICANT: JOHN TURCHIN COMPANIES
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 PHONE: (305) 672-0702
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CIVIL ENGINEER: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET ASHEVILLE, NC 28801
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 EMAIL: mbrooks@brooksea.com
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SURVEYOR: NC SURVEY, P.C.
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 PHONE: (828) 252-1530
 EMAIL: jyoung@ncsurvey.com
 CONTACT: JOHN YOUNG, PLS

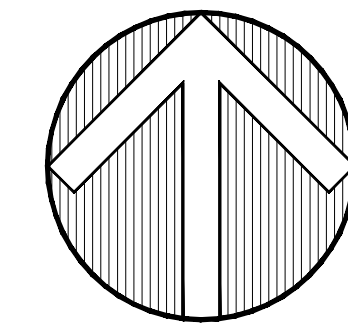
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BUILDING SEPARATION: 20' MINIMUM
OPEN SPACE ACREAGE: 134.37 AC. (60.0%) (OUTPARCELS EXCLUDED)
IMPERVIOUS SURFACE ACREAGE: 44.41 AC. (19.8%) (OUTPARCELS EXCLUDED)
IMPERVIOUS ROAD SURFACE (MULTI-FAMILY): 198,572 SF
PERMEABLE PAVERS (MULTI-FAMILY): 51,750 SF (26.1%)
LENGTH OF ROADS: 31,420 LF
LENGTH OF WALKS/TRAILS: 43,330 LF
MAXIMUM BUILDING HEIGHT: 40'
UTILITIES: WATER: HENDERSONVILLE SEWER: ETOWAH SEWER COMPANY, INC. UNDERGROUND POWER, TELEPHONE & CATV

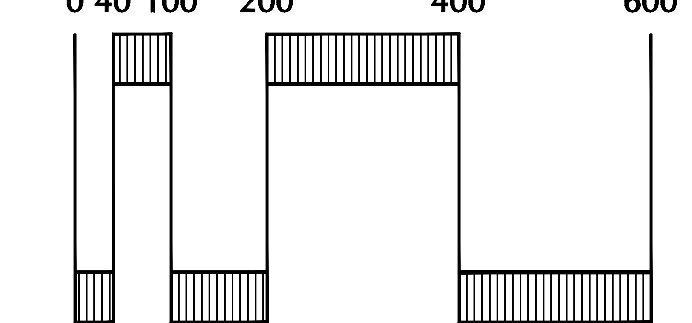
PHASING INFORMATION

PHASE 1:	
1-BEDROOM UNITS:	32 UNITS
2-BEDROOM UNITS:	51 UNITS
MAIN RESTAURANT:	200 SEATS
CLUBHOUSE:	100 SEATS
MAINTENANCE BUILDING:	2 RESTROOMS
STORAGE BUILDING:	2 RESTROOMS
PHASE 2:	
1-BEDROOM UNITS:	38 UNITS
2-BEDROOM UNITS:	68 UNITS
EVENT BUILDING:	100 SEAT RESTAURANT & 12 GUEST ROOMS
WELLNESS CENTER:	4 RESTROOMS
ART GALLERY:	2 RESTROOMS
MOTORCYCLE/CAR DISPLAY & SHOP:	2 RESTROOMS
PHASE 3:	
1-BEDROOM UNITS:	38 UNITS
2-BEDROOM UNITS:	68 UNITS
EQUESTRIAN BARN:	50 SEAT RESTAURANT & 8 GUEST ROOMS
PAVILION:	50 SEAT RESTAURANT
RV SPACES:	24 SPACES
DAIRY BARN:	1 RESTROOM

WATER SUPPLY WATERSHED:



NORTH



SCALE: 1" = 200'

2016300		
DWG NAME: horsehoe-sha.dwg		
DATE: AUGUST 4, 2017		
REVISIONS:		
REV:	DATE:	BY:
1		
2		
3		
4		