

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: Thursday, April 20, 2017

SUBJECT: Combined Revised Master and Development Plan for Dodd Meadows (2010-M03)

STAFF CONTACT: Brian Burgess, Planner

ATTACHMENTS: 1. Staff Report
2. Combined Revised Master and Development Plans (Phases 4 & 5)

SUMMARY OF REQUEST:

William Buie, WGLA, on behalf of Henderson County Habitat for Humanity, owners, has submitted a Revised Master Plan for the project known as Dodd Meadows, as well as Development Plans for Phases 4 & 5. The project is located on approximately 33.7 acres of land located on Crest Rd. (SR 1603). The project site is composed of two (2) separate parcels (9587-26-2589 and 9587-26-5713). The subdivision was originally approved with 88 lots on 22.19 acres of land with 7.7 acres of proposed open space on December 16, 2010 by the Henderson County Planning Board.

The Revised Master Plan proposes a total of 116 single family residential lots. The applicant is currently proposing a density of 2.85 dwelling units per acre. Phase 4 of this plan would hold 15 lots, while phase 5 would hold 18 lots. The project is not located in a water supply watershed district though proposed open space for the project is located within the floodplain. A public water connection to the City of Hendersonville and private individual or community septic systems are proposed to serve the project site.

PLANNING BOARD ACTION REQUESTED:

Because the project includes more than 35 lots, final approval is given by the Henderson County Planning Board. 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).

Staff and the TRC sends a favorable recommendation of the Combined Revised Master and Development Plan to the Planning Board, subject to the developer addressing any issues raised by the Planning Board and Technical Review Committee, and addressing the comments listed in the Staff Report.

Suggested Motion: I move that the Planning Board (approve, approve with modification or deny) the Dodd Meadows Combined Revised Major Subdivision Master and Development Plan with the conditions noted in the staff report, and otherwise noted by the TRC.

Henderson County Planning Department Staff Report

Combined Revised Master and Development Plan Dodd Meadows (2010-M03)

Property Owner(s): Henderson County Habitat for Humanity
Applicant: Ron Laughter, Executive Director
Agent: William Buie, WGLA

Master Plan Comments:

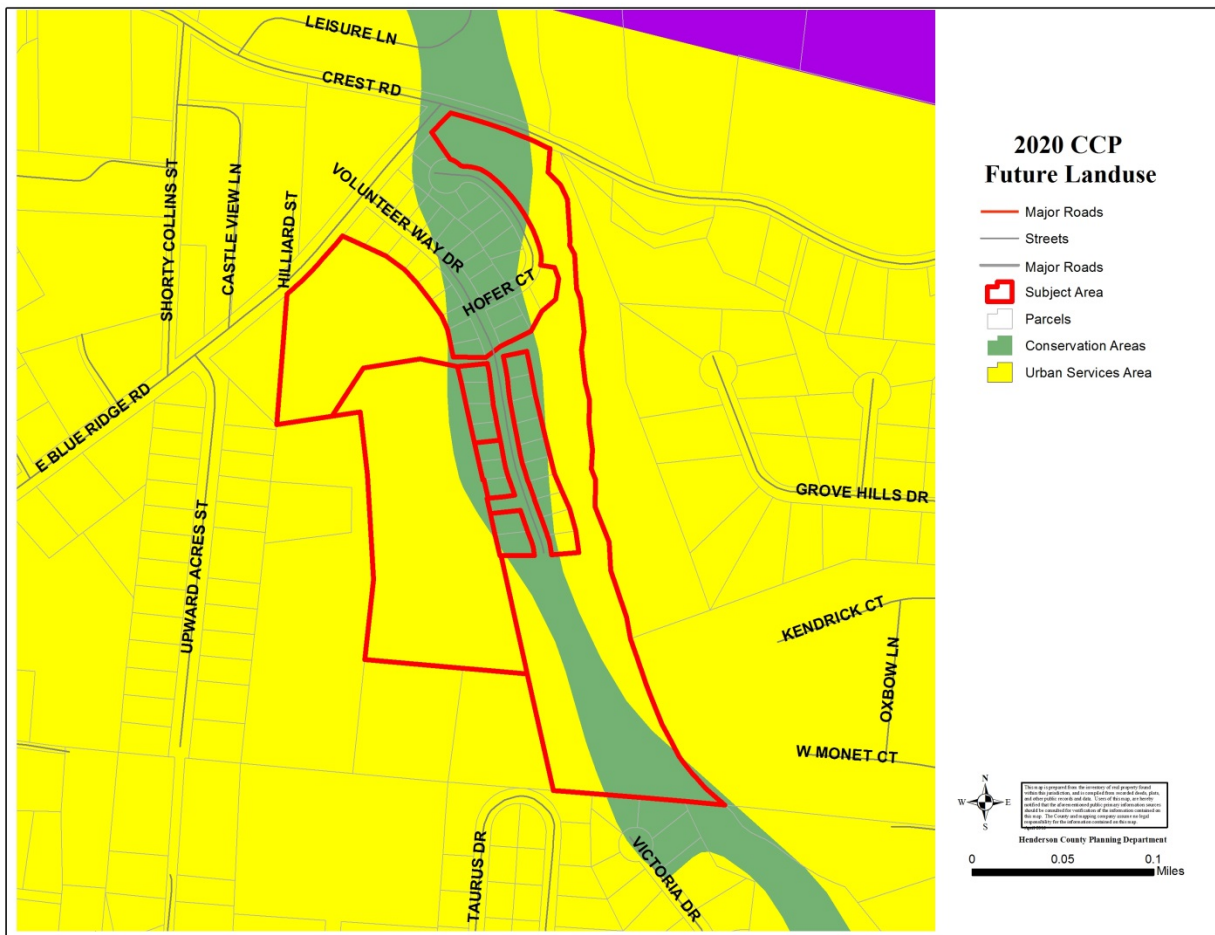
According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, 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 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 Combined Revised Master and Development Plan for the Dodd Meadows 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 Conservation and the Urban Services Areas (See Map A: CCP Future Land Use Map).
 - 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. **Conservation Area**. Conservation Areas are "land areas that are intended to remain largely in their natural state, with only limited development." (2020 CCP, Pg. 138) The developer is proposing most if not all of this area to be dedicated as open space.

Map A: County Comprehensive Plan Future Land Use Map

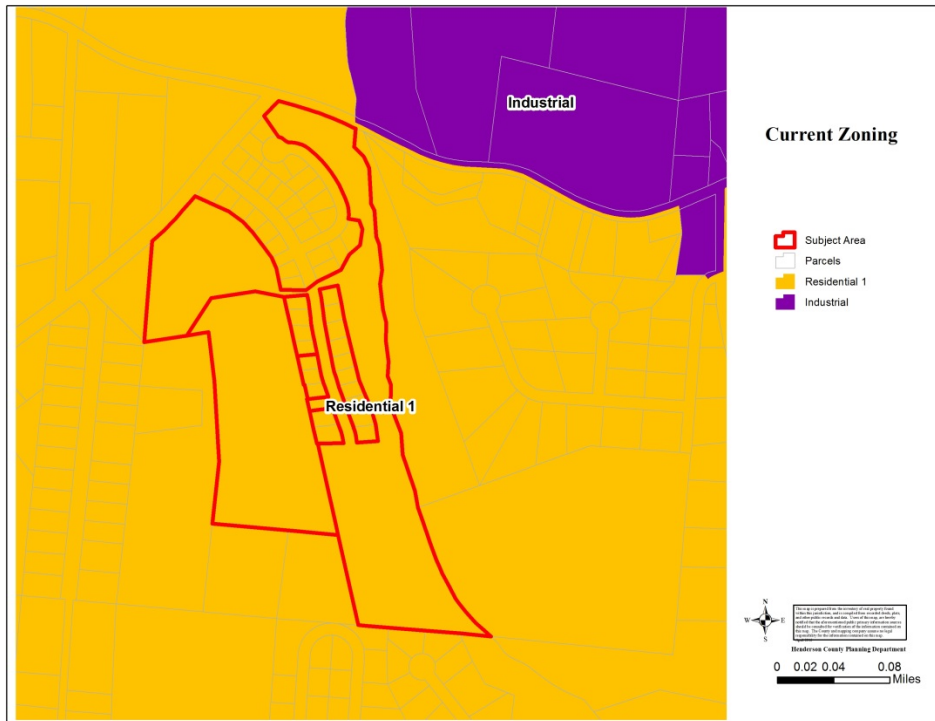


According to the plan, the project would have an average density of approximately 2.85 units per acre.

- 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 project site is located within the Residential One (R1) (See Map B: Official Zoning Map). The current R1 zoning district allows for single-family and multifamily units.

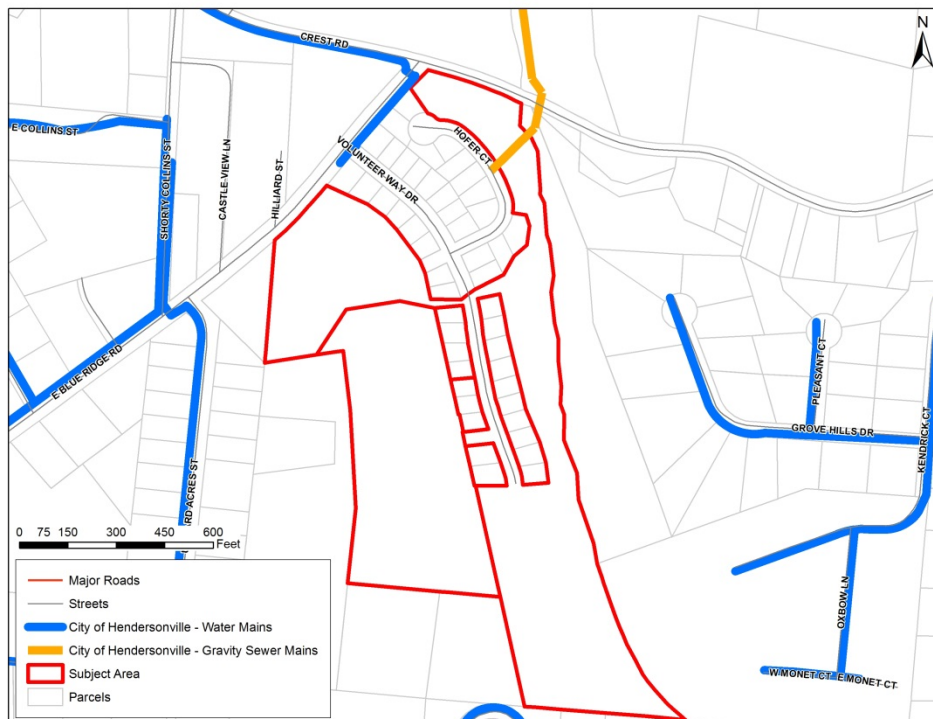
R1 allows for a standard residential density of 4 units per acre and an intermediate density of 8 units per acres. The intermediate density requires public water and public sewer connections. Therefore, the LDC allows for 269 units of the project site at an intermediate density. The Master and Development Plan proposal of 116 lots would fall within the density permitted by the LDC.

Map B: Official Zoning Map



- Water and Sewer Availability.** The applicant proposes connections to the City of Hendersonville water line and City of Hendersonville sewer already serving the properties in Phases 1 and 2. (Map C: Utilities Map).

Map C: Public Utilities



Master Plan Comments:

1. **Sedimentation and Erosion Control.** The Applicant must submit to the Subdivision Administrator written notice from the appropriate agencies verifying that an Erosion and Sedimentation Control Plan has been approved or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A-81 A).
2. **Public Utilities.** Staff recommends ensuring that current public utilities provided by the City of Hendersonville can sustain this increased capacity.
3. **Stub Roads and Future Connections.** The submitted Master Plan shows three future connections. Any existing or proposed on site rights-of-way must be built and constructed to the Major Subdivision road standards of LDC §42A-Article III- Subpart C. **The proposed stub roads must be constructed to the edge of the property line being developed to be considered a future connection (LDC §42A-Article III- Subpart C).**
4. **Public Road Standards.** All roads proposed for public use shall be annotated “public” on plans and plats and shall be designed and constructed in accordance with the standards necessary to make the roads eligible to be put on the State Highway Maintenance System at a later date. Such standards are contained in a publication of the North Carolina Department of Transportation, Division of Highways, titled "Subdivision Roads – Minimum Construction Standards," a copy of which is available for review in the office of the Subdivision Administrator. Pursuant to NCGS §136-102.6(d) the NCDOT District Engineer’s Office must sign a certificate of approval provided on the face of the final plat for any subdivision where public roads are proposed prior to County approval of the final plat (§42A-81 C).
5. **Storm Water.** The applicant must successfully obtain a high density storm water permit before or during Development Plan approval. The applicant should discuss obtaining the necessary permits with the County Engineering Department
6. **Shoulder Stabilization.** All areas disturbed by the construction of a public 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-81 E).
7. **Drainage.** All 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-81 C(3)).
8. **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))
9. **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-81 P).
10. **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-37 A).

11. **Road Name Approval.** Applicant must submit formal road names prior to Final Plat Approval. Proposed road names shall be approved by Henderson County Property Addressing (LDC §42A-81 F).
12. **Additional Permits.** An Erosion Control and Storm Water permit is required. The applicant should discuss obtaining the necessary permits with the County Engineering Department. A Floodplain Permit is required for any proposed development parcel that contains Floodplain.
13. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the miscellaneous advisory provisions contained in LDC §42A-81 S.
14. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42A-311 B(2)).

**DODD
MEADOWS
HABITAT FOR
HUMANITY**

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

**Preliminary
Not For
Construction**

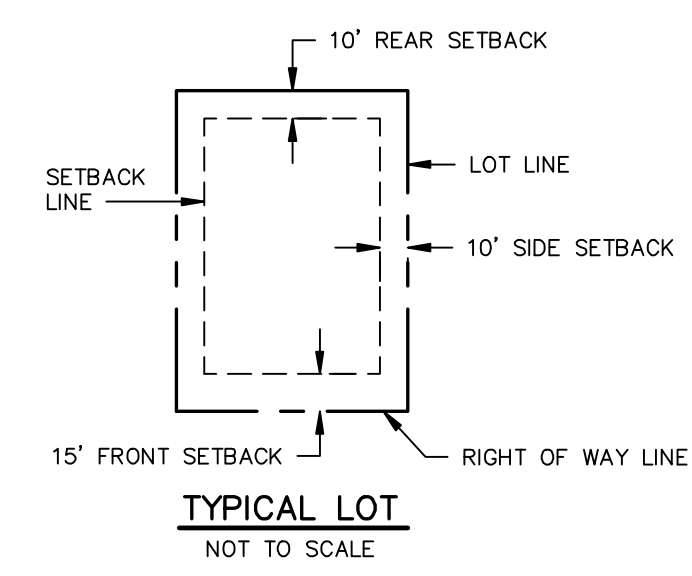
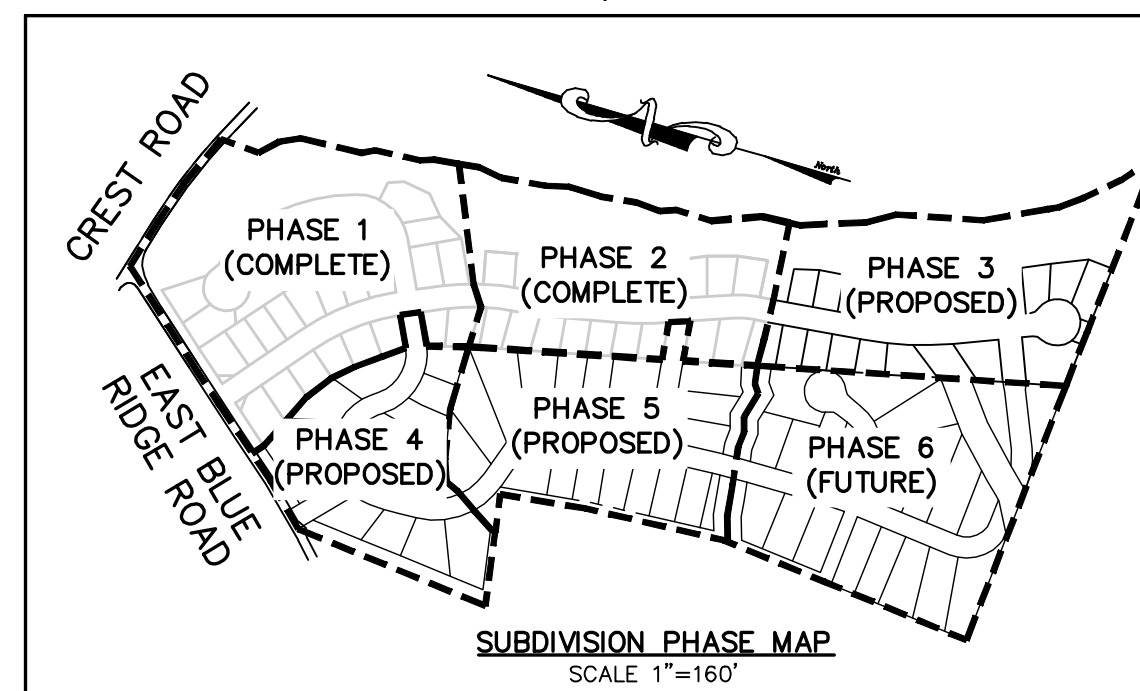
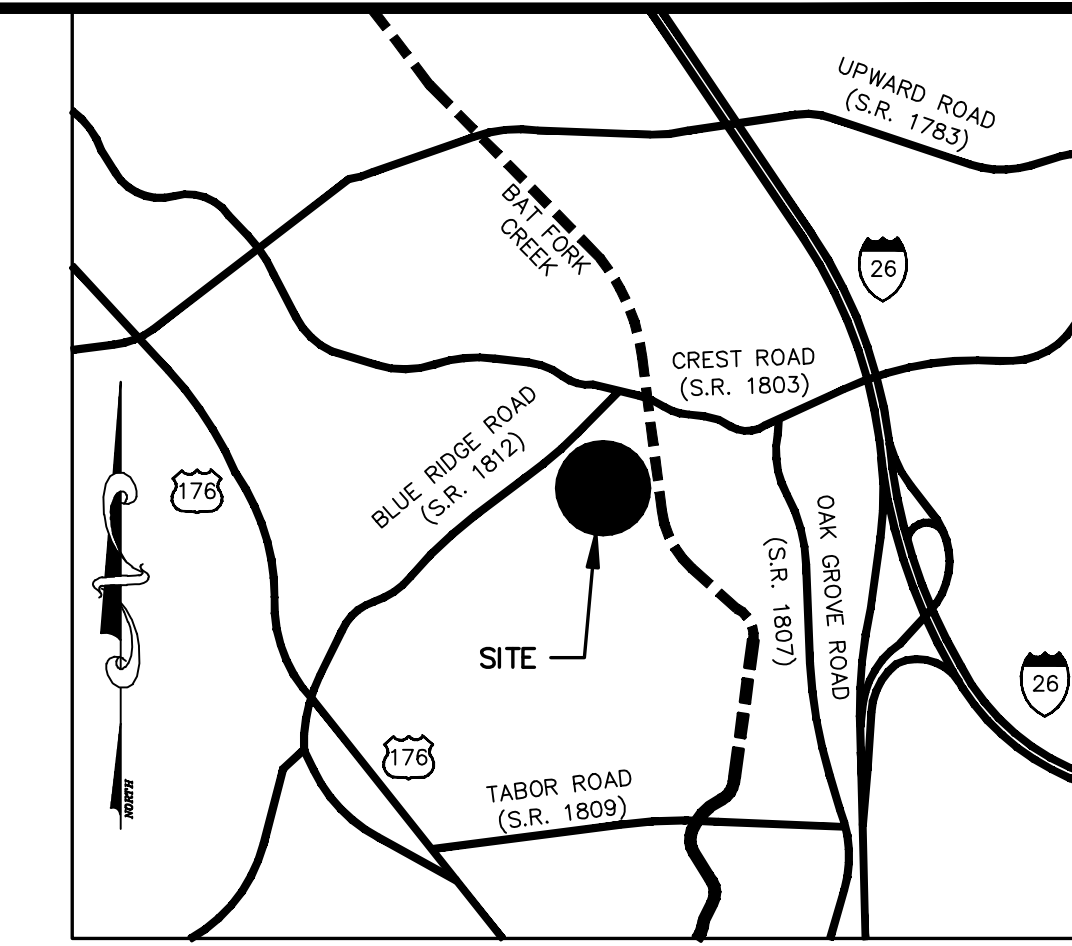


PROJECT NUMBER: 17102
DATE: 2.14.17
DRAWN BY: JRC
CHECKED BY: WRB

**PHASE 4
MASTER
PLAN**

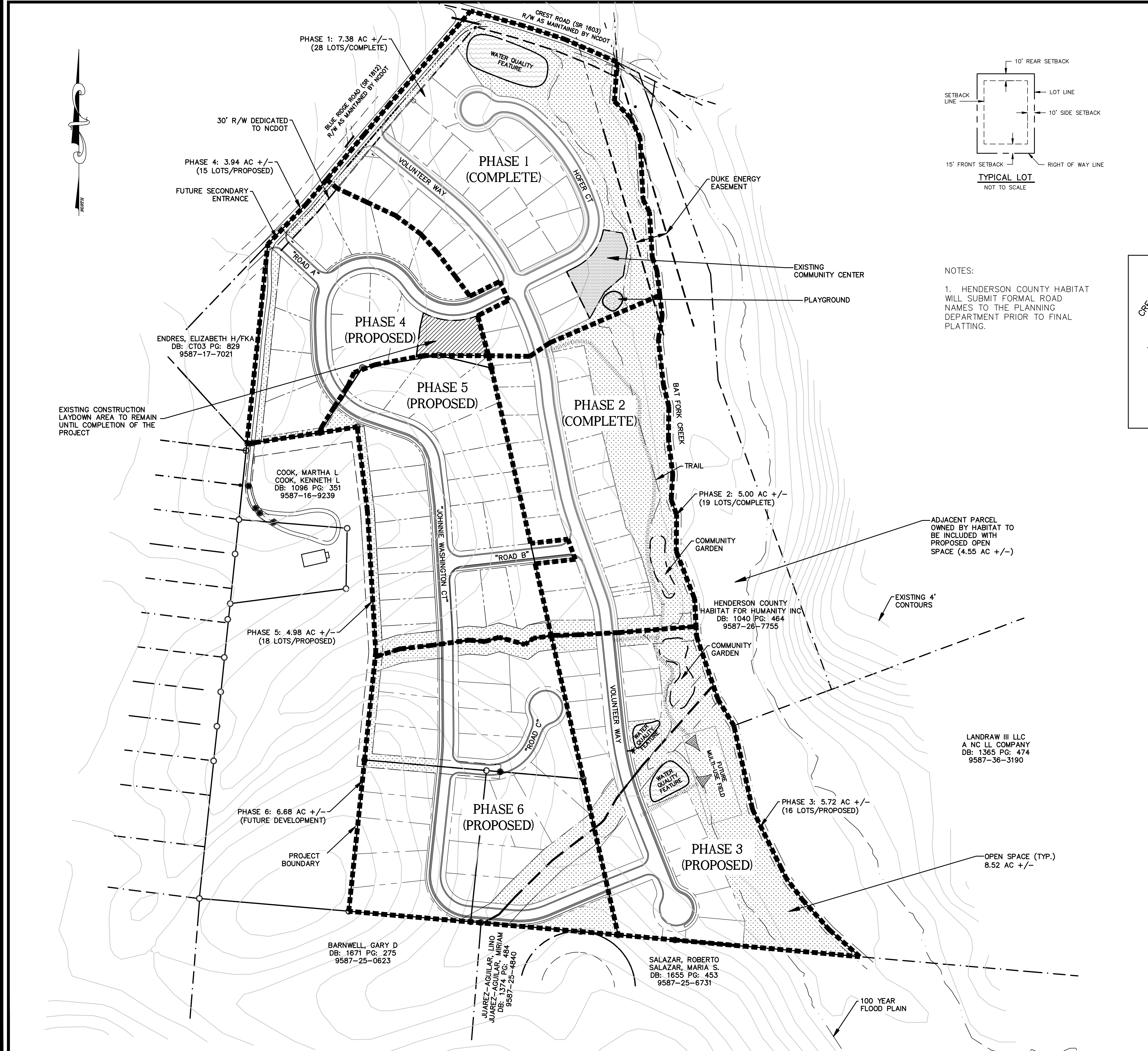
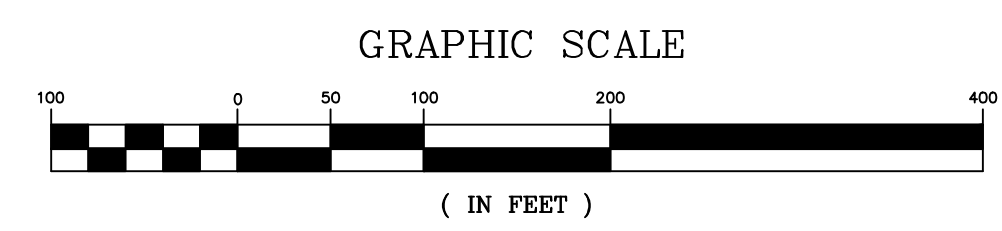
C-100

SCALE: 1"=100'



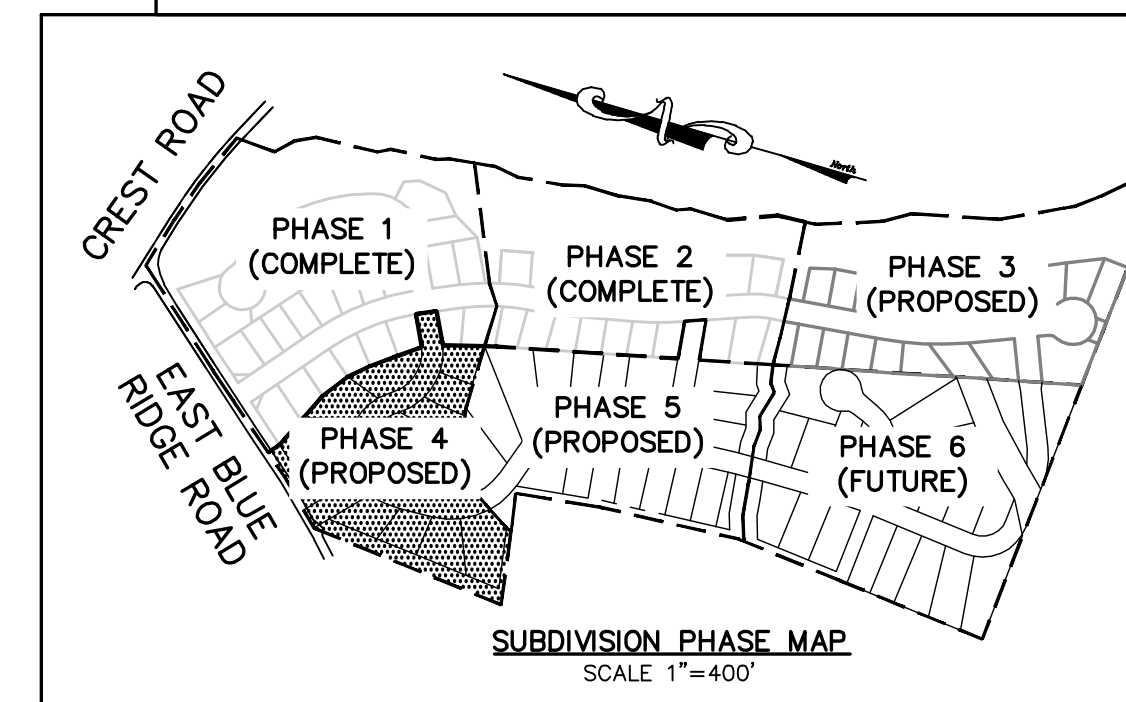
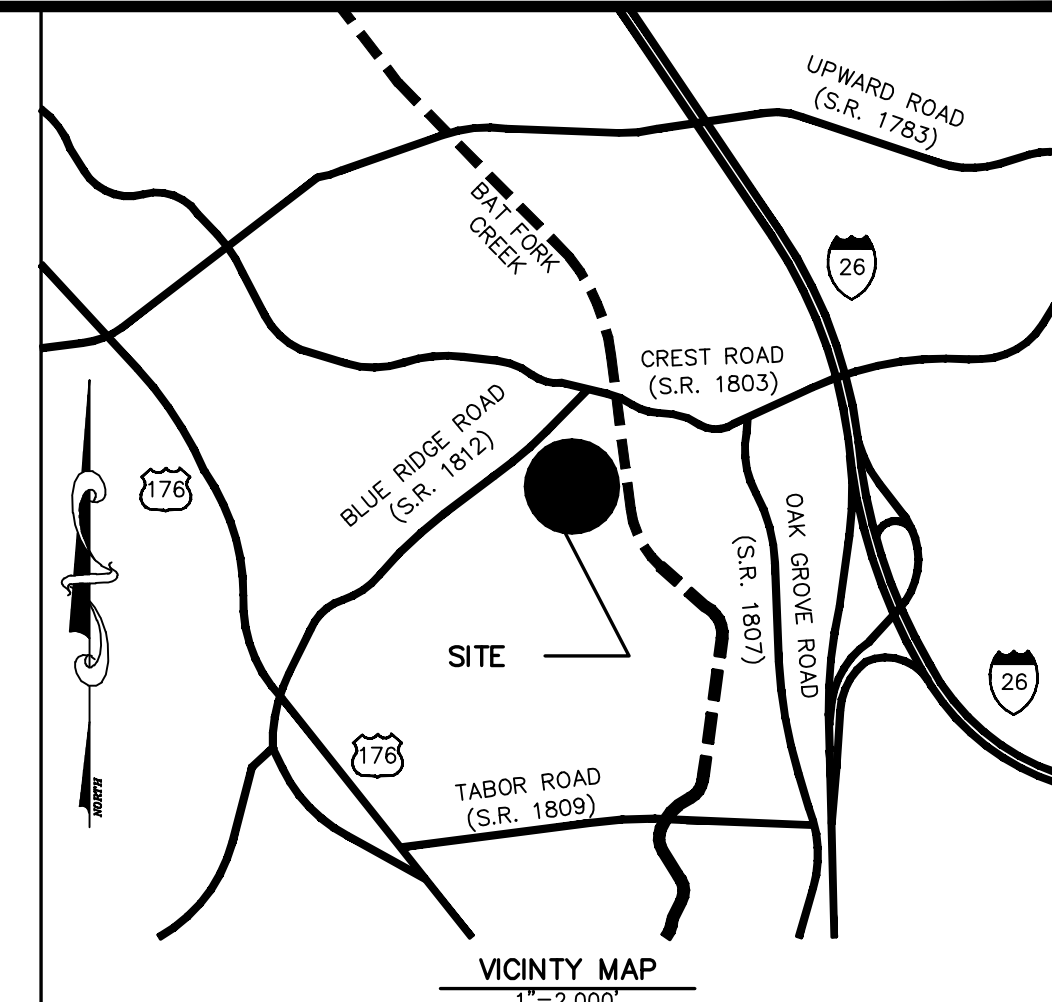
NOTES:
1. HENDERSON COUNTY HABITAT WILL SUBMIT FORMAL ROAD NAMES TO THE PLANNING DEPARTMENT PRIOR TO FINAL PLATTING.

Owner/Developer—	Henderson County Habitat for Humanity, Inc. 1111 Keith Street Hendersonville, NC 28792 Contact: Ron Laughter, Executive Director Phone: 828.694.0340
Total Project Area—	33.70 Acres
Pin #—	9587-26-5822 D.B.1419 / PG.348 9587-26-2589 D.B.1613 / PG.107 9587-26-2021 D.B.1613 / PG.104 9587-25-4998 D.B.1613 / PG.110
Proposed Density—	96 Total Single Family Units (2.85 Units/Acre) 47 Complete 16 Under Construction 33 Proposed
Open Space—	8.43 Acres
Required for Conservation Subdivision	
Proposed	8.52 Acres (25.28%)
Length of Road System—	3520± LF
Water System—	Public (Hendersonville)
Sewer System—	Public (Hendersonville)
Lot Summary:	
Phase 1:	28 Lots / Complete
Phase 2:	19 Lots / Complete
Phase 3:	16 Lots / Proposed
Phase 4:	15 Lots / Proposed
Phase 5:	18 Lots / Proposed
Phase 6:	20 Lots / Proposed
TOTAL	116 LOTS



DODD MEADOWS HABITAT FOR HUMANITY

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA



STREET TREE CALCULATION	
REQUIRED (1/50 LF OF ROAD)	PROVIDED
18 EA.	18 EA.

PHASE 4 PROJECT SUMMARY

OWNER/DEVELOPER:
HENDERSON COUNTY HABITAT FOR HUMANITY
1111 KEITH STREET
HENDERSONVILLE, NC 28792
(828) 694-0340

PIN # 9587-26-5822 D.B.1419 / PG.348
9587-26-2589 D.B.1613 / PG.107
9587-26-2021 D.B.1613 / PG.104
9587-25-4998 D.B.1613 / PG.110

ENGINEER:
WILLIAM R. BUJE, P.E.
WGLA ENGINEERING, PLLC
214 NORTH KING STREET
HENDERSONVILLE, NC 28792
(828) 687-7177

TOTAL PROJECT AREA: 33.70 AC.
PHASE 4 ACREAGE: 3.94± AC.
SINGLE FAMILY LOTS: 15 EA.
PROPOSED DENSITY: 3.81 UNITS/AC.
TOTAL ACREAGE OF LAND >60%: 0
MIN. LOT SIZE: 5,431 sq. ft. (0.12 ac.)
MAX. LOT SIZE: 12,173 sq. ft. (0.27 ac.)
ROAD LENGTH: 866 LF (PUBLIC)
0 LF (PRIVATE)
WATER SYSTEM: CITY OF HENDERSONVILLE (PUBLIC)
615± LF (ON SITE)
SEWER SYSTEM: CITY OF HENDERSONVILLE (PUBLIC)
514± LF (ON SITE)
ZONING: RESIDENTIAL 1 (HENDERSON COUNTY)
SETBACKS: FRONT - 10'
SIDE - 5'
REAR - 10'

Preliminary
Not For
Construction

REVISIONS

DATE	DESCRIPTION



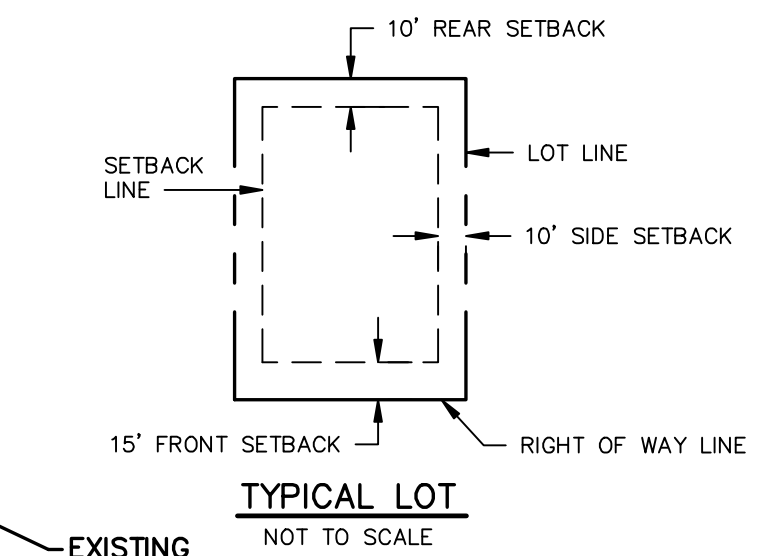
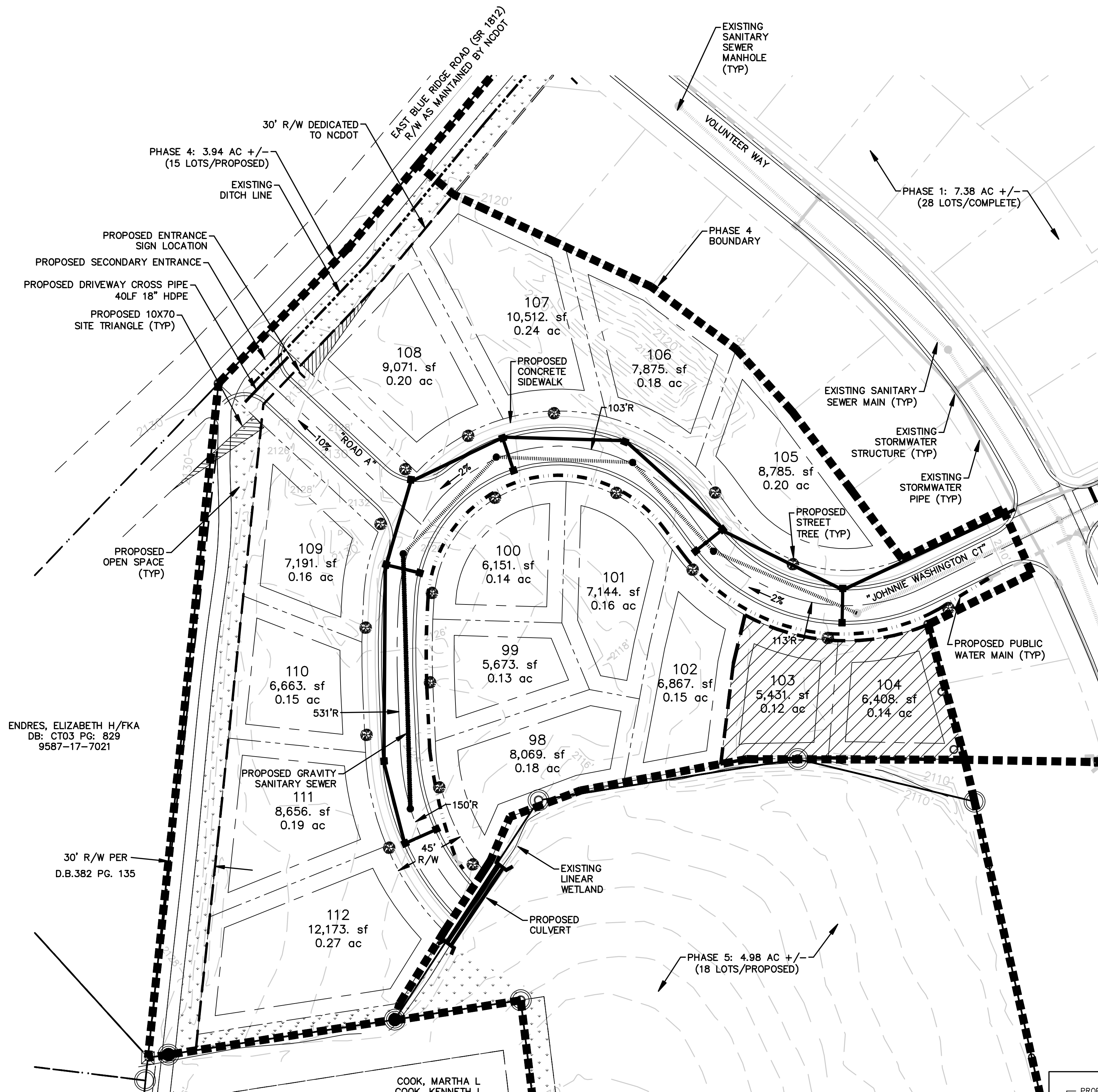
Know what's Below.
Call before you dig.

PROJECT NUMBER: 17102
DATE: 2.14.17
DRAWN BY: JRC
CHECKED BY: WRB

PHASE 4 DEVELOPMENT PLAN

C-101

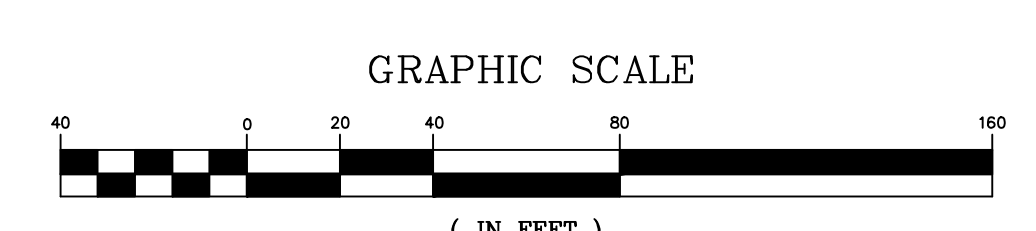
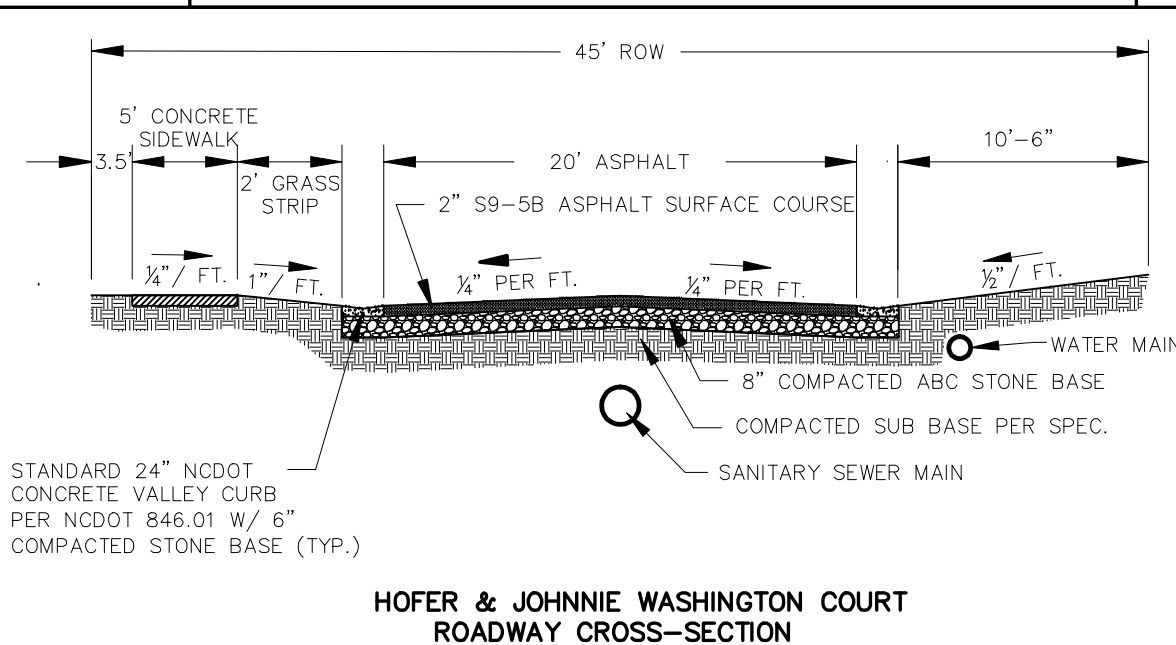
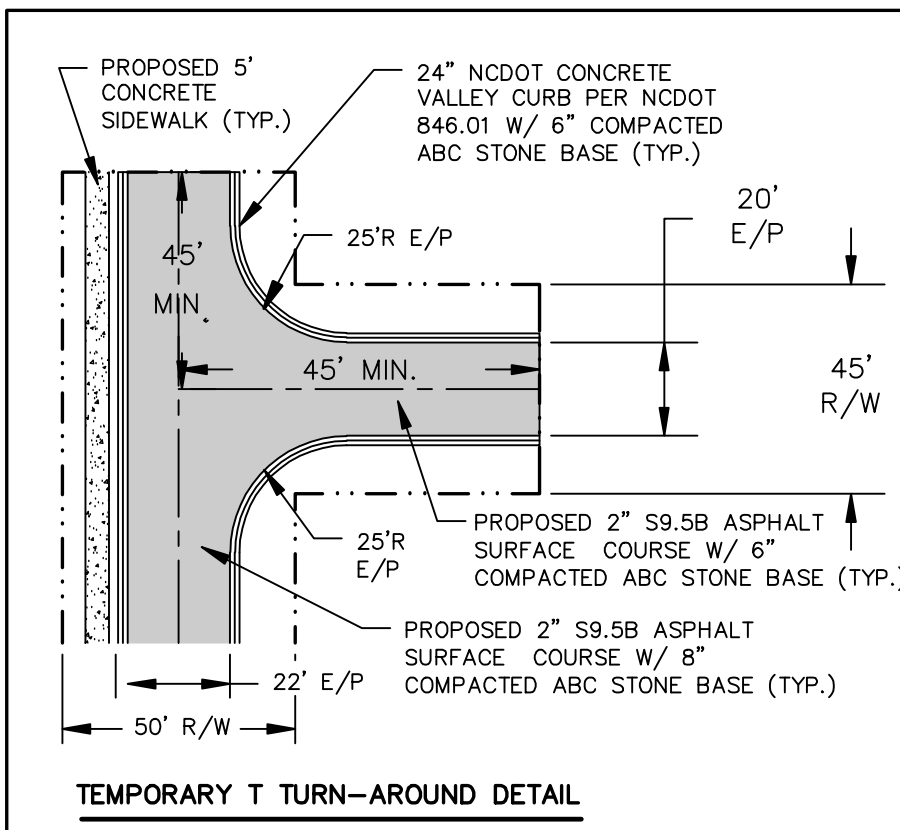
SCALE: 1"=40'



LEGEND

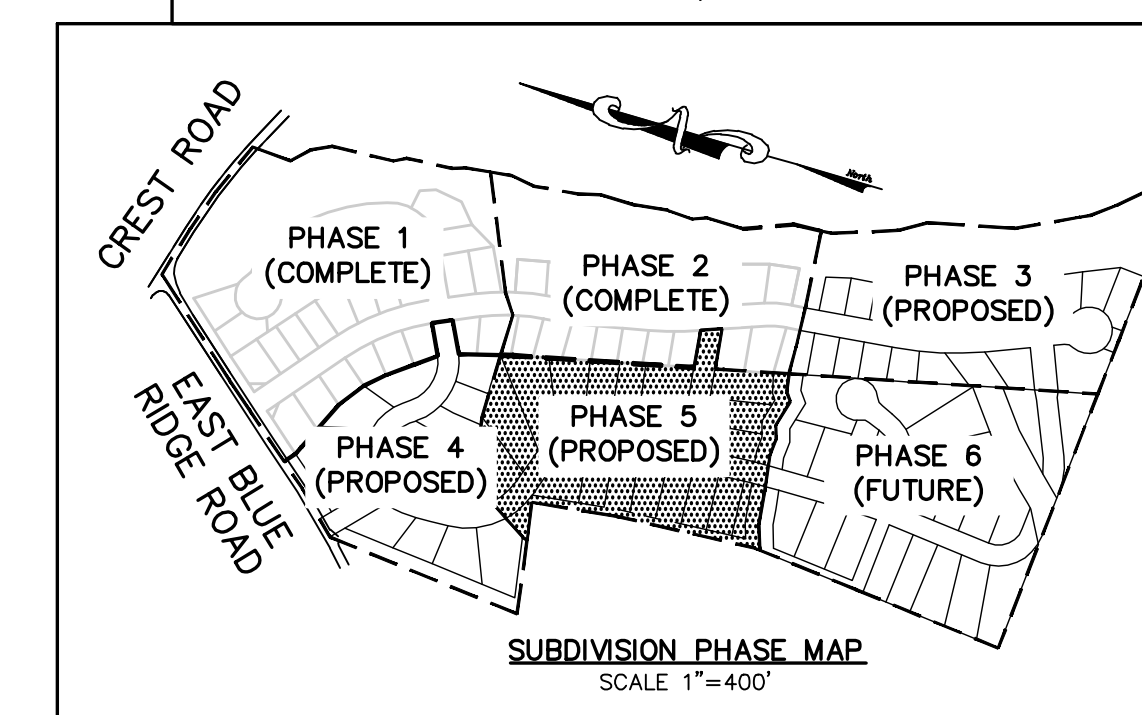
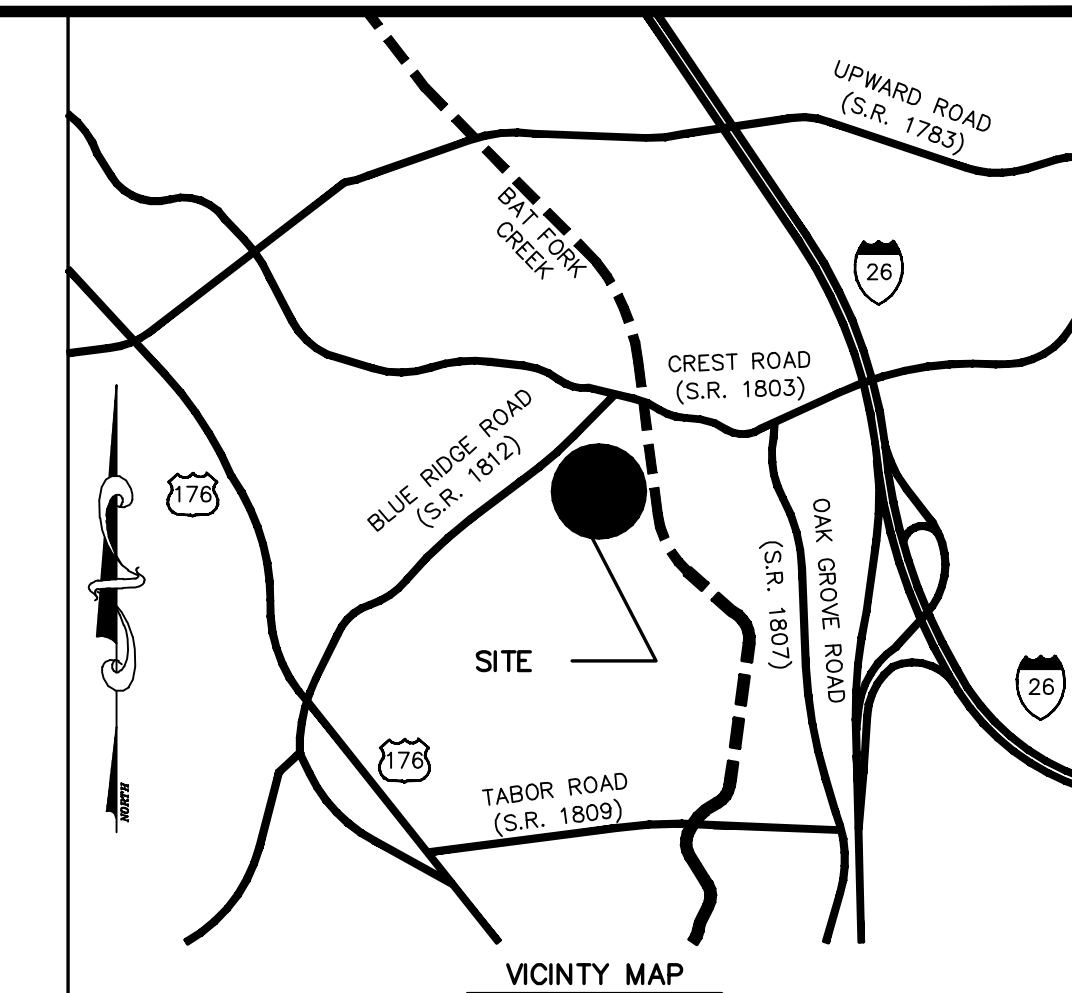
- EXISTING 2' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED BUILDING SETBACK
- PROPOSED STORM DRAIN STRUCTURE
- PROPOSED STORM DRAIN PIPE
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STREET TREE
- PROPOSED SIGHT TRIANGLE (10'x70')

NOTES:
1.) NO ROADS W/ DEAD ENDS OR CUL-DE-SAC EXCEED 2,500 LF.
2.) ALL INTERSECTIONS ARE 90°.
3.) ALL DRIVEWAYS FOR LOTS MUST ACCESS THE INTERNAL SUBDIVISION ROADS. NO DRIVEWAYS ARE ALLOWED ON EAST BLUE RIDGE ROAD.

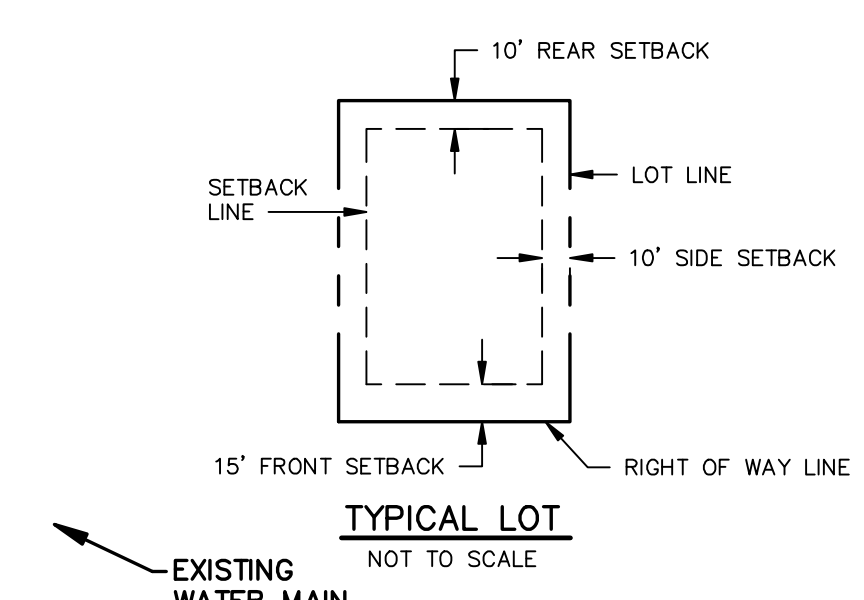


DODD MEADOWS HABITAT FOR HUMANITY

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA



STREET TREE CALCULATION	
REQUIRED (1/50 LF OF ROAD)	PROVIDED
19 EA.	19 EA.



LEGEND	
(---) 2116'	EXISTING 2' CONTOUR
(---) 2116'	PROPOSED 2' CONTOUR
(---)	PROPOSED BUILDING SETBACK
(■)	PROPOSED STORM DRAIN STRUCTURE
(---)	PROPOSED STORM DRAIN PIPE
(---)	PROPOSED WATER MAIN
(---)	PROPOSED SEWER MAIN
(●)	PROPOSED FIRE HYDRANT
(X)	PROPOSED GATE VALVE
(○)	PROPOSED STREET TREE
(/ / /)	PROPOSED SIGHT TRIANGLE (10'x70')

- NOTES:
- NO ROADS W/ DEAD ENDS OR CUL-DE-SAC EXCEED 2,500 LF.
 - ALL INTERSECTIONS ARE 90°.
 - ALL DRIVEWAYS FOR LOTS MUST ACCESS THE INTERNAL SUBDIVISION ROADS. NO DRIVEWAYS ARE ALLOWED ON EAST BLUE RIDGE ROAD.

PHASE 5 PROJECT SUMMARY	
OWNER/DEVELOPER: HENDERSON COUNTY HABITAT FOR HUMANITY 1111 KEITH STREET HENDERSONVILLE, NC 28792 (828) 694-0340	
PIN #	9587-26-5822 D.B.1419 / PG.348 9587-26-2589 D.B.1613 / PG.107 9587-26-2021 D.B.1613 / PG.104 9587-25-4998 D.B.1613 / PG.110
ENGINEER: WILLIAM R. BUJE, P.E. WGLA ENGINEERING, PLLC 214 NORTH KING STREET HENDERSONVILLE, NC 28792 (828) 687-7177	
TOTAL PROJECT AREA:	33.70 AC.
PHASE 5 ACREAGE:	4.98± AC.
SINGLE FAMILY LOTS:	18 EA.
PROPOSED DENSITY:	3.61 UNITS/AC.
TOTAL ACREAGE OF LAND >60%:	0
MIN. LOT SIZE:	6,720 sq. ft. (0.15 ac.)
MAX. LOT SIZE:	13,877 sq. ft. (0.32 ac.)
ROAD LENGTH:	935 LF (PUBLIC) 0 LF (PRIVATE)
WATER SYSTEM:	CITY OF HENDERSONVILLE (PUBLIC) 930± LF (ON SITE)
SEWER SYSTEM:	CITY OF HENDERSONVILLE (PUBLIC) 750± LF (ON SITE)
ZONING:	RESIDENTIAL 1 (HENDERSON COUNTY)
SETBACKS	FRONT - 10' SIDE - 5' REAR - 10'



REVISIONS	
DATE	DESCRIPTION

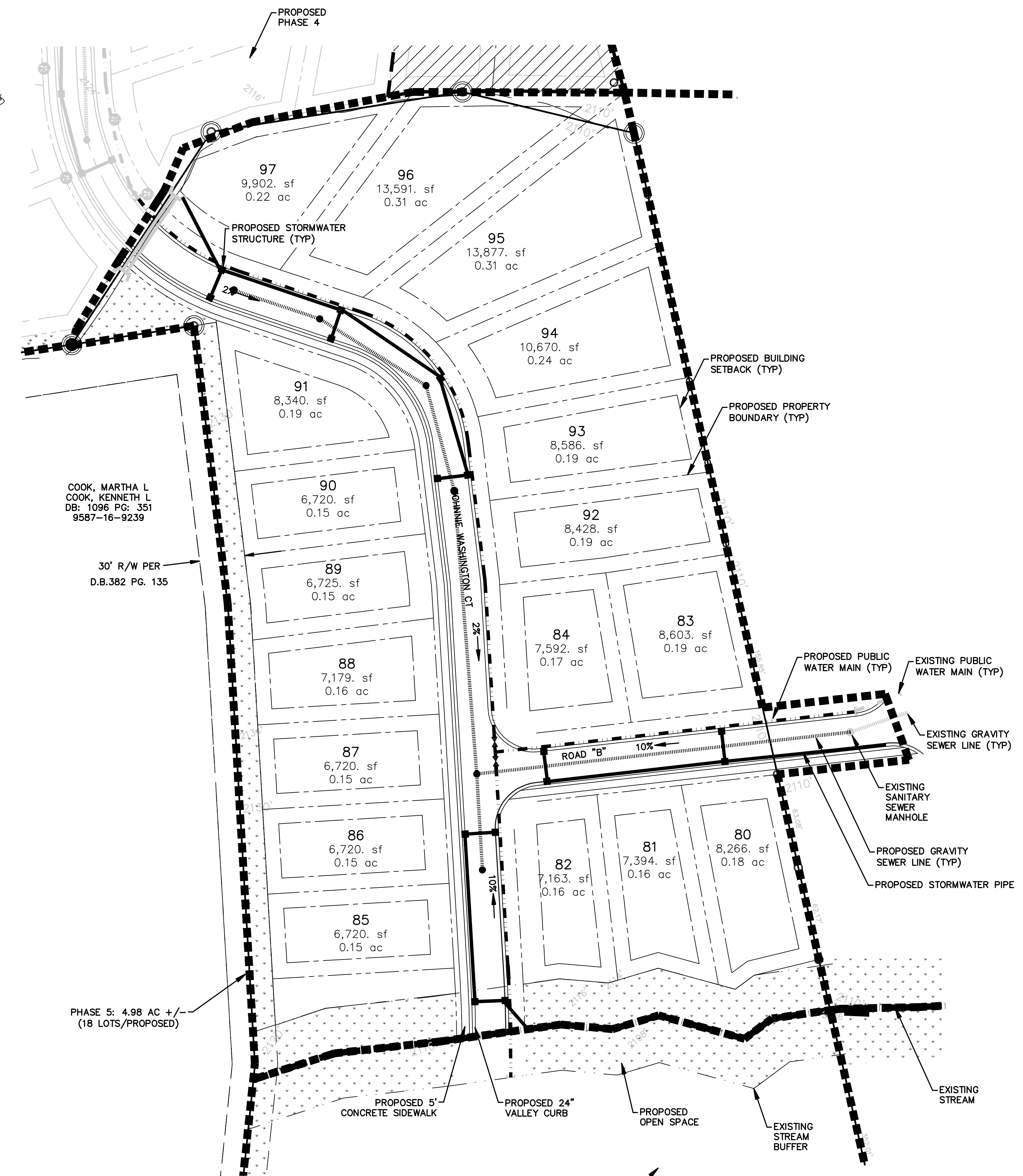


PROJECT NUMBER: 17102
DATE: 2.14.17
DRAWN BY: JRC
CHECKED BY: WRB

PHASE 5 DEVELOPMENT PLAN

C-101

SCALE: 1"=40'



COOK, MARTHA L.
COOK, KENNETH L.
DB: 1096 PG: 351
9587-16-9239

30' R/W PER
D.B.382 PG. 135

PHASE 5: 4.98 AC +/-
(18 LOTS/PROPOSED)

