

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
ZONING BOARD OF ADJUSTMENT

MEETING: August 30, 2017

SUBJECT: Special Use Permit for Multifamily Dwelling and Recreational Vehicle Park

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST:

Special Use Permit application for Multifamily Dwellings and Recreational Vehicle Park inside a major subdivision.

SUMMARY OF REQUEST:

The applicant is requesting a Special Use Permit to allow the use of this property for Multifamily and RV Park. Staff requests that the ZBA review the application and make a decision based on evidence presented for this project.

Suggested Motion:

I move to approve/deny SUP-17-03 for John Turchin Companies with the following conditions:

Meet requirements of SR 1.6 Dwelling, Multifamily, Five or more units and SR 4.15. *Recreational Vehicle Park*

The use will:

- a) Not materially endanger the public health, safety or welfare;**
- b) Not substantially injure the value of the property or improvements in the area; and**
- c) Be in harmony with the surrounding area.**



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

1. **Applicant:** John Turchin Companies
2. **Request:** Major Site Plan Approval-Special Use Permit
3. **PIN:** 9529838232, 9539037259, 9529916743
4. **Size:** 232.23 acres +/-
5. **Location:** The subject area is located on McKinney Road in Etowah. The northern boundary of the site runs parallel to the French Broad River.
6. **Supplemental Requirements:**

SR 1.6. *Dwelling, Multifamily, Five (5) or More Units*

(1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).

(2) Multifamily dwellings of five (5) or more units:

- a. May be developed in *phases*.
- b. Shall have a minimum spacing between *buildings* of 20 feet, with an additional one (1) foot of separation for each one (1) foot of *building* height in excess of 30 feet.
- c. Shall have a maximum *building* length of 150 feet.
- d. May increase the building height to 50 feet where a B1 *Buffer* is provided as detailed in §42-168 (Buffer Determination).
- e. Shall be required pervious pavement for a minimum of 25 percent of all paved surfaces (*roads*, parking areas, drives, sidewalks, etc.).
- f. Shall adhere to the *road* standards required for a *major subdivision* in accordance with Article III, Subdivision Regulations, and shall be organized:
 1. To provide increased internal mobility;
 2. To provide safe and convenient access;
 3. In intersecting/grid patterns where possible; and
 4. Without cul-de-sacs (except where topographical considerations/ restrictions are submitted by the *applicant*).
- g. Shall have subsurface utilities.

(3) Where a multifamily dwelling of five (5) or more units development is located along any *road* with current public transit access and such public transit authority approves the addition of a stop, such development shall provide a minimum of one (1) public transit access shelter for the *use* of occupants/patrons.

(4) Solid Waste Collection. 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 development shall provide a suitable method of solid waste disposal (in accordance with Chapter 95 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 Screen Class One (1), Two (2), or Three (3) shall be provided consistent with the requirements of §42-182 (Screen Classification).

(5) Open Space. *Open space* shall be provided in perpetuity (perpetual *easements* or deed restrictions are required) equivalent to 20 percent of all lands within the development. This designated *open space* area shall not:

- a. Include more than 50 percent in primary conservation areas; and
- b. Be composed entirely of secondary conservation areas.

(6) Common Area Requirements. A *common area* shall be provided that is equivalent to 10 percent of the total area. *Common area* shall be accessible for the *use* and enjoyment of the multifamily occupants/patrons, located as to be free of traffic hazards and maintained in good condition by the *applicant*.

(7) Other Requirements. Due to the comprehensive nature of a multifamily project, there are several sections that must be consulted. Please refer to the following sections for more information on each facet of a multifamily project.

- a. See Article III for information on *road* design and construction standards, pedestrian facility standards, water and sewer requirements, and *fire protection*.
- b. See Article IV for traffic impact study and emergency services impact report requirements.
- c. See Article V for landscaping and buffering requirements.
- d. See Article VI for off-street parking and loading requirements.
- e. See §42-63 (Supplemental Requirements) for each land *use*.
- f. See Article VII for *sign* requirements.
- g. See Article XI for permitting procedures.

SR 4.15. Recreational Vehicle Park

(1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).

(2) Lighting. *Lighting mitigation* required.

(3) Perimeter Setback. Fifty (50) feet.

(4) Recreational Vehicle Spaces. *Recreational vehicle* spaces shall be a minimum of 2,000 square feet and shall have dimensions no less than 40 feet by 50 feet. A *recreational vehicle* space may contain up to four (4) campsites for tent set-up. No *recreational vehicle* space is permitted in the 100-year *floodplain*.

(5) Common Area. A *common area* shall be provided, that is equivalent in square footage to 25 percent the total square footage in: *recreational vehicle/park model home* spaces, *structures* on site, parking areas and *driveways*. *Common area* shall be accessible for the use and enjoyment of *recreational vehicle park* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.

(6) Operations. The *recreational vehicle park*:

a. Shall provide rental spaces:

1. For the location of *recreational vehicles*, *park model homes* and/or tent set-up,
2. Which may contain an open or covered porch not exceeding 15 feet in height and not to exceed 400 square feet in area, and
3. Which have no point of direct access not indicated on the *site plan*;

b. May contain *structures* ancillary to the use;

c. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs; and

d. Shall provide, at the time of application, an evacuation plan for a natural disaster event.

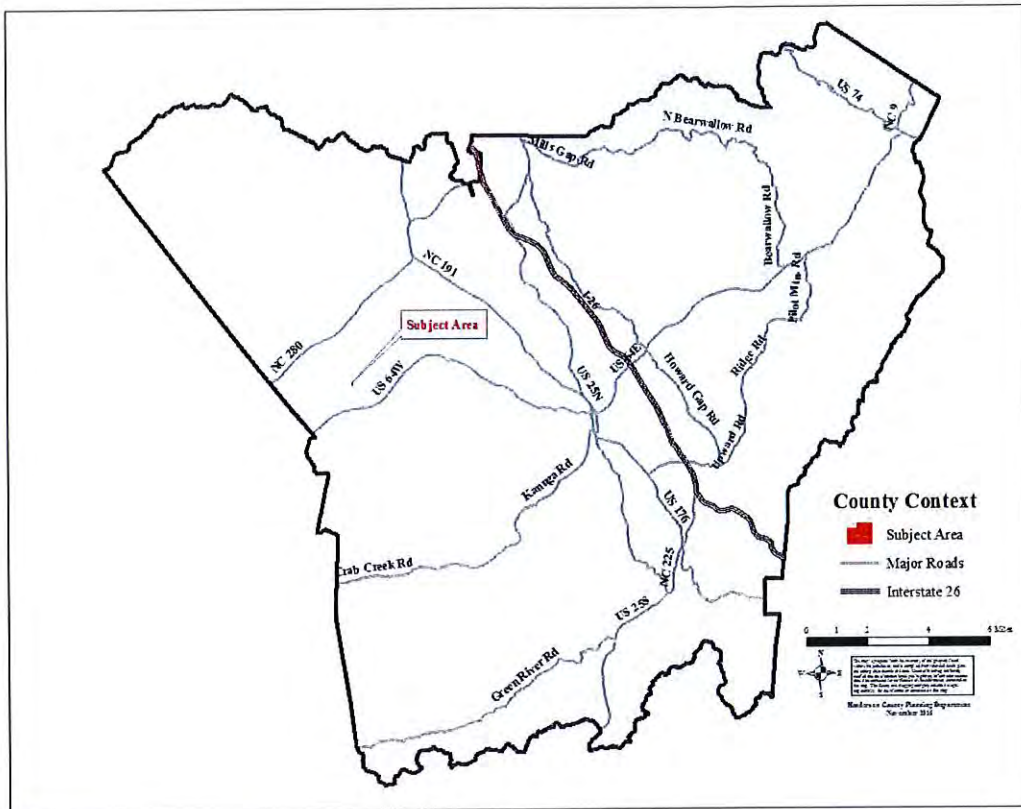
(7) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 95 of the Henderson County Code, *Solid Waste*) and thereafter certified by the Department of Public Health).

Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §42-182 (Screen Classification).

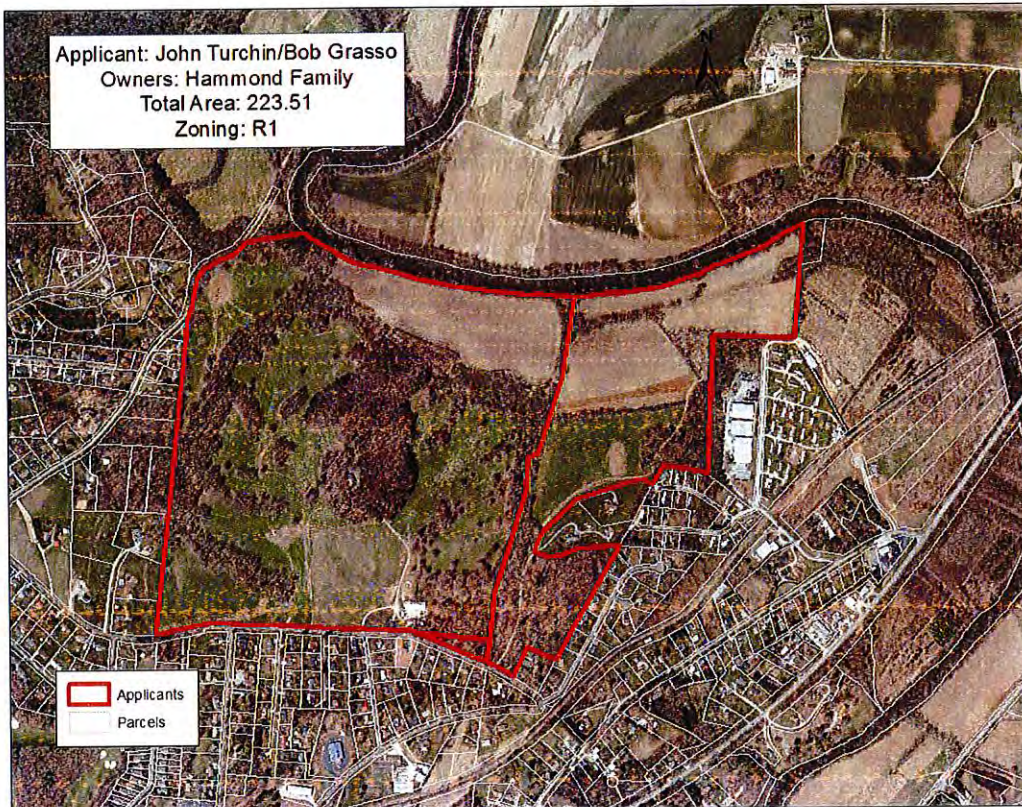
(8) Sewage System. *Recreational vehicle/park model home* spaces shall not be provided individual hookups to a septic tank, *approved public or community sewage disposal system* or *municipal sewage disposal system*; instead, a central dump station shall be provided for the *use* of all occupants. A *recreational vehicle park* shall connect to a *municipal sewage disposal system* when the system is located within a distance equal to the product of 50 feet multiplied by the number of spaces proposed for the *recreational vehicle park*. If a *park* is located more than 2,500 feet from an existing *municipal sewage disposal system*, such connection shall not be required.

(9) *Common Area Recreation and Service Facilities*. Those facilities within the *recreational vehicle park* shall be for the sole purpose of the overnight guests in the *park*, and shall adhere to the development standards established in SR 4.6 (*Common Area Recreation and Service Facilities*).

Map A: County Context



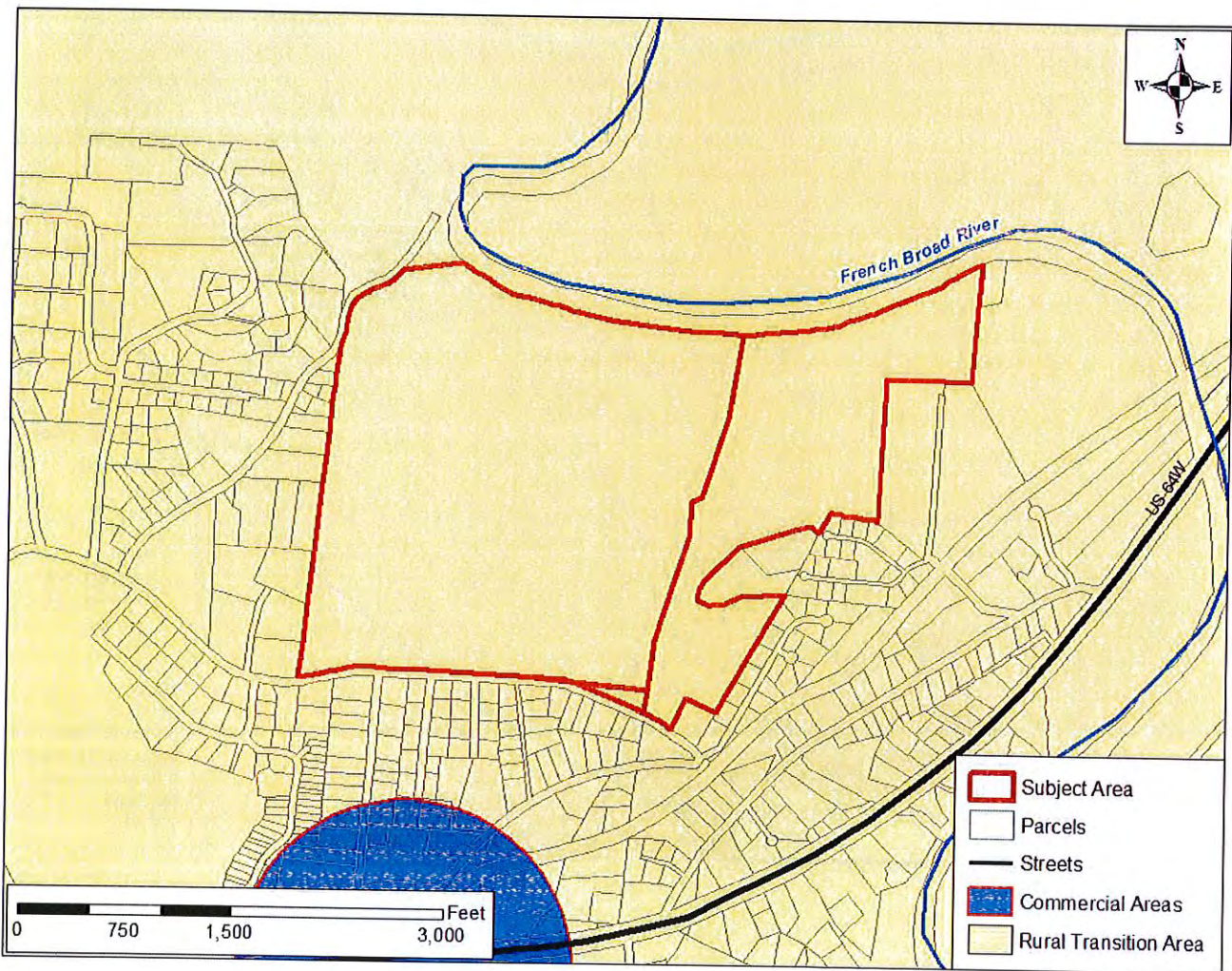
Map B: Aerial



2. **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 B: CCP Future Land Use Map).

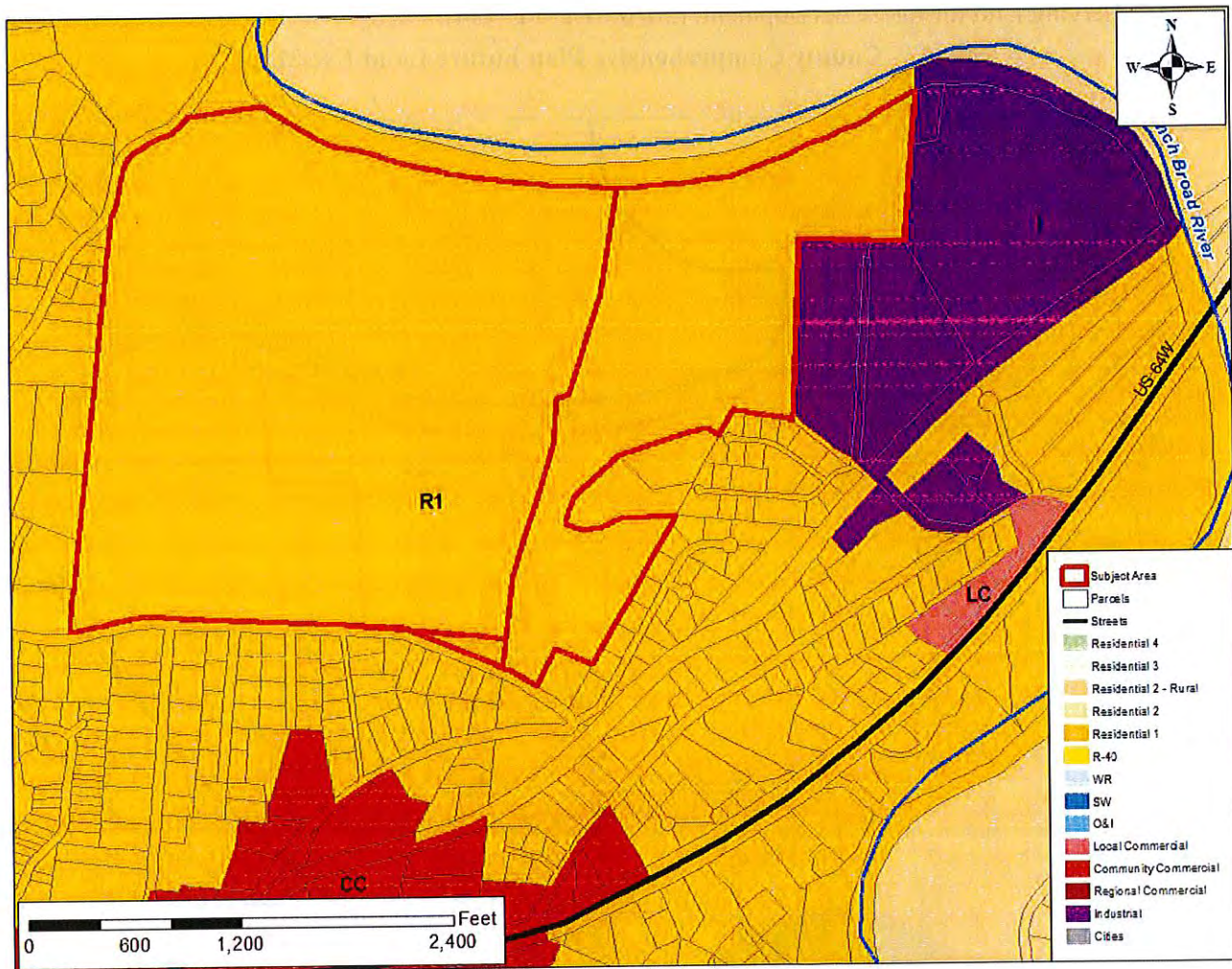
(a) **Rural Transition Area:** The CCP states that, “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. The text of the 2020 CCP suggests that the subject area would be suitable for clustering development and conservation design 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



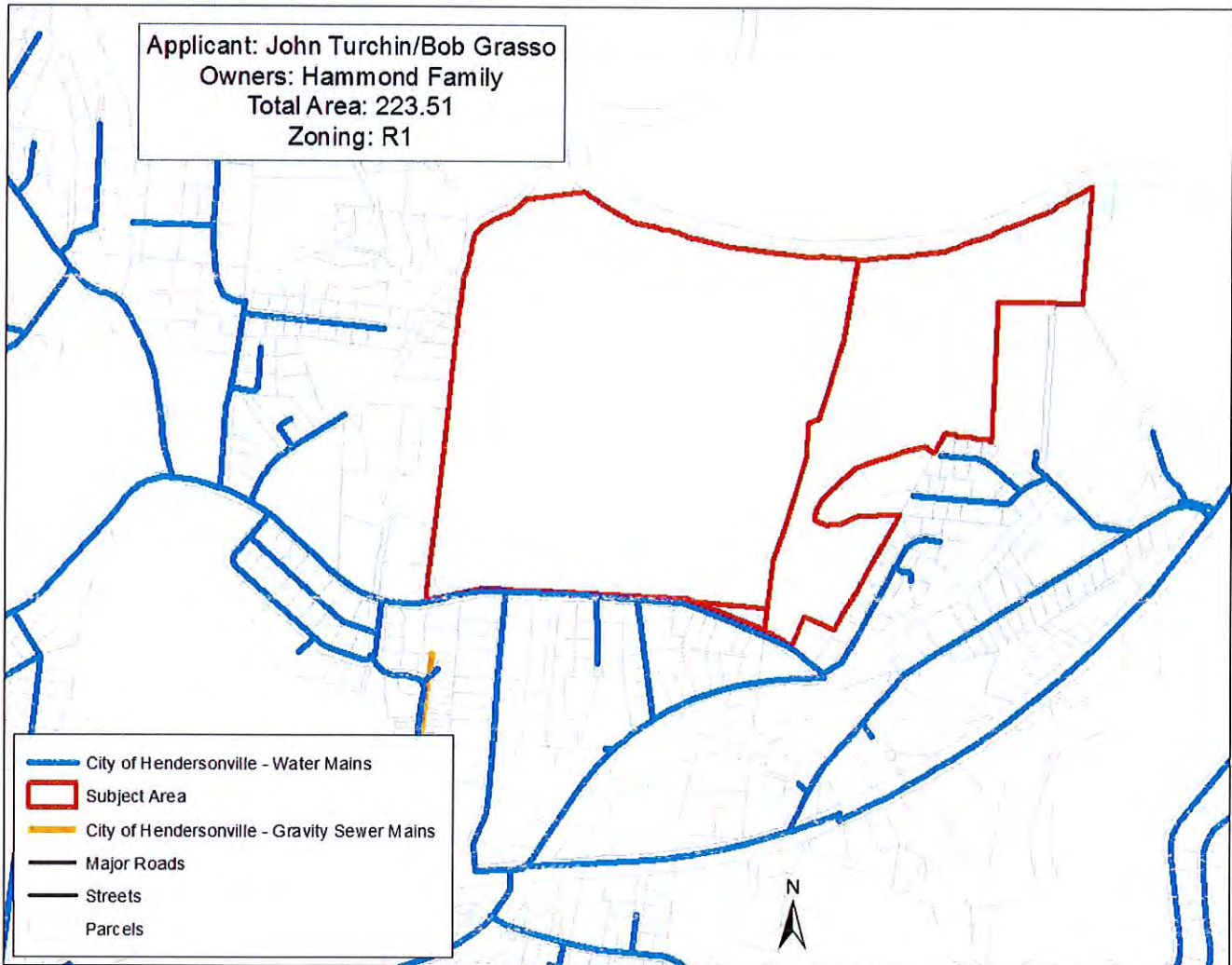
3. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed subdivision is located within the R1 zoning district. (See Map C: Official Zoning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

Map C: Official Zoning Map



4. **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 D: Utilities Map).

Map D: 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
 - 166 Single Family Units
 - 60 Duplex Units (30 structures)
 - 72 8-Plex Units (9 structures)
 - 1 Guest Suite
- 3 Outparcels
- Proposed Density: 1.33 Units/Ac.
- 598 Residential Parking Spaces
- 109 Commercial Parking Spaces
- 89 Overflow Spaces
- 24 RV Spaces
- 10 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









HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATIONDate of Application: 7/31/17Previously Submitted (Circle One): Yes No

Date of Pre-Application Conference: _____

Site Plan Attached (Circle One): Yes NoTraffic Impact Study Required (Circle One): Yes No

SPECIAL USE PERMIT INFORMATION Single-family and multi-family residences, rv spaces, amenity, maintenance and agricultural buildings, pasture, crops and recreation. SR #: _____

Existing Structures or Uses on property: Structures: Single-family residences and barns. Uses: farming, pastures and woods.Road System (Circle): Public PrivateWater System (Circle): Individual Community Public (Municipal or County)Sewer System (Circle): Individual Community Public (Municipal or County)**SITE PLAN REQUIREMENTS**

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property.
- Location of existing and proposed structures (including accessory structures), and general use thereof.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another.
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits.
- Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing).

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

PARCEL INFORMATIONPIN: 9529838232/9539037259/9529916743 Deed Book/Page: 1651/10 Tract Size (Acres): _____Zoning District: R-1 Fire District: Etowah-Horse Shoe Watershed: WS IV Floodplain: YesLocation of property to be developed: 205 McKinney Road**CONTACT INFORMATION****Property Owner:** John Thomas Hammond, James William Hammond, Annette P. Hammond Revocable TrustName: _____ Phone: (407) 766-4566Address: 205 NW Ivanhoe Blvd. City, State, and Zip: Orlando, FL 32804**Applicant:**Name: John Turchin Phone: (305) 672-0702

Address: 1900 Sunset Harbour Dr., Suite 1 City, State, and Zip: Miami Beach, FL 33139 Application No. _____

Agent:

Name: John Turchin Phone: (305) 672-0702

Address: 1900 Sunset Harbour Dr., Suite City, State, and Zip: Miami Beach, FL 33139

Agent Form (Circle One): Yes No

Plan Preparer:

Name: Robert M. Grasso, RLA Phone: (828) 242-0111

Address: Land Planning Collaborative City, State, and Zip: Asheville, NC 28801
17 Arlington Street, Suite B

STANDARDS FOR REVIEW

The Land Development Code imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, where applicable, how the proposed use satisfies these requirements:

- A. General Requirement #1: The use will not materially endanger the public health, safety or welfare:
The project will not materially endanger the public health, safety or welfare. The residential community will consist of residences, amenity buildings, roads, parking areas and open space for trails, recreation, pastures and crops. No activities will be conducted on the property that will create hazardous waste. The entrance will comply all specifications required by NCDOT and recommended by our Traffic Engineer.

- B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
The project will not injure the value of surrounding properties. The quality of the design and construction of the residences and amenity buildings will be of equal or greater value to the neighboring properties. The scale and density of the project (1.25 units per acre) is in keeping with the scale and density of the neighboring residences.

- C. General Requirement #3. The use will be in harmony with the surrounding area.
The residential community will consist of mostly one-story residences (267 of the 299 units) and mostly single-family residences (167 of the 299 units) which is consistent with the surrounding single-family residences. The plan retains the character of the farm and the surrounding rural landscape by preserving 134.37 acres out of the total 232.23 acres for open space, trails, crops, pasture and recreation.

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

The proposed use shall be located and developed in such a manner as to:

- a. Comply with all applicable local, state and federal statutes, ordinance and regulations.
The layout of the roads and building structures comply with Henderson County Land Development Code and all state and federal statutes, ordinances and regulations.

- b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of nay municipality of the County.
The density and scale of the project is in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and the Etowah Community. The project specifically is consistent with the spirit and intent of the Etowah and Horse Shoe Communities Plan by minimizing environmental impacts, preserving the rural character of the farm and developing residences that are in keeping with the scale of the surrounding residences.

- c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.

The internal orientation of the residential and commercial buildings and parking lots reduces the visual, noise and odor effects on the neighboring residences. The 20' landscape buffer also minimizes the visual impact of the project. The residential units will be of modular construction. The impacts during construction will be minimized because the residential units will be built in an off-site modular building facility.

- d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.

The layout of the roads, parking lots and residential and commercial buildings minimizes the impact to the site. The slope map highlights that the less steep parts of the tract are proposed for development while steeper areas are not developed. Stream buffers of 50' will protect the water quality of the tributaries to the French Broad River. 19.1% of the site is being developed with impervious surface. 25% of the impervious surface serving the multi-family units will be permeable pavers. 57.9% of the tract will remain as open space.

Show that satisfactory provision/arrangement has been made (where applicable or required) concerning:

- a. Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

The main entrance is located on McKinney Road, midway between Hillside Drive East and Pisgah View Drive. The entrance will comply with recommendations of our traffic engineer and meet all NCDOT standards and requirements. Two emergency entrances are proposed, one on Ewbank Road and the other at the end of the shared drive on the east side of the property.

- b. Off-street parking and loading areas.

Off-street parking and loading areas provided meet or exceed the requirements of the Henderson County Land Development Code. The parking lots are located in the interior of the property and will not be visible from the neighboring properties.

- c. Utilities (with particular reference to locations, availability and compatibility).

The project will be served by Hendersonville Water and Etowah Sewer. Both entities have or will have sufficient availability to serve the development. The initial phase of the project will have the sanitary sewer pumped in a force main to the nearest sewer manhole on Brickyard Road.

- d. Buffering and landscaping (with particular reference to type, location and dimensions).

A 20' landscape buffer has been provided where multi-family and commercial land use is adjacent to neighboring residences. The landscape buffer consists of Red Maples, Dogwoods, Redbuds, Norway Spruce and Nellie R. Stevens Hollies.

- e. Structures (with particular reference to location, size and use).

The commercial structures will not exceed the maximum building height of 40'. The restaurant, clubhouse and wellness center will be the larger structures (4,000 to 6,000 square feet, approx.). The other non-residential will be smaller in scale. The non-residential buildings will be located in the interior of the property. The single-family, duplex and 8-plex residences will vary in (900 to 1,400 square feet, approx). The residences are clustered throughout the development with open space separating the clusters.

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

John Turchin

Print Applicant (Owner or Agent)

Signature Applicant (Owner or Agent)

8-1-17

Date

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

Authority to grant the requested permit is contained in the Land Development Code, Sections: _____

Community Planning Area: _____

Etowah Sewer Company

Post Office Box 1659
Etowah, NC 28729
828-891-7022

July 26, 2017

Mr. John Turchin
John Turchin Companies
1900 Sunset Harbour Dr, Suite 1
Miami Beach, FL 33139

RE: Sewer Service Availability
Applicant: John Turchin
Project Name: The Farm at Eagles Nest
Location: Hammond Farm Property, Etowah

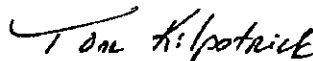
To Mr. Turchin:

This is to advise that sanitary sewer service can be made available and can be provided by the Etowah Sewer System for the above referenced Applicant/location. Excess capacity of approximately 50,000 gallons per day is available on the sanitary sewer system as of this date - a portion of which can be made available for use at this site.

We can allocate up to 30,000 gpd capacity (sufficient to service 100 Residential Equivalent (REQ) Taps once you enter into a "SEWER LINE EXTENSION AGREEMENT" with the Etowah Sewer Company. Additional capacity allocation will require a "WASTEWATER TREATMENT / CAPACITY EXPANSION AGREEMENT".

If you have any questions, please feel free to call me at 828-243-1784 (cell).

Sincerely,



Tom Kilpatrick
Manager

cc: project file

ESTIMATED USAGE NEEDS FOR THE FARM AT EAGLES NEST PROJECT

Residential units

100 1 bedroom units @ 120g/br = 12,000 gpd
200 bedroom units @ 240g/br = 48,000 gpd

2 Restaurants

200 seats total @ 40g/seat = 8,000 gpd

25 RV slips @ 120g ea. = 3,000 gpd

24 unit motel/lodge @ 200g ea. = 4,800 gpd

Club house @ 720 gpd = 720 gpd

Event Center @ 360 gpd = 360 gpd

Admin Bldg. - 2 baths @ 120g ea. = 240 gpd

Barn - 2 baths @ 120g ea. = 240 gpd

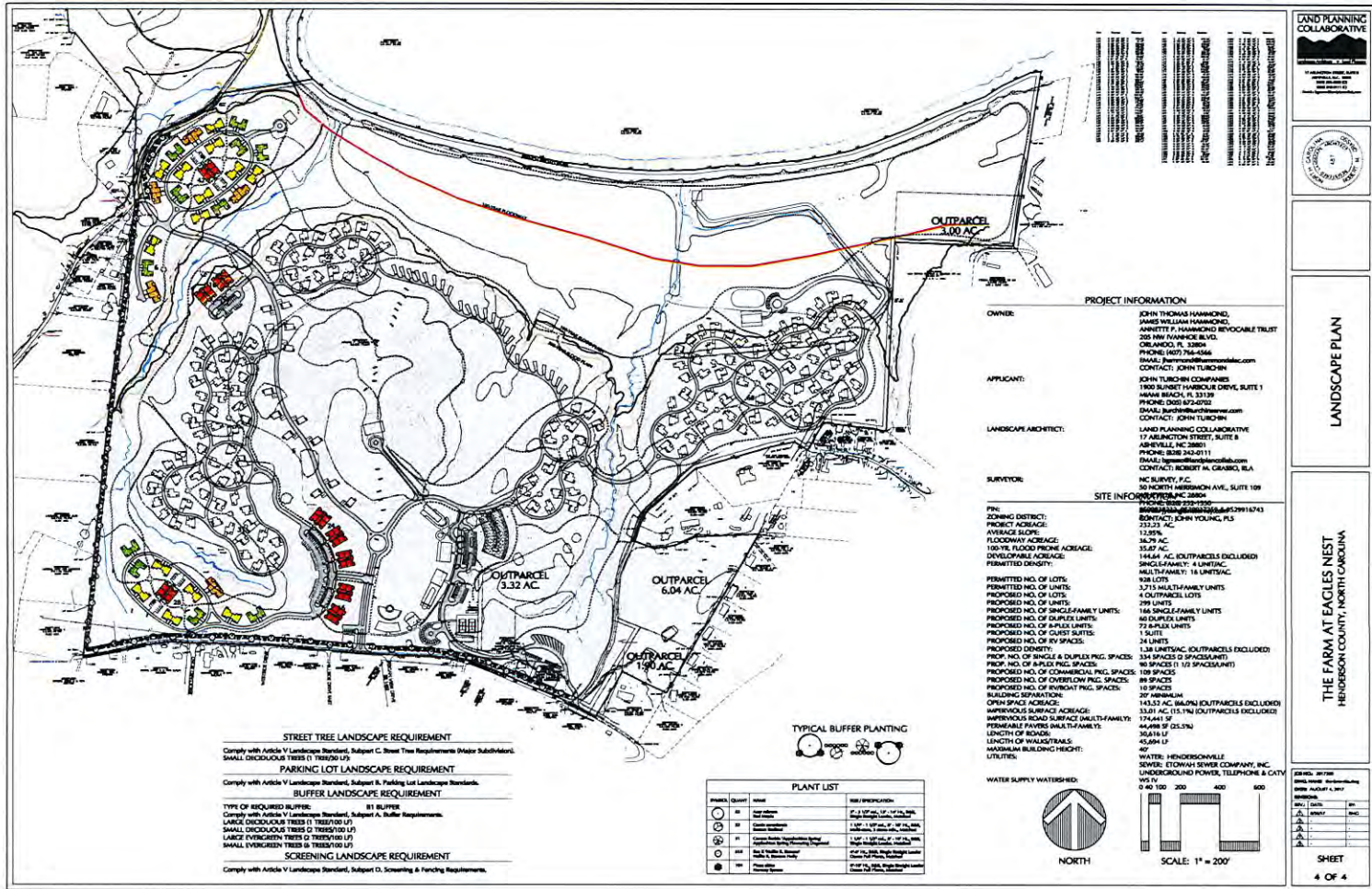
Maintenance Bldg. - 2 baths @ 120g ea. = 240 gpd

TOTAL = 77,600 gpd

11-11-2011

1. "Business Day" shall mean any day of the week except a Saturday, Sunday or public holiday in the State of New York. Page 13

2. "Business Month" shall mean any month of the year except the month of August. Page 14



STREET TREE LANDSCAPE REQUIREMENT

Comply with Article V Landscapes Standard, Subpart C, Street Tree Requirements (Major Subdivisions).
SMALL CIRCULOUS TREES (1' TREES/100 LF)

PARKING LOT LANDSCAPE REQUIREMENT

Comply with Article V Landscapes Standard, Subpart B, Parking Lot Landscapes Standards.
BUFFER LANDSCAPE REQUIREMENT

SCREENING LANDSCAPE REQUIREMENT

Comply with Article V Landscapes Standard, Subpart D, Screening & Fencing Requirements.

TYPE OF REQUIRED PLANT: 81 BUFFER
Comply with Article V Landscapes Standard, Subpart A, Buffer Requirements.
LARGE CIRCULOUS TREES (1' TREES/100 LF)
SMALL CIRCULOUS TREES (1' TREES/100 LF)
LARGE EVERGREEN TREES (6' TREES/100 LF)
SMALL EVERGREEN TREES (6' TREES/100 LF)

SCREENING LANDSCAPE REQUIREMENT

Comply with Article V Landscapes Standard, Subpart D, Screening & Fencing Requirements.

TYPICAL BUFFER PLANTING

Species	Quantity	Plant	SIZE (SPACING)
Large Circulous	1	1' Tree/100 LF	1' Tree/100 LF
Small Circulous	1	1' Tree/100 LF	1' Tree/100 LF
Large Evergreen	1	6' Tree/100 LF	6' Tree/100 LF
Small Evergreen	1	6' Tree/100 LF	6' Tree/100 LF
Planting	1	1' Tree/100 LF	1' Tree/100 LF
Planting	1	1' Tree/100 LF	1' Tree/100 LF
Planting	1	1' Tree/100 LF	1' Tree/100 LF

THE FARM AT EAGLES NEST
LANDSCAPE PLAN
NO. 2024-0001
DATE: 08/21/2024
SCALE: 1" = 200'
SHEET 4 OF 4

PROJECT INFORMATION

OWNER: JOHN THOMAS HAMMOND, JAMES WILLIAM HAMMOND, MARLETTE F. HAMMOND REVOCABLE TRUST
205 NW PAVANICE BLVD
ORLANDO, FL 32809
PHONE: (407) 764-6566
EMAIL: jthomas@hammondtrust.com
CONTACT: JOHN TURCHIN

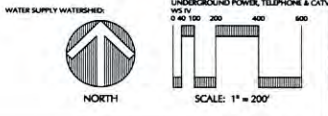
APPLICANT: JOHN TURCHIN COMPANIES
1800 SUNSET HARBOR DRIVE, SUITE 1
MIAMI BEACH, FL 33139
PHONE: (305) 424-0202
EMAIL: jturchin@turchin.com
CONTACT: JOHN TURCHIN

LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
17 ARBINGTON STREET, SUITE B
ASHEVILLE, NC 28801
PHONE: (828) 242-0111
EMAIL: jpratt@landplanning.com
CONTACT: ROBERT AL GRABKO, RLA

SURVEYOR: HCL SURVEY, P.C.
30 NORTH HARRISON AVE., SUITE 109
ASHEVILLE, NC 28801
CONTACT: JOHN YOUNG, PLS

SITE INFORMATION

PROJECT ACRES: 23.23 AC
AVG. SLOPE: 12.8%
FLOODWAY ACREAGE: 34.79 AC
100-YR. FLOOD FREQ. ACREAGE: 35.87 AC
DEVELOPABLE ACREAGE: 144.84 AC, OUTPARCELS EXCLUDED
PERMITTED DENSITY:
SINGLE-FAMILY: 4 UNITS/AC
MULTI-FAMILY: 16 UNITS/AC
PERMITTED NO. OF LOTS: 108 LOTS
3,715 MULTI-FAMILY UNITS
4 OUTPARCEL LOTS
299 UNITS
166 SINGLE-FAMILY UNITS
PROPOSED NO. OF DUPLEX UNITS: 60 DUPLEX UNITS
PROPOSED NO. OF SINGLE-FAMILY UNITS: 72 SINGLE-FAMILY UNITS
PROPOSED NO. OF CLUSTER SUITES: 1 SUITE
PROPOSED NO. OF IN-SPACES: 24 UNITS
PROPOSED DENSITY: 1.38 UNITS/AC, OUTPARCELS EXCLUDED
PROP. NO. OF SINGLE & DUPLEX Pkg. SPACES: 334 SPACES (9 SPACES/UNIT)
PROP. NO. OF DUPLEX Pkg. SPACES: 60 SPACES (1.5 SPACES/UNIT)
PROP. NO. OF COMMERCIAL Pkg. SPACES: 109 SPACES
PROP. NO. OF OVERFLOW Pkg. SPACES: 88 SPACES
PROP. NO. OF OVERGAT Pkg. SPACES: 10 SPACES
BUILDING SEPARATION: 25' MINIMUM
OPEN SPACE ACREAGE: 143.52 AC (64.0% OUTPARCELS EXCLUDED)
IMPERVIOUS ROAD SURFACE (MULTI-FAMILY): 17,441 SF
IMPERVIOUS ROAD SURFACE (SINGLE-FAMILY): 33,011 SF (13.1% OUTPARCELS EXCLUDED)
IMPERVIOUS ROAD SURFACE (OVERFLOW): 30,618 SF
LENGTH OF ROADS: 40,896 LF (25.5%)
LENGTH OF WALLDRAINS: 30,618 LF
MAXIMUM BUILDING HEIGHT: 40'
LITERALS:

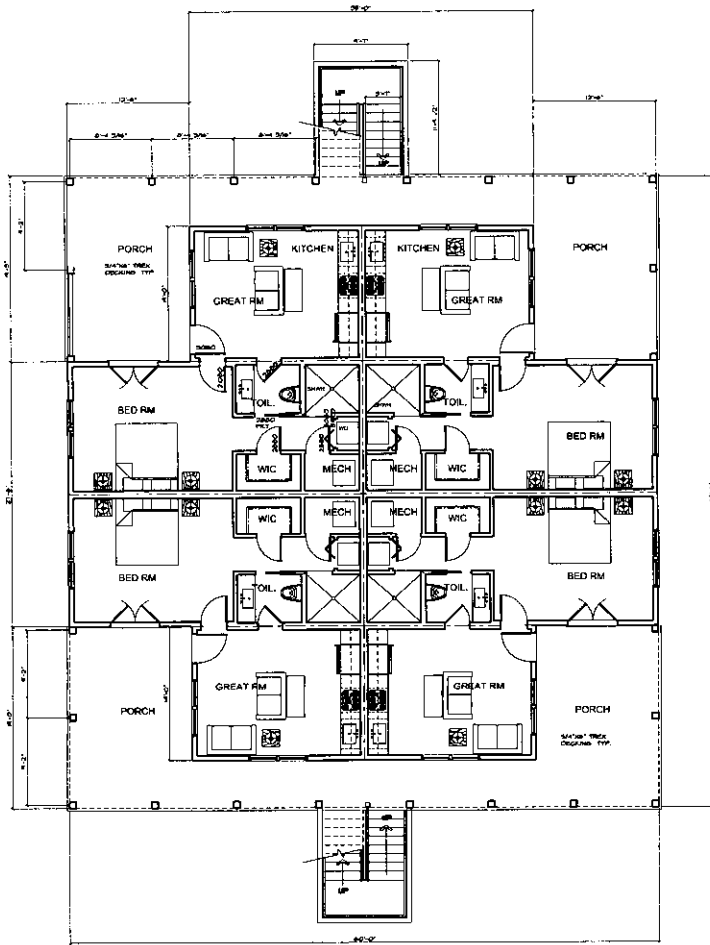


LAND PLANNING COLLABORATIVE

LANDSCAPE PLAN

THE FARM AT EAGLES NEST
HENDERSON COUNTY, NORTH CAROLINA

NO. 2024-0001
DATE: 08/21/2024
SCALE: 1" = 200'
SHEET 4 OF 4




FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PRELIMINARY

THESE PLANS AND/OR DRAWINGS MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS GATLER ARCHITECT. THESE PLANS AND/OR DRAWINGS ARE THE SOLE INTELLECTUAL PROPERTY OF DOUGLAS GATLER ARCHITECT. ANY UNAUTHORIZED REPRESENTATION OR USE HEREOF BY INDIVIDUAL OR ORGANIZATION IS STRICTLY PROHIBITED AND MAY SUBJECT THE USER TO CIVIL AND/OR CRIMINAL PENALTIES. CONTACT DOUGLAS GATLER ARCHITECT.

REVISIONS	
DATE	DESCRIPTION

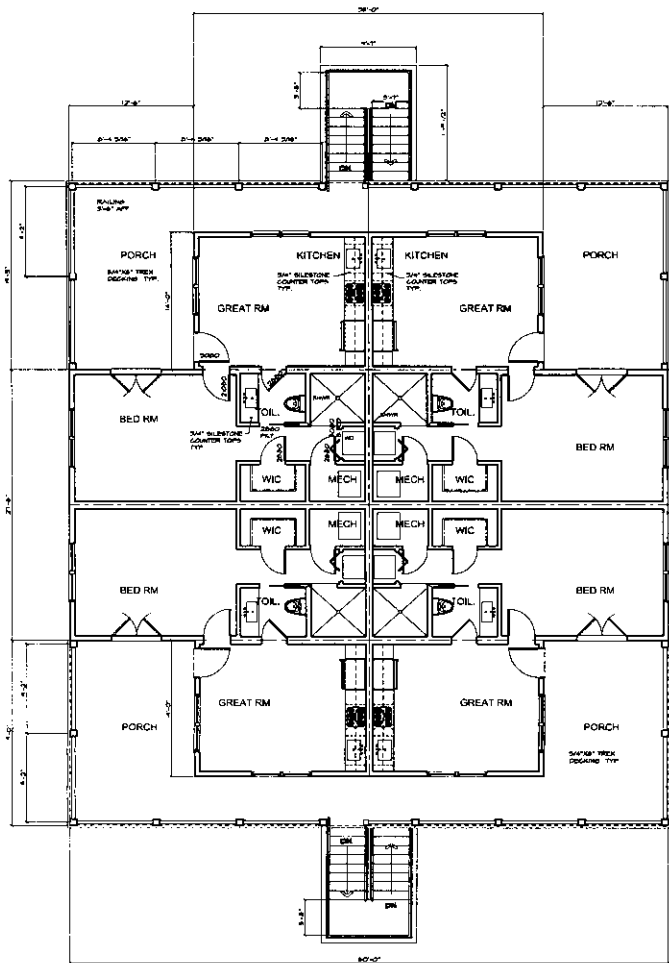
Project: **SANCTUARY AT EAGLES NEST & PLEX**
HERNESHURF FARM, HENDERSONVILLE, NC

 Douglas Gatler ARCHITECTURE A.I.A.
221 Danbury Road, Walling, CT 06493 (203) 751-5261

Drawing Title: **FIRST FLOOR PLAN**

Project No.: Date Origin: 10/12/16 Date Revised:
Drawn By: Scale: 3/16" = 1'-0"

Drawing No.: **A2**



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PRELIMINARY

THESE PLANS AND/OR DRAWINGS MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF DONALD EHLER ARCHITECT. THESE PLANS AND/OR DRAWINGS ARE THE SOLE EXCLUSIVE PROPERTY OF DONALD EHLER ARCHITECT AND UNAUTHORIZED REPRODUCTION OR USE THEREOF BY INDIVIDUAL OR MANUFACTURER IS STRICTLY PROHIBITED AND MAY SUBJECT THE USER TO CIVIL AND/OR CRIMINAL PENALTIES WITHOUT DONALD EHLER ARCHITECT'S CONSENT.

REVISIONS	
DATE	DESCRIPTION

Project
SANCTUARY AT EAGLES NEST 8 PLEX
 HORSE HOSE FARM, HENDERSONVILLE, NC

Donald Ehler
 221 Deane Road, Wilson, CT 06097
 (203) 751-9361

Architect AEA
 (203) 751-9361

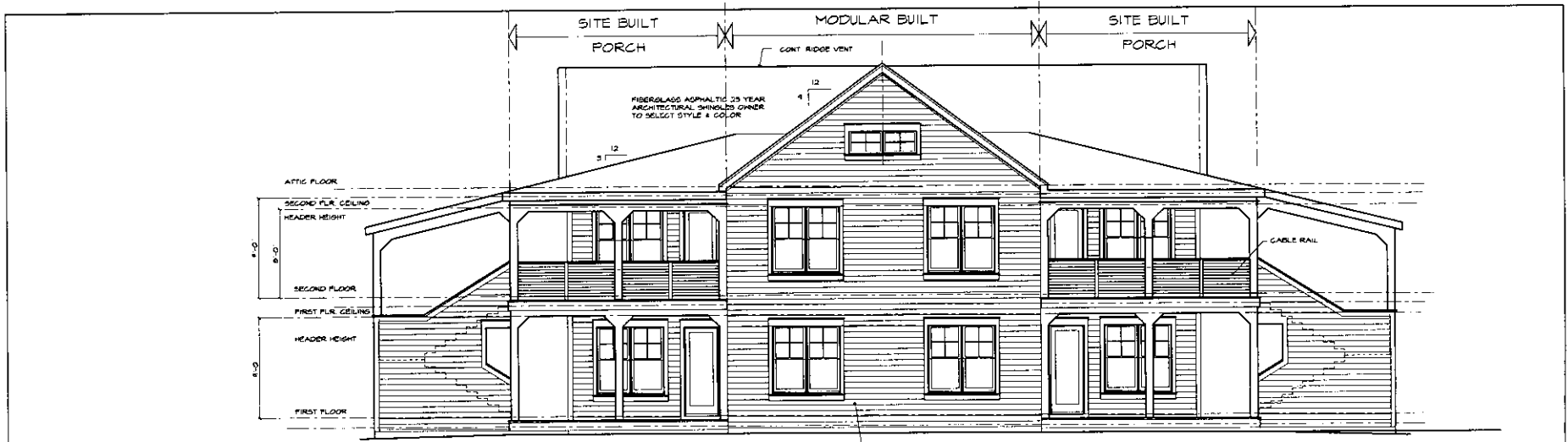
Drawing Title
SECOND FLOOR PLAN

Project No. Date Drawn Date Revised
 _____ 10/12/16 _____

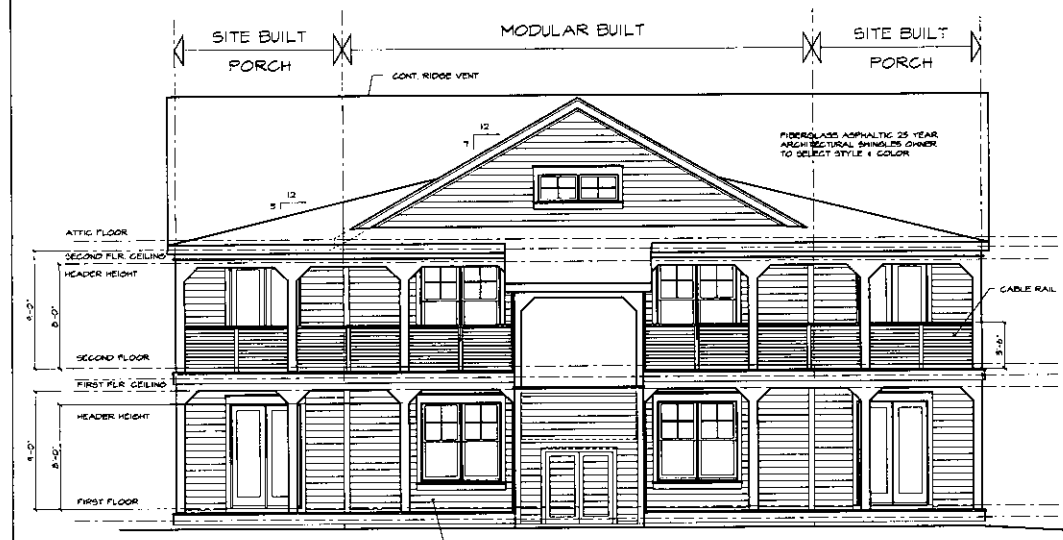
Drawn By

 1/4" = 1'-0"

Drawing No.
A3



FRONT ELEVATION
SCALE: 3/16"=1'-0"



SIDE ELEVATION
SCALE: 3/16"=1'-0"

PRELIMINARY

THESE PLANS AND/OR DRAWINGS MAY NOT BE USED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF DOUGLAS GUTLER ARCHITECT. THESE PLANS AND/OR DRAWINGS ARE THE SOLE CREATION AND PROPERTY OF DOUGLAS GUTLER ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR USE HEREOF BY INDIVIDUAL OR FIRM/COMPANY IS STRICTLY PROHIBITED AND MAY SUBJECT THE USER TO CIVIL AND/OR CRIMINAL PENALTIES. ©2016 DOUGLAS GUTLER ARCHITECT

REVISIONS	
DATE	DESCRIPTION

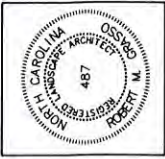
Project: **SANCTUARY AT EAGLES NEST & PLEX**
HORSE SHOE FARM, HENDERSONVILLE, NC

Douglas Gutler
231 Hanbury Road, Wilton, CT 06897

Drawing Title: **FRONT & RIGHT ELEVATIONS**

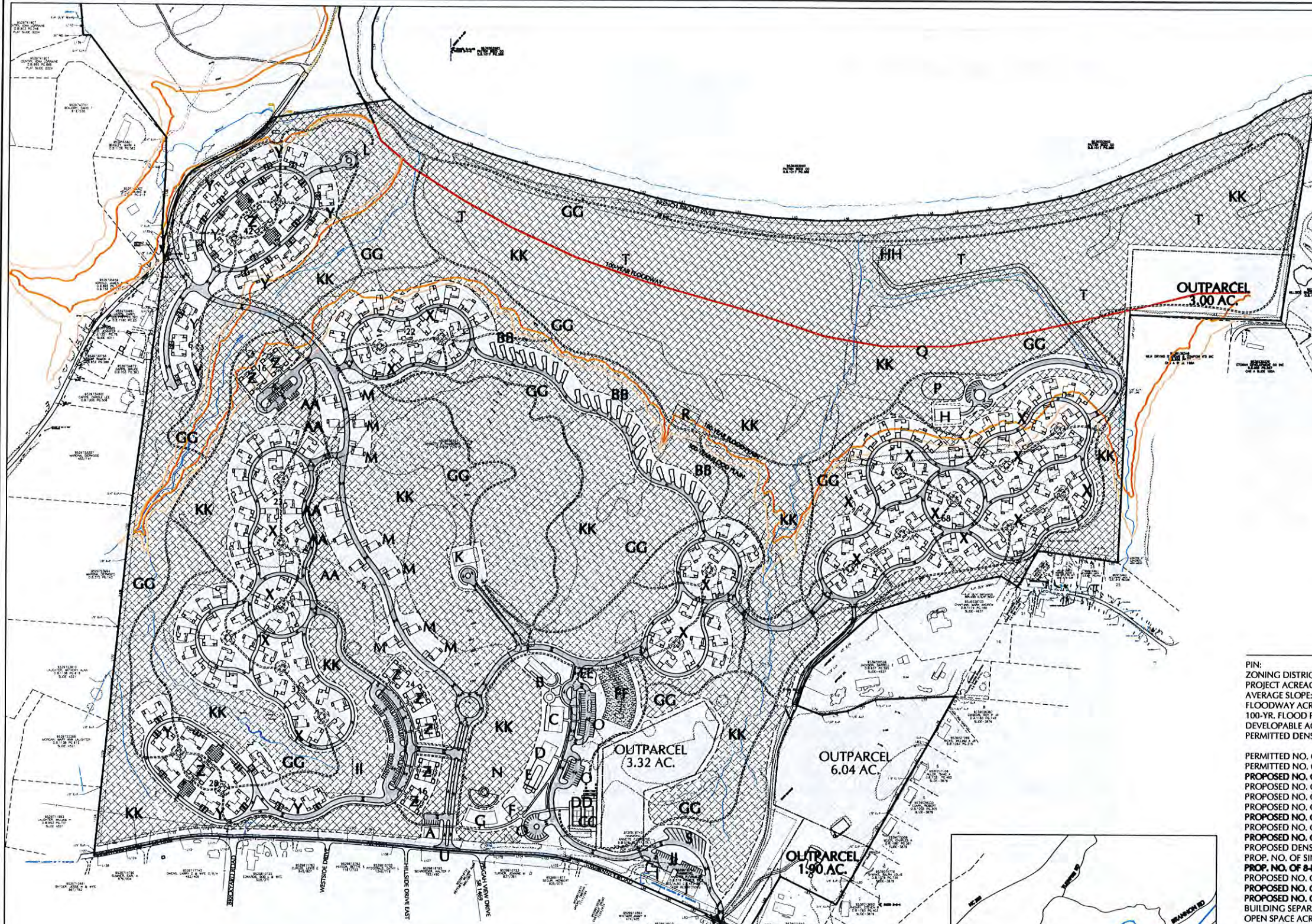
Project No: 1012/16
Date Drawn: 10/2/16
Scale: 1/4" = 1'-0"

Sheet No: **A5**



MASTER 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@hammondelec.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

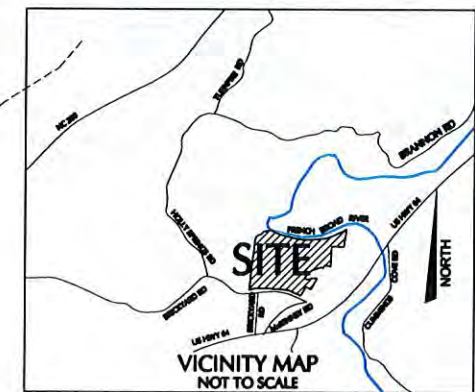
LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
 17 ARLINGTON STREET, SUITE B ASHEVILLE, NC 28801
 PHONE: (828) 242-0111
 EMAIL: bgrasso@landplancollab.com
 CONTACT: ROBERT M. GRASSO, RLA

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

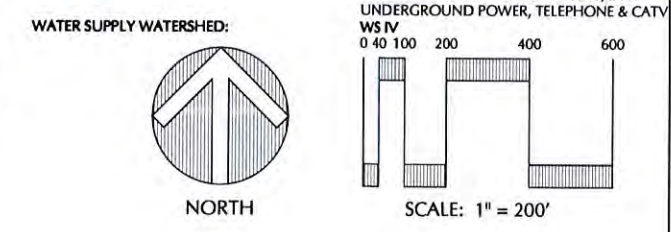
SITE INFORMATION

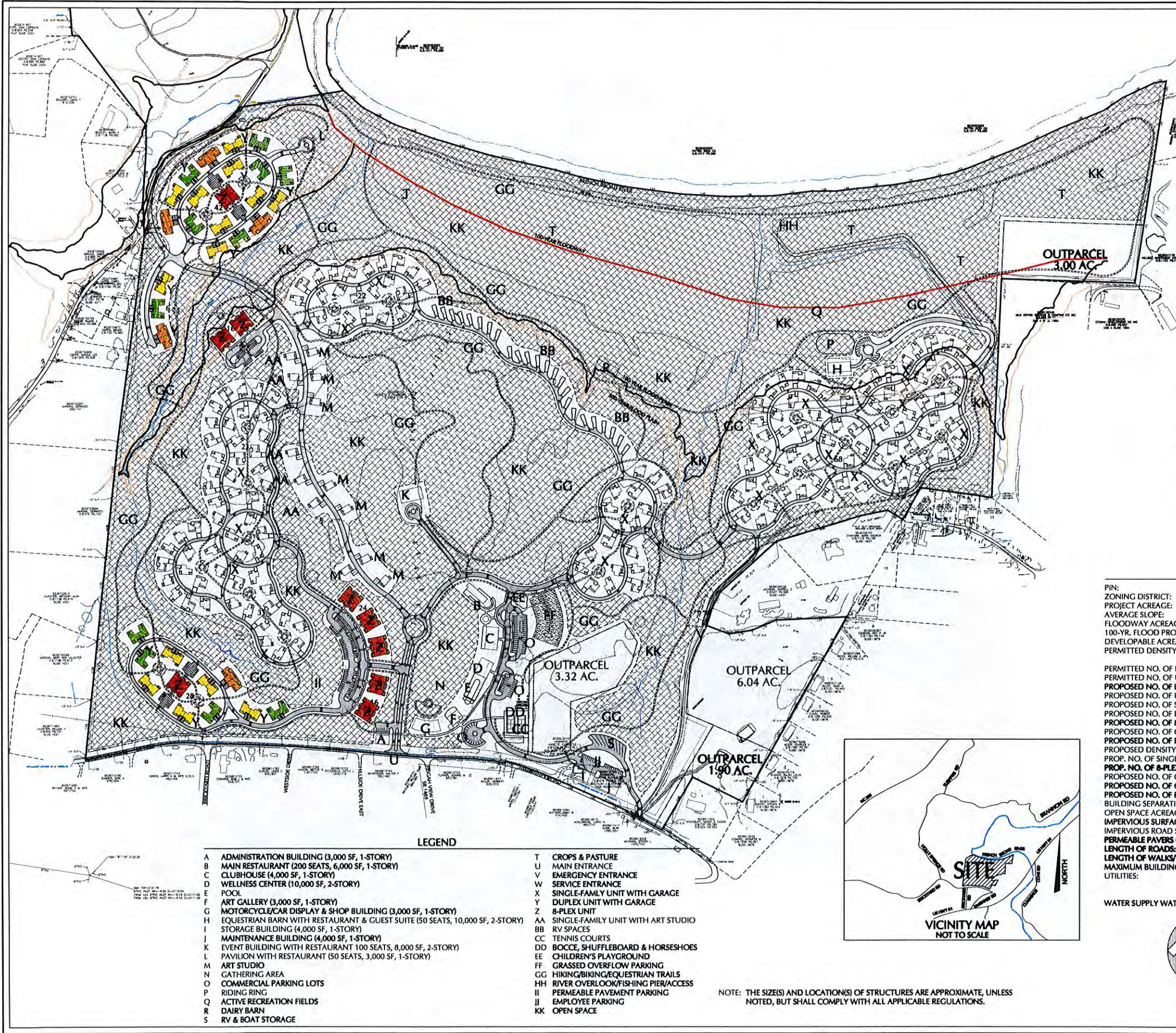
PIN:	9529838232, 9539037259 & 9529916743
ZONING DISTRICT:	R-1
PROJECT ACREAGE:	232.23 AC.
AVERAGE SLOPE:	12.95%
FLOODWAY ACREAGE:	36.79 AC.
100-YR. FLOOD PRONE ACREAGE:	35.87 AC.
DEVELOPABLE ACREAGE:	144.64 AC. (OUTPARCELS EXCLUDED)
PERMITTED DENSITY:	SINGLE-FAMILY: 4 UNITS/AC. MULTI-FAMILY: 16 UNITS/AC.
PERMITTED NO. OF LOTS:	928 LOTS
PROPOSED NO. OF LOTS:	3,715 MULTI-FAMILY UNITS 4 OUTPARCEL LOTS
PROPOSED NO. OF UNITS:	299 UNITS
PROPOSED NO. OF SINGLE-FAMILY UNITS:	166 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 SUITES:	1 SUITE
PROPOSED NO. OF RV SPACES:	24 UNITS
PROPOSED DENSITY:	1.38 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:	143.52 AC. (66.0%) (OUTPARCELS EXCLUDED)
IMPERVIOUS SURFACE ACREAGE:	33.01 AC. (15.1%) (OUTPARCELS EXCLUDED)
IMPERVIOUS ROAD SURFACE (MULTI-FAMILY):	174,441 SF
PERMEABLE PAVERS (MULTI-FAMILY):	44,498 SF (25.5%)
LENGTH OF WALKS/TRAILS:	30,616 LF
PERMEABLE PAVEMENT PARKING:	45,694 LF
MAXIMUM BUILDING HEIGHT:	40'
UTILITIES:	



- LEGEND**
- | | |
|--|---------------------------------------|
| A ADMINISTRATION BUILDING (3,000 SF, 1-STORY) | T CROPS & PASTURE |
| B MAIN RESTAURANT (200 SEATS, 6,000 SF, 1-STORY) | U MAIN ENTRANCE |
| C CLUBHOUSE (4,000 SF, 1-STORY) | V EMERGENCY ENTRANCE |
| D WELLNESS CENTER (10,000 SF, 2-STORY) | W SERVICE ENTRANCE |
| E POOL | X SINGLE-FAMILY UNIT WITH GARAGE |
| F ART GALLERY (3,000 SF, 1-STORY) | Y DUPLEX UNIT WITH GARAGE |
| G MOTORCYCLE/CAR DISPLAY & SHOP BUILDING (3,000 SF, 1-STORY) | Z 8-PLEX UNIT |
| H EQUESTRIAN BARN WITH RESTAURANT & GUEST SUITE (50 SEATS, 10,000 SF, 2-STORY) | AA SINGLE-FAMILY UNIT WITH ART STUDIO |
| I STORAGE BUILDING (4,000 SF, 1-STORY) | BB RV SPACES |
| J MAINTENANCE BUILDING (4,000 SF, 1-STORY) | CC TENNIS COURTS |
| K EVENT BUILDING WITH RESTAURANT 100 SEATS, 8,000 SF, 2-STORY) | DD BOCCIE, SHUFFLEBOARD & HORSESHOES |
| L PAVILION WITH RESTAURANT (50 SEATS, 3,000 SF, 1-STORY) | EE CHILDREN'S PLAYGROUND |
| M ART STUDIO | FF GRASSED OVERFLOW PARKING |
| N GATHERING AREA | GG HIKING/BIKING/EQUESTRIAN TRAILS |
| O COMMERCIAL PARKING LOTS | HH RIVER OVERLOOK/FISHING PIER/ACCESS |
| P RIDING RING | II PERMEABLE PAVEMENT PARKING |
| Q ACTIVE RECREATION FIELDS | JJ EMPLOYEE PARKING |
| R DAIRY BARN | KK OPEN SPACE |
| S RV & BOAT STORAGE | |

NOTE: THE SIZES AND LOCATIONS OF STRUCTURES ARE APPROXIMATE, UNLESS NOTED, BUT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS.





NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING	08/04/2017	RMG
2	REVISED PER PERMITTING COMMENTS	08/04/2017	RMG
3	REVISED PER PERMITTING COMMENTS	08/04/2017	RMG
4	REVISED PER PERMITTING COMMENTS	08/04/2017	RMG
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49	REVISED PER PERMITTING COMMENTS	08/04/2017	RMG
50	REVISED PER PERMITTING COMMENTS	08/04/2017	RMG

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
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APPLICANT: JOHN TURCHIN COMPANIES
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LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
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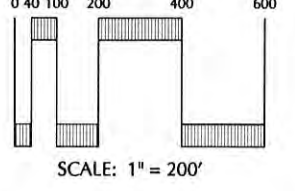
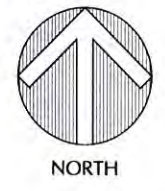
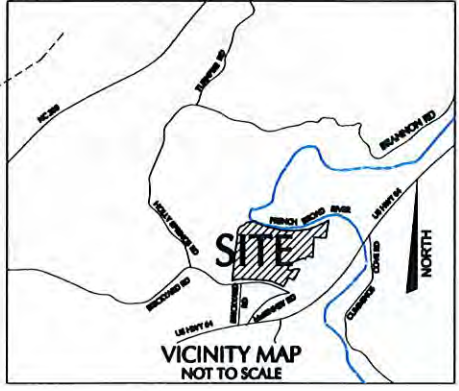
SITE INFORMATION

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: 144.64 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: 4 OUTPARCEL LOTS
PROPOSED NO. OF UNITS: 299 UNITS
PROPOSED NO. OF SINGLE-FAMILY UNITS: 166 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 SUITES: 1 SUITE
PROPOSED NO. OF RV SPACES: 24 UNITS
PROPOSED DENSITY: 1.38 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: 143.52 AC. (66.09%) (OUTPARCELS EXCLUDED)
IMPERVIOUS SURFACE ACREAGE: 33.01 AC. (15.1%) (OUTPARCELS EXCLUDED)
IMPERVIOUS ROAD SURFACE (MULTI-FAMILY): 174,441 SF
PERMEABLE PAVERS (MULTI-FAMILY): 44,498 SF (25.5%)
LENGTH OF ROADS: 30,616 LF
LENGTH OF WALKS/TRAILS: 45,694 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)	T	CROPS & PASTURE
B	MAIN RESTAURANT (200 SEATS, 6,000 SF, 1-STORY)	U	MAIN ENTRANCE
C	CLUBHOUSE (4,000 SF, 1-STORY)	V	EMERGENCY ENTRANCE
D	WELLNESS CENTER (10,000 SF, 2-STORY)	W	SERVICE ENTRANCE
E	POOL	X	SINGLE-FAMILY UNIT WITH GARAGE
F	ART GALLERY (3,000 SF, 1-STORY)	Y	DUPLEX UNIT WITH GARAGE
G	MOTORCYCLE/CAR DISPLAY & SHOP BUILDING (3,000 SF, 1-STORY)	Z	8-PLEX UNIT
H	EQUESTRIAN BARN WITH RESTAURANT & GUEST SUITE (50 SEATS, 10,000 SF, 2-STORY)	AA	SINGLE-FAMILY UNIT WITH ART STUDIO
I	STORAGE BUILDING (4,000 SF, 1-STORY)	BB	RV SPACES
J	MAINTENANCE BUILDING (4,000 SF, 1-STORY)	CC	TENNIS COURTS
K	EVENT BUILDING WITH RESTAURANT (100 SEATS, 8,000 SF, 2-STORY)	DD	BOCCE, SHUFFLEBOARD & HORSESHOES
L	PAVILION WITH RESTAURANT (50 SEATS, 3,000 SF, 1-STORY)	EE	CHILDREN'S PLAYGROUND
M	ART STUDIO	FF	GRASSED OVERFLOW PARKING
N	GATHERING AREA	GG	HIKING/BIKING/EQUESTRIAN TRAILS
O	COMMERCIAL PARKING LOTS	HH	RIVER OVERLOOK/FISHING PIER/ACCESS
P	RIDING RING	II	PERMEABLE PAVEMENT PARKING
Q	ACTIVE RECREATION FIELDS	JJ	EMPLOYEE PARKING
R	DAIRY BARN	KK	OPEN SPACE
S	RV & BOAT STORAGE		

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



LAND PLANNING COLLABORATIVE
 Landscape Architects & Land Planners
 17 ARLINGTON STREET, SUITE B ASHEVILLE, NC 28801
 (828) 252-3600 (F) (828) 242-0111 (O)
 EMAIL: bgrasso@landplancollab.com



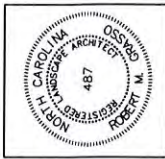
MASTER PLAN

THE FARM AT EAGLES NEST
 HENDERSON COUNTY, NORTH CAROLINA

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

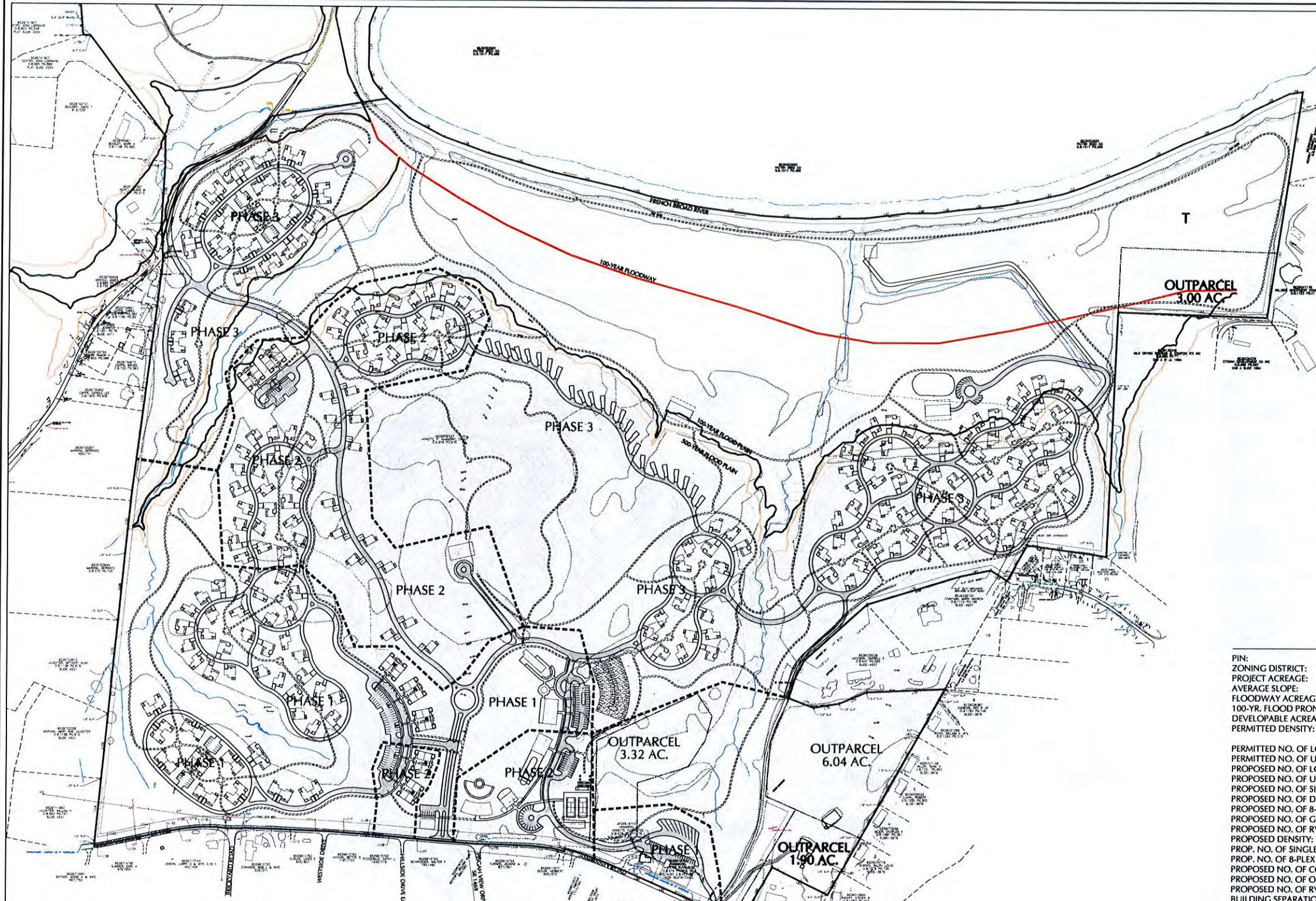
REV.	DATE	BY
1	8/24/17	RMG
2		
3		
4		
5		

SHEET
 1 OF 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
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APPLICANT: JOHN TURCHIN COMPANIES
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 CONTACT: JOHN TURCHIN

LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
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CIVIL ENGINEER: BROOKS ENGINEERING ASSOCIATES
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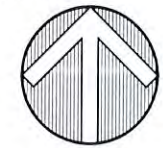
SITE INFORMATION

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: 144.64 AC. (OUTPARCELS EXCLUDED)
 PERMITTED DENSITY: SINGLE-FAMILY: 4 UNITS/AC. MULTI-FAMILY: 16 UNITS/AC.
 928 LOTS
 3,715 MULTI-FAMILY UNITS
 4 OUTPARCEL LOTS
 299 UNITS
 166 SINGLE-FAMILY UNITS
 60 DUPLEX UNITS
 72 8-PLEX UNITS
 1 SUITE
 24 UNITS
 1.38 UNITS/AC. (OUTPARCELS EXCLUDED)
 334 SPACES (2 SPACES/UNIT)
 90 SPACES (1 1/2 SPACES/UNIT)
 109 SPACES
 89 SPACES
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 20' MINIMUM
 143.52 AC. (66.0%) (OUTPARCELS EXCLUDED)
 33.01 AC. (15.1%) (OUTPARCELS EXCLUDED)
 174,441 SF
 44,498 SF (25.5%)
 30,616 LF
 45,694 LF
 40'
 WATER: HENDERSONVILLE
 SEWER: ETOWAH SEWER COMPANY, INC.
 UNDERGROUND POWER, TELEPHONE & CATV
 WS IV

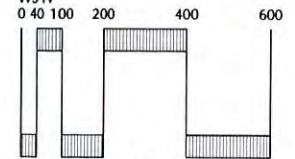
PHASING INFORMATION

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:	37 UNITS
2-BEDROOM UNITS:	45 UNITS
EVENT BUILDING:	100 SEAT RESTAURANT
WELLNESS CENTER:	4 RESTROOMS
ART GALLERY:	2 RESTROOMS
MOTORCYCLE/CAR DISPLAY & SHOP:	2 RESTROOMS
PHASE 3:	
1-BEDROOM UNITS:	8 UNITS
2-BEDROOM UNITS:	125 UNITS
EQUESTRIAN BARN:	50 SEAT RESTAURANT & 1 GUEST SUITE
PAVILION:	50 SEAT RESTAURANT
RV SPACES:	24 SPACES
DAIRY BARN:	1 RESTROOM

WATER SUPPLY WATERSHED:



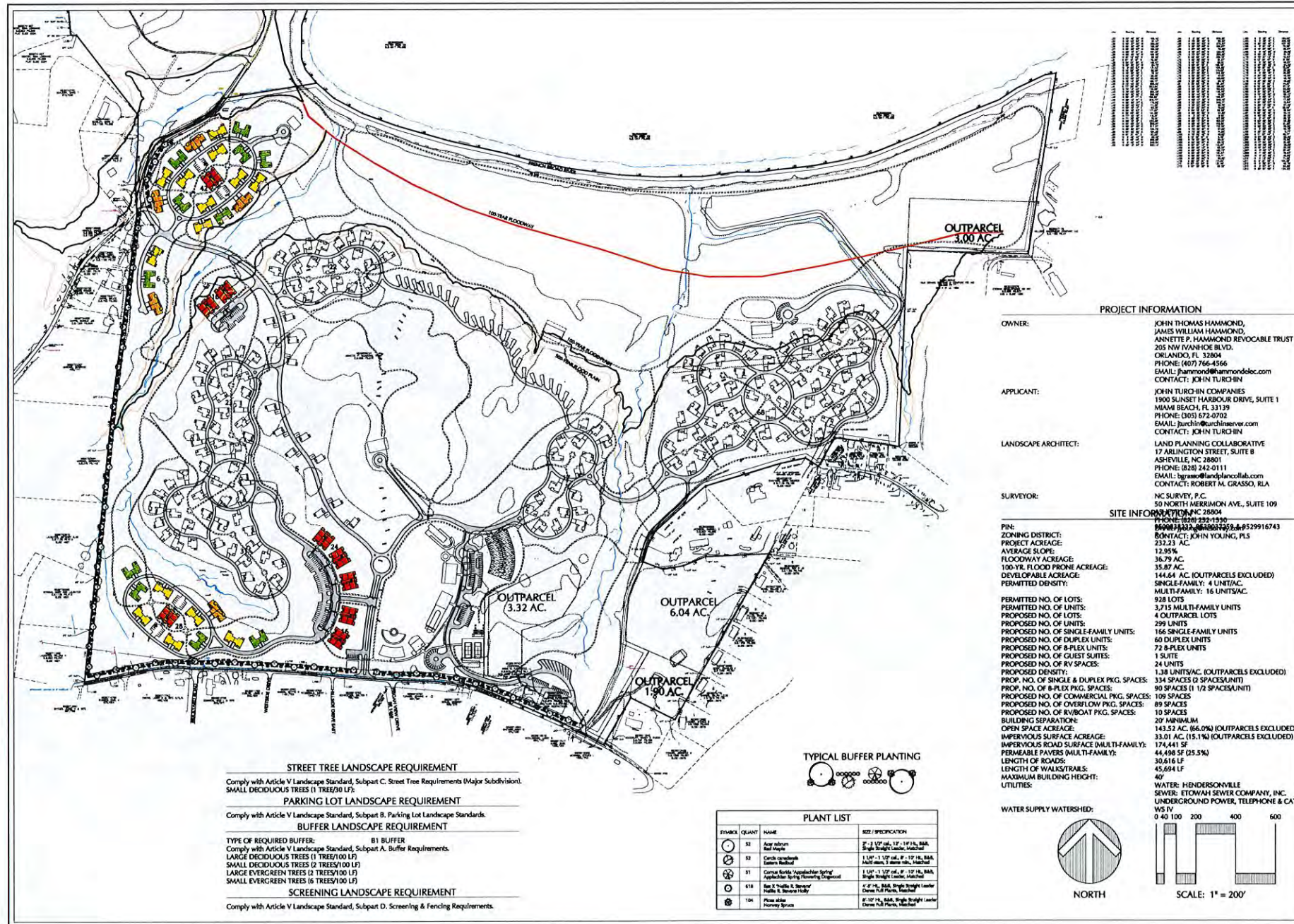
NORTH



SCALE: 1" = 200'

JOB NO.: 2017300
 DWG NAME: horseho-sta.dwg
 DATE: AUGUST 4, 2017

REV#	DATE	BY
1	8/26/17	RMG
2		
3		
4		



LAND PLANNING COLLABORATIVE
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ASHVILLE, NC 28801
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DATE: AUGUST 4, 2017