

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: June 1, 2020

SUBJECT: Set Public Hearing for Conditional Rezoning Application #R-2020-01-C
Tap Root Farms

PRESENTER: Autumn Radcliff, Planning Director
Matt Champion, Project Development Planner

ATTACHMENTS: 1.) Aerial Map
2.) Site/Master Plan

SUMMARY OF REQUEST:

Conditional Rezoning Application #R-2020-01-C was initiated on January 31, 2020 and requests that the County conditionally rezone approximately 297 acres of land from Regional Commercial (RC) to a Conditional District (CD-2020-01). The project consists of 3 parcels located off Butler Bridge Road with a total acreage of 319.66 acres. The proposed rezoning does not include approximately 22.66 acres located directly adjacent to Butler Bridge Road. The property owners and applicants are Johnston Family Group, and the agent is William Alexander.

The applicant is proposing a residential development with a mix of single-family lots and townhomes that total 699 units. The development is required to be approved as a conditional rezoning due to the number of units. Conditional Districts allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses.

As required by the LDC, a neighbor compatibility meeting was held on Friday, February 21, 2020 in the King Street Meeting Room.

The Technical Review Committee (TRC) reviewed the application on March 3, 2020 and made a motion to forward the application to the Planning Board with conditions as discussed.

The Planning Board reviewed the conditional rezoning request at its May 21, 2020 meeting electronically. The Planning Board voted 6-2 to forward a favorable recommendation.

BOARD ACTION REQUESTED:

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing.

Suggested Motion:

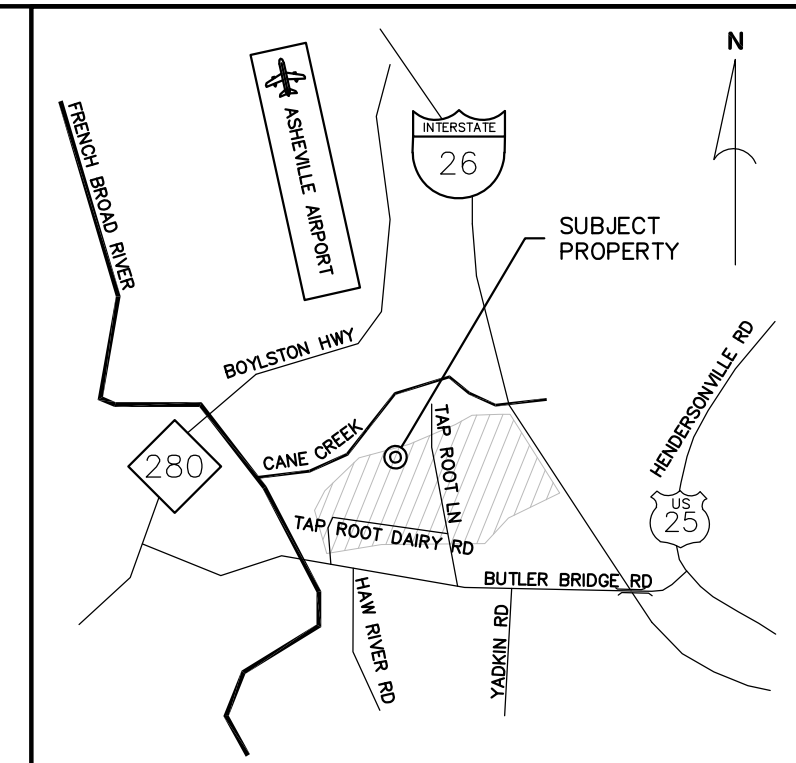
I move that the Board schedule a public hearing for conditional rezoning application #R-2020-01-C, Tap Root Farms on Wednesday, July 15, 2020, at 9:30 AM.

Conditional Rezoning R-2020-01-C
Applicant: Johnston Family Group
Total Area: 297 acres
Current Zoning: RC

Existing Land Use Map



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 in this map. Henderson County and the mapping company



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	JOHNSTON FAMILY GROUP 735 BUTLER BRIDGE ROAD FLETCHER, NC 28732 WILLIAM ALEXANDER (828) 697-6022
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES, P.A. 300 RIDGEFIELD CT. #301 ASHEVILLE, NC 28806 MICHAEL EDGERTON, P.L.S. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362; 9642-82-3681; 9642-84-4544
ADDRESS:	TAP ROOT LANE/BUTLER BRIDGE ROAD
DEED BOOK/PAGE:	1337/65, 1349/333, 985/070
SITE ACREAGE:	297 ACRES (68 ACRES FLOODWAY)
ZONING:	EXISTING: RC - REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPEERS CREEK
SETBACKS:	FRONT: 15' (FROM LOCAL/COLLECTOR ROAD R/W) 20' (FROM THOROUGHFARE/FREEWAY R/W) SIDES: 10' (EXTERNAL) 10' (INTERNAL) REAR: 10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	PUBLIC
SEWER:	PUBLIC
PROPOSED ROAD LENGTH:	LOCAL - 16,500 LF COLLECTOR - 10,700 LF THOROUGHFARE - 2,500 LF
UNITS	
PHASE 1:	109 SINGLE FAMILY 51 TOWNHOMES
PHASE 2:	92 SINGLE FAMILY 72 TOWNHOMES
PHASE 3:	160 SINGLE FAMILY
PHASE 4:	111 SINGLE FAMILY 104 TOWNHOMES
TOTAL UNITS:	472 SINGLE FAMILY 227 TOWNHOMES 699 TOTAL PROJECT UNITS
PROPOSED DENSITY:	3.05 UNITS/ACRE (699/229)

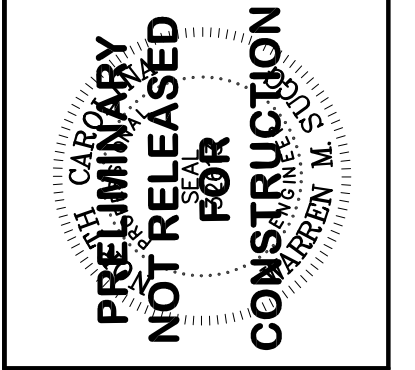
APPROVED BY: _____ DATE _____
VICE CHAIR OF HENDERSON COUNTY BOARD OF COMMISSIONERS

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

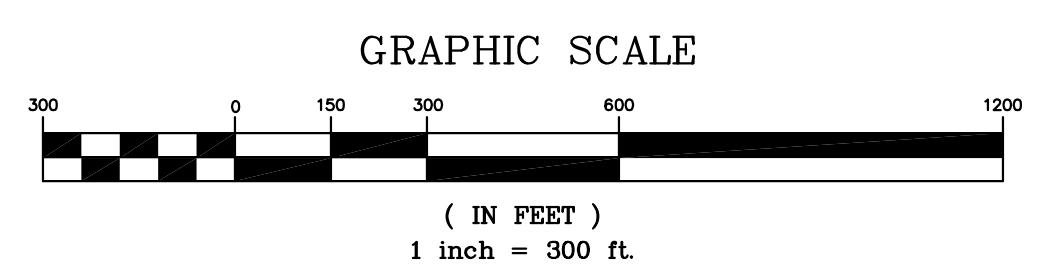
52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5400
FAX (828) 252-5400

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE # C-2184

MAD	BY



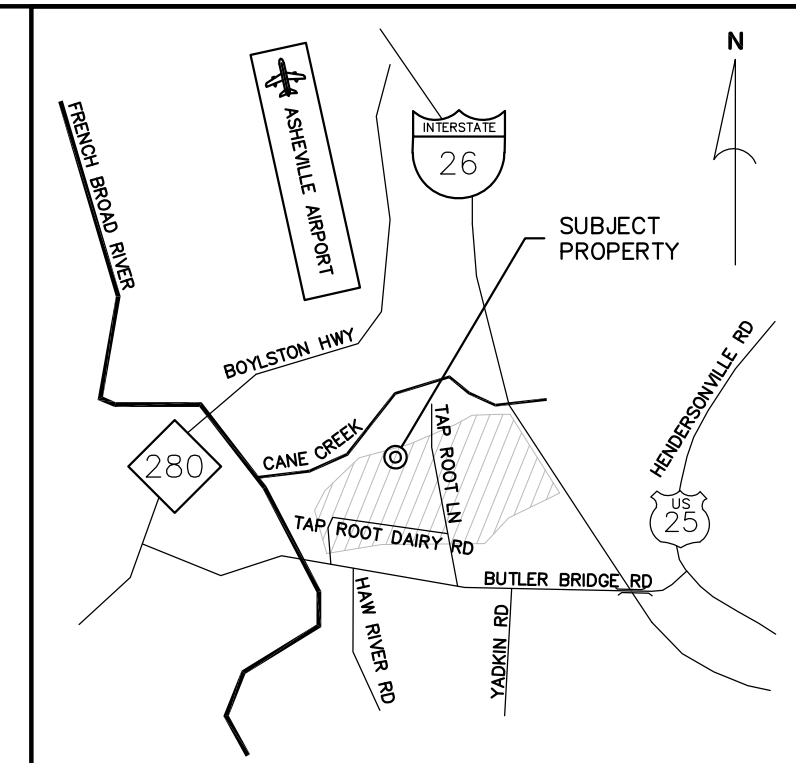
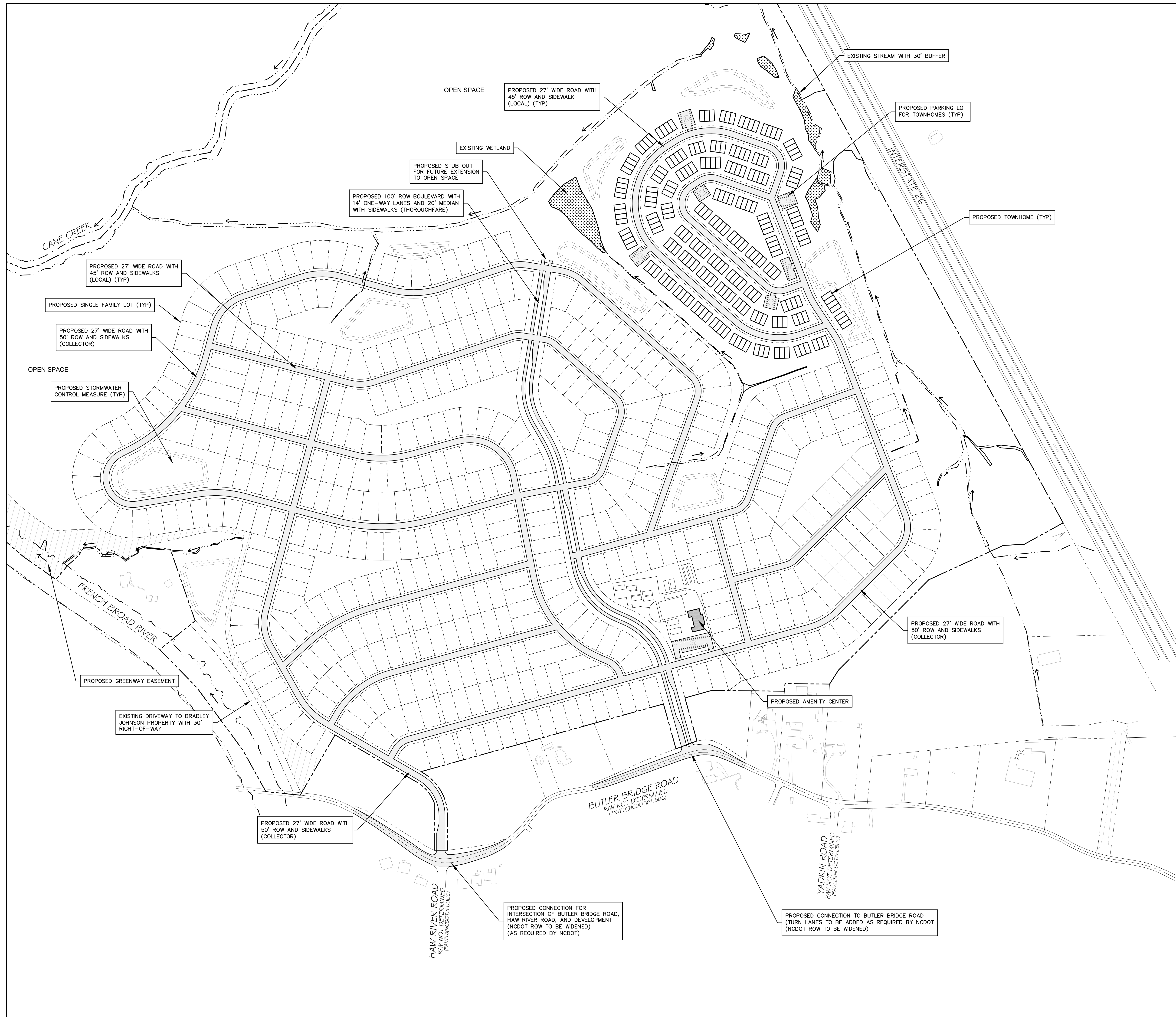
MASTER PHASE PLAN



MASTER PHASE PLAN FOR:
TAP ROOT SUBDIVISION DEVELOPMENT
JOHNSTON FAMILY GROUP - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 11854

SHEET
C200



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(NOT TO SCALE)

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APPROVED BY: _____ DATE _____
VICE CHAIR OF HENDERSON COUNTY BOARD OF COMMISSIONERS

811
Know what's below.
Call before you dig.

NORTH

MASTER SITE PLAN

GRAPHIC SCALE
0 100 200 400 600
(IN FEET)
1 inch = 200 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
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52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 252-5400
FAX (828) 452-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE # C-2184

MAD	BY	NO.	DATE	DESCRIPTION

01/31/2020

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION
APRIL 5, 2020

MASTER SITE PLAN

TAP ROOT SUBDIVISION
DEVELOPMENT

JOHNSTON FAMILY GROUP - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 11854

SHEET
C201