## REQUEST FOR COMMITTEE ACTION

# HENDERSON COUNTY TECHINCAL REVIEW COMMITTEE

MEETING DATE: April 19, 2022

**SUBJECT:** Combined Master and Development Plan for Two Wheel Drive Major

Subdivision (2022-02-M)

**STAFF CONTACT:** Matt Champion, Zoning Administrator

**ATTACHMENTS:** 1. Staff Report

2. Combined Master & Development Plan

3. Phase 1 Recorded Plat

## **SUMMARY OF REQUEST:**

A subdivision application was submitted on behalf of property owners Amanda and Andrew Moss on April 5, 2022. The application is for a Master and Development Plan for Two Wheel Drive Major Subdivision, consisting of 11 lots for single family dwellings and 1,285 linear feet of new private roadway. The subject area is located off Stepp Mill Rd (SR 1734) and contains 15.43 acres.

#### TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Master and Development Plan meet the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Master Plan and Development Plan be subject to the developer addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

#### **Suggested Motion:**

I move that the TRC approve, approve with conditions, or deny the Master and Development Plan based on the Henderson County Land Development Code and recommendations of the Henderson County Comprehensive Plan and any conditions in the staff report or as discussed by the TRC.

#### **Henderson County Planning Department Staff Report**

Combined Master and Development Plan Two Wheel Dr Major Residential Subdivision (2022-02-M)

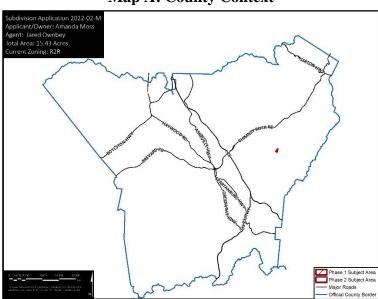
Property Owner(s)/Applicant(s): Amanda Moss Agent & Engineer: Jared Ownbey PIN: 9599-77-8800

#### **Master & Development Plan Comments:**

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

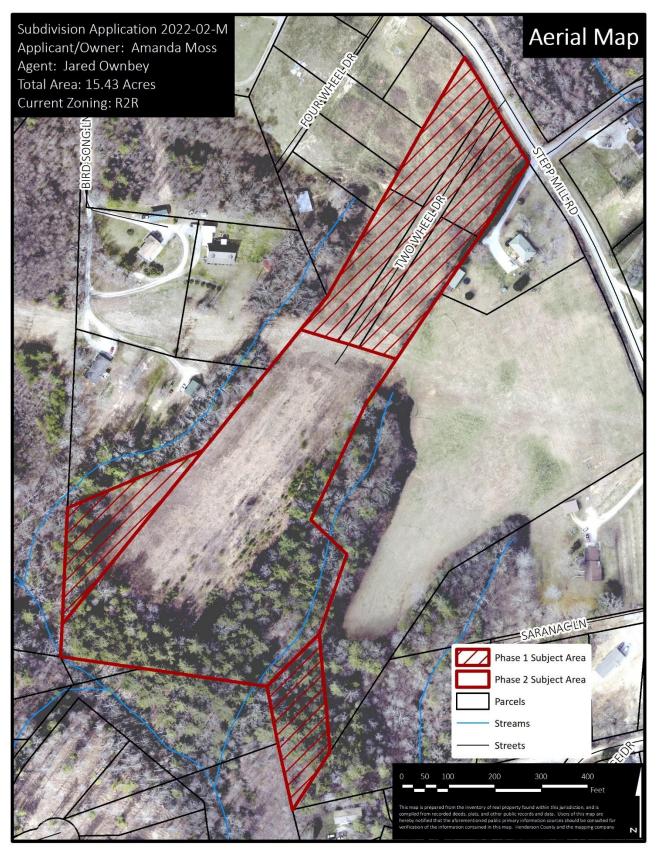
When reviewing the Combined Master and Development Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible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

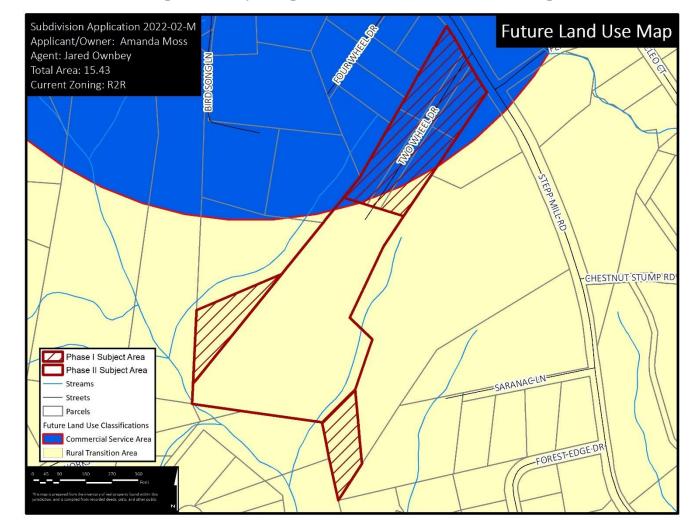
Staff has reviewed the submitted revised Combined Master and Development Plan for the Two Wheel Drive Major Subdivision, taking into consideration the recommendations of the *Henderson County Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:



**Map A: County Context** 

**Map B: Aerial Imagery** 

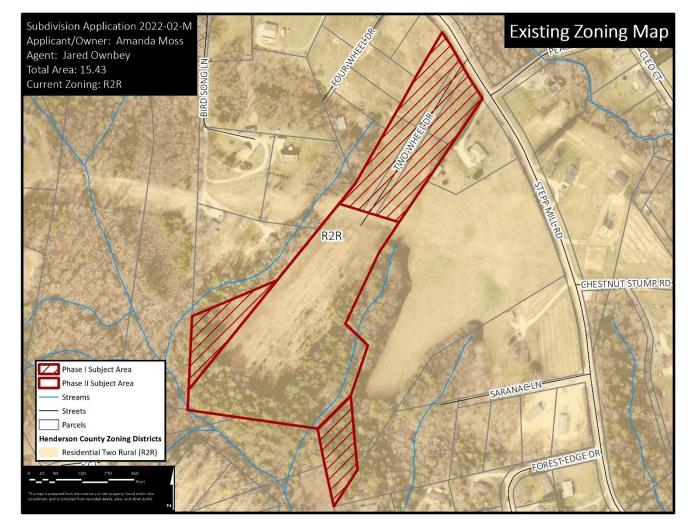




Map C: County Comprehensive Plan Future Land Use Map

- 1. Henderson County Comprehensive Plan (CCP). The Future Land Use Map of the CCP shows the Subject Area as being located within the Rural Transition Area (RTA) Classification and a portion within the Commercial Service Area Classification.
  - a. **Rural Transition Area:** "The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan."
    - i. Population and residential densities should be generally lower than the more urban population densities found within the USA and should be generally in keeping with topography, septic limitations, and school and transportation capacities. The RTA will remain in a state of transition and will absorb much of the development pressure in the USA. The RTA will be necessary to allow more dense development where appropriate.
  - b. **Community Service Centers:** The CCP states that, "CSC are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the

surrounding community and defined service areas. CSC are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services. The mixture and intensity of land uses contained within CSC are intended to be appropriate within the context of the surrounding community and intended services area." (CCP, Pg. 138).



Map D: Official Zoning Map

- 2. Chapter 42, Henderson County Land Development Code (LDC). According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended); the proposed project site is located within the Residential Two Rural (R2R) Zoning District.
  - a. **Residential Two Rural (R2R)**: "The purpose of Residential Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*.

- i. R2R allows for a standard density of 1 unit per acre. The overall density for the proposed subdivision is 0.71 units per acre.
- **3. Water and Sewer Availability.** The applicant proposes the use of individual wells and individual septic systems for each lot in the subdivision.
- **4. Road System:** The subdivision will be served by one private road, Two Wheel Dr, accessed off Stepp Mill Rd (SR 1734), built in accordance with the Subdivision Local Road standards required in the LDC. The total linear footage of road is 1,285 linear feet and will be gravel. The Combined Master and Development Plan specifies that the maximum grade does not exceed 15% on any portion of the proposed road. The proposed private roads show as a 45' right-of-way an 18' gravel roadway width with 4' shoulders. The applicant is also proposing a cul-de-sac at the end of Two Wheel Dr and two private driveway easements to serve previously recorded lots, (PIN's 9599-77-4786 and 9599-77-8366.

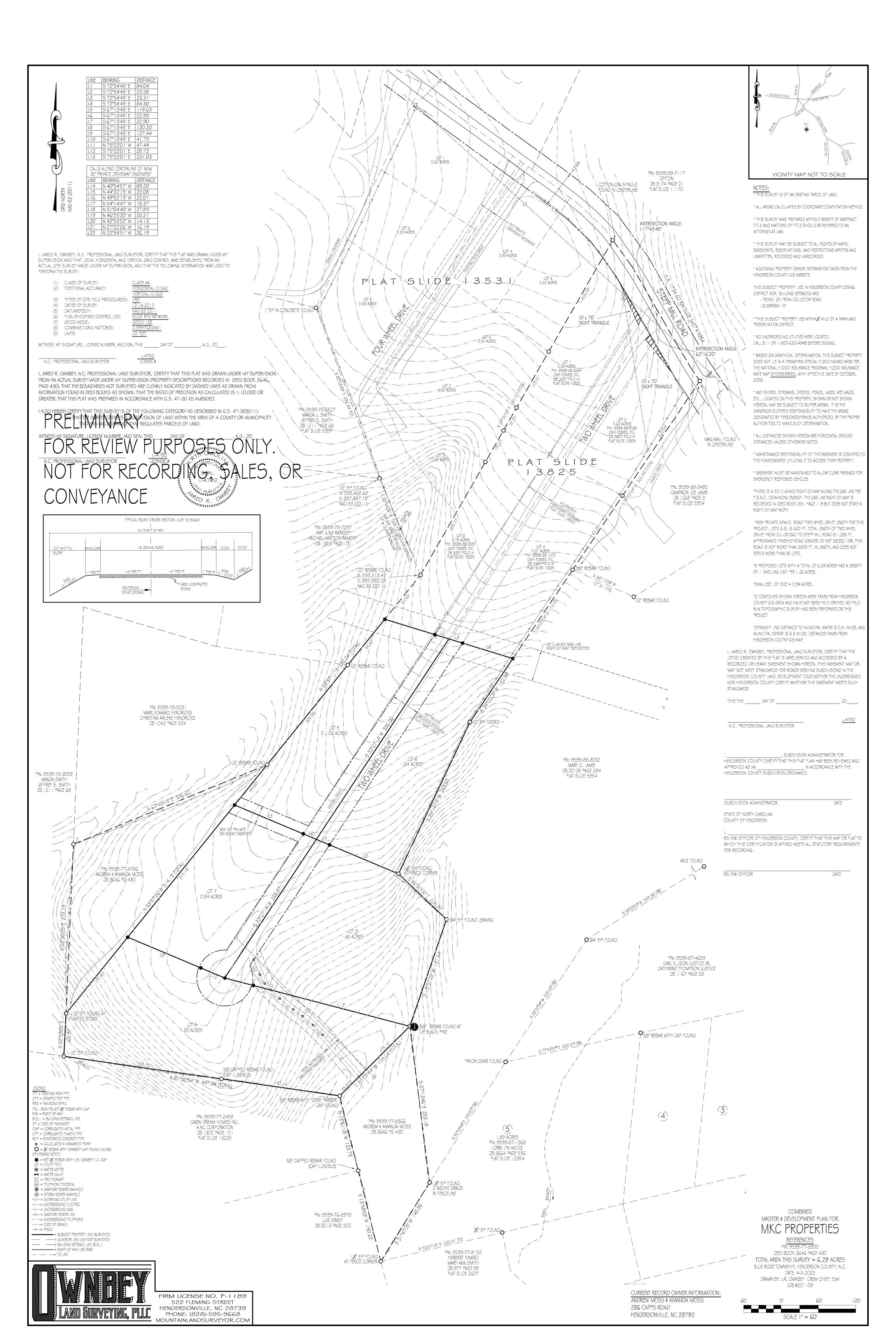
#### 5. Total Project Proposal Summary:

- Overall tract size is 15.43 acres (Phase 1-9.14 acres & Phase 2-6.29 acres)
- Total of 11 single-family lots (Phase 1-6 lots & Phase 2-5 lots)
- Overall density of 0.71 units/acre
- Proposed private roadway length is 1,285 linear feet (Phase 1-625LF & Phase 2-660LF)
- Private individual septic systems and public water from City of Hendersonville

# **Master & Development Plan Comments:**

- 1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42-95B).
- 2. **Water Quality.** The Applicant shall submit written notice from the appropriate local agencies verifying that a Stormwater Management Permit has been received (LDC §42-95E).
- 3. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-109).
- 4. **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 §42-102).
- 5. **Road Drainage, Culverts and Shoulder Stabilization.** 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 §42-100). 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 §42-105).

- 6. **Dead Ends, Cul-de-sacs and Turnarounds.** The Applicant proposes two (2) cul-de-sacs or turnarounds located at the ends of both local roads. All turnarounds must meet of the LDC §42-105 C(8).
- 7. **Road Name Signs and Regulatory Signs.** Road name signs and regulatory signs shall be provided in accordance with Chapter 142 of the Henderson County Code. Road name signs and regulatory signs must be acquired and installed prior to final plat approval (LDC §42-104).
- 8. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
- 9. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).
- 10. **NCDOT Driveway Permit.** An NCDOT Driveway Permit is required for the proposed private, paved road, to access the site. Design should meet requirements of NCDOT.



BK 2021 PG 13825 - 13825 (1) DOC# 969193 This Document eRecorded: 12/09/2021 04:33:42 PM

Fee: \$21.00 Henderson County, North Carolina William Lee King, Register of Deeds SUDE 13825

