

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: Thursday, May 17, 2007

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Review Agency Response Form – Fire Marshal’s Office
4. Review Agency Response Form – Engineering and Facility Services
5. Review Agency Response Form – Property Addressing
6. Subdivision Application
7. Combined Master and Phase II Development Plan

SUBJECT: Combined Master and Phase II Development Plan for Sentelle Grove

SUMMARY OF REQUEST:

Mr. Dean Pastor, agent, on behalf of Gladiola Pines, LLC, owner/applicant, submitted a Combined Master and Phase II Development Plan and major subdivision application for a project known as Sentelle Grove. The project site is located on 22.51 acres of land located off Jeter Mountain Road (SR 1133). Phase I, which was originally approved as a minor subdivision, contains 10 lots on approximately 15.60 acres. Phase II, which results in the expansion of the subdivision into a major subdivision, is proposed to contain a total of 6 lots to be used for single-family residential purposes on approximately 6.91 acres (PIN 9536-55-1735). As required by HCSO §170-13A(1)(b), the applicant reapplied as a major subdivision. Private roads are proposed to serve the project site. Private water (community well) and private sewer (individual septic) are proposed to serve the project site.

PLANNING BOARD ACTION REQUESTED:

Staff has found that the proposed Combined Master and Phase II Development Plan appears to meet the technical standards of the Henderson County Subdivision Ordinance except for the comments listed in the Staff Report (See Attachment 1). Staff recommends approval of the Combined Master and Phase II Development Plan subject to the developer addressing any issues raised by the Planning Board and addressing the comments listed in the Staff Report.

Suggested Motion:

I move that the Planning Board find and conclude that the Combined Master and Phase II Development Plan appears to comply with the provisions of the Subdivision Ordinance;

And

I further move that the Combined Master and Phase II Development Plan be approved subject to the following conditions: the applicant satisfies any conditions that may result from the comments listed in the Staff Report (Attachment 1) and any other comments that result from discussion at the Planning Board meeting.

Henderson County Planning Department Staff Report**Combined Master and Phase II Development Plan Review for Sentelle Grove Major Subdivision (File #2007-M15)**

Gladiola Pines, LLC, Owner/Applicant
Dean Pastor, Agent
Michael A. Martin, Surveyor

Project Overview:

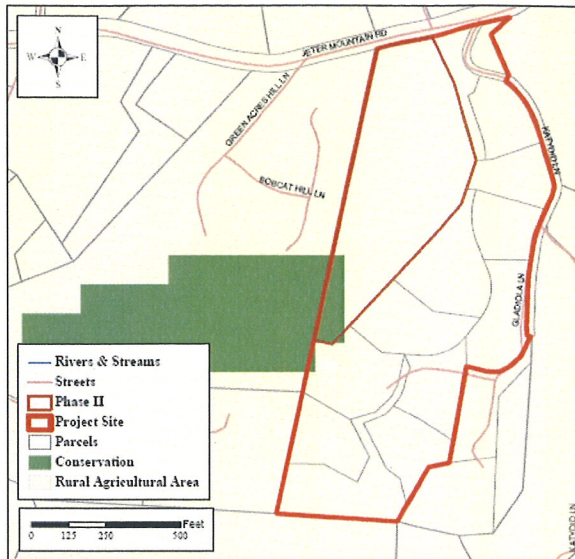
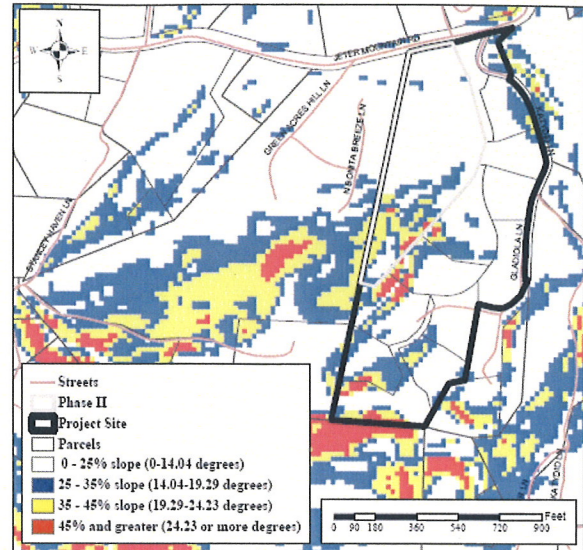
Mr. Dean Pastor, agent, on behalf of Gladiola Pines, LLC, owner/applicant, submitted a Combined Master and Phase II Development Plan and major subdivision application for a project known as Sentelle Grove. The project site is located on 22.51 acres of land located off Jeter Mountain Road (SR 1133). Phase I, which was originally approved as a minor subdivision, contains 10 lots on approximately 15.60 acres. Phase II, which results in the expansion of the subdivision into a major subdivision, is proposed to contain six (6) lots to be used for single-family residential purposes on approximately 6.91 acres (PIN 9536-55-1735). As required by HCSO §170-13A(1)(b), the applicant reapplied as a major subdivision.

The project site is currently zoned Open Use (OU) which does not regulate the residential use of land. The site is not located in a water supply watershed district or the floodplain. Private roads are proposed to serve the project site. Private water (community well) and private sewer (individual septic) are proposed to serve the project site.

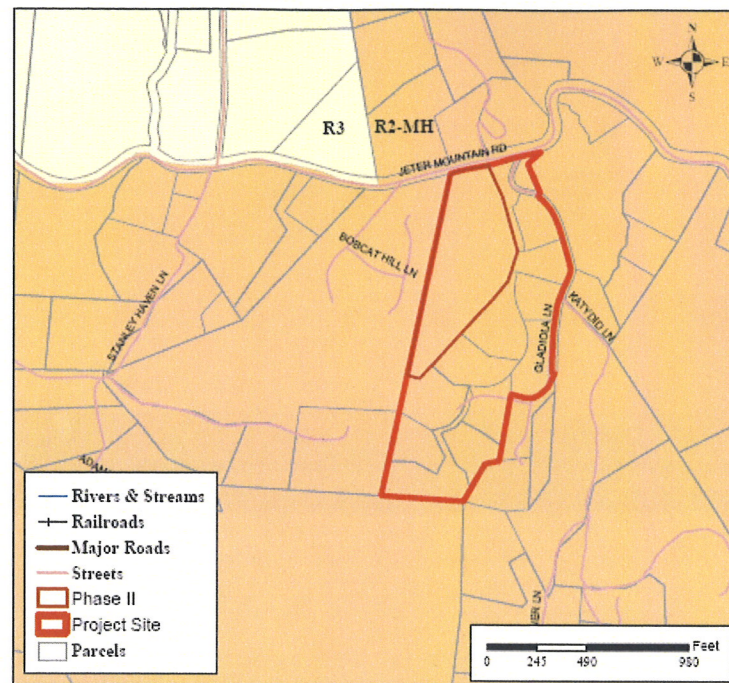
Master Plan Comments:

According to Section 170-16B of the Henderson County Subdivision Ordinance (HCSO), the purpose of a Master Plan is to present the overall development concept for a project and to provide general information about the project to allow for assessment of its impact on growth and development of the County, environmental quality, land values, natural features, etc. When reviewing the Master Plan it is important to consider that all land may not be suited to be subdivided for the purposes of dense development (HCSO §170-3) Staff has reviewed the submitted Master Plan for Sentelle Grove, taking into consideration the recommendations of Henderson County's Land Use Plan (the Henderson County 2020 Comprehensive Plan) and Draft Land Development Code:

1. **County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the project site as being located within each of the following areas: Conservation Area and Rural Agricultural Area (RAA) (See Map A: CCP Future Land Use Map).

Map A: CCP Future Land Use Map**Map B: Slopes Map**

- **Conservation Area.** The conservation area designation is applied to the western portion of the project site, largely because of the presence of steep slopes in this area (See Map B: Slopes Map). The plan suggests that those lands recommended for conservation will be contained in Lot 11.
 - **Rural Agricultural Area.** The Rural Agricultural Area (RAA) designation of the Growth Management Strategy is applied to the project site. The RAA is intended to remain predominantly rural with a density of 5 or more acres per dwelling unit (average lot sizes of 5 or more acres per unit). According to the plan, the project would have an average density of 0.41 units per acre (average lot size of 1.40 acres). The proposed densities/lot sizes are significantly reduced from those recommended by the CCP.
2. **Land Development Code (LDC).** According to Proposed Draft 8 of the Land Development Code Zoning Map the proposed project site for this development is located entirely in the Residential Zoning District 2 – Manufactured Housing (R2MH) (See Map C: Draft Land Development Code Map). The current draft of the Land Development Code (LDC) allows for a density of one (1) unit per acre (average lot size of one (1) acre) for single-family residential development. According to the plan, the project would have an average density of 0.41 units per acre (average lot size of 1.40 acres). This would be in keeping with the densities generally proposed for the property by the Land Development Code, being that the proposed development is less dense than the LDC would allow. Since differences exist between proposed densities with the LDC and the CCP, if the LDC is adopted as proposed, the CCP may need to be amended to be consistent with the LDC.

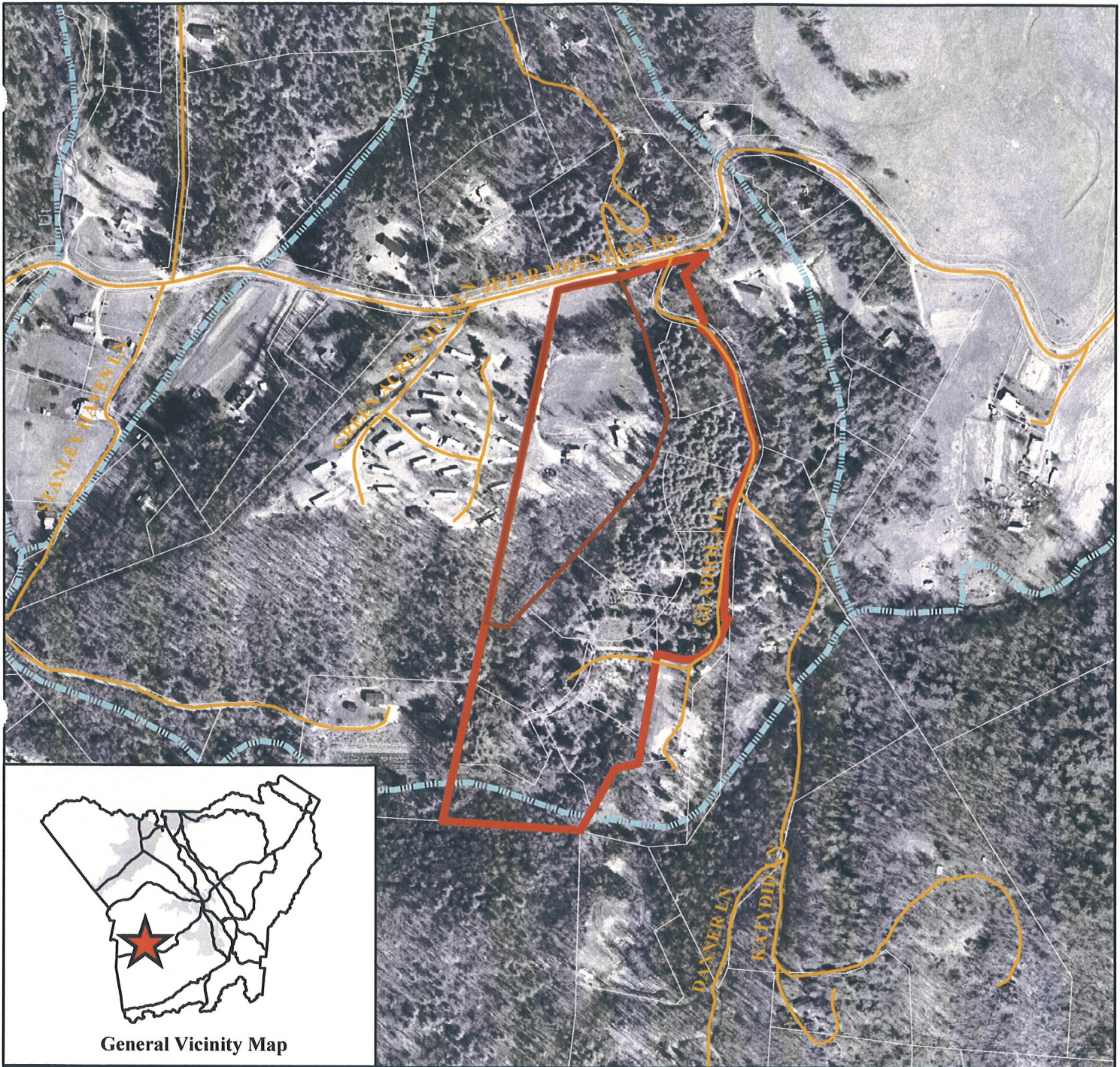
Map C: Draft Land Development Code Map**Phase II Development Plan Comments:**

1. **Sedimentation and Erosion Control Plan.** The Applicant shall submit notice from NCDENR that a soil erosion and sedimentation control plan has been received or provide documentation that no plan is required prior to beginning construction (HCSO 170-19).
2. **Private Road Standards.** The Applicant has provided a cross section for the proposed roads of Phase II (Baylee Lane and Olivia Lane). This cross section indicates that these are to be "limited local residential roads." The proposed private road meets all other requirements for a limited local residential road with the exception of the proposed ditch slope which must be 3 to 1 (the applicant has proposed 2 to 1). All of the subdivision roads must be designed and constructed to the minimum standards of §170-21 of the HCSO (§170-21 and Table 1).
3. **Road Grade.** The Applicant has proposed a private paved road for the subdivision. The maximum road grade for limited local residential roads constructed of pavement is 18 percent. A professional engineer or professional land surveyor must certify on the Final Plat that no portion of the road has a grade that exceeds 16 percent or submit a final as-built graded center line profile showing grade and alignment of the road (HCSO §§170-13A[5], 170-21 Table 1 and 170-21E).
4. **Lot Configuration.** Lot 16 does not appear to front an internal right-of-way. It is unclear if access will come from Jeter Mountain Road, via the existing gravel drive or through the internal street. The Planning Board should ask the applicant for clarification about access to Lot 16.

5. **Site Stabilization.** All areas disturbed by the construction of a private road, including cut and fill slopes, shoulders and ditch banks, must be seeded in permanent vegetation to stabilize the soil and prevent erosion. Such seeding should be done as soon as feasible following road construction (HCSO §§170-13A[7] and 170-22).
6. **Private Roads.** Because private roads are proposed, the final plat(s) must contain a note stating: *The private roads indicated on this final plat may not meet the requirements of the North Carolina Department of Transportation for acceptance into the state road system.* (HCSO 170-21B and Appendix 7)
7. **Farmland Preservation District.** The Final Plat(s) should include a notation that the property is within ½ mile of land in a Farmland Preservation District. The applicant must also submit an affidavit certifying that the applicant is aware of existing Farmland Preservation Districts (HCSO 170-35 and Appendix 11).
8. **Final Plat Requirements.** The Final Plat(s) must meet the requirements of Appendix 7 of the Subdivision Ordinance.

Review Agency Comments:

1. **Comments from the Fire Marshal.** Rocky Hyder of the Henderson County Fire Marshal's Office submitted comments regarding the project (See Attachment 3). Mr. Hyder's comments are related to the provision of fire suppression water supply, and road widths as related to emergency vehicles. .
2. **Comments from the Engineering and Facility Services.** Marcus Jones, Director submitted comments regarding the project (See Attachment 4). Mr. Jones' comments reflect the need for sufficient soils and space for subsurface treatment, dispersal systems, and repair areas.
3. **Comments from Property Addressing.** Curtis Griffin of the Henderson County Property Addressing Office submitted comments regarding the project (See Attachment 5). Mr. Griffin's comments reflect concerns about access to the existing residence on site.



Sentelle Grove

DEVELOPER & OWNER: Gladiola Pines, LLC

AGENT: Michael A. Martin

ZONING: OU

WATERSHED: None

WATER SYSTEM: Private Wells

SEWER SYSTEM: Private Septic

ROAD SYSTEM: Private



- Roads
- Surface Water
- Phase II
- Project Site
- Parcels

HENDERSON COUNTY PLANNING DEPARTMENT REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application **#2007-M15 (Sentelle Grove)** and offer the following comments:

Water Supply – No fire suppression water supply provided.

Roads – Access roads are narrow and will not support two-way traffic for emergency vehicles. Cul-de-sac shown on plans with no design specs.

Entry Gates – Should comply with the Henderson County Entry Gate Ordinance.

<u>Rocky Hyder</u>	<u>Emergency Services</u>	<u>5/02/07</u>
Reviewed By	Agency	Date

Please return to: Matt Cable, Planner
Henderson County Planning Department
213 First Avenue East
Hendersonville, NC 28792
mcable@hendersoncountync.org

File No. 2007- M15

Matt Cable

From: Kathleen Scanlan
Sent: Wednesday, May 02, 2007 9:37 AM
To: Matt Cable
Subject: FW: Review of Sentelle Grove Major Subdivision

Please see comment below.

Kathleen Scanlan, Administrative Assistant
Henderson County Planning Department
Phone: 828-697-4819, Ext. 1051
Fax: 828-697-4533
kscanlan@hendersoncountync.org

From: Mark Jones
Sent: Wednesday, May 02, 2007 9:35 AM
To: Kathleen Scanlan
Subject: RE: Review of Sentelle Grove Major Subdivision

Sufficient soil and space is required for subsurface treatment and dispersal systems (including repair areas); backhoe pits may be required for soil evaluation due to rock and/or saprolite.

From: Kathleen Scanlan
Sent: Tuesday, May 01, 2007 3:49 PM
To: Seth Swift (sswift@hendersoncountync.org); Dr. Stephen Page (spage@henderson.k12.nc.us); Commander Eddie Watkins (number44@hotmail.com); Sam Laughter (saml@hendersoncountync.org); Terry Layne (laynetb@hendersoncountync.org); Rocky Hyder (rhyder@hendersoncountync.org); Marcus Jones (mjones@hendersoncountync.org); Natalie Berry (nberry@hendersoncountync.org); Curtis Griffin (cgriffin@hendersoncountync.org); Autumn Radcliff (autumnr@hendersoncountync.org); Barbara Blaine (bblaine@henderson.k12.nc.us); Bo Caldwell (bcaldwell@henderson.k12.nc.us); Laurie Moorhead (laurie.moorhead@ncmail.net); Valley Hill Fire & Rescue (timgarren@valleyhillfire.com); Wayne Watkins (wayne.watkins@ncmail.net)
Subject: Review of Sentelle Grove Major Subdivision

Please forward your comments to: mcable@hendersoncountync.org
Thank You.

*Kathleen Scanlan, Administrative Assistant
Henderson County Planning Department
213 1st Avenue East, 3rd Floor
Hendersonville, NC*

5/2/2007

HENDERSON COUNTY PLANNING DEPARTMENT REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application #2007-M15 (Sentelle Grove) and offer the following comments:

Street names reserved

Have question on access to existing house

(If necessary use back of form or additional sheets for comments)

Reviewed By

Agency

Date

Please Return to:

Matthew Cable, Planner
Henderson County Planning Department
213 1st Avenue East
Hendersonville, NC 28792
mcable@hendersoncountync.org

File No. 2007-M15

APPENDIX 1

HENDERSON COUNTY SUBDIVISION APPLICATION FORM

Date of Application _____ Subdivision Name _____ Application Number _____
 * Major Subdivision * Minor Subdivision * Other
 Property Owners Name: Gladia Pines, LLC
 Address: 6 East Chestnut St.
 City, State, Zip: Asheville, NC 28801
 Owner's Agent: Dean Pistor
 Telephone No: 828 230 4422 <251-2507>
 PIN 9536-55-3235 Deed Book/Page 667/689
 Zoning District Open Fire District Valley Hill Watershed None
 Location of property to be divided: off Jeter Mountain Rd

Type of Subdivision: ☒ Residential () Commercial () Industrial Present Use _____
 No. Lots Created 6 Original Tract Size 6.913 New Tract Size _____ No. New Lots 6
 Road System: () Public ☒ Private () Combination Public and Private
 Water System: ☒ Individual () Community () Municipal
 Sewer System: ☒ Individual () Community () Municipal
 Cemetery on Property: () Yes ☒ No

Fee: \$ 500 Paid 500 Method Check # 1119

I certify that the information shown above is true and accurate and is in conformance with the Henderson County Subdivision Ordinance.

Dean Pistor
 APPLICANT (OWNER OR AGENT)

4/13/07
 DATE

Development Plan Approval / Conditions _____

Final Plat Approval: _____ Plat Recorded _____

