

61

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: Thursday, June 21, 2007

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Photos of Project Site
4. Review Agency Response Form – Fire Marshal's Office
5. Subdivision Application
6. Appointment of Agent Form
7. Combined Master and Development Plan

SUBJECT: Combined Master and Development Plan for Eagle Spring

SUMMARY OF REQUEST:

William G. Lapsley with William G. Lapsley and Associates, P.A., agent on behalf of Eddie Watkins trustee to William Vernon Watkins Trust, owner, submitted the Combined Master and Development Plan for the project known as Eagle Springs. The project site is located on 17.80 acres of land (PINs 0611-32-1406 and 0611-22-7993) located off of Appleola Road (SR 1711). The applicant is proposing a total of 12 lots that will be used for single-family residential purposes. Public roads are proposed to serve the project site. Private water (individual wells) 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 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 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 Development Plan appears to comply with the provisions of the Subdivision Ordinance;

And

I further move that the Combined Master and 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 Development Plan Review for Eagle Spring Major Subdivision (File #2007-M21)**

**William Vernon Watkins Trust – Eddie Watkins Trustee, Applicant
William G. Lapsley with William G. Lapsley and Associates P.A., Agent**

Project Overview:

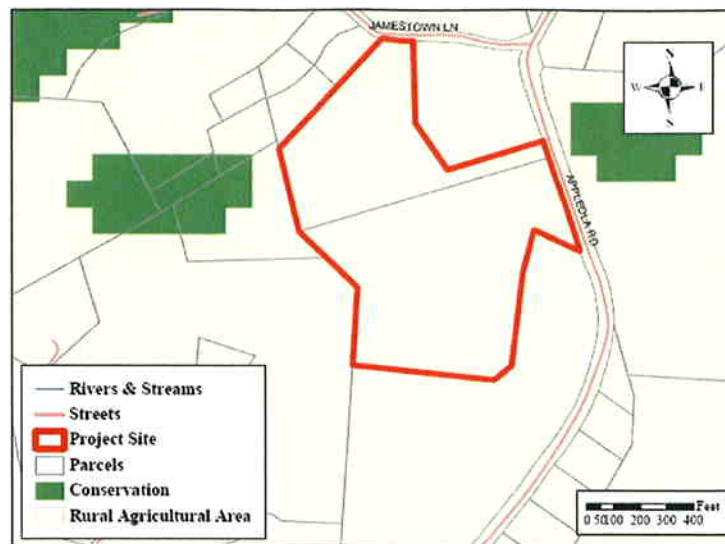
Mr. William G. Lapsley with William G. Lapsley and Associates, P.A., agent on behalf of Eddie Watkins trustee to William Vernon Watkins Trust, owner, submitted the Combined Master and Development Plan for the project known as Eagle Springs. The project site is located on 17.80 acres of land (PINs 0611-32-1406 and 0611-22-7993) located off of Appleola Road (SR 1711). The applicant is proposing a total of 12 lots that will be used for single-family residential purposes.

The 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. Public roads are proposed to serve the project site. Private water (individual wells) and private sewer (individual septic) are proposed to serve the project site.

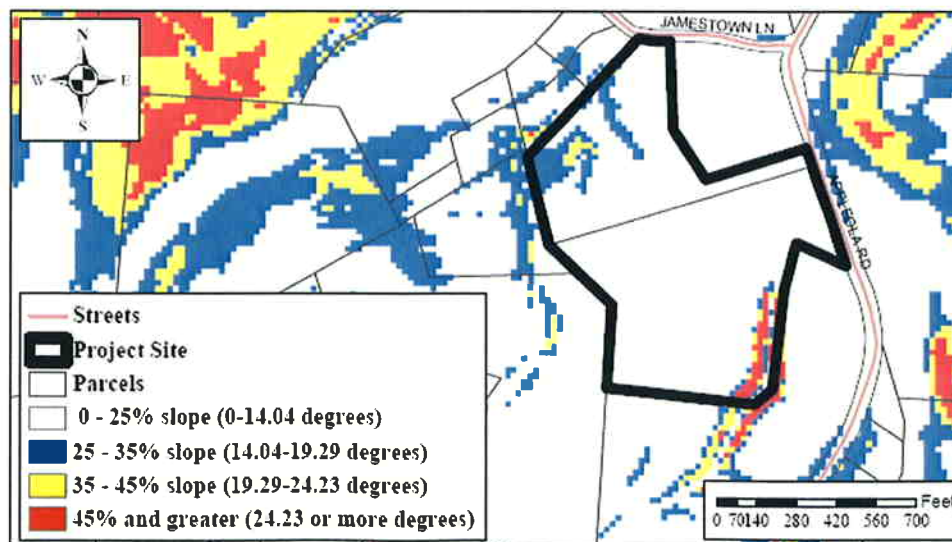
Master Plan Comments:

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 Eagle Spring, 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 the Rural Agricultural Area (RAA) (See Map A: CCP Future Land Use Map).

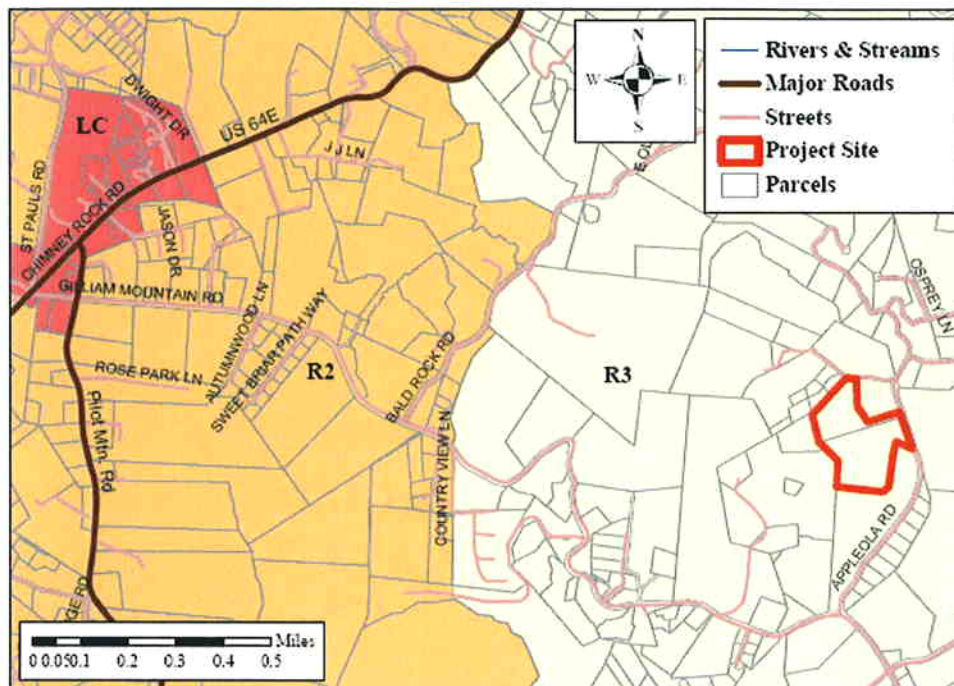
Map A: CCP Future Land Use Map

- 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 0.67 units per acre (average lot size of 1.48 acres). The proposed densities/lot sizes are reduced from those recommended by the CCP. The CCP states that regulations should encourage “densities that are consistent with steep slopes, poor septic capacities, and sensitive topography.” The project site contains limited areas with steep slopes (See Map B: Slopes Map). The applicant has indicated that private individual wells and individual septic will be available to the development.

Map B: Slopes Map

2. **Land Development Code (LDC).** According to Proposed Draft 9 of the Land Development Code Zoning Map the proposed project site for this development is located entirely in the Residential Zoning District 3 (R3) (See Map C: Draft Land Development Code Map). The current draft of the Land Development Code (LDC) allows for a density of 0.66 units per acre (average lot size of 1.5 acres). According to the plan, the project would have an average density of 0.67 units per acre (average lot size of 1.48 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 just slightly more 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



Development Plan Comments:

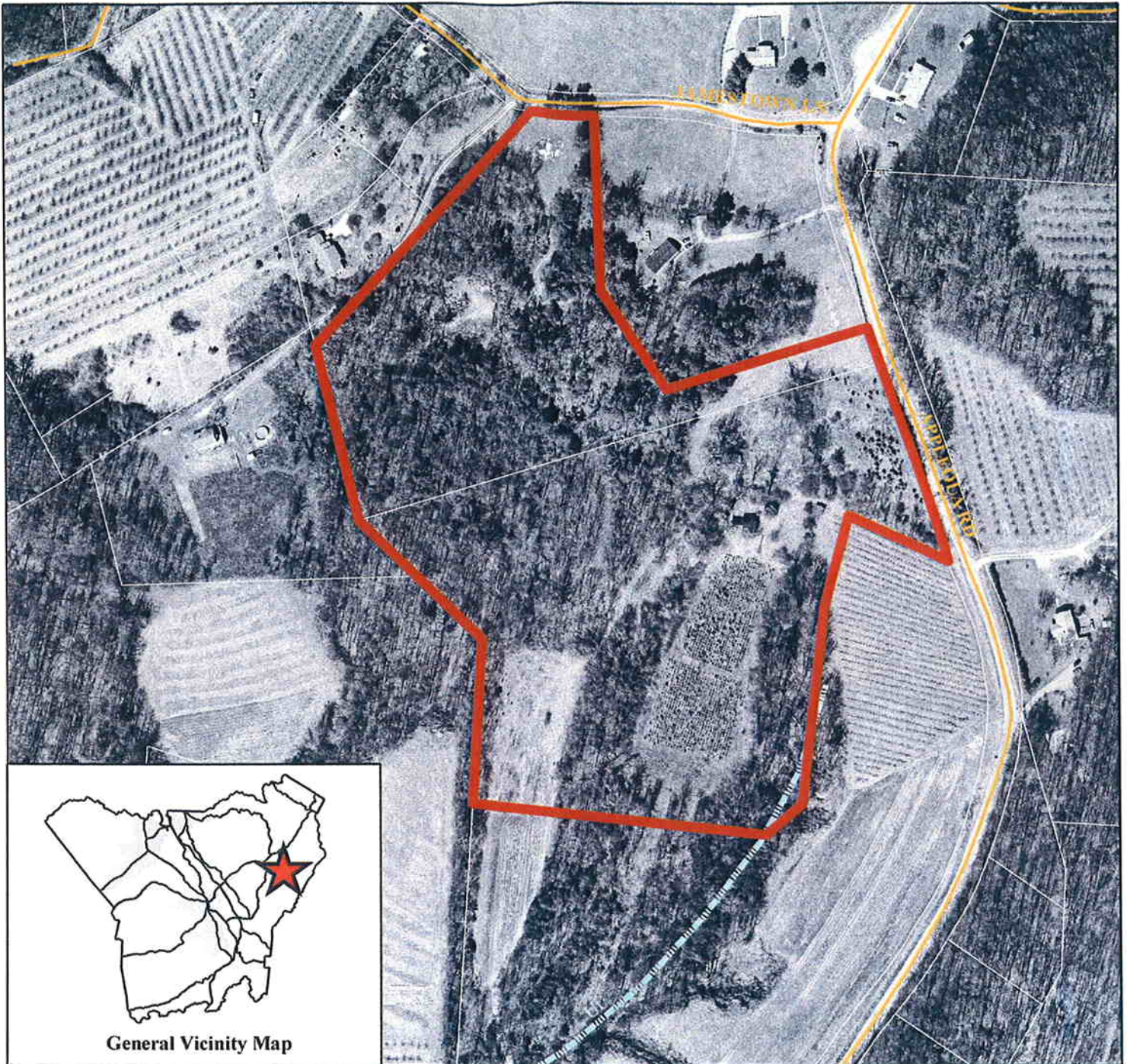
1. **Sedimentation and Erosion Control Plan.** The Applicant shall submit notice from NCDENR that a soil erosion and sedimentation control plan has been received or provide documentation that no plan is required prior to beginning construction (HCSO 170-19).
2. **Public Roads.** The applicant has proposed a public road. The proposed road must be designed and constructed according to NCDOT's minimum construction standards for subdivision roads. NCDOT requirements may exceed the road requirements of the HCSO. At minimum the road must be built to private local road standards. Staff suggests that the applicant contact NCDOT regarding the design and construction of these roads. Any changes to the layout of the proposed road system will require a revised Master and Development Plan be submitted to the Planning Department for review. All roads proposed for public use shall be annotated as "public" on all plans and final plats. Further, the NCDOT District Engineer must sign the plat to indicate that the road design

was in accordance with State Road Standards contained in “Subdivision Roads – Minimum Construction Standards” (HCSO §170-21A).

3. **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).
4. **Lot Configuration and Frontage.** The Applicant has proposed two flag lots (Lots 10 and 11). The narrowest width of any lot abutting the right-of-way will be 30 feet. The Planning Board may approve these two flag lot only under unusual circumstances and may wish to discuss any circumstances with the applicant.
5. **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.** See attached comments from the Henderson County Fire Marshal’s office. Note: The Planning Board can only require the applicant to meet the minimum standards of the Henderson County Subdivision Ordinance; the Planning Board may not have the authority to require any additional standards.
2. **Other Comments.** Staff may have more comments from review agencies at the meeting.



Eagle Spring

DEVELOPER & OWNER: William Vernon Watkins Trust--Eddie Watkins, Trustee

AGENT: William G. Lapsley

SURVEYOR: William G. Lapsley and Associates, P.A.

ZONING: OU

WATERSHED: None

WATER SYSTEM: Private Wells

SEWER SYSTEM: Private Septic

ROAD SYSTEM: Public



- Roads
- Surface Water
- Project Site
- Parcels



HCPD 6/14/07

HENDERSON COUNTY PLANNING DEPARTMENT REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application **#2007-M21 (Eagle Spring)** and offer the following comments:

Water Supply – The Sugarloaf Mountain area has limited fire protection water supply. The feasibility of a dry hydrant should be explored for the stream adjacent to lot 11.

Roads – The proposed road system will support delivery of emergency services.

Entry Gates – If applicable, should comply with the Henderson County Entry Gate Ordinance.

<u>Rocky Hyder</u>	<u>Emergency Services</u>	<u>6/13/07</u>
Reviewed By	Agency	Date

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

File No. 2007- M21

HENDERSON COUNTY
SUBDIVISION APPLICATION FORM

EAGLE SPRING

Date of Application

Subdivision Name

Application Number

☒ Major Subdivision

☐ Minor Subdivision

☐ Other

Property Owners Name: EDDIE WATKINS, TRUSTEE WATKINS FAMILY TRUST

Address: 1134 HIGHLAND AVE.

City, State, Zip: HENDERSONVILLE, N.C. 28792

Owner's Agent: WILLIAM G. LAPSLEY, P.E.

Telephone No: 617-7334

PIN 0611-32-1406 Deed Book/Page 0611-32-7993 1049/519 1219/630

Zoning District OU Fire District Edneyville Watershed

Location of property to be

divided: US HWY 64 TO GILLAM MTN. ROAD TO APPLEOLA ROAD (SR#1711)
ON LEFT, 3/4 MILE TO PROPERTY ON LEFT

Type of Subdivision: ☒ Residential () Commercial () Industrial Present Use FARM/RESIDENTIAL

No. Lots Created 12 Original Tract Size 18.59 New Tract Size 18.59 No. New Lots 12

Road System: ☒ Public () Private () Combination Public and Private

Water System: ☒ Individual () Community () Municipal

Sewer System: ☒ Individual () Community () Municipal

Fee: \$ 450.00 Paid #29239 Method check

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

Eddie Watkins Trustee
APPLICANT (OWNER OR AGENT)

3/26/07
DATE

Development

Plan

Approval

/

Conditions

Final Plat Approval: _____ Plat Recorded _____



APPOINTMENT OF AGENT FORM (OPTIONAL)

APPOINTMENT OF AGENT FORM (OPTIONAL)

I EDDIE WATKINS, TRUSTEE owner of property located on APPLEOLA ROAD
(name) (street name)

recorded in 1049/519 \pm 1219/630 and having a parcel identification number (PIN) of 0611-32-1406 0611-32-7993
(deed book / page)

located in Henderson County, North Carolina, do hereby appoint WILLIAM G. LAPSLEY, JR.
(agent's name)

to represent me in an application for subdivision of land and authorize him/her to act as my agent in all matters, formal

and informal except as stated herein, and authorize him / her to receive all official correspondence. I however

understand that as the listed property owner, I must sign all affidavits and statements required by this Ordinance.

Eddie Watkins trustee
Property Owner

3/26/07
date





WILLIAM G. LAPSLEY & ASSOCIATES P.A.
CONSULTING ENGINEERS & LAND PLANNERS
ASHEVILLE, NORTH CAROLINA

EAGLE SPRING SUBDIVISION
EDNEYVILLE TOWNSHIP
HENDERSON COUNTY,
NORTH CAROLINA

COMBINED
SITE MASTER PLAN and
SITE DEVELOPMENT PLAN

sheet
1 of 1

PAUL HAYNES
D.B. 639, PG. 837
PIN #0611-23-7249

JAMES TOWN LANE

JAMES G. HOOTS
D.B. 373, PG. 461

PAUL HAYNES
D.B. 523, PG. 028
PIN #0611-23-5182

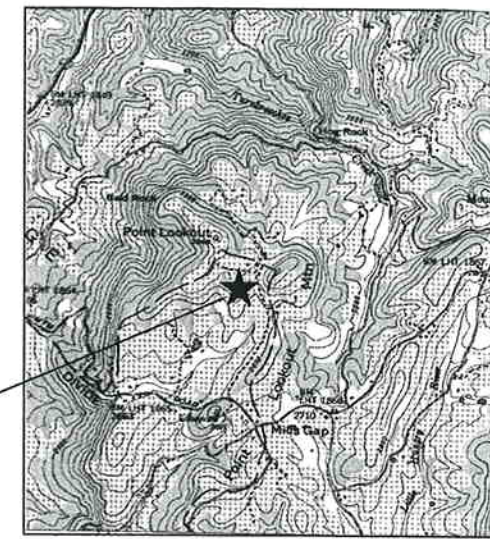
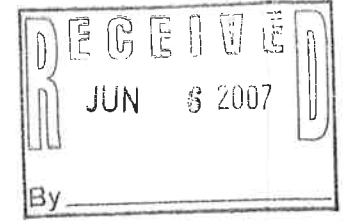
LARRY RICKY HOOTS
D.B. 923, PG. 153
PIN# 0611-33-2111

EXISTING
1 1/2" IRON PIPE
NORTHEAST CORNER
D.B. 1230, PG. 574

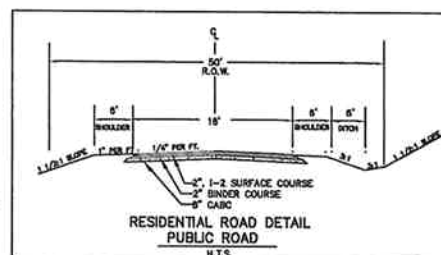
MARCILE H. UNRUE
D.B. 1230, PG. 574
PIN #0611-22-3677

JAMES C. LAUGHTER
D.B. 562, PG. 801
PIN# 0611-22-1120

VANCE C. DALTON
D.B. 922, PG. 691
PIN #0611-31-0753



- LEGEND
- DROP INLET
 - CULVERT PIPE
 - CONTOUR LINE
 - NATURAL DRAINAGE WAY
 - NATURAL DRAINAGE WAY EASEMENT



PROJECT SUMMARY

TOTAL PROJECT AREA	17.80 Acres
NUMBER OF RESIDENTIAL LOTS	12
MAXIMUM LOT SIZE	1.81 ac. (78,844 sq. ft.)
MINIMUM LOT SIZE	0.97 ac. (42,253 sq. ft.)
LENGTH OF PROPOSED PUBLIC ROADS	1140 LF
WATER SYSTEM	INDIVIDUAL WELLS
SEWER SYSTEM	INDIVIDUAL SEPTIC SYSTEM
DISTANCE TO PUBLIC WATER	3.8 MILES
DISTANCE TO PUBLIC SEWER	3.6 MILES
CURRENT ZONING CLASSIFICATION	OPEN USE
BUILDING SETBACKS	CURRENT PROPOSED
FRONT	60 FT
SIDE	35 FT
REAR	35 FT

TOPOGRAPHY FROM
USGS MAP - BAT CAVE

PROPERTY INFORMATION
WILLIAM VERNON WATKINS TRUST
DOUGLAS EDDIE WATKINS TRUSTEE
1134 HIGHLAND AVENUE
HENDERSONVILLE, NC 28702
0611-32-1408 DB 1046, PG 519
0611-22-7083 DB 1219, GP 630
www.wgla.com

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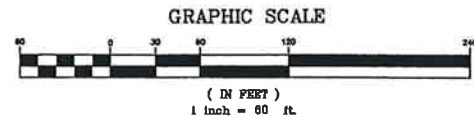
Revisions

NO.	DATE	REVISION
1	3/07	DATE
2	3/07	JOB
3	3/07	DRAWN

date: 3/07
job: 06131
drawn: KHC



CUL-DE-SAC DETAIL
N.T.S.



1 inch = 60 ft.