

## **REQUEST FOR COMMITTEE ACTION**

### **HENDERSON COUNTY TECHINICAL REVIEW COMMITTEE**

**MEETING DATE:** Tuesday, July 18, 2017

**SUBJECT:** Combined Master and Development for Oakwood Acres,  
Major Subdivision (2017-M05)

**STAFF CONTACT:** Allen McNeill, Planner

**ATTACHMENTS:** 1. Staff Report  
2. Vicinity/Aerial Map  
3. Combined Master & Development Plan

#### **SUMMARY OF REQUEST:**

Scott Houk on behalf of CMH, submitted a Combined Master and Development Plan for Oakwood Acres major residential subdivision. The project site is located on 18.12 acres of land (PIN 9681-10-4506) located off N. Clear Creek Road (SR 1582). The applicant is proposing a total of 17 lots that will be used for single-family residential purposes. The project is not located within a water supply watershed district nor is it located within the floodplain (see Attachment 4, Combined Master and Development Plan). The project is located in the Residential District Two Rural (R2R) zoning district and does meet the maximum density requirements. A public road is proposed to serve the project site. Individual water and sewer systems are proposed to serve the site.

#### **TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

Staff has found that the Combined Master and Development Plan appears to meet the standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC).

**Suggested Motion:** I move that the TRC approve the Combined Master and Development plan based on the conditions noted in the staff report and any conditions discussed by the TRC.

---

**Henderson County Planning Department Staff Report****Combined Master and Development Plan  
Oakwood Acres (2017-M05)****Property Owner(s): CMH Homes  
Applicant: Associated Land Surveyors**

---

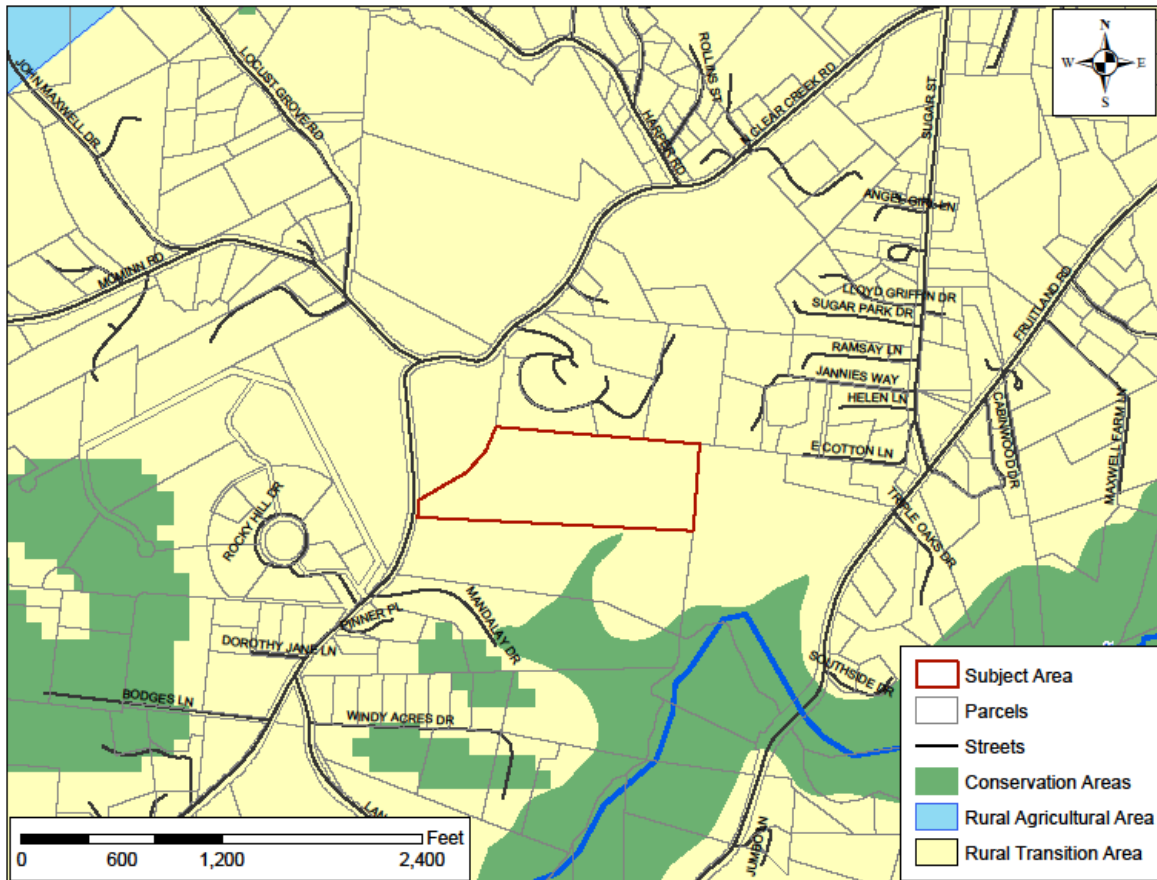
**Master Plan Comments:**

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-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 2020 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 §42A-75).

Staff has reviewed the submitted Combined Master and Development Plan for the Oakwood Acres Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

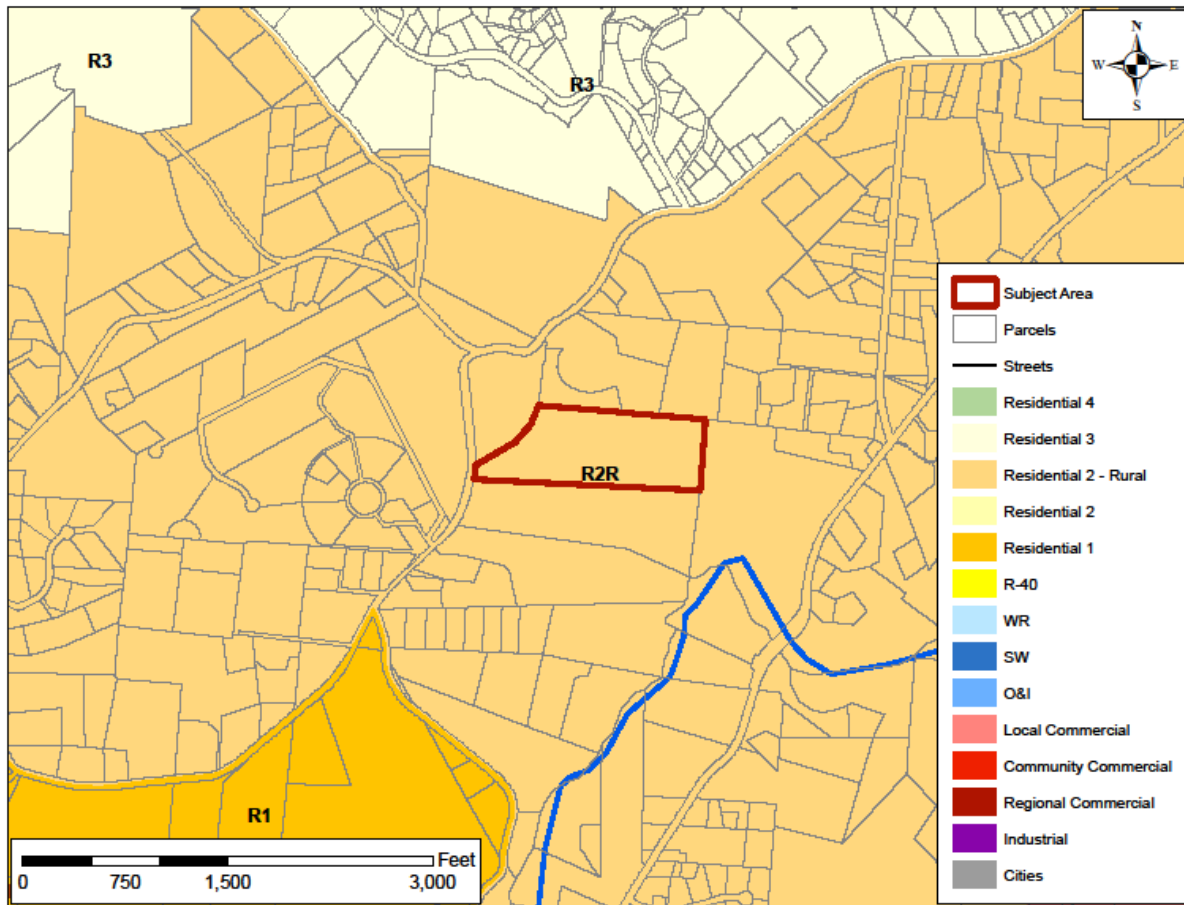
1. ***Henderson County 2020 Comprehensive Plan (CCP).*** The Future Land Use Map of the CCP shows the Subject Area as being located within the Rural/Urban Transition Area (See Map A: CCP Future Land Use Map).
  - a. The Rural/Urban Transition Area (RTA) is currently rural in character, with existing pockets of limited higher density residential and commercial development. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan. Land development ordinances in the RTA should strive for a general, average density of 5 or fewer acres per residential dwelling unit. However at the same time, it should be recognized that growth has steadily increased in the RTA during the preceding decade and that the RTA will remain in a state of transition and will absorb much of the development pressure in the Urban Service Area

**Map A: County Comprehensive Plan Future Land Use Map**

According to the plan, the project would have an average density of approximately 1 unit per 1.07 acres.

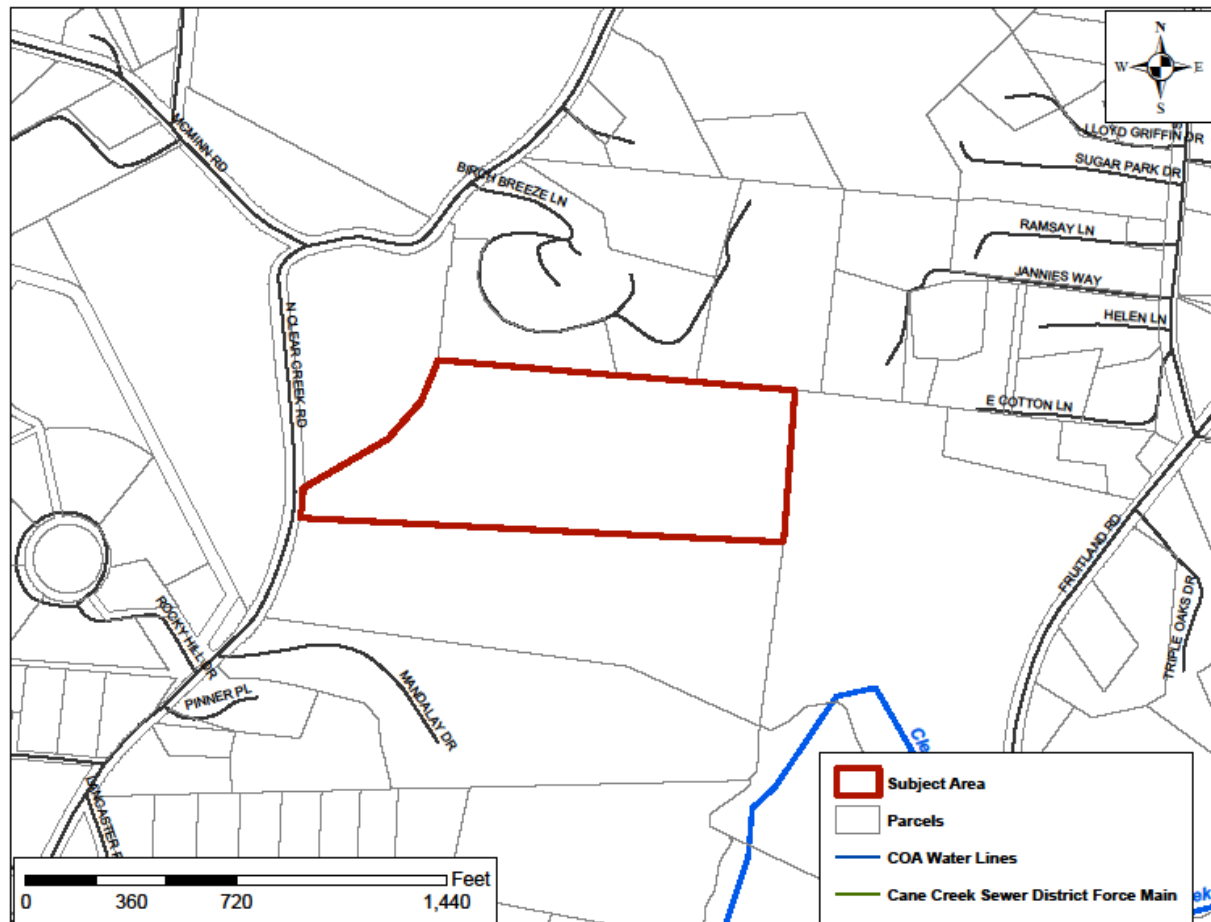
2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential District Two Rural (R2R) (See Map B: Official Zoning Map). The current R2R zoning district allows low to medium density residential development and rural commercial and light industrial development

R2R allows for a standard residential density of 1 unit per acre and a maximum density of 2 units per acres. The Master and Development Plan proposal of 17 lots would fall within the density permitted by the LDC.

**Map B: Official Zoning Map**

3. **Water and Sewer Availability.** The applicant proposes the utilization of private individual water and septic systems as the distance to connect to a public water or sewer system is +/- 5,300 feet (Map C: Utilities Map).

### Map C: Public Utilities



#### Master Plan Comments:

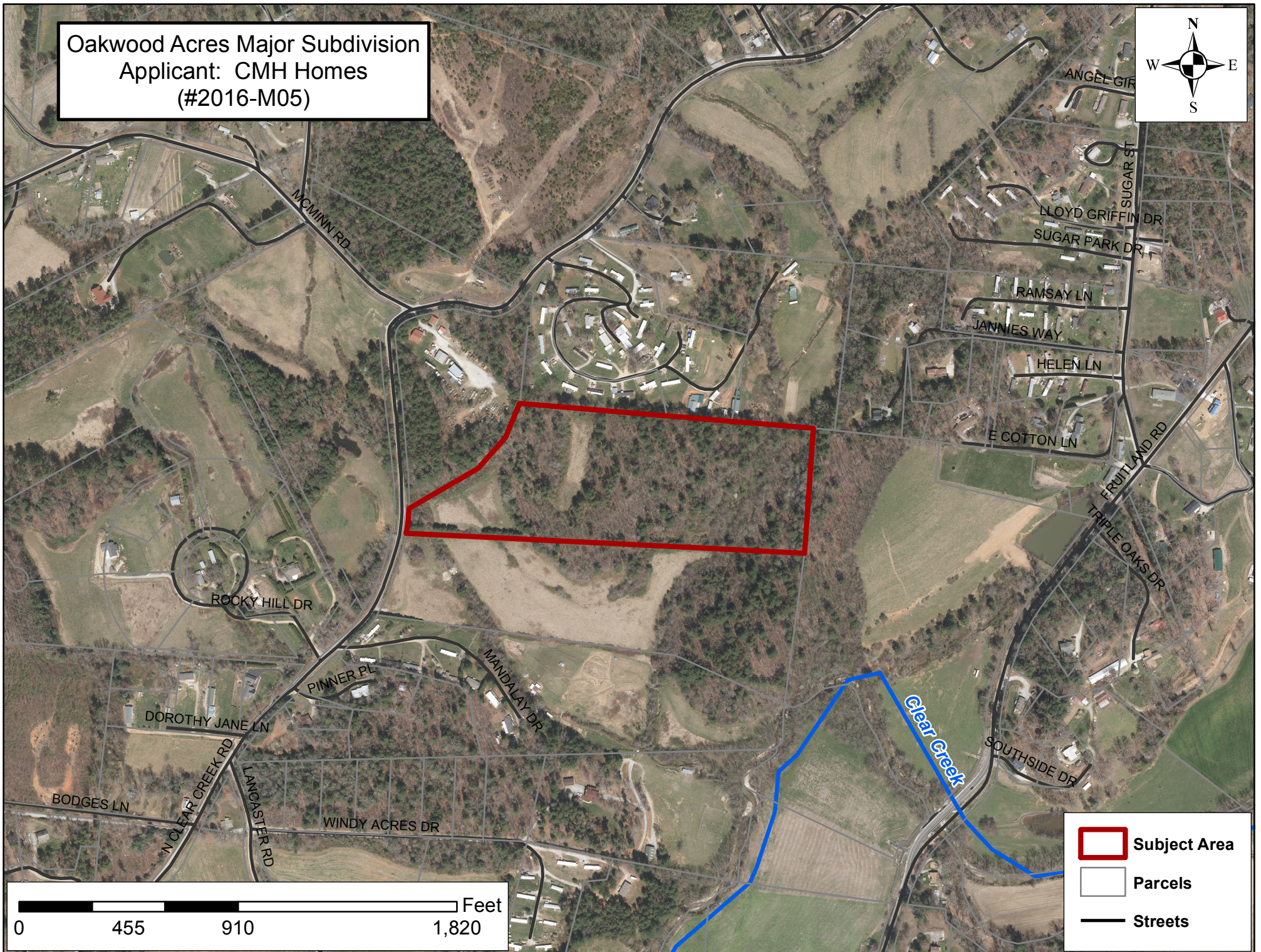
1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A-113B).
2. **Public Roads.** The final plat(s) must indicate that the proposed road (Moss Drive) has been designed and constructed in accordance with State Road Standards and has been offered dedication to the public
3. **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 §42A-97).
4. **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 §42A-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 §42A-97).

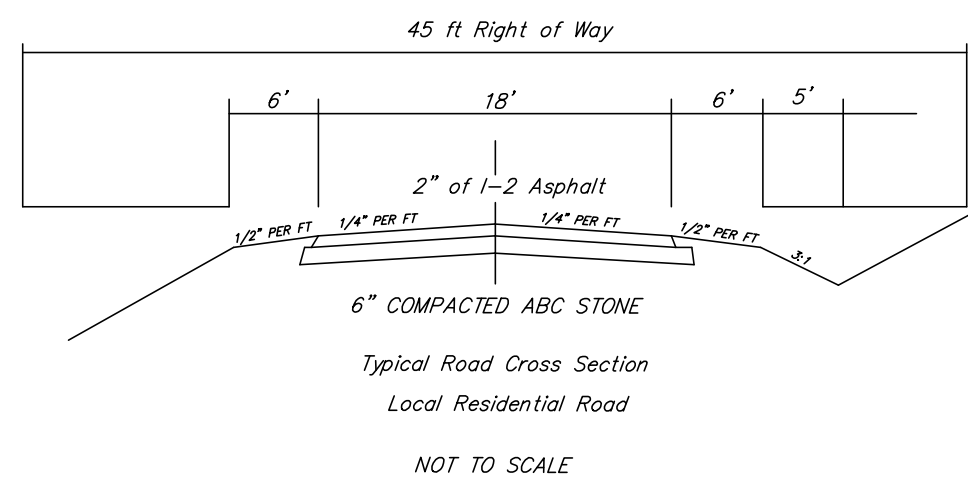
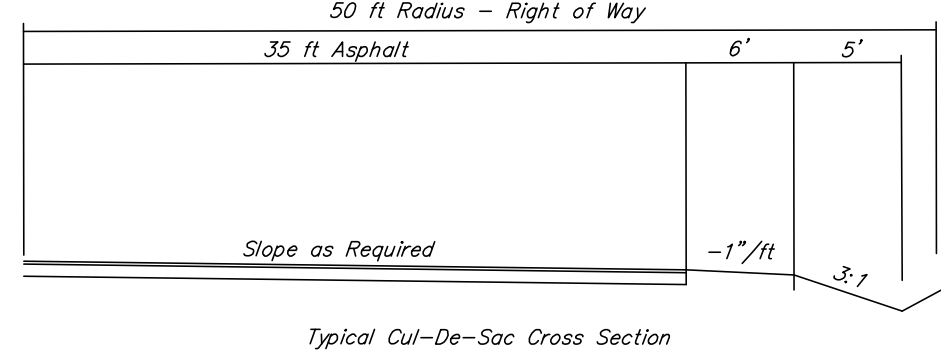
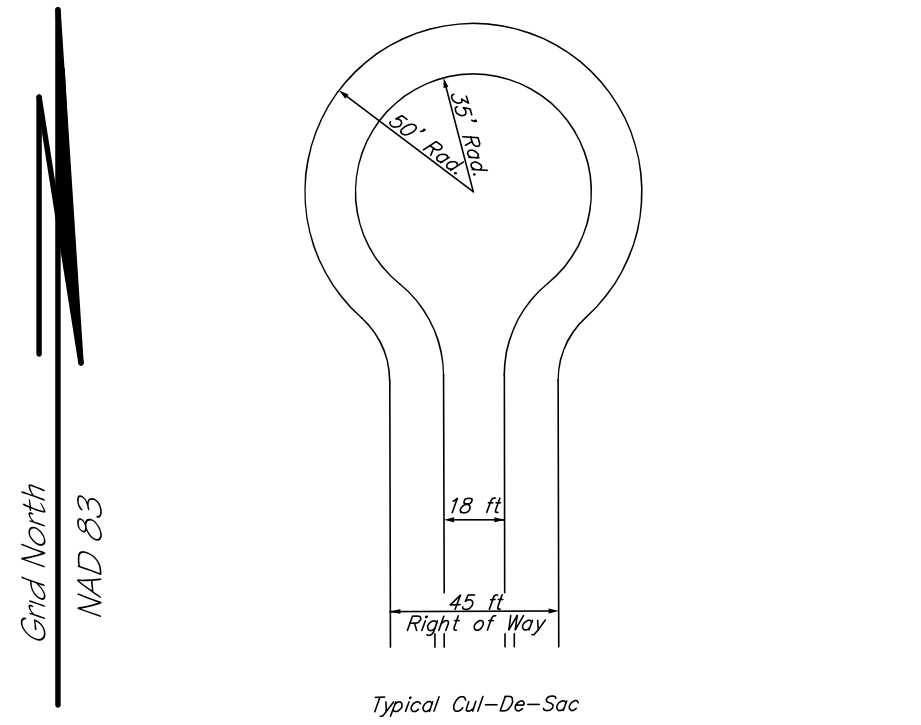
5. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42A-98). The applicant lists the proposed road names for most road segments. The names of the shared drives should be confirmed with the development plan approval.
6. **Street Tree Requirements.** According to the street tree requirements of Chapter 42A (LDC §42A-145 and LDC §42A-146) the applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet. The trees may be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees in accordance with LDC §42A-153 instead of planting new trees. These existing trees must also be located within the right-of-way or 20 feet off the edge of the right-of-way as required by LDC §42A-146
7. **Farmland Preservation.** In accordance with the Farmland Preservation District Setback requirements of Chapter 42A (LDC §42-113) a minimum 100 foot setback for all buildings or structures is required from any Farmland Preservation District. Also Subdivisions located adjacent to a Farmland Preservation District should be developed using §42-88 Conservation Subdivision Standards.
8. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42A-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 §42A-343).



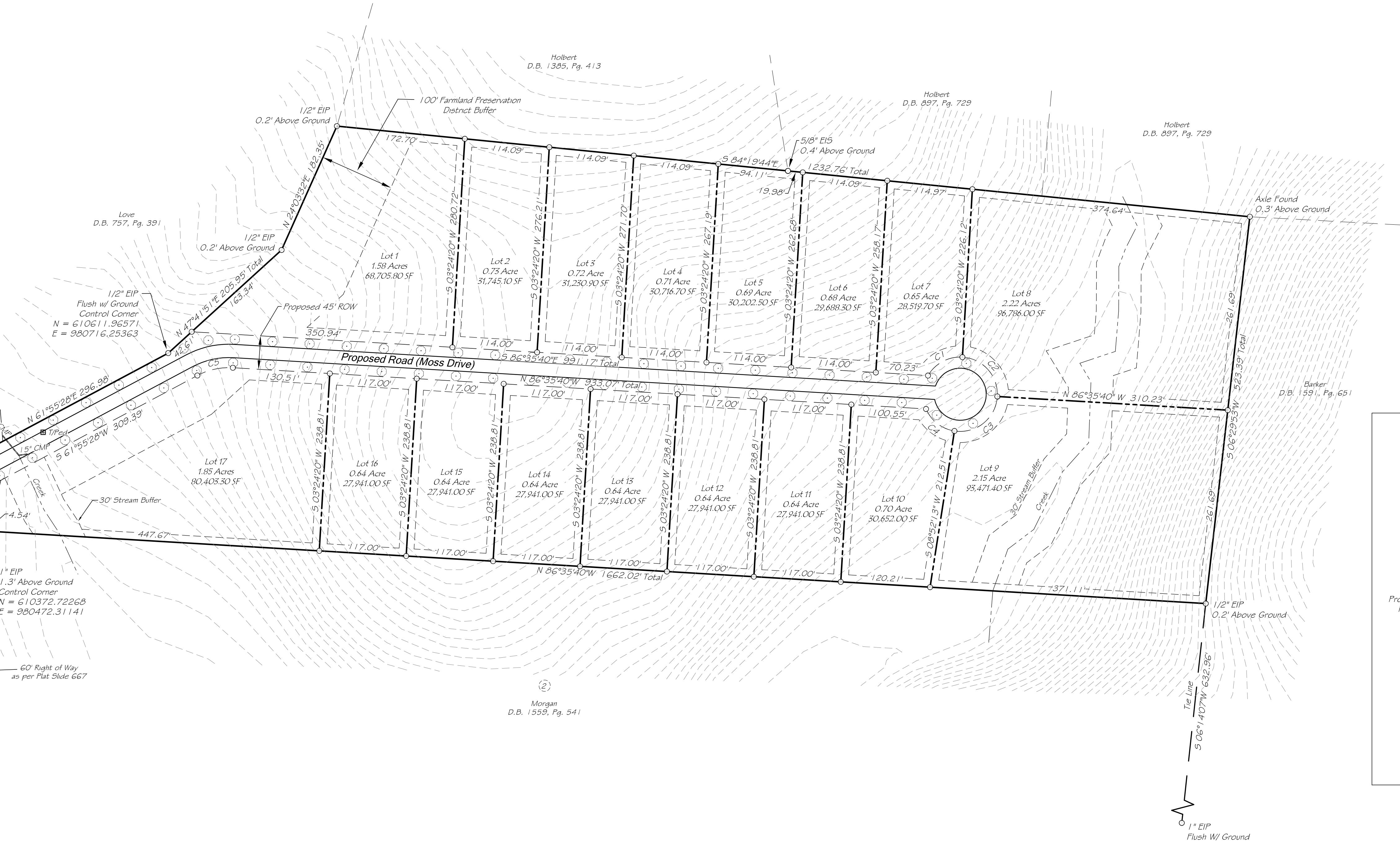
Oakwood Acres Major Subdivision  
Applicant: CMH Homes  
(#2016-M05)







N. Clear Creek Road - SR 1582  
60' ROW, Public, Paved



#### Project Summary

18.12 Acres Total  
Current Zoning: R2R Zoning  
Density Allowed: 1 Unit per 1 Acre  
Proposed Density: 1 Unit per 1.07 Acres  
(18.12 / 17 = 1 Unit per 1.07 Acres)  
17 Total Lots Proposed, Single Family Residential  
Proposed Minimum Lot Size = 27,941 Sq. Ft.  
Proposed Maximum Lot Size = 96,786 Sq. Ft.  
Proposed Individual Water Systems  
Proposed Individual Septic Systems  
Distance to Public Water = +/- 5,300'  
Distance to Public Sewer System = +/- 5,300'  
30' Setback from all Perennial Streams as shown  
Property is not within a Water Supply Watershed  
Property is located within a Farmland Preservation District  
Proposed 100' Buffer adjacent to Farmland as shown  
Property is in the Edneyville Fire District

#### Road Information

Proposed "Moss Drive" Shown to be Public

#### Moss Drive (Proposed Asphalt)

45' Right of Way  
Length = +/- 1,400'  
Frontage = +/- 2,882'  
2,882' / 50 = 57.64  
Required Street Trees = 58  
Proposed 58 (as shown)

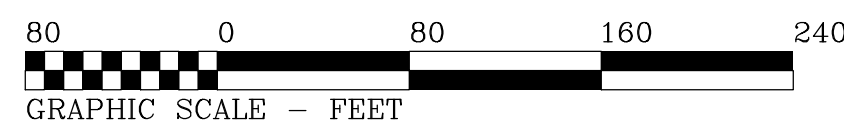
Building Setbacks as per Henderson County R2R Zoning:

Front: 15'  
Side: 10'  
Rear: 10'

Stream Buffer: 30'

#### Notes:

1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Property is currently zoned R2R by Henderson County.
4. Property is not located in a Water Supply Watershed.
5. Property is located within 1/2 mile of a designated Farmland Preservation District.
6. Property is located in Zone X (Minimal Flood Hazard) as per FRIS Map Panel 9681, Map # 3700968100J effective date 1/12/2008.
7. Contours shown are at 2' intervals, taken from LIDAR - not field verified.

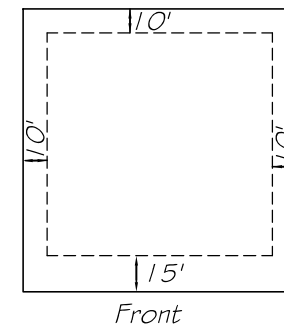


GRAPHIC SCALE - FEET

Line	Bearing	Distance
L1	N 08°13'46" E	26.05'
L2	N 02°56'20" E	72.27'
L3	S 02°56'20" W	39.19'
L4	S 08°13'46" W	24.90'

Curve	Arc Length	Radius	Chord Bearing	Chord Length
C1	55.20'	50.00'	N 61°46'38" E	52.44'
C2	78.54'	50.00'	S 41°35'40" E	70.71'
C3	83.31'	50.00'	S 51°08'16" W	74.00'
C4	50.43'	50.00'	N 52°14'02" W	48.32'
C5	49.45'	90.00'	S 77°39'54" W	48.83'

#### Typical Lot Setbacks



#### Legend:

- EIP = Existing Iron Pipe
- EIS = Existing Iron Stake
- IP5 = Iron Pipe Set
- = Unmarked Point, Unless Otherwise Noted
- ROW/MON = Right of Way Monument
- ROW = Right of Way
- CMF = Corrugated Metal Pipe
- T/Ped = Telephone Pedestal
- - - = Building Setback Line
- - - = Centerline of Creek
- ⊙ = Proposed Red Maple Tree

Combined Master & Development Plan For:

#### Oakwood Acres

~ Owner & Developer ~

CMH Homes  
5250 Hendersonville Road  
Fletcher, NC 28739  
(828) 684-1550

Pin: 9681-10-4506

Clear Creek Township	Henderson County, NC
<b>ASSOCIATED LAND SURVEYORS</b> & PLANNERS PC. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774	
SCALE: 1" = 80 Feet	DATE: May 24, 2017
JOB NO.: S-17-153	DRAWN BY: ASH