

## **REQUEST FOR COMMITTEE ACTION**

### **HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE**

**MEETING DATE:** Tuesday, March 4, 2014

**SUBJECT:** Master Plan for Chattooga Trace Subdivision (2014-M02)

**STAFF CONTACT:** Parker Sloan, Planner

**ATTACHMENTS:**

1. Staff Report
2. Vicinity Map
3. Application
4. Master Plan

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

Luther Smith, Land Planner, on behalf of Norman and Lesley Kimmey, owners, submitted a Master Plan for the project known as Chattooga Trace. The project is located on approximately 34.28 acres of land located on Willow Road (SR 1191) and Chattooga Run. The project site is composed of two (2) separate parcels (9547-77-8265 and 9547-76-8276).

The Master Plan proposes a total of 33 single family residential lots. The applicant is currently proposing a density of 1.04 dwelling units per acre. Phase I of the Chattooga Trace is proposed to contain 19 of the 33 single family lots. Phase 2 of Chattooga Trace is proposed to contain 7 of the 33 single family lots. Phase 3 of Chattooga Trace is proposed to contain 7 of the 33 single family lots. The project is not located in a water supply watershed district nor is it located within the floodplain. A public water connection to the City of Hendersonville and private individual or community septic systems are proposed to serve the project site.

#### **TECHINCAL REVIEW COMMITTEE ACTION REQUESTED:**

Because the project includes less than 35 lots, final approval is given by the Technical Review Committee. Staff has found that the Master Plan appears to meet the technical standards of the subdivision regulations of Chapter 200A, Henderson County Land Development Code (LDC) except for the comments listed in the Staff Report (See Attachment 1).

Staff recommends approval of the Master Plan subject to the developer addressing any issues raised by the Technical Review Committee and addressing the comments listed in the Staff Report.

**Suggested Motion:** I move that the TRC approves the Chattooga Trace Major Subdivision Master Plan with the conditions noted in the staff report and otherwise noted by the TRC.

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## Henderson County Planning Department Staff Report

### Master Plan Chattooga Trace, Major Subdivision (2014-M02)

Norman and Lesley Kimmey, Owner  
Luther Smith, Land Planner

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#### **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 Master Plan, the Planning Board 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 Master 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).

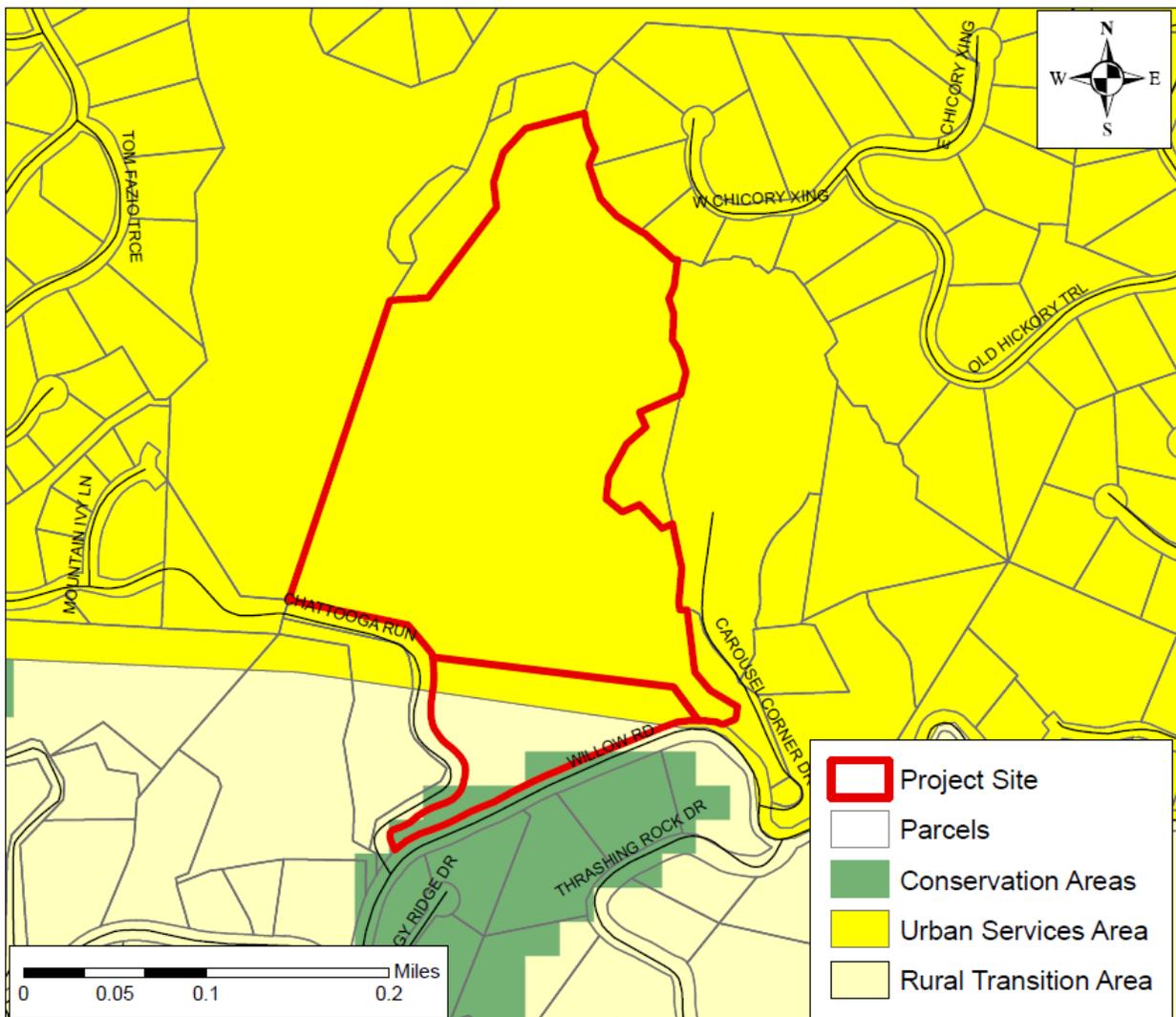
Staff has reviewed the submitted Master Plan and for Chattooga Trace major subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the project site as being located within each of the following areas: Urban Services Area (USA), Rural Transition Area (RTA), and a Conservation Area (See Map A: CCP Future Land Use Map).
  - (a) **Urban Services Area.** The Urban Services Area designation of the Growth Management Strategy is applied to the project site. The CCP states that, "the USA is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated" (2020 CCP, Pg. 132).
  - (b) **Rural Transition Area:** The CCP states that, "The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. The text of the 2020 CCP suggests that the subject area would be suitable for clustering development and

conservation design encouraged with the intent of maintaining a rural environment, protecting sensitive natural areas, and reserving land for future development. (2020 CCP, Pg. 134).

- (c) **Conservation Area:** The CCP states that, “Conservation areas include land areas that are intended to remain largely in their natural state, with on limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:
- i. Sensitive natural areas
  - ii. Areas of historic or archeological significance
  - iii. Local, state or federally-managed natural areas
  - iv. Areas managed for agricultural or forestry land uses
  - v. Other areas yet to be determined (CCCP, Pg. 138).

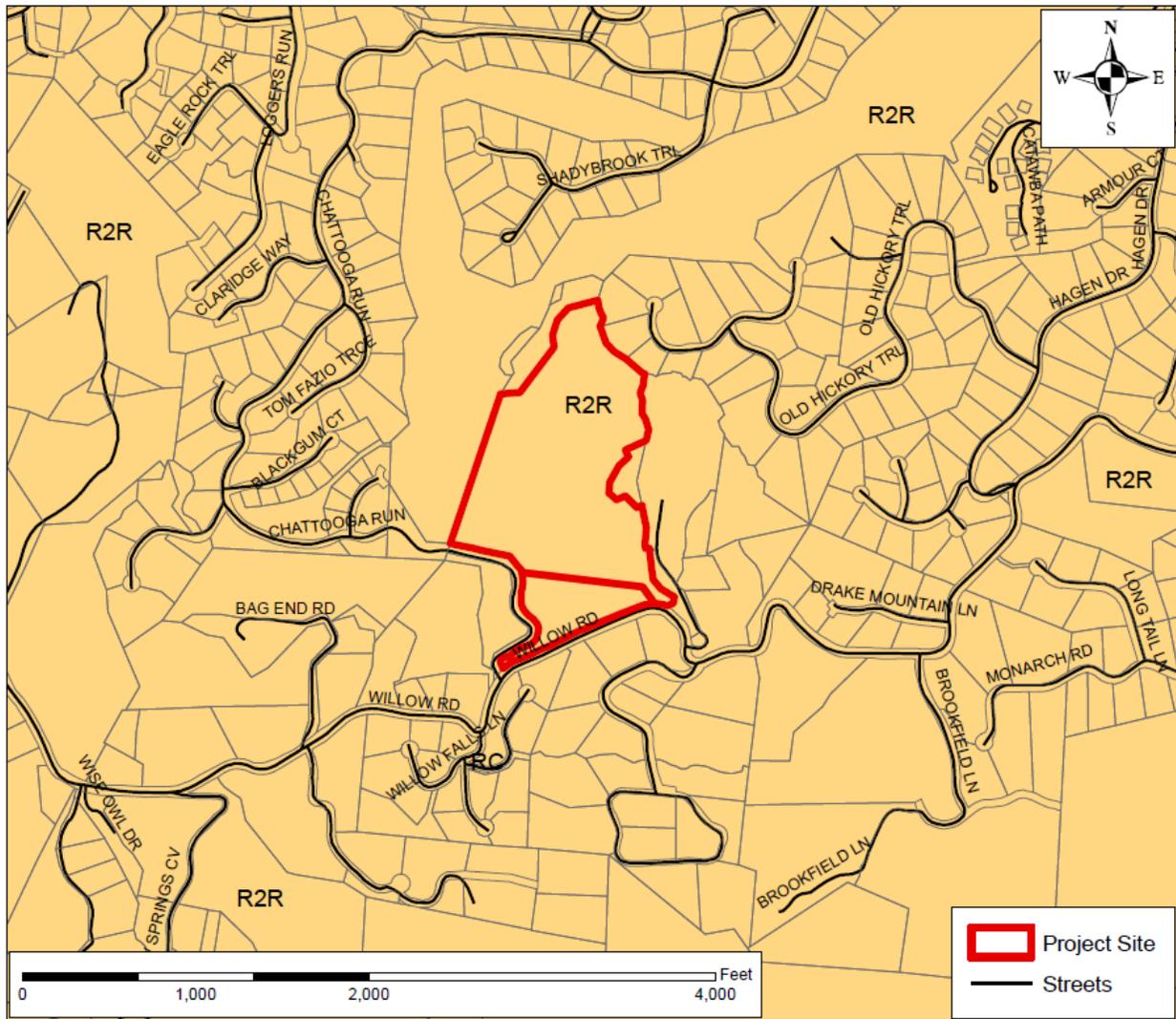
**Map A: CCP Future Land Use Map**



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 Two Rural (R2R) zoning district (See Map B: Official Zoning Map).

Combined, the property totals 34.28 acres. The Master Plan proposal of 33 lots would fall within the density permitted by the LDC. The developer proposes a density of 1.04 units per acre. (See Attached Master Plan)

**Map B: Official Zoning Map**



3. **Water and Sewer Availability.** Applicant proposes public water and private or individual septic systems. Applicant proposes a connection to the City of Hendersonville water line, which runs along Chattooga Run Road. The Applicant proposes to connect with the existing private sewer system in Champion Hills subdivision or individual septic systems.

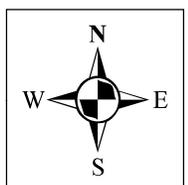
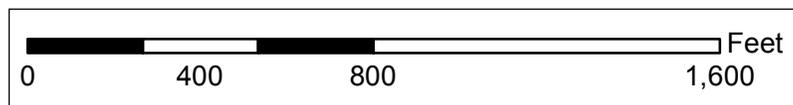
### **Master Plan Comments:**

1. **Purpose of the Master Plan.** The master plan is intended 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.
2. **Private Road Standards.** The Applicant has indicated private road construction throughout the three different phases. All subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1).
3. **Shoulder Stabilization.** All areas disturbed by the construction of a private 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. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 200A (LDC §42A-87).
5. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property is not within one-half ( ½) mile of land in a Farmland Preservation District (LDC §42A-81 P).
6. **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).
7. **Water and Sewer.** According to the Henderson County Land Development Code (LDC), the applicant must provide evidence that the water supply and sewer system plans have been approved by the appropriate agency. All public or private (community) water supply and sewerage systems shall be installed and shall meet the requirements of the Henderson County Health Department or other government authorities having jurisdiction thereof. No final plat shall be approved until all such final approvals have been obtained. Any subdivision served by a public water system shall meet the respective county or municipality's minimum requirements for fire hydrants installation.
8. **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).



 Project Site  
 Parcels  
 Streets

Subdivision Application  
 2014-M02  
 Norman & Lesley Kimmey, Owner





# MASTER PLAN REQUIREMENTS

A Professional Engineer, Land Surveyor, Architect, Landscape Architect, or Professional Planner may prepare the Master Plan. The following information shall be shown on the plan for information and discussion purposes unless not applicable or specifically waived by the Subdivision Administrator\*. **If the Master Plan does not contain the required items by the submittal deadline, the application will be considered incomplete and the plan will not be presented to the Planning Board.** Combined Master and Development Plans must be prepared in accordance with the Development Plan Requirements provided by the Planning Department. More information about Master Plans can be found at Section 200A-309 in the Land Development Code. For each item below, please indicate whether the requested information has been provided

### General Legend

- | Yes                                 | No                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scale (written and graphic): Scale for full-sized and reduced copies should be appropriate to clearly depict property . |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North arrow   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Owner's and applicant's name(s) and address (es)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Vicinity map  |

If no was checked for any above, please explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Title Block

- | Yes                                 | No                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project name  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Title of map (must state "Master Plan")   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Date  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Name, title, address, and phone number of individual, firm, or corporation preparing the plan |

If no was checked for any above, please explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Plan Details

- | Yes                                 | No                       |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Contours at maximum of twenty-foot (20') intervals   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of existing ponds, lakes or watercourses with direction of flow   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Boundaries of the proposed project   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Approximate location of the 100-year flood hazard line, if applicable  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of existing street/roads, bridges, culverts, utilities, or other major elements affecting the property  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water supply watershed boundaries, zoning district lines, fire district boundaries and municipal, county, state boundaries (except townships lines), if applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | General layout of proposed road system .   |

- General lot layout
- Location of utility sites (if known)
- Adjoining property owners, subdivisions and farmland preservations districts clearly indicated
- Proposed project phasing lines, if applicable
- All land with slopes of 60 percent or greater clearly shown, if applicable

**Project summary containing the following information:**

- | Yes                                 | No                       |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Total project area in acres                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Density of proposed project (units/acres)                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Number of proposed lots/units by type                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Approximate length of road system (public; private)          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Type of Water system <u>CITY</u> (public/private/individual) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Type of Sewer system <u>TSD</u> (public/private/individual)  |

If no was checked for any above, please explain: \_\_\_\_\_

**Conservation Subdivision (Option)**

- | Yes                      | No                       |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Percentage of total acreage in open space in project summary |
| <input type="checkbox"/> | <input type="checkbox"/> | Primary conservation areas clearly identified                |
| <input type="checkbox"/> | <input type="checkbox"/> | Secondary conservation areas clearly identified              |

**Other Master Plan Application Requirements**

The following information or other items shall be provided or otherwise addressed in writing by the submittal deadline of the application for Master Plan approval unless not applicable or specifically waived by the Subdivision Administrator\*, otherwise the application will be considered incomplete and will not be presented to the Planning Board.

- | Yes                                 | No                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Application Form  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fee   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Master Plan (4 full-sized copies and 1 reduced copy). Additionally, please submit digital copies of the plans to planning staff, if possible. |

If no was checked for any above, please explain: \_\_\_\_\_

\*Any waived item(s) must be documented on a waiver form provided by Staff

Application completed and submitted by: Norman S. Kimmey Date: 30 Dec 2013

COUNTY USE ONLY

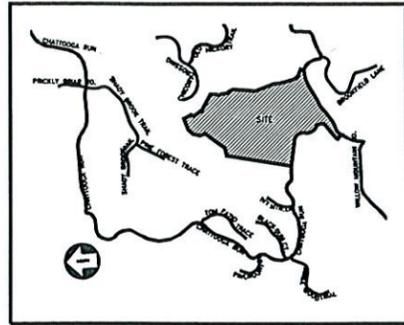
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Received by: \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_

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VICINITY MAP Not to Scale

**CHATTOGA TRACE**

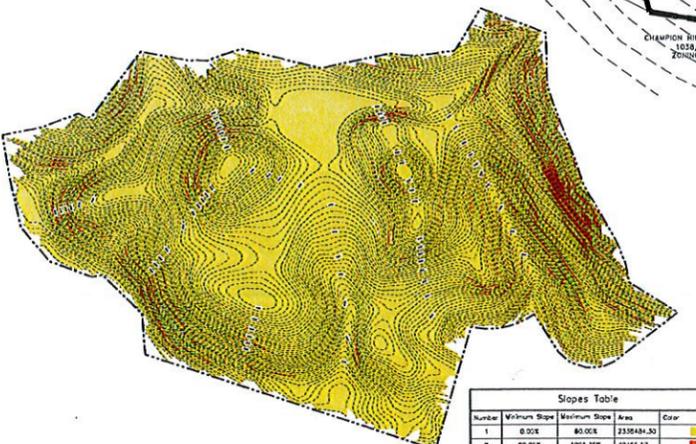
**OWNER/DEVELOPER** NORMAN S. & LESLEY C. KIMMEY  
 P.O. BOX 1508  
 HENDERSONVILLE, NC 28739  
 828-696-6900

**LAND PLANNER** LUTHER E. SMITH & ASSOCIATES, P.A.  
 129 3RD AVE. W.  
 HENDERSONVILLE, NC 28792  
 828 697-2307

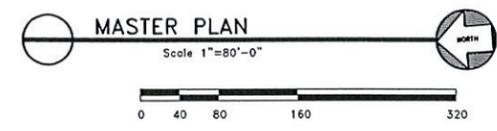
**SURVEYOR** KILPATRICK SURVEYING  
 118 FIFTH AVE. WEST  
 HENDERSONVILLE, NC 28792  
 828 692-4991

PROJECT SUMMARY	
Total Project Area	34.28 Ac.
PIN No.	9547-76-0276
Existing Zoning	R2R
Setbacks	Front - 20/15 Side - 10 Rear - 10
Proposed No. Lots	35
Phase I	19
Phase II	7
Phase III	7
Proposed Use	Single Family Residential
Minimum Lot Size	.57 Ac.
Maximum Lot Size	4.25 Ac.
Density	1.04 Units/Ac.
Fire District	Valley Hill
Water	Public
Water Supply Watershed	N/A
Sewer	See note below
Length of Private Road	1991 lf

- No portion of the site is within the 100 yr floodplain.
- Property is not located within any city limits.
- All road construction shall meet Henderson County Land Development Code design standards.
- Project is not within one half mile of a farmland preservation district.
- Lots served by private sewer if combined into Champion Hills - otherwise, lots served by individual septic systems.
- Contour Interval - 2 FT.



Slopes Table			
Number	Minimum Slope	Maximum Slope	Area
1	0.00%	80.00%	2326484.30
2	80.00%	1000.00%	42456.87





**Luther E. Smith & Associates, P.A.**  
 LAND PLANNING · LANDSCAPE ARCHITECTURE  
 Phone: (828) 697-2307  
 129 Third Avenue West  
 Hendersonville, NC 28792  
 E-mail: luther@lutherpa.com

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Revised Master Plan  
**CHATTOGA TRACE**

HENDERSON COUNTY, NORTH CAROLINA

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Drawn By: LES Checked By: LES Date: 01/24/2014 Rev: 01/24/2014 (LES)	SHEET <b>MP-1</b>
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Submitted to Henderson County for Revised Master Plan Approval January 24, 2014.