

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: February 21, 2019

SUBJECT: Rezoning Application #R-2018-10-C Tap Root Farms

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1.) Staff Report
2.) Master Plan Report
3.) Neighborhood Compatibility Report Summary Site
4.) Site/Master Plan

SUMMARY OF REQUEST:

Rezoning Application #R-2018-10-C was initiated on December 27, 2018 and requests that the County conditionally rezone approximately 286 acres of land from Regional Commercial (RC) to a Residential One Conditional District (R1-CD). The project consists of 3 parcels located off Butler Bridge Road with a total acreage of 319.66 acres. The proposed rezoning does not include approximately 33.66 acres located directly adjacent to Butler Bridge Road. The property owner is Tap Root Farms, LLC. Ken Jackson is the applicant.

The applicant is proposing a residential development with a mix of single-family lots, townhomes and apartments that total 1,218 units. The development is required to be approved as a conditional rezoning due to the number of units. Conditional rezonings allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighbor compatibility meeting was held on Monday, January 28, 2018 in the King Street Meeting Room.

The Technical Review Committee (TRC) will review the application on February 19, 2019. Staff will provide the Board with an update on this meeting.

BOARD ACTION REQUESTED:

The Planning Board has 45 days from its first consideration to provide a recommendation to the Board of Commissioners or the request is forward with a favorable recommendation unless otherwise agreed upon by the applicant. Staff requests the Planning Board make a recommendation to the Board of Commissioners to approve, approve with modification or deny the rezoning application (#R-2018-08C) to rezone the Subject Area to a Residential One conditional zoning district (R1-CD). Due to the size of the project and the potential for public comment, staff anticipates that the Board may wish to continue its discussion to the March meeting, but a suggested motion is provided if the Board is prepared to make a recommendation to the Board of Commissioners.

Suggested Motion:

I move that the Planning Board recommend the Board of Commissioners (approve, approve with modification or deny) rezoning application #R-2018-10-C to rezone the Subject Area to a Residential One Conditional District (R1-CD) based on the recommendations of the Henderson County 2020 Comprehensive Plan.

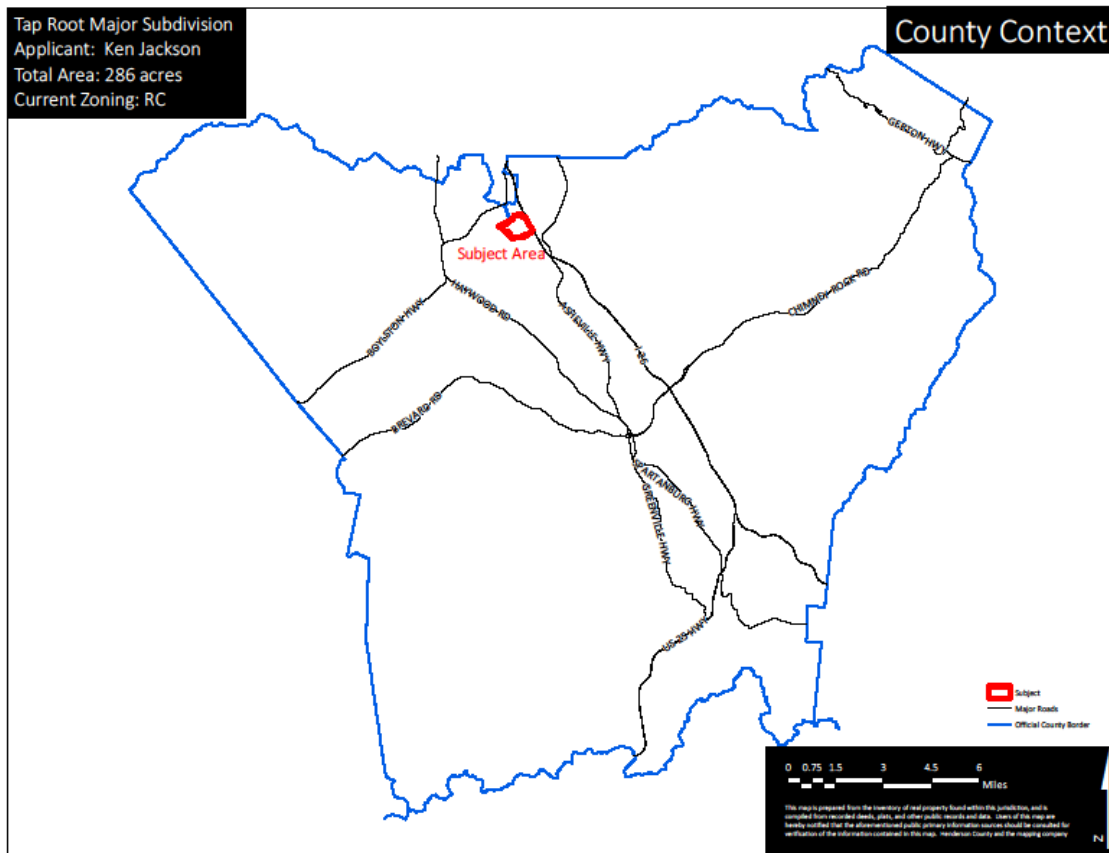
Henderson County Planning Department Staff Report
Rezoning Application #R-2018-10-C (RC to R1-CD)

Owner(s)
Tap Root Farms, LLC (Ken Jackson, Applicant)

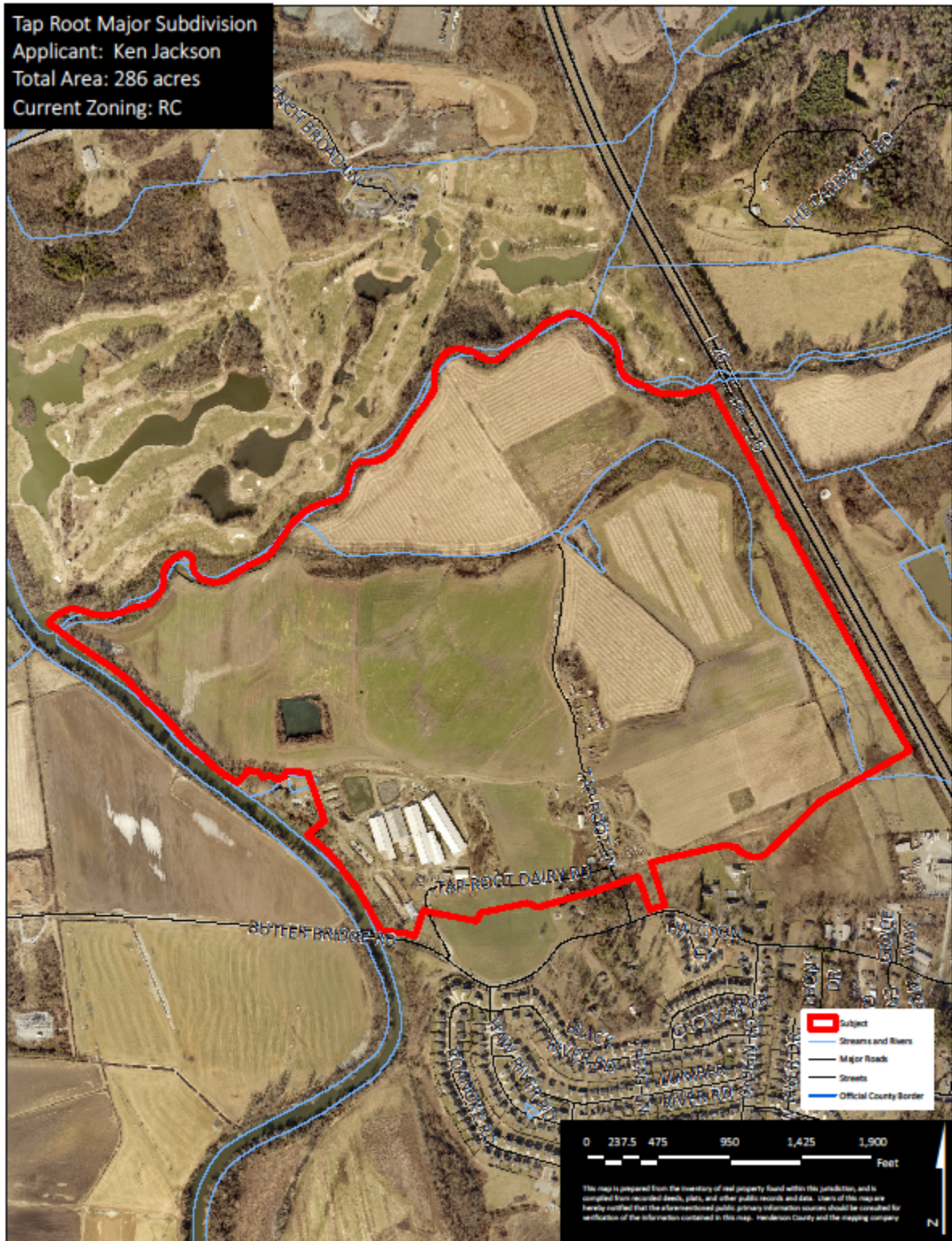
1. Rezoning Request

- 1.1. **Applicant:** Ken Jackson
- 1.2. **Property Owner:** Tap Root Farms, LLC
- 1.3. **PINs:** 9652-03-1362, 9642-82-3681, & 9642-84-4544
- 1.4. **Request:** Rezone a portion of the above PIN's (hereafter the subject area) from a Residential Commercial (RC) zoning district to a Residential One Conditional (R1-CD) zoning district.
- 1.5. **Size:** Total parcel area is approximately 319.66 acres. Subject area is approximately 286 acres. There are 4 lots that total approximately 33.66 acres that are not included in the proposed rezoning request or as part of the development.
- 1.6. **Location:** The subject area is located on Butler Bridge Road (SR 1345), adjacent to Interstate I-26, and just south of the Henderson County/Buncombe County line. The northern boundary of the site runs parallel to Cane Creek, while the French Broad River runs adjacent to the western boundary of the site.

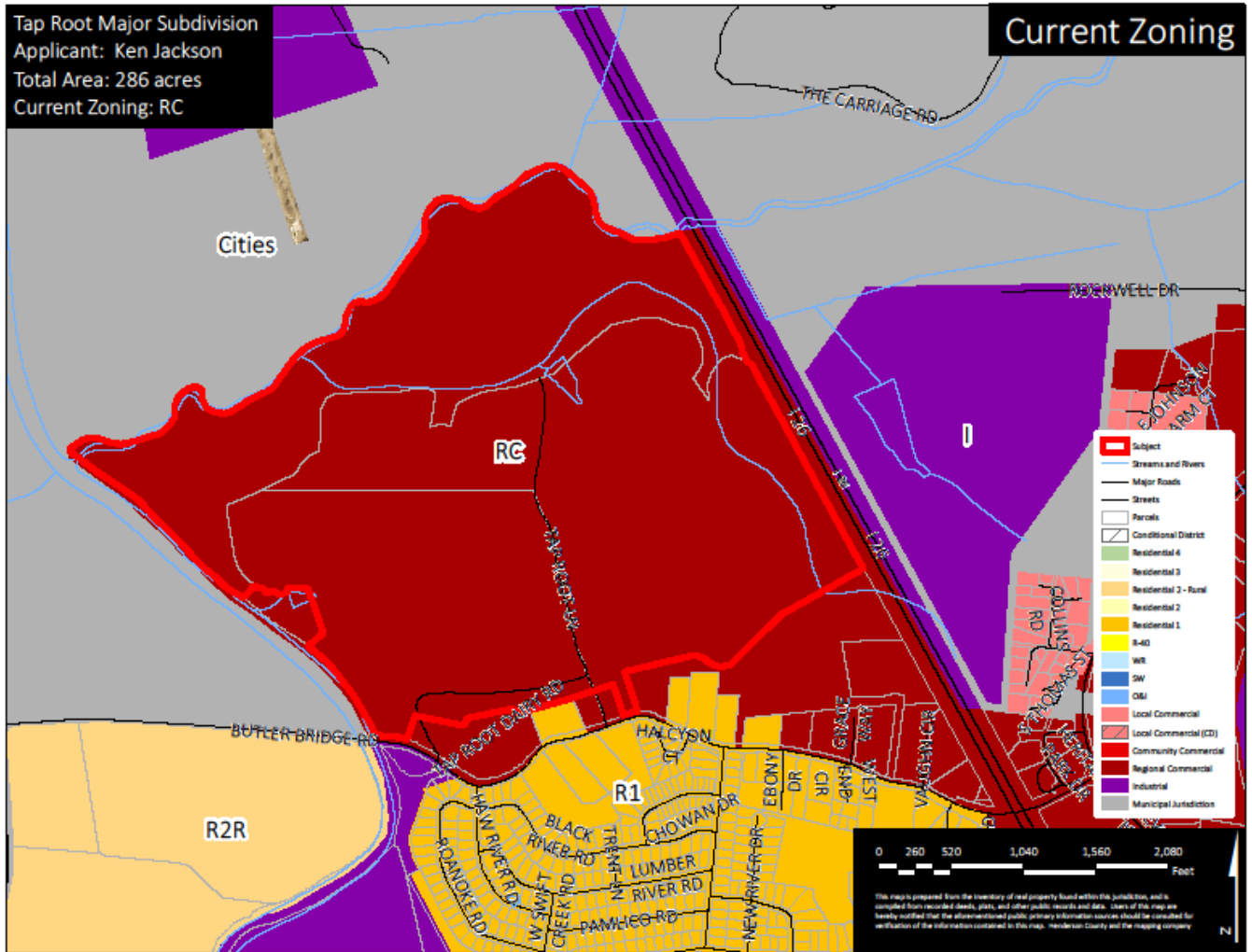
Map A: County Context



Map B: Aerial



Map C: Current Zoning



2. Current Zoning

2.1. **Application of Current Zoning:** The subject area is currently zoned Regional Commercial (RC). (See Map C). The subject area was first zoned Open Use (OU) in 2001. On March 3, 2003, the subject area was rezoned from an OU district to a General Industrial (I-2) zoning district. On 2005, the subject area was rezoned from an I-2 district to a Highway Commercial (C-4) zoning district. When the LDC was adopted in September of 2007, property previously zoned C-4 was changed to the current Regional Commercial (RC) zoning district.

2.2. **Adjacent Zoning:** The subject area is adjacent to a variety of zoning districts including municipal zoning districts.

County Zoning: The subject area is adjacent to Regional Commercial (RC), Residential One (R1) and a small portion of Industrial (I) zoning to the south. An Industrial (I) zoning district is also directly adjacent to the east of the subject area.

Town of Fletcher: The Town of Fletcher is adjacent to the north and east of the subject area. The Town of Fletcher's zoning designation is General Commercial (C-1) and Interstate Commercial (C-2).

Town of Mills River: The property across the French Broad River and adjacent to the subject area are part of the Town of Mills River's municipal district. These properties are zoned MR - Light Industrial (MR-LI).

2.3. District Comparison:

2.3.1. **Regional Commercial (RC):** "The purpose of the Regional Commercial (RC) zoning district is to foster orderly growth where the principal use of land is commercial. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local, community, and regional level; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in areas designated as Urban (USA) in the Comprehensive Plan." Residential density in Regional Commercial is sixteen (16) units per acre with a maximum impervious surface allowance of 80% (LDC §42A-28).

2.3.1. **Residential One Conditional Zoning District (R1-CD):** "Conditional Zoning Districts are created for the purpose of providing an optional rezoning choice where the owner of property proposes to rezone property and, in order to, among other reasons, carry out the purposes of the Comprehensive Plan, proposes to impose special limitations and conditions on the use of the property proposed for rezoning" (Chapter 42, Land Development Code §42-45). Conditions may be imposed in the furtherance of the purpose of the LDC and the recommendations of the County Comprehensive Plan.

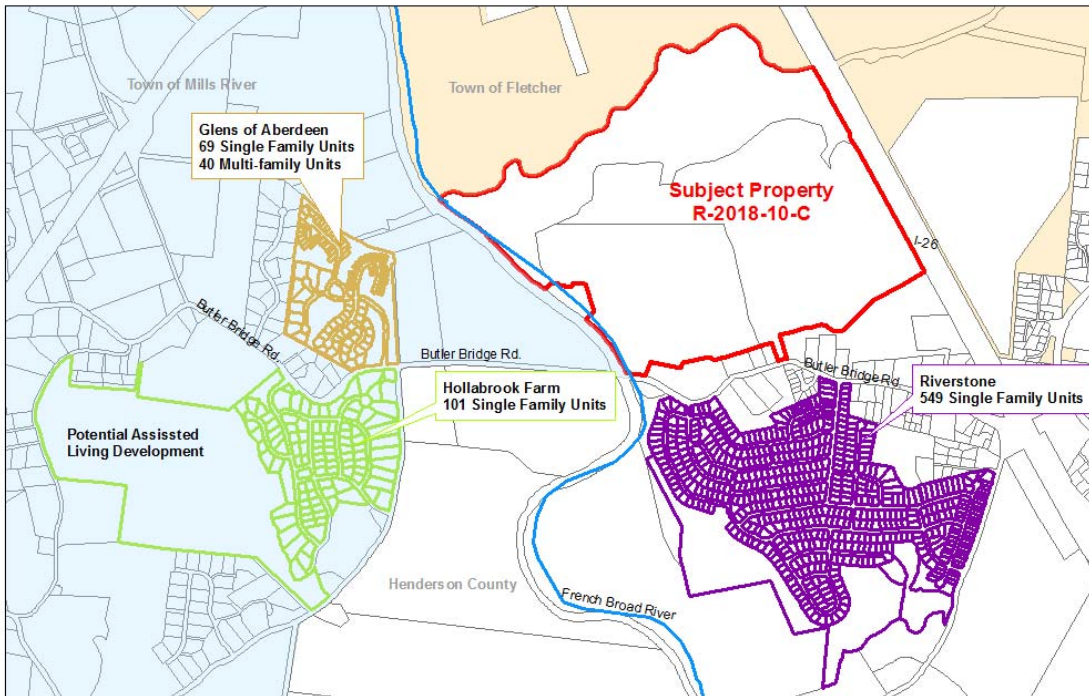
3. Current Uses of Subject Area and Adjacent Properties

3.1. **Subject Area Uses:** The subject area is primarily used for agriculture with a limited number of residential structures located on the three parcels making up the subject area.

3.2. **Adjacent Area Uses:** The surrounding properties include a variety of uses. To the west, adjacent uses are primarily considered agricultural with one residential property between the subjected area and the French Broad River. On the northern boundary of the subject area is a 171-acre parcel being utilized as a golf course. To the east of the subject area is agricultural uses as well as an 86-acre tract that holds an industrial manufacturing facility. Parcels to the east of the subject area are separated by Interstate 26 (I-26). South of the subject area, along Butler Bridge Road, are a mixture of commercial, industrial, and residential properties. Included in the residential properties along Butler Bridge road is the River Stone subdivision which contains approximately 549 residential lots.

3.3. **Asheville Regional Airport:** The Asheville Regional Airport is located within 600 feet to the north of the subject area. According to the airport’s Executive Director, the development will be required to make an application to the Federal Aviation Administration (FAA) to review if the development would have any impacts on the operations at the airport. According to the applicant’s engineer, this application form has already been submitted to the FAA and the report should be available in the coming weeks.

Map D: Surrounding Subdivision Map



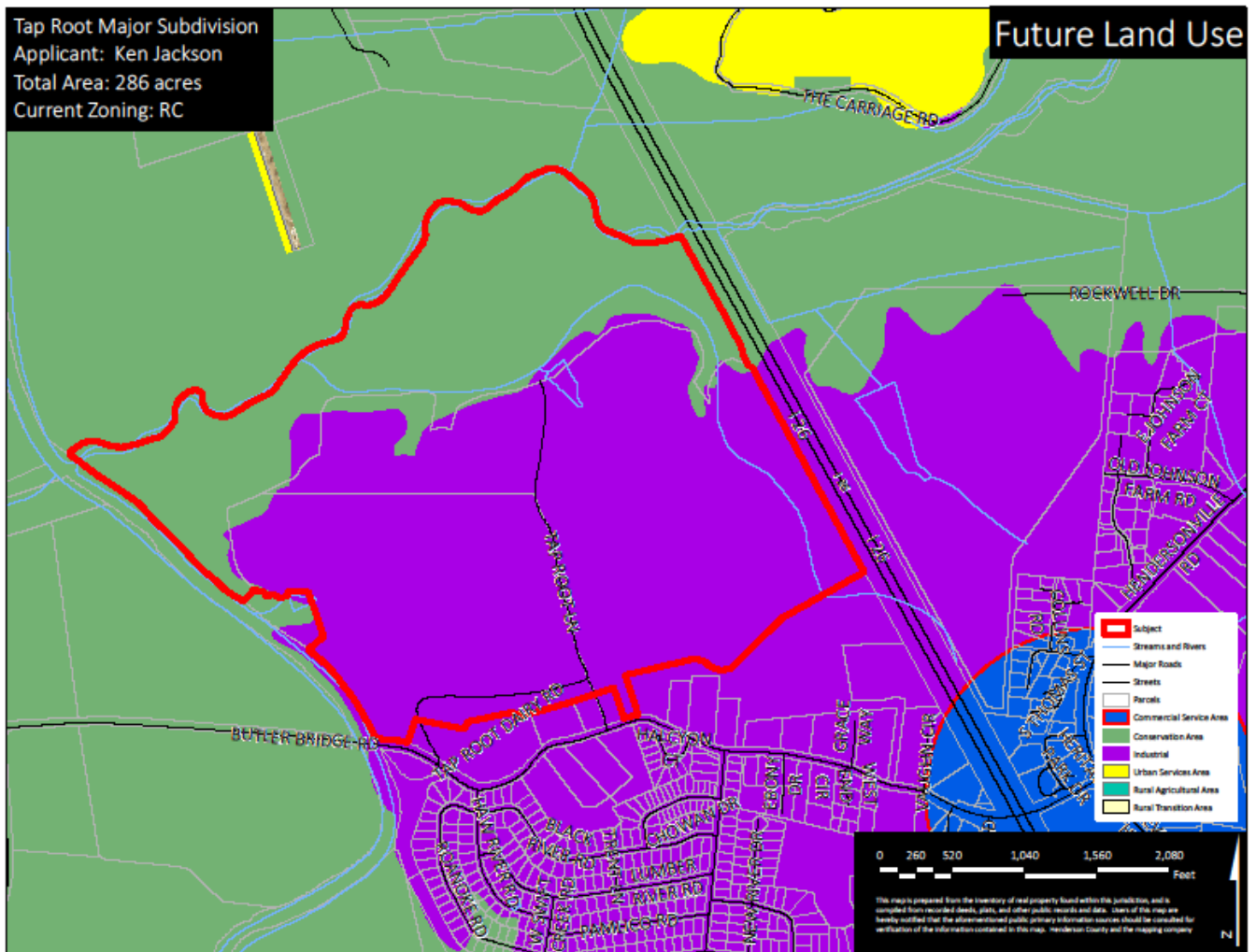
3.4. **Comparison of Surrounding Subdivisions:** Several subdivisions are near the proposed development including several smaller subdivisions located along N. Rugby Road. Some of these subdivisions located along Butler Bridge Road include Riverstone, Hollabrook Farms and the Glens of Aberdeen.

Riverstone: Riverstone was originally approved under a special use permit for a Planned Unit Development (PUD) in November of 2005 by the Henderson County Board of Commissioners. The master plan has been amended several times and the current subdivision is approved for 549 lots. The zoning district on this property was R-10 and R-15 at the time of the special use permit approval. The current zoning is R1.

Hollabrook Farms: The Hollabrook Farms property was zoned as an I-2 (General Industrial) zoning district in 2001. In 2005, the owners requested that the property (106.57 acres) be rezoned to an R-10 zoning district. Although the Town incorporated in June of 2003, this property was still in the County’s jurisdiction at the time of the rezoning request. The existing subdivision was annexed into the Town and was approved under a special use permit for 237 lots. The plan was later amended, and the final phase removed from the subdivision reducing the approved lots to 101. The undeveloped phase of this subdivision received approval under a special use permit by the Town of Mills River for an assisted living residence. Final plans have yet to be submitted.

Glenns of Aberdeen: The Glenns of Aberdeen (formerly Butler Lake) was developed under the County ordinance prior to the Town of Mills River incorporating. The subdivision was approved in July of 1999 for 109 lots on 43 acres for a mixture of single-family cottage lots and townhomes.

Map E: 2020 County Comprehensive Plan Future Land Use Map



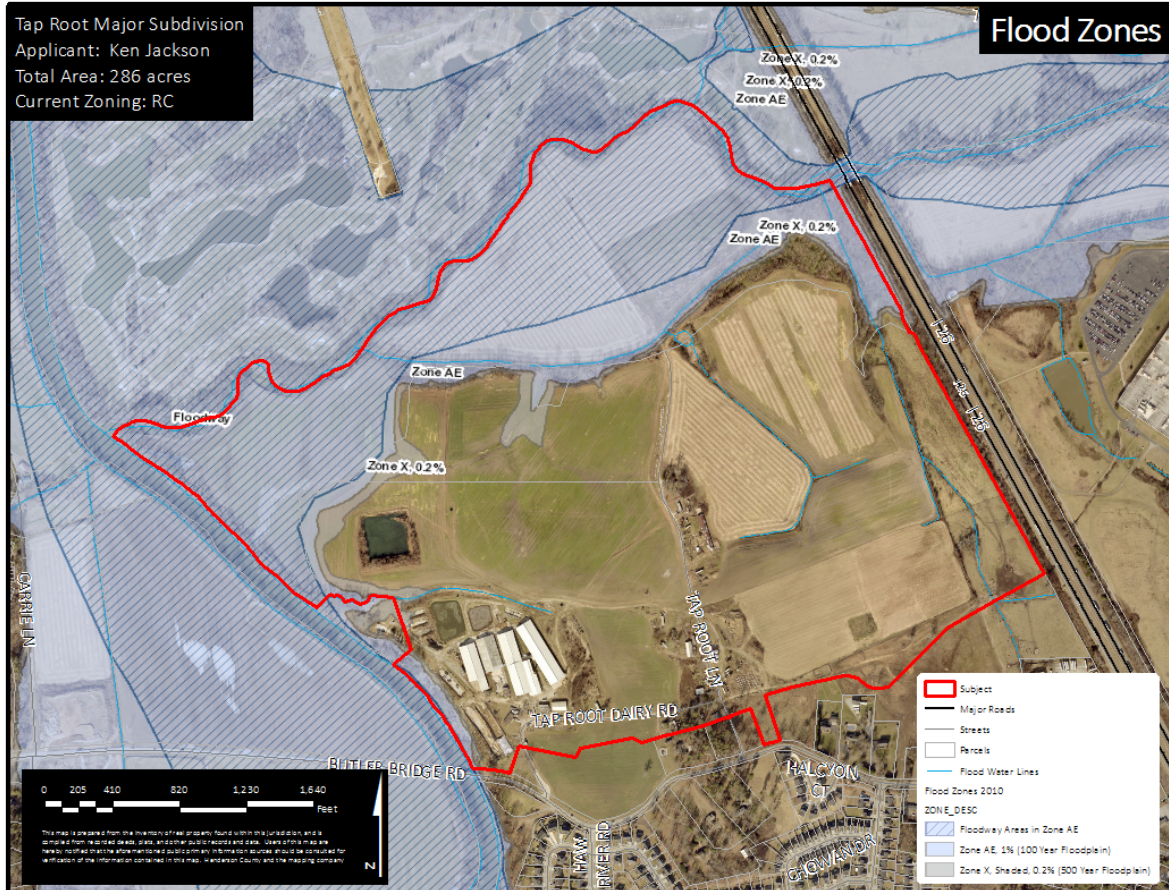
4. The Henderson County 2020 Comprehensive Plan (CCP)

4.1. The CCP Future Land Use Map identifies the subject area as primarily being in an Industrial area with a large portion of the subject area along the French Board River being in the Conservation area (2020 CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map E). The subject area is also located within the Urban Service Area.

4.1.1. **Industrial:** The CCP states that, “Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses except for Regional Commercial uses. Industrial areas depicted on Map #24, Future Land Use Map are derived from existing industrial zoning districts, as well as from those area depicted upon Map #8, “Committee of 100” Recommended Industrial Development Zones.” (2020 CCP, Pg. 140).

4.1.2. **Conservation:** This category includes land areas that are intended to remain largely in their natural state, with only 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: 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds 2. Areas of historic and archeological significance 3. Local, state or federally-managed natural areas 4. Areas managed for agricultural or forestry land uses 5. Other areas yet to be defined.

Map F: Floodplain Map



5. Floodplain

- 5.1. **Floodway:** Most of the flood prone area for the subject area is in the floodway or non-encroachment area (See Map F). The LDC does not allow structures in the floodway unless it is a functionally dependent facility, such as docks, new water or sewer lines, streambank restoration projects, recreational uses (excluding enclosed structures) and bridges.
- 5.2. **Floodplain:** The subject area contains both the 100-year and 500-year floodplains (See Map E). Structures are permitted in this area provided they are elevated, and up to 20% of this area may be filled.
- 5.3. **Density Calculation:** To prevent a taking, the LDC allows for a property owner to use all the acreage when calculating density. A rough estimate shows approximately 94 acres of the subject area is located in a flood prone area. If the flood prone area is removed the total project acreage is roughly 192 acres. That would allow a standard density of 768 units and a maximum density of 2,304 units. The proposed project is still within the allowed density even if the floodplain areas were not counted.

6. Water and Sewer

- 6.1. **Public Water:** The applicant is proposing connection to public water via the City of Asheville to serve development. The City of Hendersonville has also discussed a connection to their water supply and have provided a letter of capacity to the applicant.
- 6.2. **Public Sewer:** The applicant is proposing connection to public sewer via the Cane Creek Sewer District to serve development. Both Cane Creek and MSD have indicated capacity availability. The applicant must provide a capacity letter as a condition of approval.

7. Proposed Residential One Conditional District Development

- 7.1. **Proposed Use:** The applicant is proposing to use the site for a major residential subdivision, that incorporates both single family and multifamily type dwellings. Based on the number of units proposed and the types of dwellings proposed, the applicant is requesting a Residential One Conditional District to allow more flexibility in design. The conditional district will also the Board of Commissioners to place conditions or restrictions on the property that will be for this specific development and location. Below is a development overview.

- 1,218 Units (Project Total)
 - 545 Single Family
 - 361 Townhomes
 - 312 Apartments
- Proposed Density of 4.2 units per acre
- 10 Proposed Phases
- Proposed Road Length, 33,100 LF
- Min. of 72.5 acres or 25% Open Space
- Common Area and Development Amenities

8. Neighborhood Compatibility Meeting

- 8.1. A neighborhood compatibility meeting was held on Monday, January 28, 2019 at 3:00 PM in the King Street Meeting Room. Approximately 100 people attended and were able to hear about the proposed development and ask questions of the applicant. Informal comment was accepted via a comment card for this meeting.
- 8.2. A report of this meeting will be forwarded to the Planning Board and Board of Commissioners.

9. Staff Comments

- 9.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map D) places the Subject Area in Industrial and Conservation area classifications.
- 9.2. **Comparison of Districts:** The existing Regional Commercial (RC) zoning district allows for primarily commercial development and multi-family residential units (16 units per acre). The corresponding Residential One (R1) zoning district that is the base zoning for the conditional rezoning request allows for a standard density of 4 units per acres and a maximum density of 12 units per acre. The proposed project and rezoning requests a density that would meet the allowed density requirements per the Henderson County Land Development Code Standards for the R1 zoning district.
- 9.3. **Master Plan:** The rezoning request requires a site-specific plan which includes a master plan requirement for the proposed development phases. (See Attached Master Plan Report)

10. Technical Review Committee (TRC) Recommendations

- 10.1.TBD. The TRC will discuss on Tuesday, February 19, 2019.

11. Planning Board Recommendations

- 11.1.TBD. The Planning Board will discuss on Thursday, February 21, 2019.

12. Required Conditions per the LDC

- 12.1. **Open Space.** The applicant is required to set aside 25% open space. This open space should be recorded with the register of deeds. The open space does not have to be owned by the HOA, but can be held by an individual, organization or non-profit. The open space is required to remain as shown on the approved site plan and cannot be developed.
- 12.2. **HOA.** The developer is required to set up an HOA (Home Owner Association) and subsequent documents should be reviewed and approved by the County Attorney prior to recording of such restrictions.
- 12.3. **Common Area/Open Space.** The LDC requires that common area be provided for 10% of the total area in the townhome and apartment portions. The LDC requires that at least 25% of all lands within the development be designated as open space. This open space shall not include more than 50% in primary conservation areas and shall not be composed entirely of secondary conservation areas.
- 12.4. **Multi-family Layout.** The LDC states that there be a minimum space of 20 feet between buildings (1 foot of separation for each one foot of building height in excess of 30 feet). This only applies to the townhomes and apartment portions. The townhomes and apartments shall also have a maximum building length of 150 feet.

- 12.5. **Subsurface Utilities.** Subsurface utilities are required for the apartment and townhome phases. The Board may wish to require this for the entire development.
- 12.6. **Pervious Pavement.** The LDC requires that 25% of all paved surfaces (roads, parking areas, drives, sidewalks, etc.) be pervious pavement. This requirement only applies to the townhomes and apartments.
- 12.7. **Pedestrian Facilities.** The LDC requires 1 linear foot of sidewalk or trail for every linear foot of improved or newly proposed roadway within the development. The sidewalk or trail must be at least 5 feet in width.
- 12.8. **Public Roads.** The applicant is proposing the road to be NCDOT public roads. Certification by NCDOT is required to be on the final plat.
- 12.9. **Buffering and Setbacks.** The LDC requires that structures are setback 50 feet from I-26 and that a B2 buffer is required within this setback. This requirement only applies to the townhome and apartment portion.

13. **Recommended Conditions of Approval**

Below is a list of conditions that the Board of Commissioners may wish to consider if the conditional rezoning request is approved. These conditions are recommended and are subject to change. They are intended to provide examples or issues that the Board of Commissioners could consider if or when the application comes before the Board and provided that the Board determines that the development is appropriate and intends to approve the request.

- 13.1. **Size and Scope.** Is the size and proposed use of the development suitable for this location or should the scope of the project be reduced or altered.
- 13.2. **Asheville Regional Airport.** The Asheville Regional Airport should review the report and application made by the developer to the FAA to make sure that the development will not impact the airport operations. If the airport operations are impacted, the Board should require that the developer amend the application to address any issues. A condition of approval could be that there are zero impacts to the airport's current operations and flight paths.
- 13.3. **Buffers.** Buffers are not required for the single-family portion of the subdivision or along the boundary of the remaining RC (Regional Commercial) zoning district. The Board may want to require a B1 or B2 buffer for the single-family lots and apartments that could be adjacent to a future commercial development. The Board will also be considering a rezoning request for additional parcels of land located along Butler Bridge Road that is requesting to be rezoned from an R1 to RC (this is part of a separate rezoning application not part of this development or requested by this applicant). The Board may want to require the buffering along these parcels as well.
- 13.4. **Road Layout.** The LDC standard is that no more than 35 lots within a subdivision shall be accessed by a dead-end-road or to access the main entrances(s)/exist(s) for the development. The applicant has proposed 2 entrances, as required, to the development, but the Board may want to consider if an additional internal loop road should be required to service the apartments and townhomes for emergency service purposes.
- 13.5. **NCDOT Traffic Requirements.** The NCDOT has required a Traffic Impact Study (TIS) due to the States threshold for traffic generation by the proposed use. The applicant completed a preliminary scoping meeting with NCDOT to determine the intersections to be studied (8 intersections total), the peak hours for traffic counts, and any other potential impacts of the development. The TIS has been submitted to the NCDOT and they will take into consideration the I-26 widening and upgrades to the Butler Bridge Road. The Board should include any requirements identified by NCDOT as a condition

- of approval. The Board may wish to request that NCDOT require a round-a-bout as proposed or a traffic signal if warranted at the main entrance.
- 13.6. **On-street Parking.** The roads are proposed to be public and comply to the NCDOT standards, but the Board might consider requesting that the developer place an HOA restriction on the on-street parking or request that parking be limited to only one side of the street as in other municipal areas.
 - 13.7. **Façade Design.** Design standards are not required by the LDC and this property is not in a completed community plan that has recommended design guidelines for future developments, but the Board may wish to discuss the façade design for the townhomes and apartments. The Board may discuss if the design is in harmony with the community. This could include the portions of the buildings that are visible from I-26 or Butler Bridge Road.
 - 13.8. **Lighting Mitigation.** Lighting mitigation is encouraged, but due to the proximity to I-26 and the surrounding neighborhood, the Board may consider requiring semi cut off or full cutoff lightning or another alternative.
 - 13.9. **Development Plan Approval.** Conditional rezonings with a corresponding subdivision require development plan approval for each phase of the proposed project. These subsequent development plan shall be reviewed and approved by the Board of Commissioners. The Board may delegate this approval authority, on a project by project basis, to the Planning Board or Subdivision Administrator provided all conditions of approval are met.
 - 13.10. **Cluster Mailbox.** The development should follow the post office requirements, but a cluster or central mail area for the development is preferred. The Board should require the site to be identified on the site plan with appropriate vehicle access and parking.
 - 13.11. **Pedestrian Facilities.** Approximately 33,100 linear feet of trails or sidewalks is required based on the proposed road improvements. The Board may want to require that a set percentage (25% - 50%) of the pedestrian facilities be sidewalks instead of trails due to the number of units and the public road designation. The Board could ask the developer to provide a greenway easement and/or construct the portion of the greenway along the French Broad River in lieu of the sidewalk or trail option. The Board could also consider if a river access point with public parking should be considered along the French Board River.
 - 13.12. **Common Area/Open Space.** Due to the large number of residential units and the potential for several school age children in the community, the Board could discuss if the developer has an interest in proposing a neighborhood park for the community. This could be within the development or on one of the outparcel locations and could include some type of pedestrian access and/or crossings on Butler Bridge Road.
 - 13.13. **Potential Spot Zoning Lot.** The proposed development does not include a parcel located along the French Broad River with an existing single-family home. If the rezoning request was approved, this parcel could be a potential spot zoning issue. The parcel is approximately 2.99 acres and is currently zoned RC (Regional Commercial). The Board should consider rezoning this parcel to an R1 zoning district to be compatible with the existing use and the surrounding zoning if this request is approved.

Henderson County Planning Department Staff Report

**Master Plan
Tap Root Farms**

**Property Owner(s): Tap Root Farms, LLC
Applicant: Ken Jackson**

Master 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 Master 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 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 §42-75).

Staff has reviewed the submitted Master Plan for the Tap Root Farms 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 Urban Services Area, Industrial Area and Conservation Area.
 - a. The Urban Services Area is that area within which most urban services and urban- scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County’s jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.
 - b. Industrial: The CCP states that, “Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses except for Regional Commercial uses. Industrial areas depicted on Map #24, Future Land Use Map

are derived from existing industrial zoning districts, as well as from those area depicted upon Map #8, “Committee of 100” Recommended Industrial Development Zones.” (2020 CCP, Pg. 140).

- c. **Conservation:** This category includes land areas that are intended to remain largely in their natural state, with only 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: 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds 2. Areas of historic and archeological significance 3. Local, state or federally-managed natural areas 4. Areas managed for agricultural or forestry land uses 5. Other areas yet to be defined.

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 a Regional Commercial (RC) zoning district. The applicant is requesting to rezone the Subject Area to a Residential One Conditional Zoning District (R1-CD).
3. **Water and Sewer Availability.** The applicant proposes water connection to the City of Asheville, but the City of Hendersonville also has provided a letter of availability for a water connection as well. The applicant is requesting a connection to Cane Creek Sewer. Both Cane Creek Sewer and MSD have received the request an indicated availability.
4. **Proposed Development.** The applicant is proposing a residential development with a mix of single-family lots (545 lots), townhomes (361 units), and apartments (312 units).

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 §42-113B).
2. **Stormwater Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that a Stormwater Control Plan has been received and approved (LDC §42-240).
3. **Floodplain.** A Floodplain Permit is required for any proposed development parcel that contains Floodplain (LDC §42-232-236).
4. **Public Road Standards.** The Applicant has indicated that the roads will be public. NCDOT must review and certify this on the final plat. All subdivision roads shall be designed and constructed to meet NCDOT standards.
5. **Road Name Approval.** Proposed road names shall be preapproved by the Henderson County Property Addressing Coordinator in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42-98).

6. **Street Tree Requirements.** According to the street tree requirements of Chapter 42 (LDC §42-145 and LDC §42-146) 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 §42-153 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 §42-146
7. **Pedestrian Access.** Sidewalks or walking trails are required for any major subdivision of 10 or more lots outlined in Henderson County Code Chapter 42 (LDC §42-113). Reasonable pedestrian access shall be provided to promote healthy and safe walking when a developer proposes a density equal to or greater than two (2) units per acre. The applicant must provide one (1) linear foot of sidewalk or walking trail for every linear foot of improved or newly proposed roadway within the tract. Sidewalks or walking trails are to be located in a road right-of-way, pedestrian access to easement, or other dedicated open space. Sidewalks are to be constructed at a minimum of 5 feet in width using concrete, asphalt, or other permanent all-weather surface such as gravel.
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. **Water Utilities.** The City of Asheville and the City of Hendersonville water can serve the project site. The applicant must provide evidence that the water supply plans have been approved by the appropriate agency. Any subdivision served by a public water system shall meet the respective county or municipality's minimum requirements for fire hydrant installation.
11. **Sewer Utilities.** The site can be served by the Cane Creek Sewer line via a connection under I-26 and must be approved by the Cane Creek Sewer District and MSD. The applicant must provide evidence that the sewer connection plans have been approved by the appropriate agency.
12. **Perennial and Intermittent Surface Water Buffers/Setbacks.** A minimum thirty-foot setback for buildings or other structures is required along all perennial streams. The thirty-foot setback must be noted on the final plat (LDC §42A-37A).
13. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property lies within one-half (½) mile of land in a Farmland Preservation District if applicable (LDC §42A-81P).
14. **Fire Protection Requirements.** Any subdivision served by a public water system shall meet the County's standard of one (1) hydrant per 1000 feet of linear road distance. (LDC §42A-81 B (4)).



Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Tap Root Farms Rezoning Application #R-2018-10-C
Monday, January 28, 2019 at 3:00 p.m.

Autumn Radcliff, Planning Director, convened the compatibility meeting at 3:00 pm in the King Street Meeting Room. Letters were mailed to property owners within 400 feet of the boundary of the proposed development, and approximately 100 people attended the meeting. The following County staff and applicant(s) were in attendance:

<i>Name</i>	<i>Title/Organization</i>
Autumn Radcliff	Planning Director
John Mitchell	Business and Community Development Director
Toby Linville	Code Enforcement Director
Janna Peterson	Planner III/Transportation & Transit Planner
Eric Warren	Planner
Ken Jackson	Applicant/Developer
Jesse Gardner	CDC -Civil Design Concepts
Jason Pass	CDC -Civil Design Concepts
Warren Sugg	CDC -Civil Design Concepts
Brian Wasser	DH Horton

Ms. Radcliff opened the meeting and provided a welcome and introduction. She provided an overview about the purpose and process of today's meeting. The purpose of the meeting is for neighbors to learn about the proposed project and ask questions prior to any committee or board review. Today's meeting will also provide the developer with the opportunity to adjust the project scope based on neighbors' concerns. She explained that if anyone wanted to make public comment about the project that could do so via a comment card at this meeting, by email to the planning department, or at any upcoming meetings of the TRC, Planning Board or Board of Commissioners (BOC). Ms. Radcliff stated that the BOC will hold a public hearing and will have final approval authority on the proposed development. A summary report of this meeting will be forwarded to Planning Board and the Board of Commissioners.

Mr. Jesse Gardner with Civil Design Concepts (CDC) is the engineer for the applicant. He provided a detailed presentation about the proposed project and the conditional rezoning request. Mr. Gardner went through the history, geographical location and current zoning of the subject area. He stated that the site has been considered for a large commercial development in the past and has been marketed as an industrial site for more than 10 years in conjunction with the Henderson County Partnership for Economic Development. He said that his firm did a full analysis of the site and looked at what was appropriate. He referenced the County Comprehensive Plan (CCP), current and past zoning and existing sensitive natural areas such as wetlands and flood prone areas. Mr. Gardner stated that the gentle terrain or slopes on the property provided a suitable area for development. He said that stormwater runoff would be mitigated, and the project left much of the area in an open space designation.

He pointed out that I-26 is adjacent to the subject area along with several industrial, commercial and high density developments, including the Broadmoor Golf Course and Camping World. Mr.

Gardner walked through a presentation that included the size and layout of the development, the specific number and type of units proposed (with a variety of options and price range), road layouts, utilities, Traffic Impact Analysis/Study (TIA/TIS), NCDOT review, entrances and possible improvements, open space areas, common areas and amenities (with photos), proposed phases of the development (which are not in numerical order), and the 8-12 built out plan.

Questions and Answer Discussion: Below is a list of questions asked by the citizens that attended the meeting followed by the applicant's response/explanation.

1. **Will the development be accessed off I-26?** Answer: No, but I-26 is adjacent to the east of the subject area.
2. **Where will the access to the development be? Can it be accessed through the golf course directly back onto NC 280?** Answer: The developer does not own the golf course and does not have the right to access through that property. The development does have two access points on Butler Bridge Road, one as required by NCDOT, is directly across from Riverstone's access. The applicant explained the NCDOT traffic study process and requirement which includes 8 intersections studies and traffic counts. The applicant anticipates that NCDOT may require improvements, turn lanes, and possibly a traffic signal.
3. **Will there be a new interchange off I-26?** Answer: No, but NCDOT has plans to widen both I-26 and the Butler Bridge overpass. The traffic study will take into consideration these planned improvements.
4. **Will Butler Bridge need to be widened to accommodate additional lanes?** Answer: That is part of the traffic study to determine what impact the project would have and what NCDOT will require and if that is additional lanes on the bridge or elsewhere.
5. **When are the amenities built, which phase?** Answer: The applicant plans to build the amenities upfront at the beginning phases of the project.
6. **Who is the builder of the homes?** Answer: DR Horton.
7. **Why would you put an apartment complex in the middle of residential area?** Answer: The applicant feels there is a need and the apartments can provide more affordability and is part of a diverse residential community and supported by the CCP.
8. **Why are the apartment areas so dense?** Answer: The project meets the density requirements of the LDC.
9. **Will the traffic study include addressing cut through traffic in Riverstone?** Answer: We can pass that along to NCDOT to review since Riverstone roads are public roads, understanding that traffic does back up from N. Rugby Road. The planned bridge widening will allow for additional storage of vehicles that may solve some of the current issues.
10. **Is the plan to do the apartment units first?** Answer: There are ten phases, but these are not in numerical order, so even though the apartments show as number one it is not necessarily the first phase to be developed.
11. **Will the impact to the school capacity be addressed with this development?** Answer: North Carolina does not allow impact fees or for school capacity to be a reason to deny development. However, this development will significantly increase the tax base to assist the County in addressing school concerns.
12. **Riverstone's developer required a fee for every home sold in Riverstone be paid to the schools. Will that be considered for this development?** Answer: I am not aware of this set up, but although it can not be required by the County it could be that the developer set that up voluntarily under the deed restrictions. The applicant will review the fee setup at Riverstone and take into consideration but is not currently proposing this.

13. **What will this mean in the short term for the schools?** Answer: This project is at least 2 years out from construction with an 8-10 year build out, so there should be time for school issues to be discussed and potentially addressed.
14. **Is the school aware of this development?** Answer: The schools have been notified at this point and is aware of the potential project. We believe that this is a School Board issue that they are best suited to address specific issues and growth determinations.
15. **Are any of these apartments subsidized housing, example section 8?** Answer: We can get low interest low, but the homes will not be low income based or be subsidized housing unless required by the County as a condition.
16. **This meeting today is to get the agriculture property changed?** Answer: The purpose of this meeting is answer questions about the project and get feedback from the community. The Board of Commissioners will decide if this is approved at a later meeting.
17. **What will prevent this project if approved from seeking additional homes as it is developed?** Answer: The project if approved is vested to the approved plan. Any changes would have to go back to the Board of Commissioners. The plan is the most aggressive and the applicant does not anticipate any changes or increase in densities. Most likely it would go down in number of units.
18. **You indicated there was not much development to the west. What about Hollabrook Farms, Regal Knolls, Glenn Marlow Elementary school?** Answer: I was referencing the adjacent land you can see from the subject area. There is development down the road to the west.
19. **How will you address the speeds on Butler Bridge Road?** Answer: We cannot control or fix that, but I would recommend that you call NCDOT to do a speed control study/test to address this.
20. **During construction phases of utilities, who pays for that and will there be service interruptions?** Answer: The developer pays for the utility and road improvements, not the tax payers. It is possibility there will be times during the construction that utility service will be impacted to secure connections.
21. **You stated that the homes will be sold from \$200,000 to \$400,000, that will decrease our property value in Hollabrook Farms.** Answer: I am not sure about the impact to that subdivision if any.
22. **Will there be an HOA with fees?** Answer: Yes, and it is unknown what the fees will be at this time.
23. **How is this a self-contained community, people will leave?** Answer: The amenities is what I referred to, there is no commercial development here and the traffic study will address these concerns.
24. **Why is some of the property to the North along the stream and river not included in the residential development?** Answer: This area is part of the project and is designated as open space due to the floodplain area. We do not want to build in this sensitive area, but it is included.
25. **Can you develop that area in the floodplain?** Answer: If approved with this plan no. That area must remain as open space.
26. **Could the back side of the property be used for access if you could go through the golf course as an alternative to address traffic concerns?** Answer: I would not recommend going though that area due to the flood prone areas and impact to the streams and wetland.
27. **Does the density acreage include the flood areas?** Answer: Yes, density is all the acreage divided by the units to get the calculations.

28. **How is this allowed as this property is not useable?** Answer: It is usable and is part of the project as open space and will include recreation uses such as waking trails. It does not include other flood areas not owned by the developer.
29. **If in a floodplain will the homeowners be required to have flood insurance?** Answer: No since homes are not proposed in the floodplain so that would not need to be required.
30. **As most of the people here today are not for the development, what would it take for you not to do this?** Answer: We are pursuing because we believe this is the highest and best use. This property will eventually get developed and the current family deserves the right to sell their property. There could be a large-scale industry that could go here, and we do not believe that is compatible with the surrounding uses and community. Jobs are a pro with industry, but it can have heavy traffic as well. There are pros and cons to this property being developed one way or another for industrial, commercial or residential.
31. **Will you continue with this project?** Answer: We will continue with our application.
32. **Can you or anyone here or with the School Board speak to how the local schools will absorb up to 500 students out of this development?** Answer: I can not speak for the School Board, but we are proposing growth that the School Board will plan for accordingly.
33. **Are you familiar with the schools and the cost of building a school?** Answer: Yes, we have designed and built schools.
34. **How does the tax base for this development pay for a school in a short amount of time?** Answer: This is where the School Board and County Commissioners plan and finance the building of a school.
35. **Can you tell us other developments you have been involved with that are compatible to this project?** Answer: We have done approximately 1500 apartments throughout Buncombe County in the last 3 - 4 years. We have also done developments with this developer in the past 10 years. We have not been able to start with this much acreage on a project and is the largest project we have worked on as a firm. In the recent market we have seen a shift back to single-family homes.
36. **Would you consider removing the apartments or scaling back the project?** Answer: We could look at the validity of that and would consider it. We are requesting the maximum amount possible from the Board currently.
37. **Have you done many single-family home developments?** Answer: Yes. We have also worked on projects in Henderson County such as Cummings Cove and Brickton Village and the adjacent single-family subdivision in Fletcher, as well as The Farm in Mills River.
38. **Is the County looking at regional connection tie end with the Greenway Master Plan with this project as a condition?** Answer: That will be up to the Board of Commissioners to discuss if they approve this development.
39. **Could a large development like this and the surrounding area be annexed by the City?** Answer: That would only be allowed through a voluntary annexation at the request of the property owner.
40. **When will the Traffic Impact Analysis be available and will it be available before the Planning Board?** Answer: We believe it will be available by that time.
41. **Are the apartments rental or condos? Do you have a price range yet?** Answer: The apartments would be for rent and the townhomes would be owned. We do not have a price range but plan to use the market rate based on infrastructure cost. A market study will be conducted to determine the price.
42. **When will the TIA be available?** Answer: Once reviewed by NCDOT it will be available. Hopefully by the Planning Board meeting.
43. **Will that be available to the public?** Answer: Yes, once it is shared with the County it will be public record.

44. **Who does the traffic study?** Answer: A subconsultant hired by the engineer firm.
45. **What prevents you from swaying the results since you work for the developer?**
Answer: We are professionals held to ethic standards and the NCDOT sets the requirements for the study. We cannot make up the results. The data is based on real traffic numbers/counts and intersections studied per the NCDOT standards. It is the impact this development is causing on the existing road and level of service.
46. **What is required by NCDOT?** Answer: Traffic counts, interactions NCDOT has identified to be studied, and peak hours when school is in as determined by NCDOT. We study what NCDOT requires us to study.
47. **Would the developer coordinate closely with the County to alleviate school impacts and burdens?** Answer: Building permits and construction of homes would still be required after the construction of the development (roads). There would be sufficient time and indicators to mitigate this. We are open to meet with the school system and this could be discussed at the TRC meeting.
48. **When is the TRC meeting?** Answer: That will be Tuesday, February 19th at 2:00 in the King Street Meeting Room.
49. **How we be notified about meetings?** Answer: Information will be posted on the County website under the link for these committees and boards.
50. **If the apartment option is removed, when would that happen or is that a Board condition at the end?** Answer: It could be anytime in the process. We will strongly take that into consideration based on the community concern and feedback.
51. **As it is zoned commercial now could residential be built?** Answer: Under the current zoning you could do by right a 150,000 sq. ft. commercial single tenant building. Single-family homes are not allowed in the regional commercial zoning, but multi-family is but it still requires a conditional rezoning even though 16 units per acre is allowed. This provides for the opportunity of a public process.
52. **Why are there parcels along Butler Bridge Road that are not included in the project?** Answer: Those parcels are not being purchased by the developer.
53. **Why does the entrance road go through those parcels?** Answer: We are purchasing a right-of-away to access through that area.
54. **There are already plans to widen Butler Bridge Road, will this develop be the reason for that improvement and other possible improvements nearby?** Answer: The traffic study is based on the use with specific set trips, so the traffic for this development will already have been addressed.
55. **What is the density of the development?** Answer: It is about 4.1 units per acre. The current zoning allows 16 units per acre and the conditional rezoning allows 12 units per acre, so we have what the zoning code allows and close to the standard 4 units per acre. I understand that the overall units are high but not for the number of acres in this project.
56. **How many homes are going in down the road at The Farm at Mills River?** Answer: Approximately around 80 units.
57. **Does the County have the ability to slow down the development to address the school issue?** Answer: The Board of Commissioner will consider the school issue, but legally the County does had limited or no authority.
58. **Would you consider creating an entrance that is not on Butler Bridge Road?**
Answer: There are not any other available road connections other than Butler Bridge Road. Part of the traffic study analysis's the entrances and safety concerns. We are proposing a round-a-bout, but a traffic signal may be warranted. Turn lanes may also be required. It will depend on NCDOT's comments and requirements.
59. **Is the intersection of Butler Bridge Road and N. Rugby Road included in the study?**
Answer: Yes

60. **Is the intersection of N. Rugby Road and NC 191 included in the study?** Answer: No, NCDOT did not include that intersection.
61. **If approved, when will the ground-breaking construction begin?** Answer: If approved, we would still need to complete design drawings and could break ground in the summer months this year. There would be at least 6-8 months of construction on roads before building permits could be pulled.
62. **When could the school see any impacts?** Answer: At the earliest, some home could be completed by August of 2020 or 2021 school year.
63. **Does the Asheville Airport and schools know about the development?** Answer: They both have been contacted.
64. **Regarding a better entrance, or one less entrance off Butler Bridge Road, could the second entrance be through the golf course or by purchasing property?** Answer: No as that would be though the environmentally sensitive area that is not owned by the developer as discussed earlier.
65. **What about a bridge through that area?** Answer: It still requires footers and construction in an environmentally sensitive area that is not advised or feasible. This habitat should not be encroached upon.
66. **Has the developer consider a connection through Meritor Drive with a bridge over the interstate?** Answer: We have not considered that option, but typically a new bridge over the interstate would not be looked at favorably by NCDOT due to the controlled access and proximity to the existing bridge on Butler Bridge Road.
67. **What is the probability of you lowering your density for this project to half (2 units per acre)?** Answer: We will take that into consideration, but there are several factors to consider when purchasing and developing land. The density is reasonable in our opinion and lower than the allowed density, but we will discuss the proposed townhome and apartment development.
68. **Where does the drainage for this development go and how is it addressed?** Answer: The development plans around existing streams and is why that area is open and no homes are proposed in the floodplain. A stormwater plan to address runoff will be required by the County.

Ms. Radcliff stated that several questions were related to traffic. She stated that because of the size of the project, this development triggered the threshold requirement by NCDOT and must follow their process for the TIS. She said that the County does require traffic impact studies on some developments, but the threshold is lower than NCDOT to catch the smaller developments. She stated that the NCDOT will consider the ongoing design of the Butler Bridge Road overpass and I-26 widening which requires 2-3 lanes on the bridge. If the development requires additional improvements outside of the scope work, it would be the cost burden of the developer to fund those improvements.

The applicant thanked everyone for taking time out of your day to discuss the project and stated they would make every attempt to address concerns.

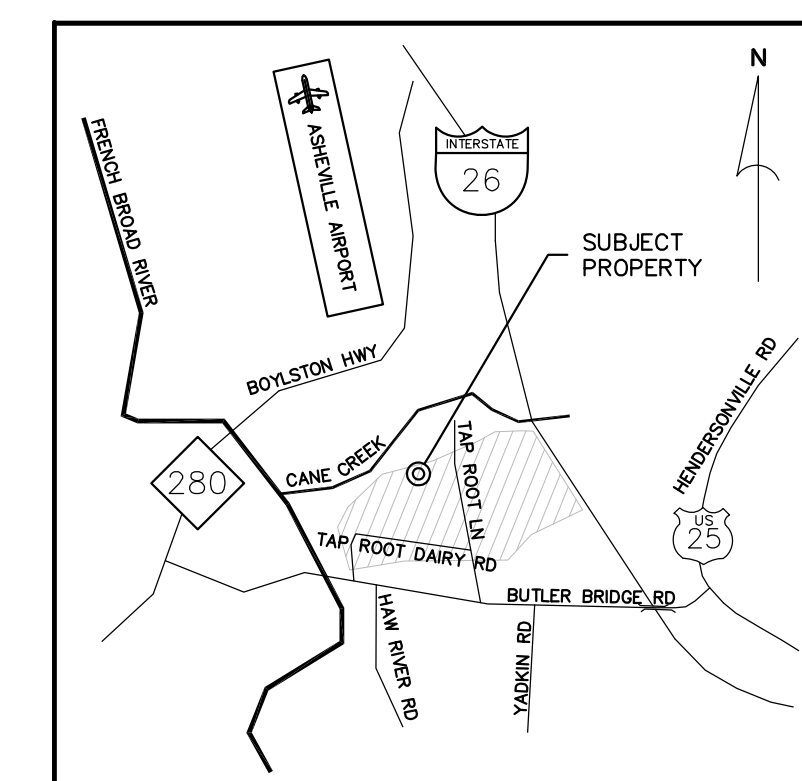
With no further comments or questions, Ms. Radcliff reminded the residents about the dates and times of the upcoming Technical Review Committee and Planning Board meetings. She stated there would be an opportunity for public comment at all meetings and these meetings are open to the public. She reminded the audience that comments can be emailed, mailed or stated by anyone during the public comment portion. She thanked the participants and closed the meeting at 4:48 p.m.

TAP ROOT SUBDIVISION

HENDERSON COUNTY, NORTH CAROLINA

PREPARED FOR:
TAP ROOT FARMS, LLC
 P.O. BOX 1157
 ARDEN, NC 28704
 KEN JACKSON
 (828) 684-8800

INDEX OF SHEETS	
Sheet No.	Title
C000	COVER
C100	MASTER EXISTING CONDITIONS & DEMOLITION PLAN
C200	MASTER PHASE PLAN
C201	MASTER SITE PLAN
C400	MASTER STORM PLAN
C600	MASTER SEWER PLAN
C700	MASTER WATER PLAN



VICINITY MAP
(NOT TO SCALE)



Know what's below.
 Call before you dig.

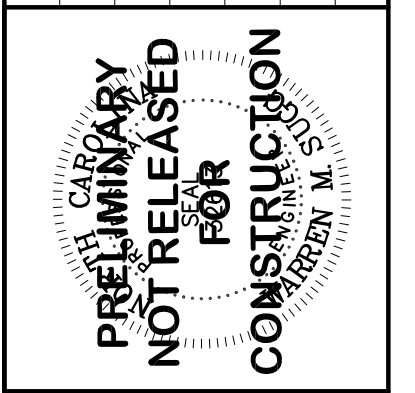
DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS, LLC P.O. BOX 1157 ARDEN, NC 28704
CONTACT:	KEN JACKSON (828) 684-8800
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

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NO.	DATE	DESCRIPTION	BY
1	01/17/19	MASTER PLAN/CONDITIONAL ZONING SUBMITTAL	MAD



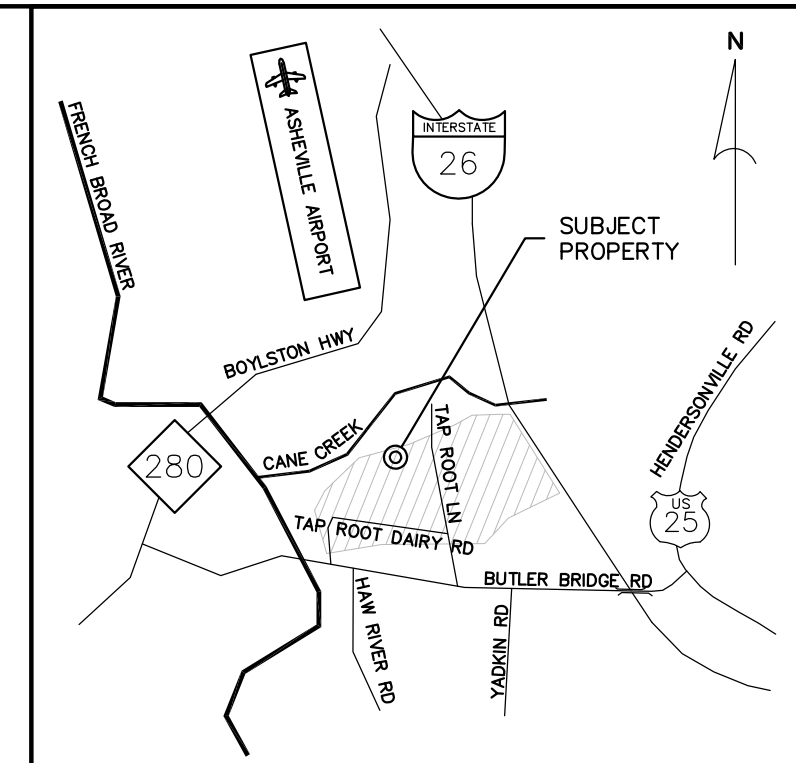
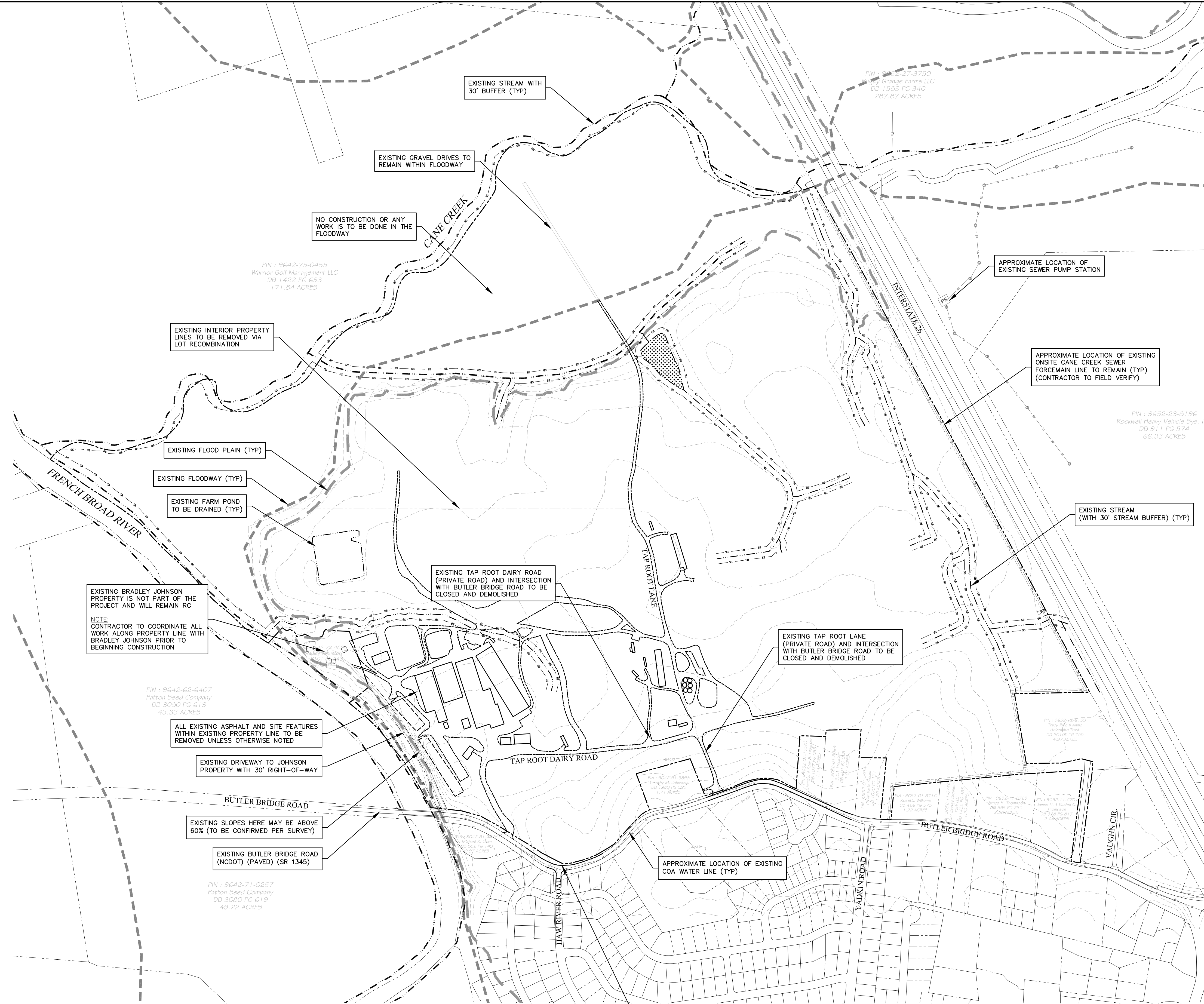
COVER FOR:

TAP ROOT SUBDIVISION

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: AMP
 CDC PROJECT NO.: 11854
 XXX PERMIT NO.: xxx

SHEET
C000



VICINITY MAP
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CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES 300 RIDGEFIELD CT. # 301 ASHEVILLE, NC 28806 ED HOLMES, P.L.S. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362; 9642-82-3681; 9642-84-4544
ADDRESS:	TAP ROOT LANE/BUTLER BRIDGE RD
DEED BOOK/PAGE:	1337/65; 1349/333; 985/70
SITE ACREAGE:	286 ACRES
ZONING:	EXISTING: RC - REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	15' (LOCAL/COLLECTOR) 20' (THOROUGHFARE +)
FRONT:	10'
SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	PUBLIC
SEWER:	PUBLIC
PROPOSED ROAD LENGTH:	LOCAL - 19,100 LF COLLECTOR - 11,500 LF THOROUGHFARE - 2,500 LF
UNITS	
PHASE I:	312 MULTI-FAMILY
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TOTAL UNITS:	545 SINGLE FAMILY 312 MULTI-FAMILY 361 TOWNHOMES 1,218 TOTAL PROJECT UNITS
PROPOSED DENSITY:	4.2 UNITS/ACRE

NOTE:
CONTRACTOR TO COORDINATE ALL
WORK ALONG PROPERTY LINE WITH
BRADLEY JOHNSON PRIOR TO
BEGINNING CONSTRUCTION

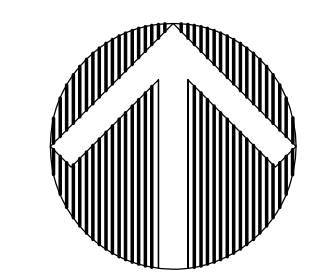
ALL EXISTING ASPHALT AND SITE FEATURES
WITHIN EXISTING PROPERTY LINE TO BE
REMOVED UNLESS OTHERWISE NOTED

EXISTING DRIVEWAY TO JOHNSON
PROPERTY WITH 30' RIGHT-OF-WAY

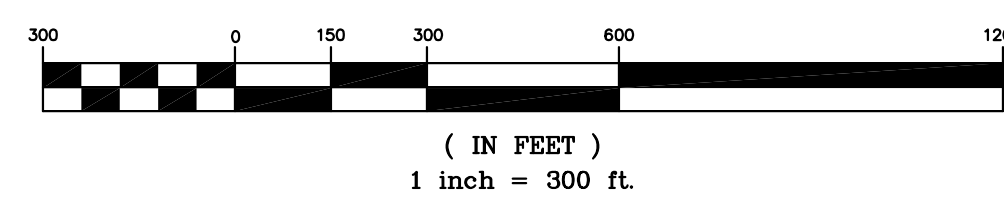
EXISTING SLOPES HERE MAY BE ABOVE
60% (TO BE CONFIRMED PER SURVEY)

EXISTING BUTLER BRIDGE ROAD
(NCDOT) (PAVED) (SR 1345)

EXISTING PORTION OF BUTLER
BRIDGE ROAD TO BE IMPROVED
(SEE SHEET C201) (TYP)

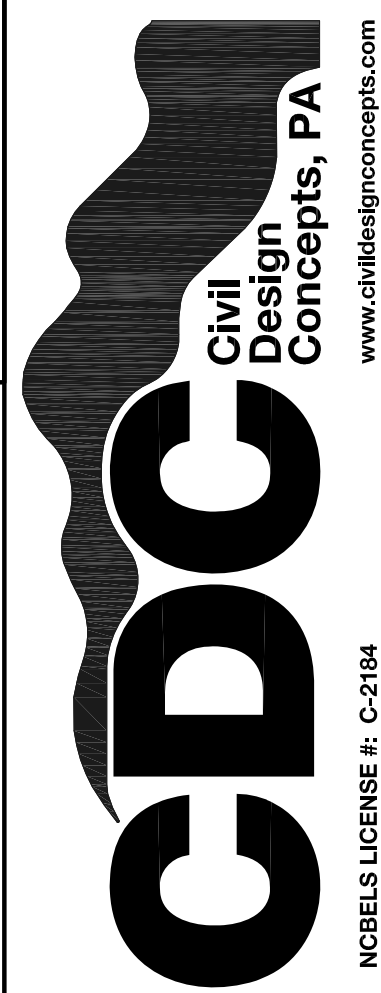


MASTER EXISTING CONDITIONS & DEMOLITION PLAN
GRAPHIC SCALE



188 PATTON AVENUE
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PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
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FAX (828) 452-5455



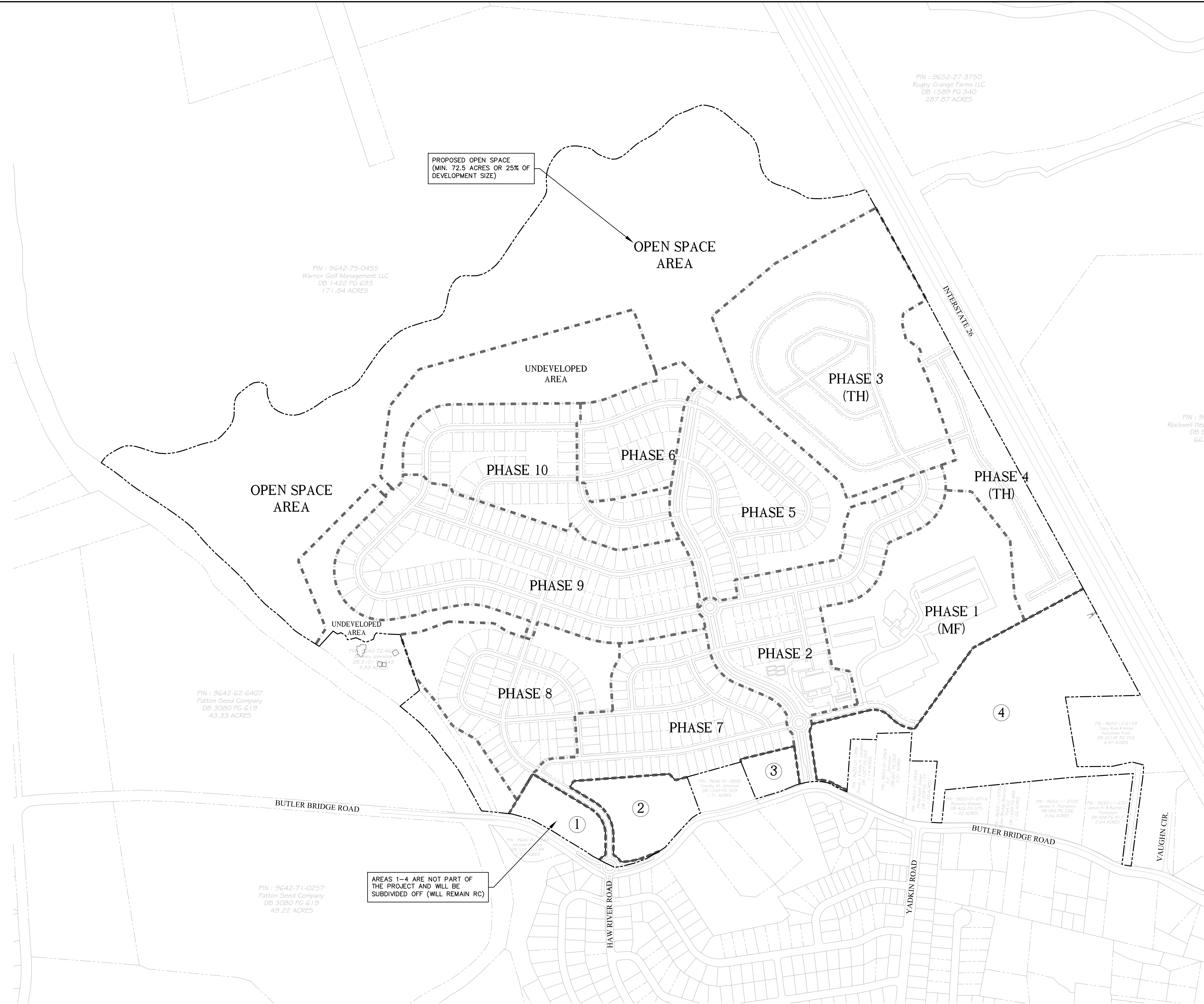
NO.	DATE	DESCRIPTION	BY
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FOR REVIEW ONLY
PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION
KAREN M. S.

TAP ROOT SUBDIVISION
TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 11854
XXX PERMIT NO.: xxx

SHEET
C100

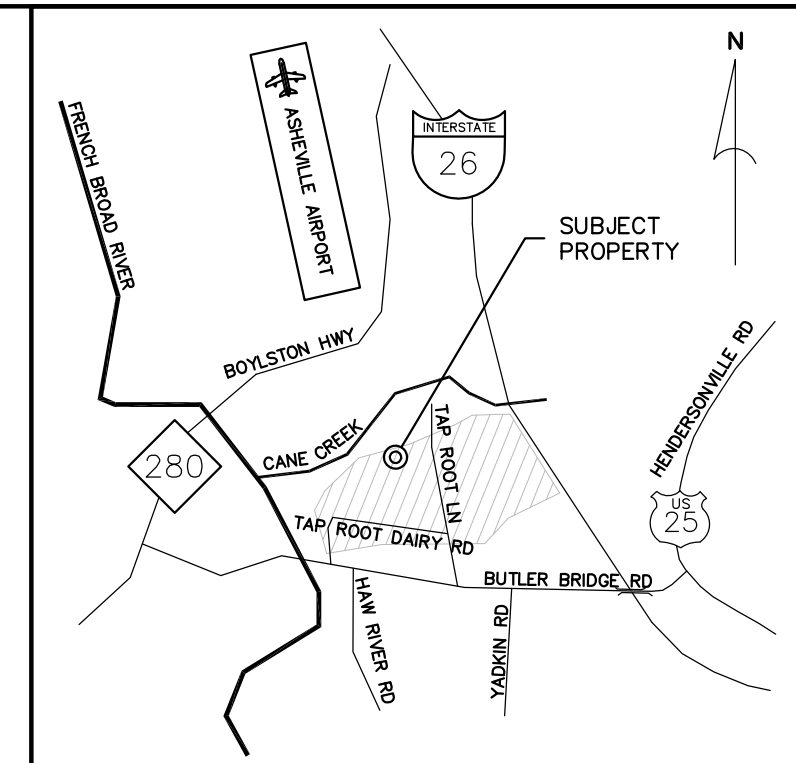


PROPOSED OPEN SPACE
(MIN. 72.5 ACRES OR 25% OF
DEVELOPMENT SIZE)

OPEN SPACE
AREA

OPEN SPACE
AREA

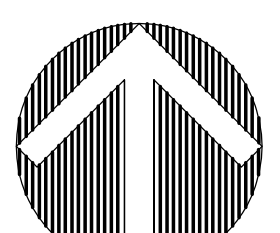
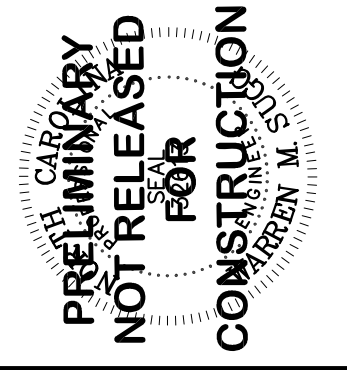
AREAS 1-4 ARE NOT PART OF
THE PROJECT AND WILL BE
SUBDIVIDED OFF (WILL REMAIN RC)



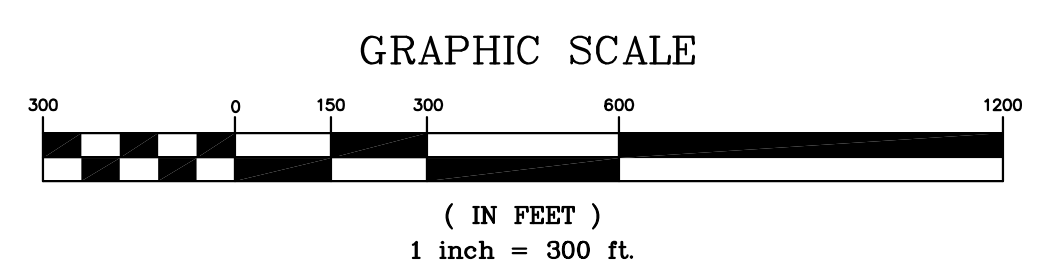
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FOR REVIEW ONLY



MASTER PHASE PLAN



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MAD

BY

NO.	DATE	DESCRIPTION
1	01/17/19	MASTER PLAN/CONDITIONAL ZONING SUBMITTAL

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

MASTER PHASE PLAN FOR:

TAP ROOT SUBDIVISION

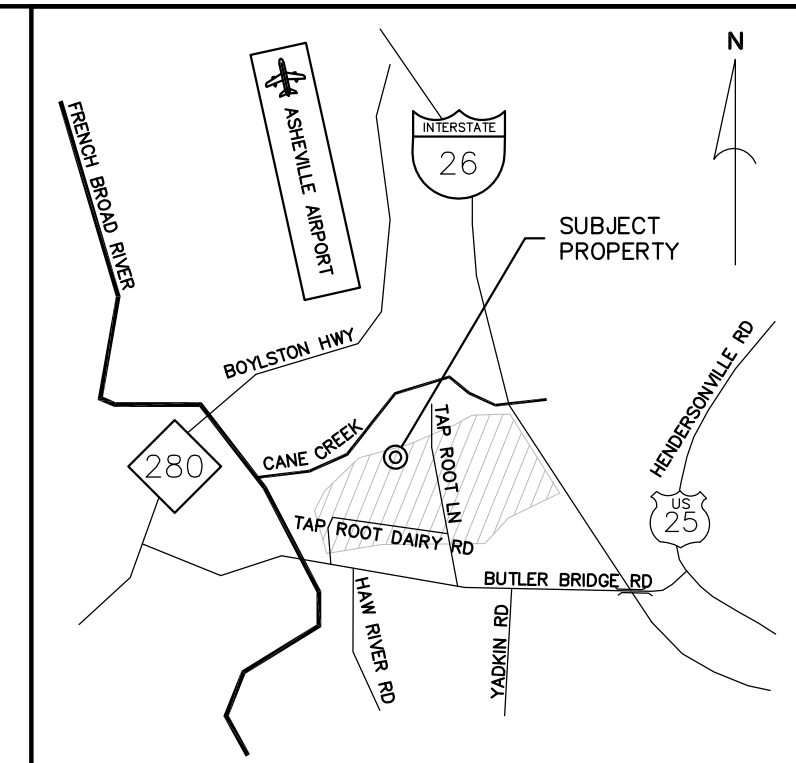
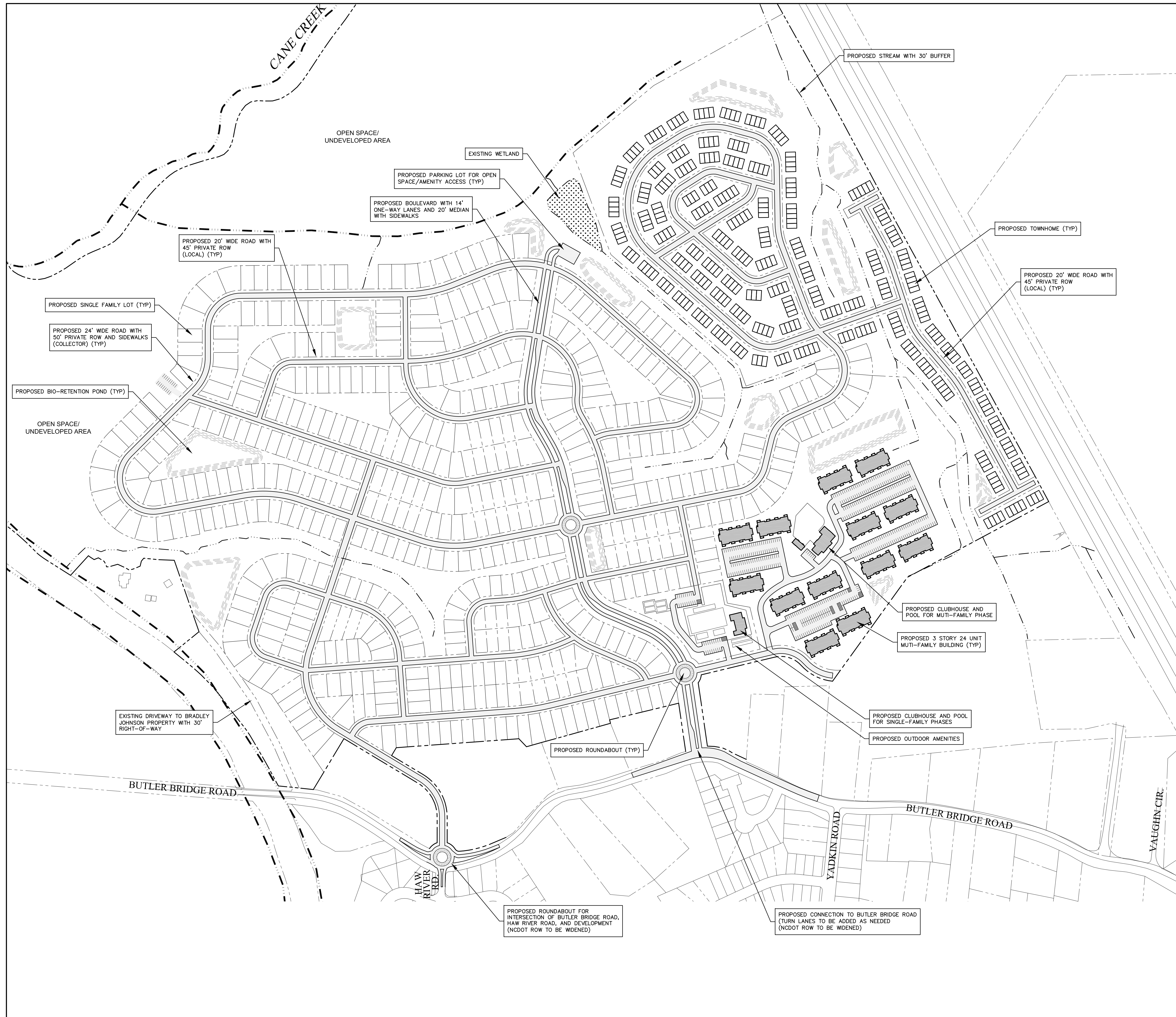
TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
11854
xxx

SHEET

C200



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES 300 RIDGEFIELD CT. # 301 ASHEVILLE, NC 28806 ED HOLMES, P.L.S. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362; 9642-82-3681; 9642-84-4544
ADDRESS:	TAP ROOT LANE/BUTLER BRIDGE RD
DEED BOOK/PAGE:	1337/65; 1349/333; 985/70
SITE ACREAGE:	286 ACRES
ZONING:	EXISTING: RC - REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	FRONT: 15' (LOCAL/COLLECTOR) 20' (THOROUGHFARE +)
SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	PUBLIC
SEWER:	PUBLIC
PROPOSED ROAD LENGTH:	LOCAL - 19,100 LF COLLECTOR - 11,500 LF THOROUGHFARE - 2,500 LF
UNITS	
PHASE I:	312 MULTI-FAMILY
PHASE II:	70 SINGLE FAMILY (50' FRONTAGE)
PHASE III:	259 TOWNHOMES
PHASE IV:	102 TOWNHOMES
PHASE V:	64 SINGLE FAMILY (50' FRONTAGE)
PHASE VI:	34 SINGLE FAMILY (60' FRONTAGE)
PHASE VII:	99 SINGLE FAMILY (50' FRONTAGE)
PHASE VIII:	47 SINGLE FAMILY (50' FRONTAGE) 18 SINGLE FAMILY (60' FRONTAGE)
PHASE IX:	120 SINGLE FAMILY (50' FRONTAGE) 27 SINGLE FAMILY (60' FRONTAGE)
PHASE X:	29 SINGLE FAMILY (50' FRONTAGE) 37 SINGLE FAMILY (60' FRONTAGE)
TOTAL UNITS:	545 SINGLE FAMILY 312 MULTI-FAMILY 361 TOWNHOMES 1,218 TOTAL PROJECT UNITS
PROPOSED DENSITY:	4.2 UNITS/ACRE

188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 252-5400
FAX (828) 455-5455

MASTER PLAN/CONDITIONAL ZONING SUBMITTAL

DATE

DESCRIPTION

01/17/19

NO.

DATE

FOR REVIEW ONLY

MASTER SITE PLAN

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA

TAP ROOT SUBDIVISION

DRAWN BY: AMP
CDC PROJECT NO.: 11854
XXX PERMIT NO.: xxx

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11854
xxx

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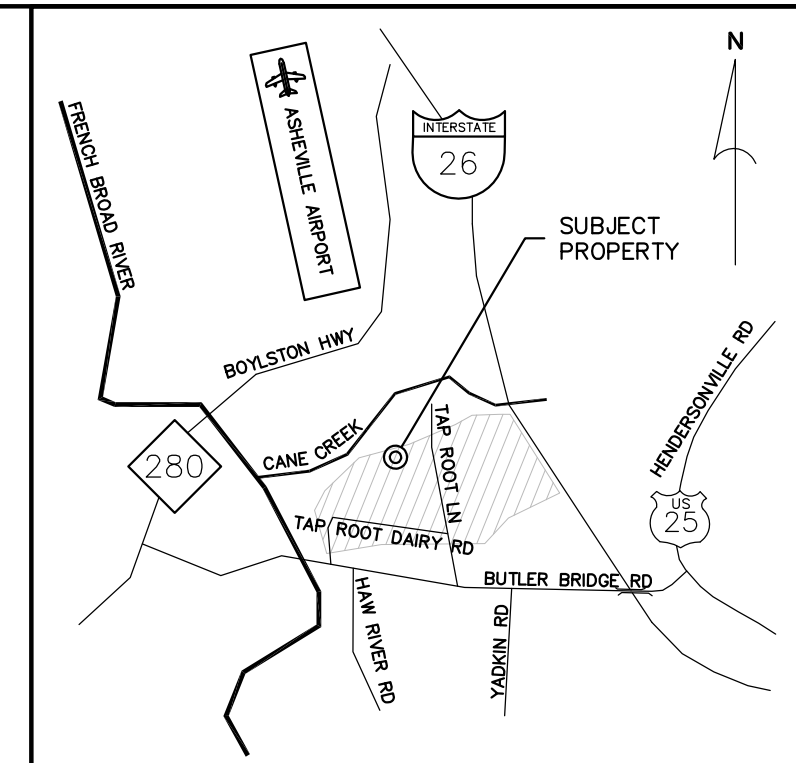
Know what's below.
Call before you dig.

NORTH

MASTER SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
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COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	
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SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	PUBLIC
SEWER:	PUBLIC
PROPOSED ROAD LENGTH:	LOCAL - 19,100 LF COLLECTOR - 11,500 LF THOROUGHFARE - 2,500 LF
UNITS	
PHASE I:	312 MULTI-FAMILY
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TOTAL UNITS:	545 SINGLE FAMILY 312 MULTI-FAMILY 361 TOWNHOMES 1,218 TOTAL PROJECT UNITS
PROPOSED DENSITY:	4.2 UNITS/ACRE

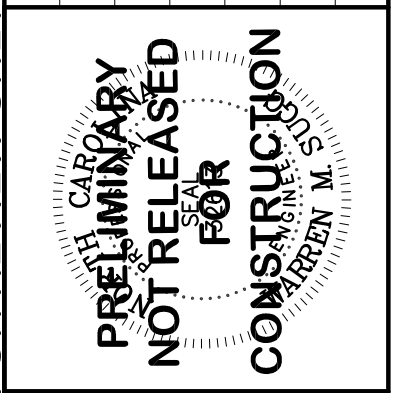
188 PATTON AVENUE
ASHEVILLE, NC 28801
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WAYNESVILLE, NC 28786
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FAX (828) 455-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1	01/17/19	MASTER PLAN/CONDITIONAL ZONING SUBMITTAL	MAD

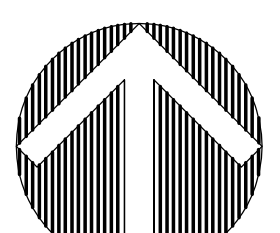


FOR REVIEW ONLY

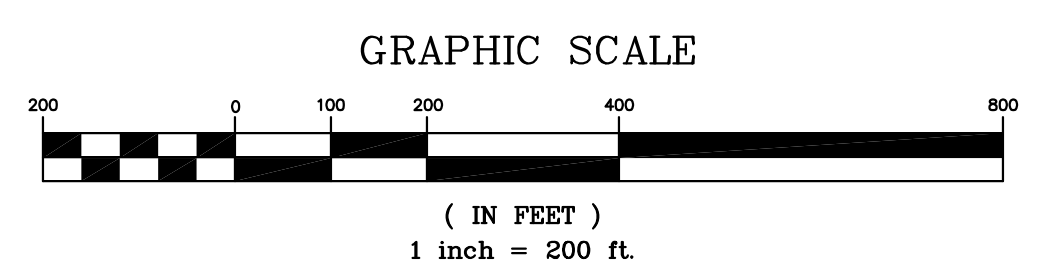
MASTER STORM PLAN FOR:

TAP ROOT SUBDIVISION

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA



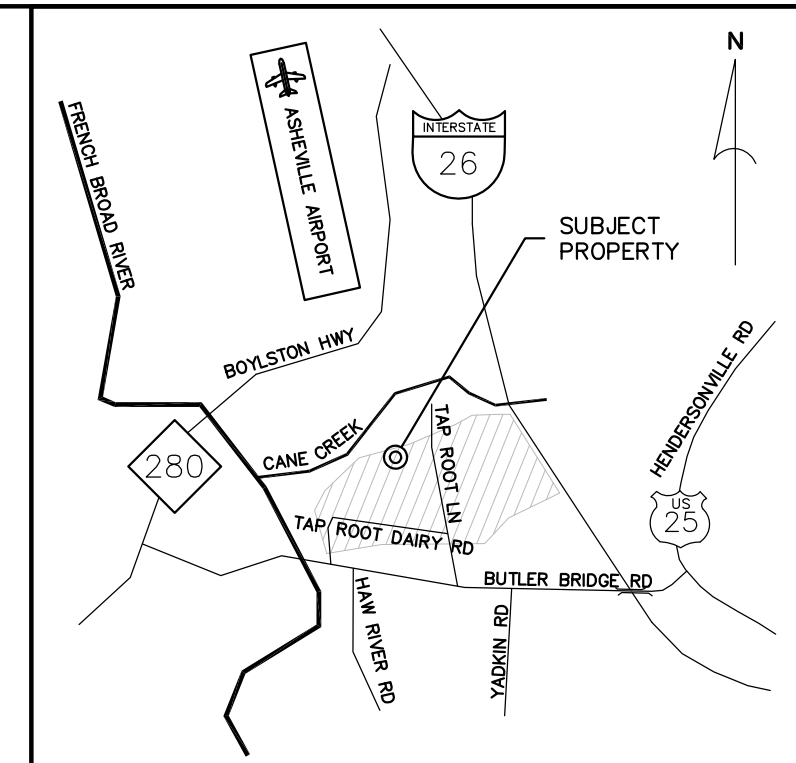
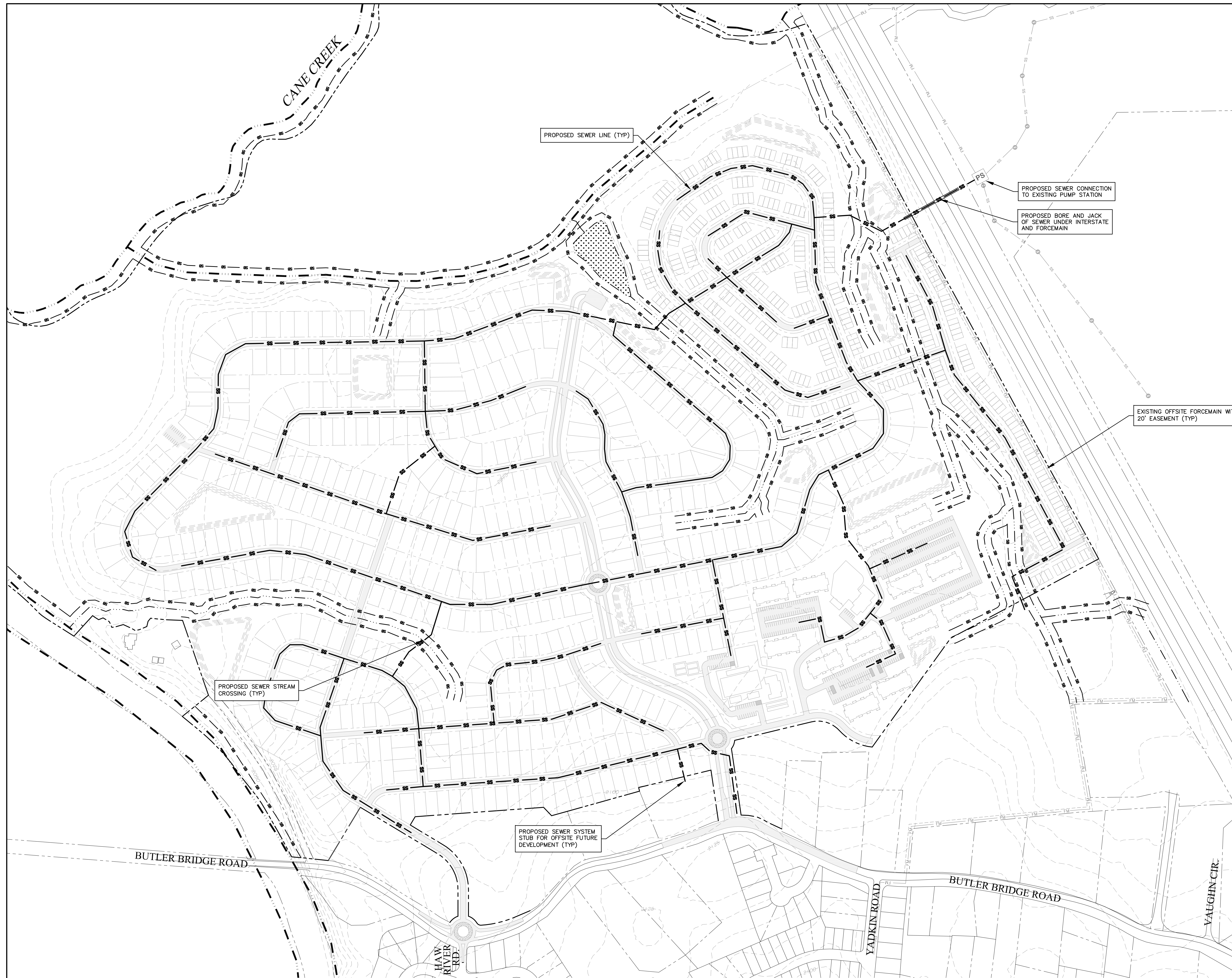
MASTER STORM PLAN



DRAWN BY: AMP
CDC PROJECT NO.: 11854
XXX PERMIT NO.: xxx

SHEET

C400



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
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SITE ACREAGE:	286 ACRES
ZONING:	EXISTING: RC - REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	
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WATER:	PUBLIC
SEWER:	PUBLIC
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PROPOSED DENSITY:	4.2 UNITS/ACRE

188 PATTON AVENUE
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FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 455-5496
FAX (828) 455-5495

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www.civildesignconcepts.com
NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION
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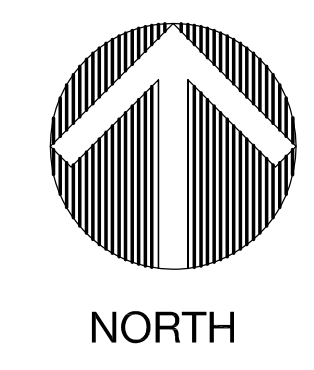
FOR REVIEW ONLY

CIVIL DESIGN CONCEPTS, P.A.
PRELIMINARY
NOT RELEASED FOR CONSTRUCTION
KENNETH M. WARREN, P.E.

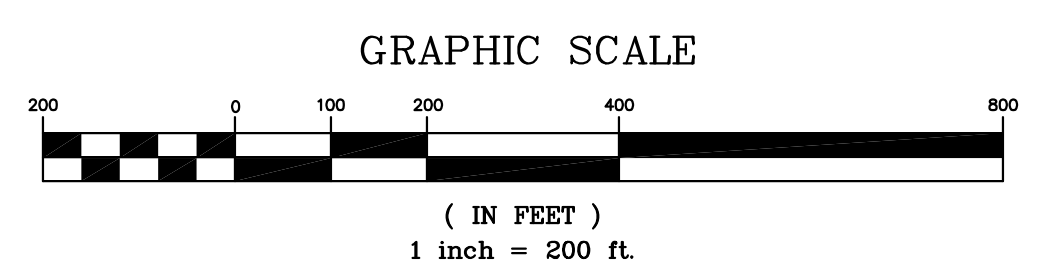
MASTER SEWER PLAN FOR:

TAP ROOT SUBDIVISION

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA

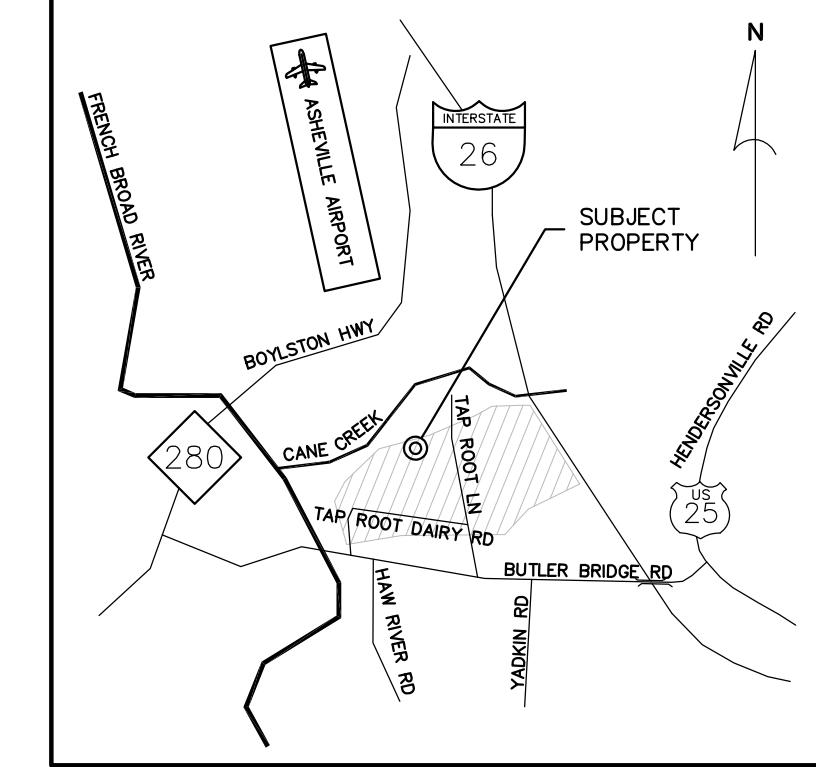
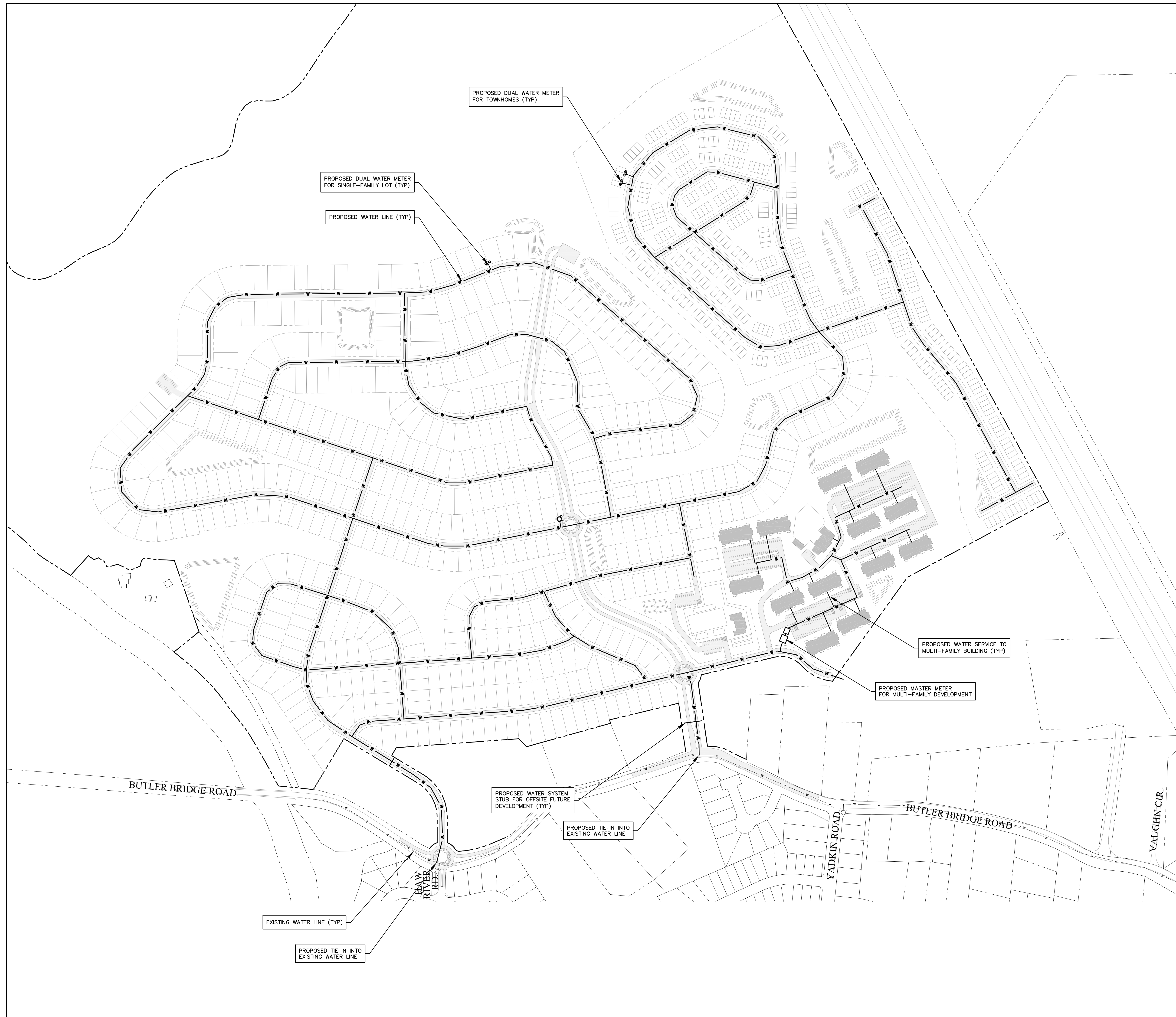


MASTER SEWER PLAN



DRAWN BY: AMP
CDC PROJECT NO.: 11854
XXX PERMIT NO.: xxx

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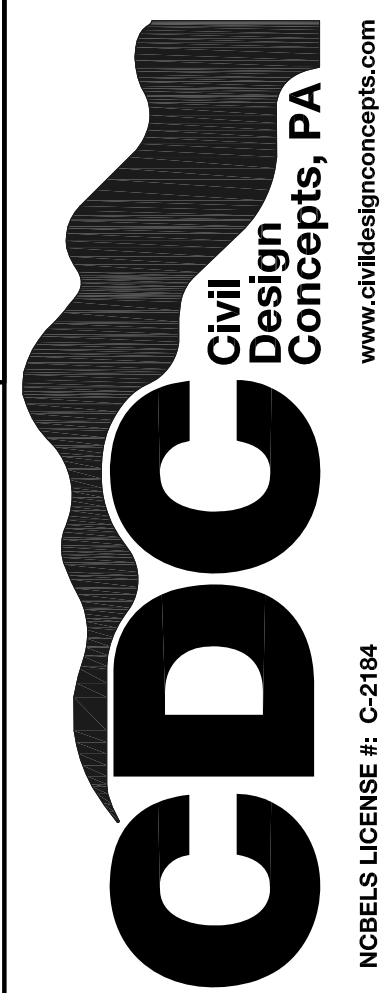


VICINITY MAP
(NOT TO SCALE)

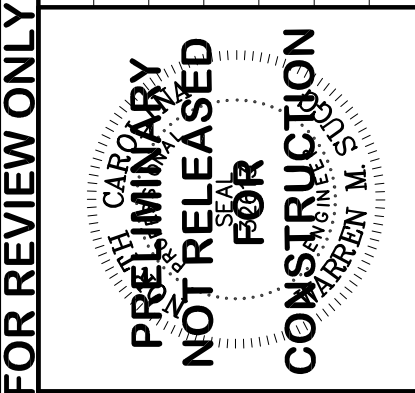
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CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
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TOTAL UNITS:	545 SINGLE FAMILY 312 MULTI-FAMILY 361 TOWNHOMES 1,218 TOTAL PROJECT UNITS
PROPOSED DENSITY:	4.2 UNITS/ACRE

188 PATTON AVENUE
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52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27586
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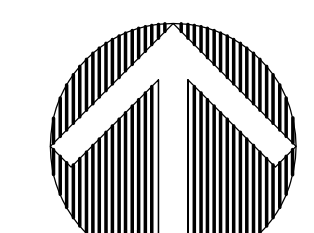
NO.	DATE	DESCRIPTION	BY
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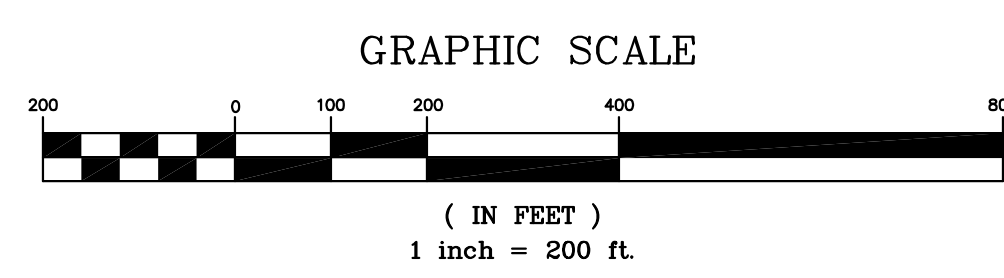
MASTER WATER PLAN FOR:

TAP ROOT SUBDIVISION

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA



MASTER WATER PLAN



DRAWN BY: AMP
CDC PROJECT NO.: 11854
XXX PERMIT NO.: xxx

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