

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: June 20, 2019

SUBJECT: Combined Master and Development for Haywood Crossing Major Subdivision (2019 – M04)

STAFF CONTACT: Eric Warren, Planner

ATTACHMENTS: 1. Staff Report
2. Combined Master & Development Plan
3. PowerPoint

SUMMARY OF REQUEST:

A subdivision application was submitted on behalf of property owners Spano & Associates Haywood, LLC, on May 9, 2019. The application is for Haywood Crossing Major Subdivision, consisting of 20 lots for single family dwellings and 743.33 ft of new private roadway. The subject area is located off Haywood Rd (NC 191) and contains 20.38 acres in eight parcels (PINs: 9650-06-9662, 9650-17-5207, 9650-16-5805, 9650-16-4528, 9650-16-1443, 9650-16-3229, 9650-16-4056).

This application is a revision of the major subdivision Master and Development Plan for Haywood Park Estates, now titled Haywood Crossing. The previous conditional rezoning plan for 33 lots was approved unanimously by the Planning Board and denied by the Board of Commissioners. The current proposal for 20 lots meets the current, by right, density standard for the zoning district in which it is located (R2). The TRC reviewed this application at its regularly scheduled June 4, 2019 and forwarded the application to the Planning Board.

PLANNING BOARD 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 Planning Board approve the Combined Master and Development Plan for Haywood Crossing Major Subdivision based on the conditions noted in the staff report.

Henderson County Planning Department Staff Report

Combined Master and Development Plan Haywood Crossing (2019 – M04)

Property Owner(s): Spano & Associates Haywood, LLC

Agent: Scott Burwell, PE - McGill Associates, P.A.

PINs: 9650-06-9662, 9650-17-5207, 9650-16-5805, 9650-16-4528, 9650-16-1443, 9650-16-3229,
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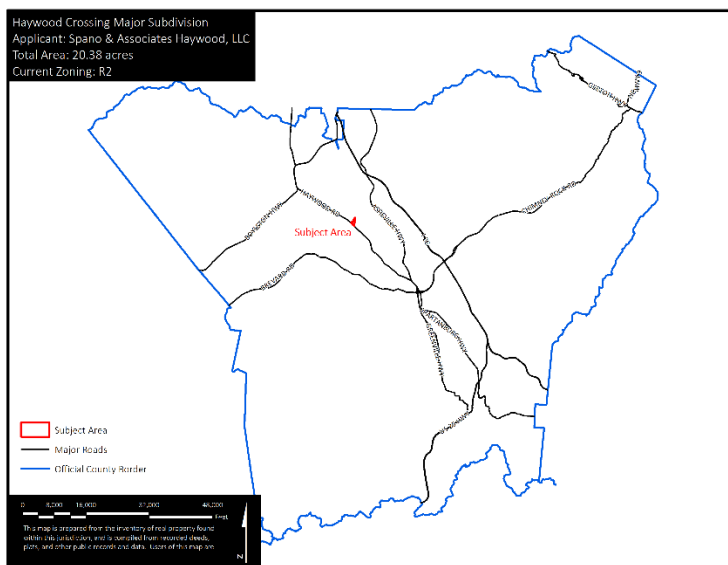
Master & Development Plan Comments:

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 Combined the Master and Development Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County 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 §42-75).

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

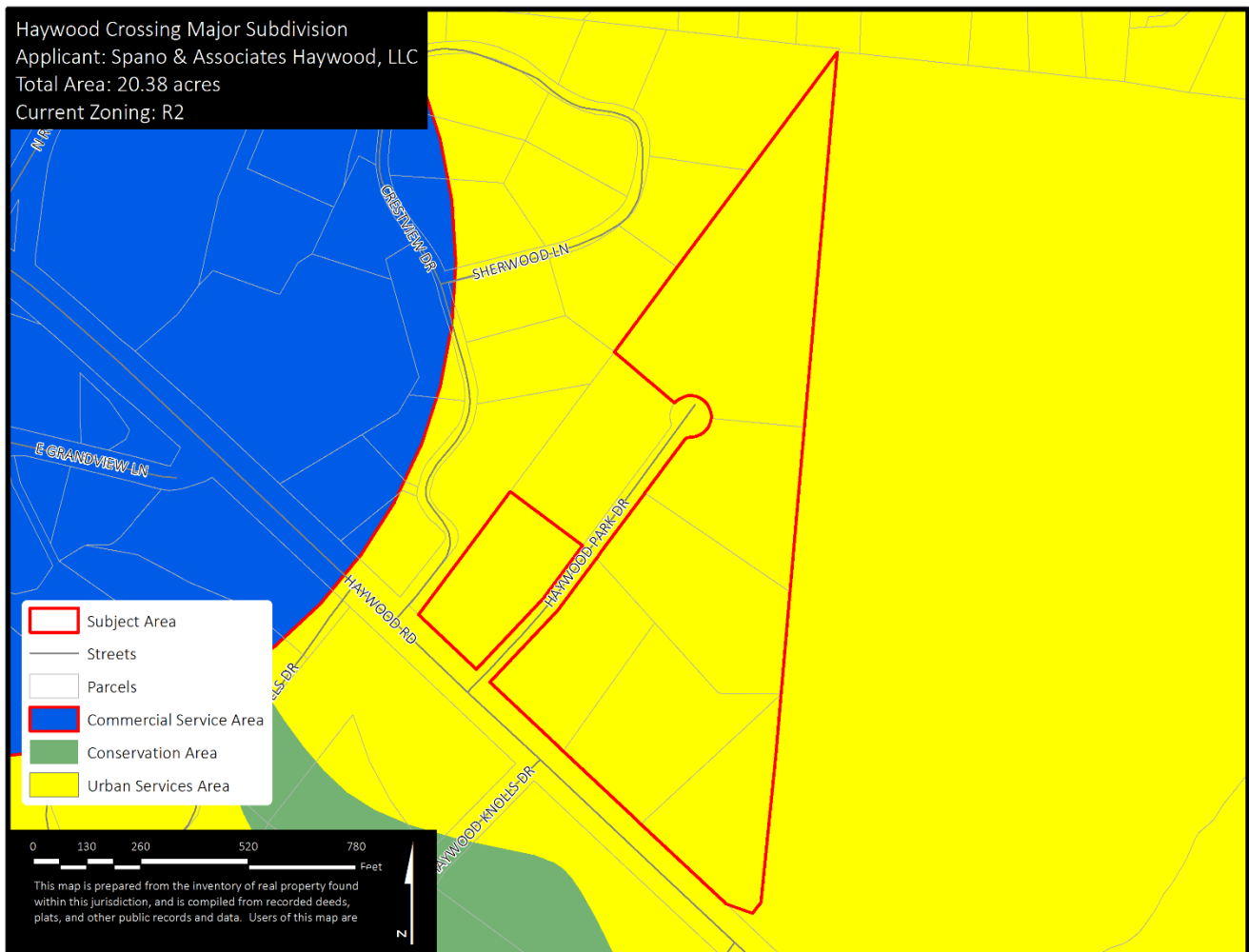
Map A: County Context



Map B: Aerial Imagery

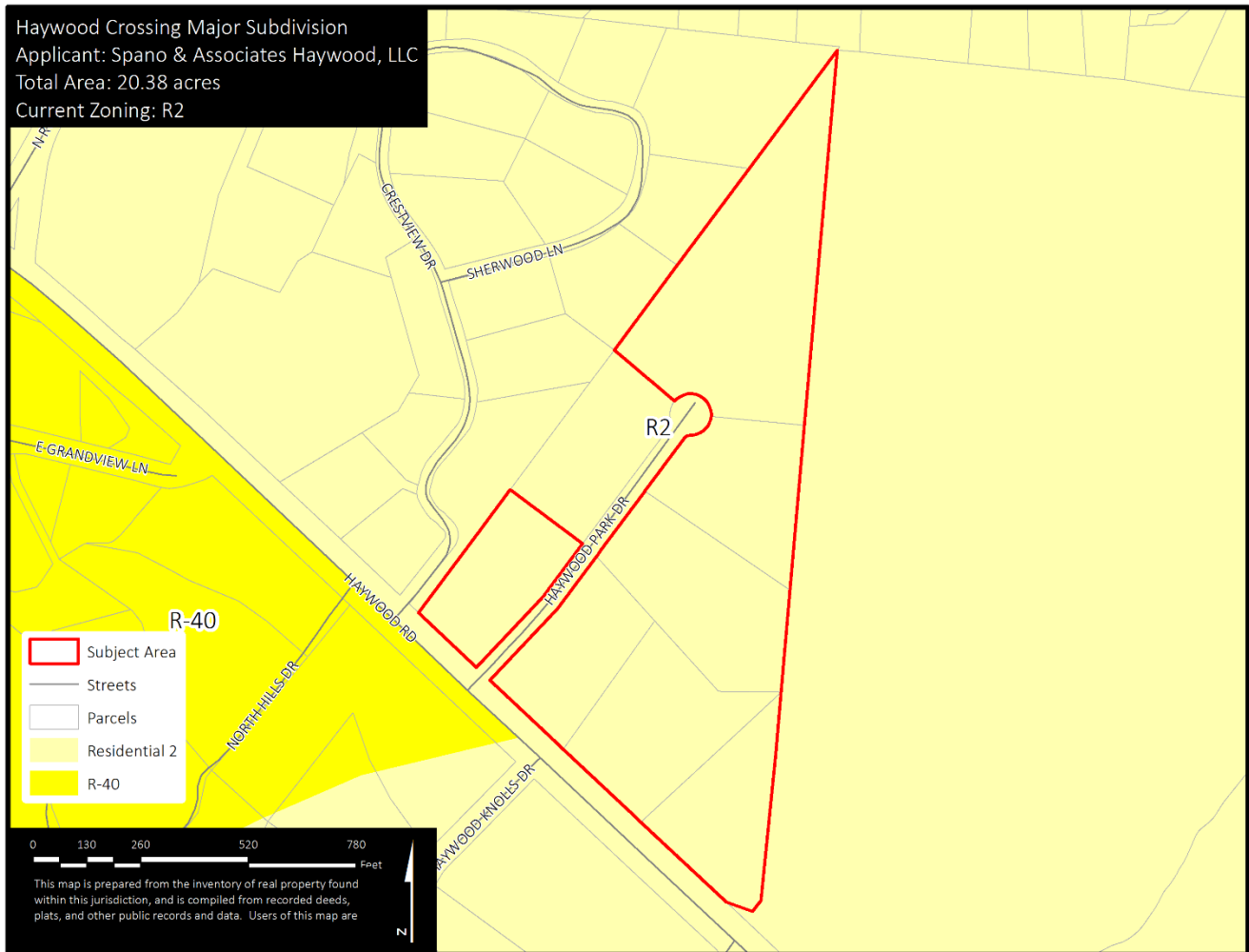


Map C: County Comprehensive Plan Future Land Use Map



1. **The Henderson County Comprehensive Plan (CCP).** The CCP Future Land Use Map identifies the subject area as being in the Urban Services Area (USA). A Community Service Center node is located 192 feet to the north west of the subject area (CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map D).
 - a. **Urban Services Area:** The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community. The USA will essentially contain all existing and future industrial developments, which will be the future focus of economic development activities” (CCP, Pg. 129).

Map D: Official Zoning Map



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 the Residential District Two (R2).

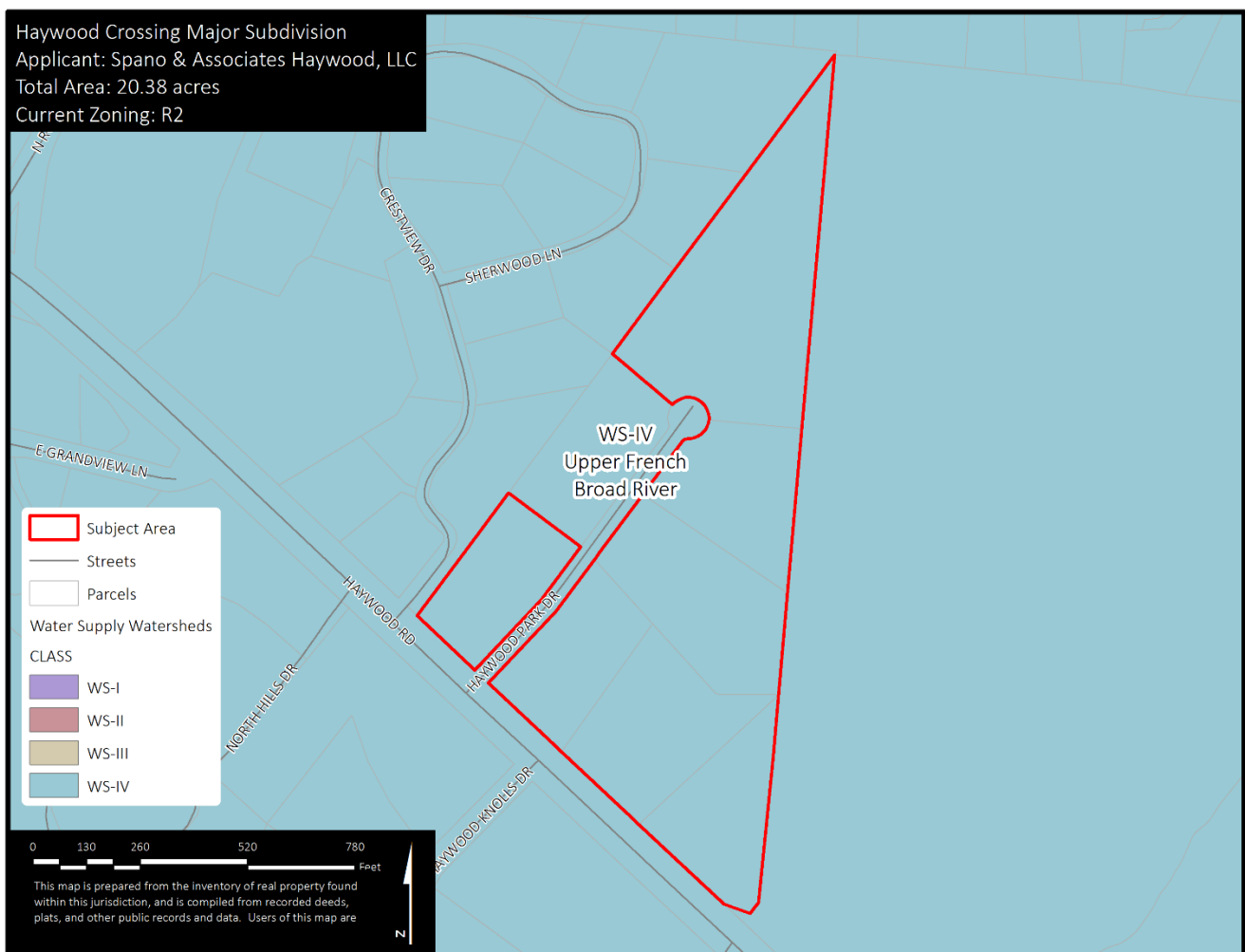
Residential Two (R2): “The purpose of Residential District Two (R2) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density *residential development* consistent with the recommendations of the *Comprehensive Plan*. It is also the intent of this district to allow for flexibility in the continuation of existing nonresidential *uses*. This general *use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*.” Standard density is one unit per acre with a max density of two units per acre (LDC §42-28).

- a. R2 allows for a standard density of 1 unit per acre. The Combined Master and Development plan for Haywood Crossing Subdivision proposes a density of 1 unit per acre.

3. **Water and Sewer Availability.** The subdivision will utilize public water and sewer with connection to the City of Hendersonville Water System and the Cane Creek Sewer District sewer system. Each new road section has a proposed fire hydrant in addition to the existing hydrant on the existing Haywood Park Dr.

4. **Road System:** The subdivision will be served by private roads built in accordance with the Subdivision Local Road standard stated in the LDC. The total linear footage of new roads proposed is 743.33 linear feet. There is a combination of 16’ wide roads and a 12’ shared driveway proposed, with 4’ shoulders. The road cross-section and cul-de-sac section are shown on the attached master and development plan. The applicant has been pre-approved by the Property Addressing Coordinator for the proposed road name, Haywood Crossing. There are 870.00 feet of existing roads.

Map E: Water Supply Watershed



5. **Water Supply Watershed:** The subject property is located within the WS-IV-PA and allows a maximum built upon limit of 24% under the Low-Density option. The proposed built upon area is 13.05% of the subject area.

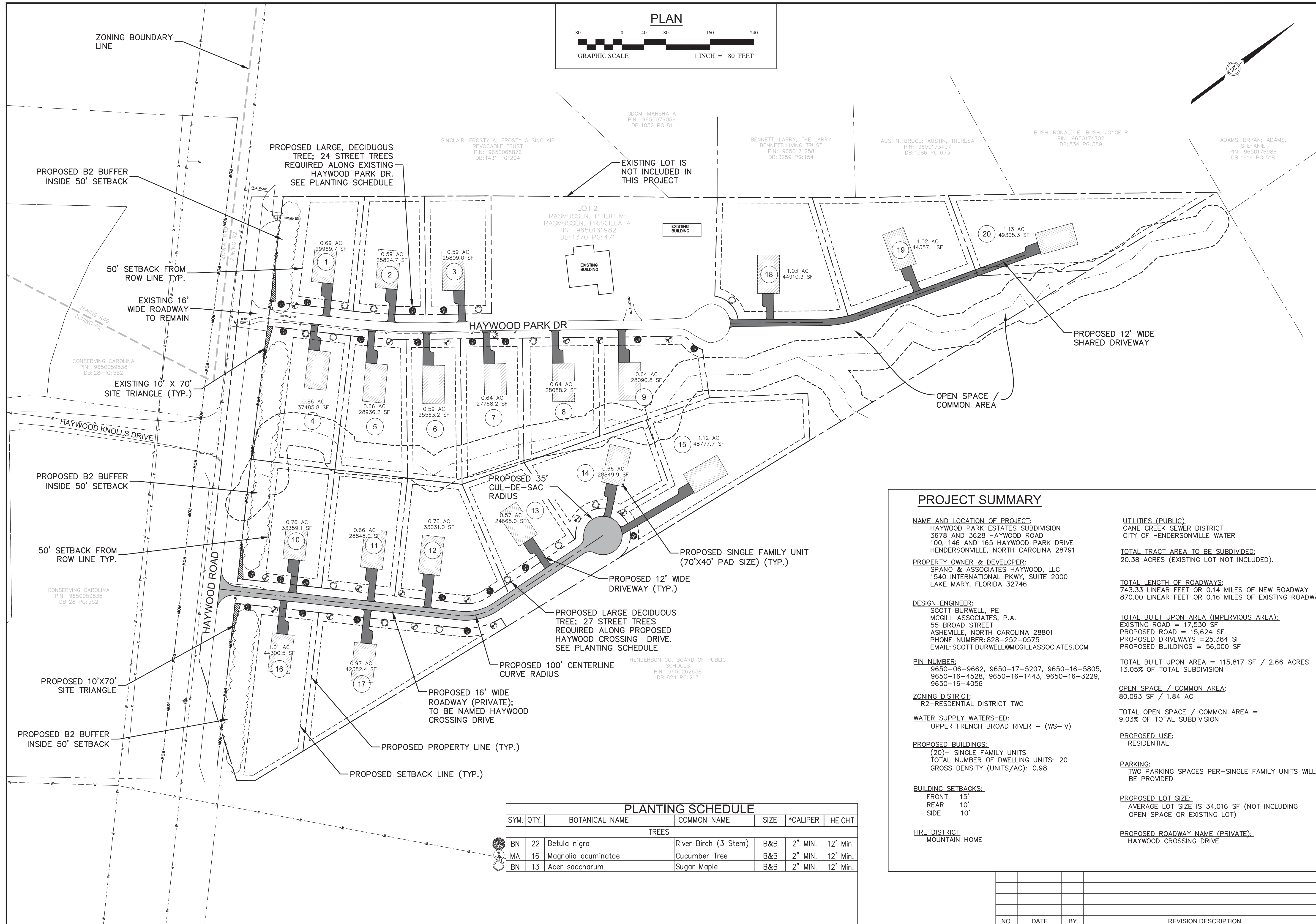
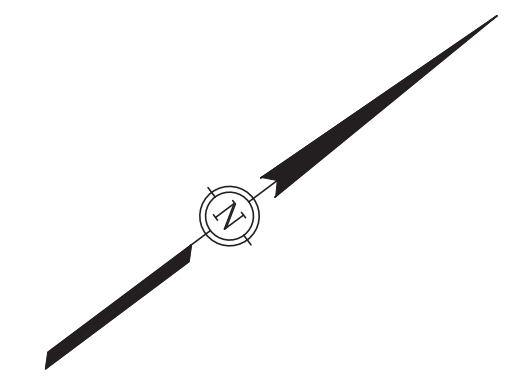
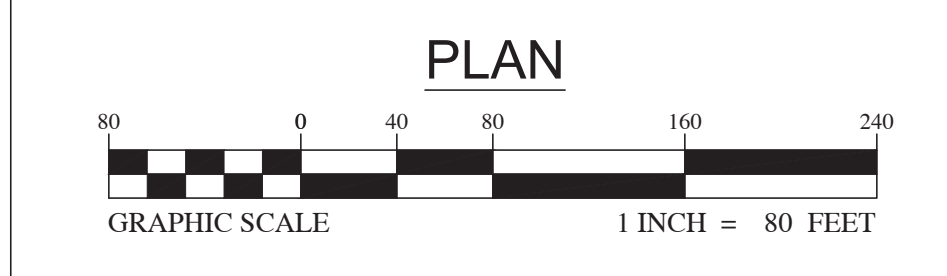
6. Project Proposal Summary:

- 20 Lots
- 1 unit per acre density
- 0.78-acre average lot size
- 1.84 acres of open space
- 51 proposed street trees
- B2 buffer adjacent to Haywood Rd (NC 191)
- 743.33 linear feet of new private roads
- Public water and sewer systems

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. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-104).
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 §42-97).
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 §42-100). 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 §42-97).
5. **Watershed Permit.** A watershed permit is required for development within the boundary or a water supply watershed.
6. **CCSW Easement.** A sewer easement extension shall be provided for the Cane Creek Water and Sewer District through proposed subdivision.
7. **NCDOT Encroachment Permit.** An encroachment permit shall be obtained for sewer connection under Haywood Rd (NC – 191).
8. **NCDOT Driveway Permit.** An NCDOT Driveway Permit is required for the proposed private, paved road, “Haywood Crossing Dr.”

9. **Driveway Easement.** Access to lots 18 – 20 shall be provided with a 30' private driveway easement.
10. **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
11. **Perennial Streams.** A 30' setback requirement for all perennial streams
12. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
13. **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).



PROJECT SUMMARY

NAME AND LOCATION OF PROJECT:
 HAYWOOD PARK ESTATES SUBDIVISION
 3678 AND 3628 HAYWOOD ROAD
 100, 146 AND 165 HAYWOOD PARK DRIVE
 HENDERSONVILLE, NORTH CAROLINA 28791

PROPERTY OWNER & DEVELOPER:
 SPANO & ASSOCIATES HAYWOOD, LLC
 1540 INTERNATIONAL PKWY, SUITE 2000
 LAKE MARY, FLORIDA 32746

DESIGN ENGINEER:
 SCOTT BURWELL, PE
 MCGILL ASSOCIATES, P.A.
 55 BROAD STREET
 ASHEVILLE, NORTH CAROLINA 28801
 PHONE NUMBER: 828-252-0575
 EMAIL: SCOTT.BURWELL@MCGILLASSOCIATES.COM

PIN NUMBER:
 9650-06-9662, 9650-17-5207, 9650-16-5805,
 9650-16-4528, 9650-16-1443, 9650-16-3229,
 9650-16-4056

ZONING DISTRICT:
 R2-RESIDENTIAL DISTRICT TWO

WATER SUPPLY WATERSHED:
 UPPER FRENCH BROAD RIVER - (WS-IV)

PROPOSED BUILDINGS:
 (20)- SINGLE FAMILY UNITS
 TOTAL NUMBER OF DWELLING UNITS: 20
 GROSS DENSITY (UNITS/AC): 0.98

BUILDING SETBACKS:
 FRONT 15'
 REAR 10'
 SIDE 10'

FIRE DISTRICT:
 MOUNTAIN HOME

UTILITIES (PUBLIC):
 CANE CREEK SEWER DISTRICT
 CITY OF HENDERSONVILLE WATER

TOTAL TRACT AREA TO BE SUBDIVIDED:
 20.38 ACRES (EXISTING LOT NOT INCLUDED).

TOTAL LENGTH OF ROADWAYS:
 743.33 LINEAR FEET OR 0.14 MILES OF NEW ROADWAY
 870.00 LINEAR FEET OR 0.16 MILES OF EXISTING ROADWAY

TOTAL BUILT UPON AREA (IMPERVIOUS AREA):
 EXISTING ROAD = 17,530 SF
 PROPOSED ROAD = 15,624 SF
 PROPOSED DRIVEWAYS = 25,384 SF
 PROPOSED BUILDINGS = 56,000 SF

TOTAL BUILT UPON AREA = 115,817 SF / 2.66 ACRES
 13.05% OF TOTAL SUBDIVISION

OPEN SPACE / COMMON AREA:
 80,093 SF / 1.84 AC

TOTAL OPEN SPACE / COMMON AREA =
 9.03% OF TOTAL SUBDIVISION

PROPOSED USE:
 RESIDENTIAL

PARKING:
 TWO PARKING SPACES PER-SINGLE FAMILY UNITS WILL
 BE PROVIDED

PROPOSED LOT SIZE:
 AVERAGE LOT SIZE IS 34,016 SF (NOT INCLUDING
 OPEN SPACE OR EXISTING LOT)

PROPOSED ROADWAY NAME (PRIVATE):
 HAYWOOD CROSSING DRIVE

PLANTING SCHEDULE						
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	*CALIPER	HEIGHT
TREES						
BN	22	Betula nigra	River Birch (3 Stem)	B&B	2" MIN.	12' Min.
MA	16	Magnolia acuminatae	Cucumber Tree	B&B	2" MIN.	12' Min.
BN	13	Acer saccharum	Sugar Maple	B&B	2" MIN.	12' Min.



FOR REVIEW ONLY

HAYWOOD CROSSING MASTER AND DEVELOPMENT PLAN SPANO & ASSOCIATES HAYWOOD, LLC. HENDERSON COUNTY, NORTH CAROLINA

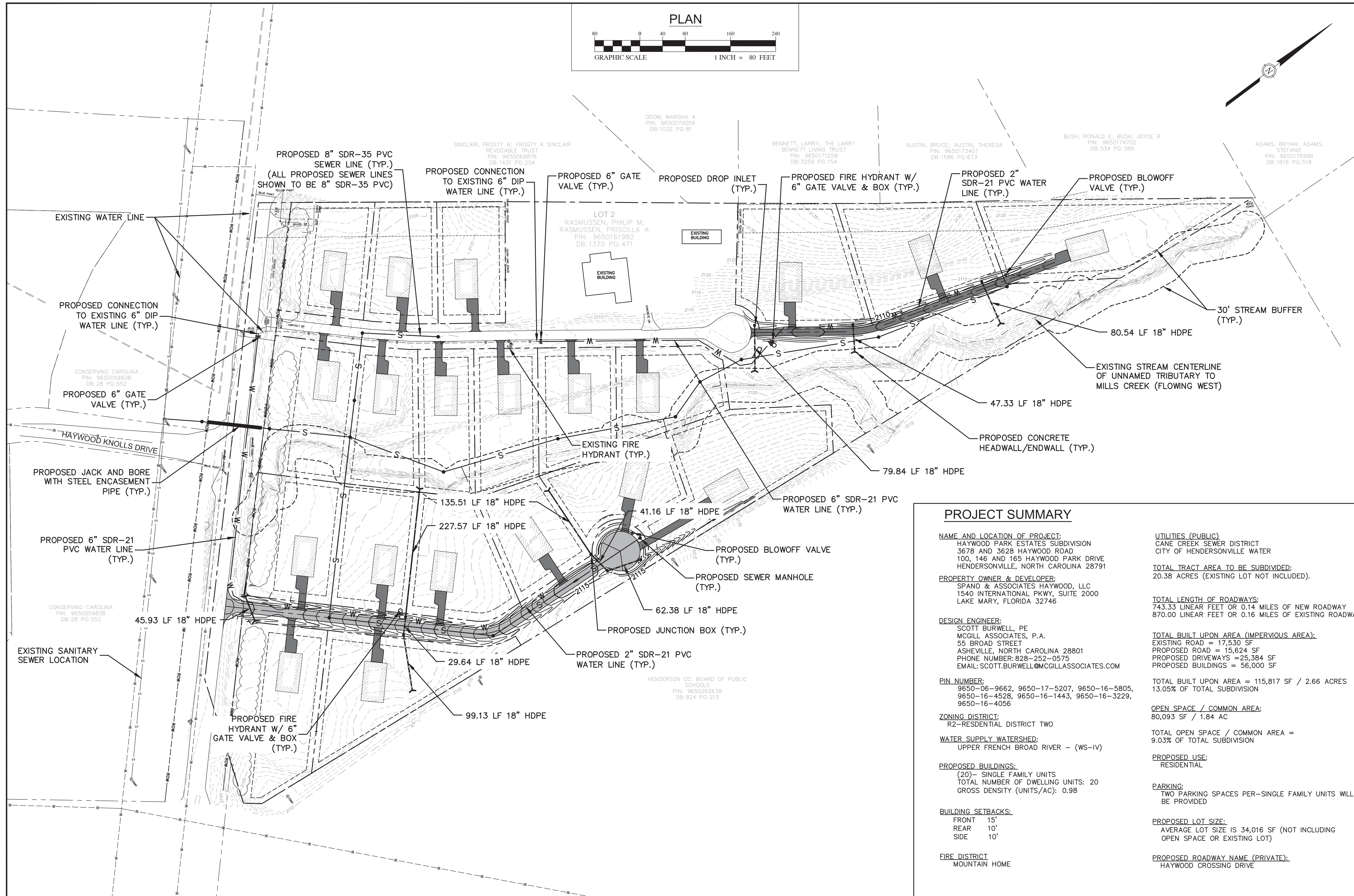
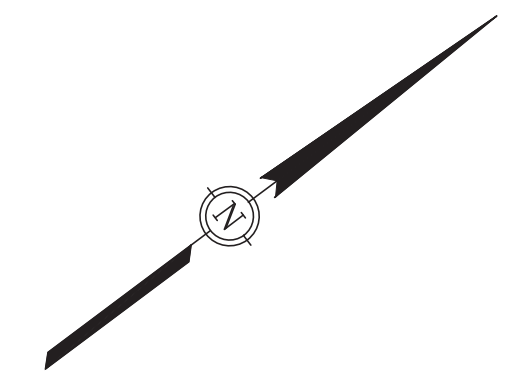
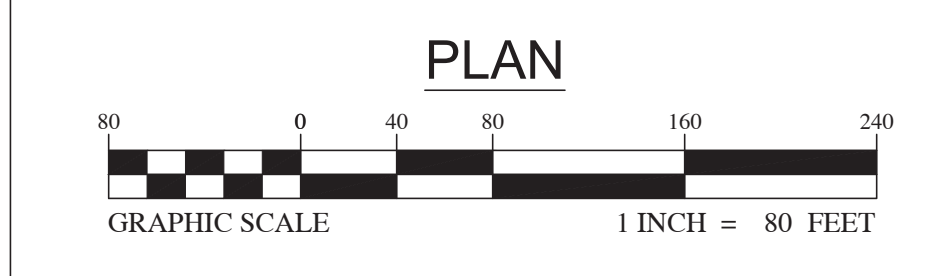
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MASTER PLAN

SHEET C-101

NO.	DATE	BY	REVISION DESCRIPTION

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STORMWATER AND UTILITY PLAN

SHEET C-102

NO.	DATE	BY	REVISION DESCRIPTION

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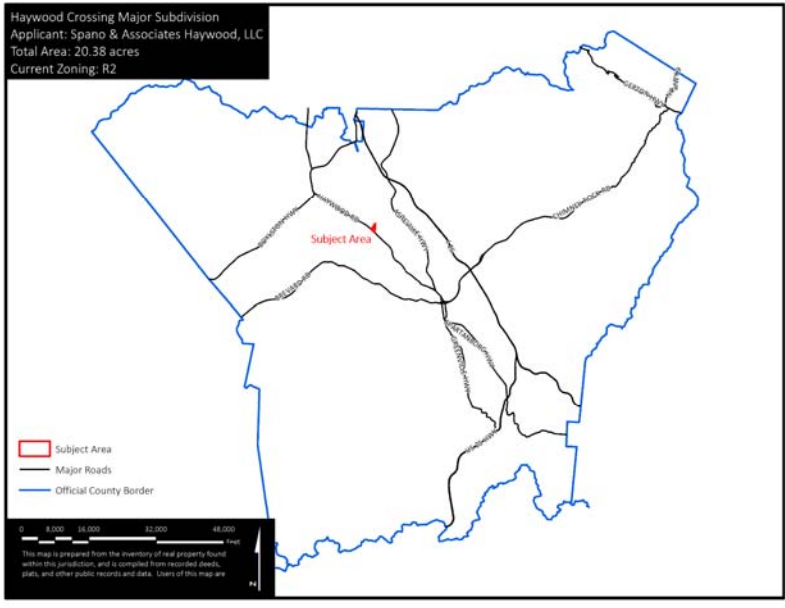
Major Subdivision #2019-04 Haywood Crossing



Henderson County Planning Board
June 20, 2019

Henderson County Planning Department

County Context Map



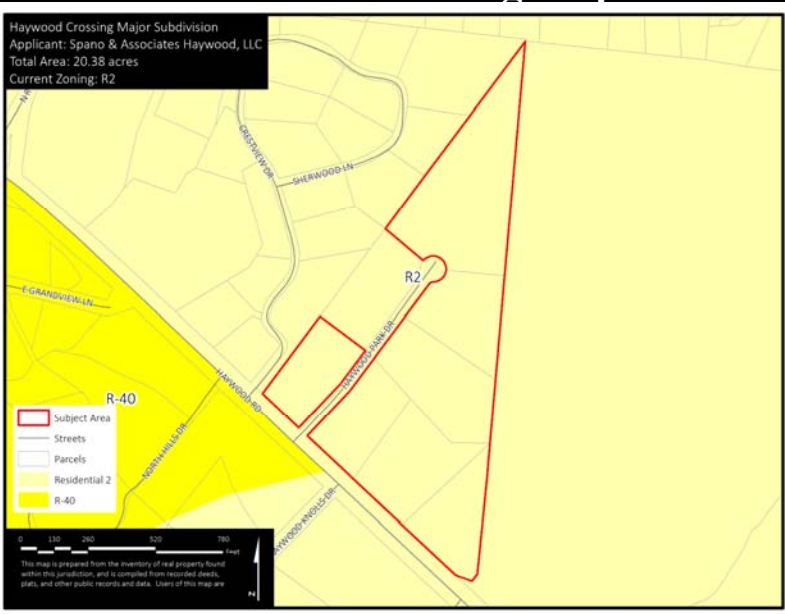
Henderson County Planning Department

Aerial Map



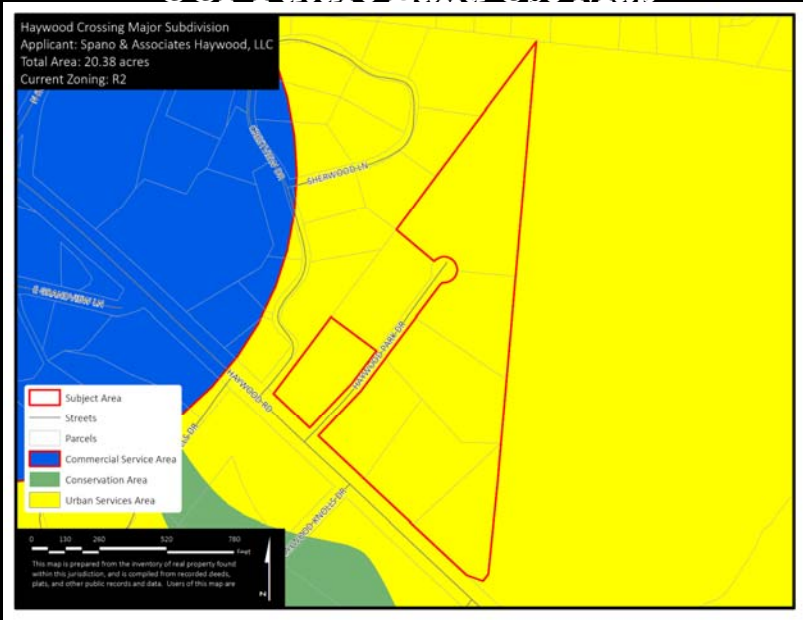
Henderson County Planning Department

Current Zoning Map

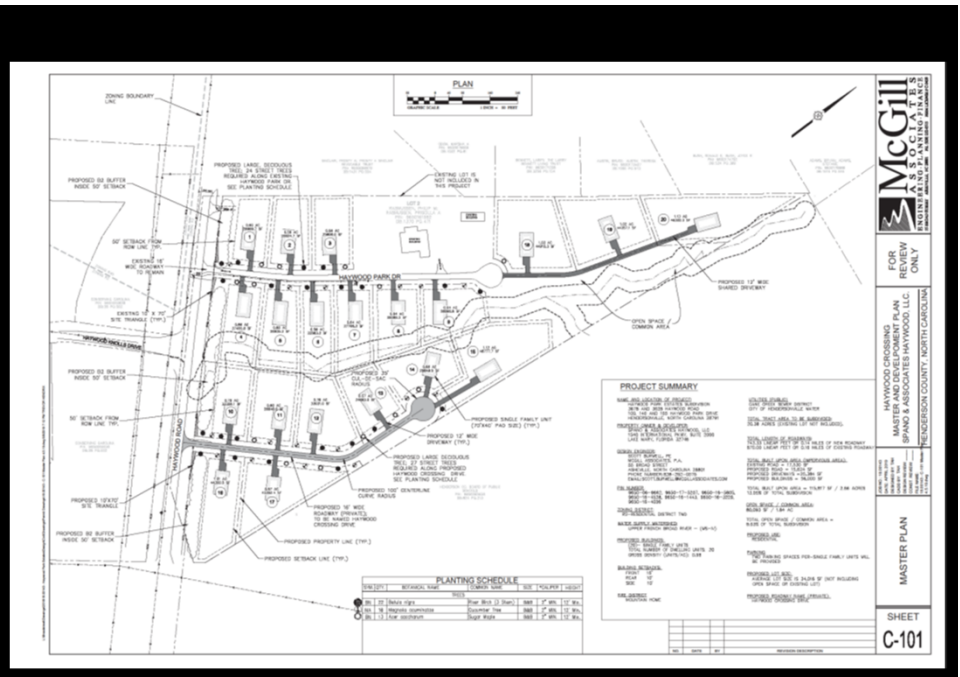


Henderson County Planning Department

CCP Future Land Use Map



Henderson County Planning Department



Henderson County Planning Department

Major Subdivision #2019 - M04

Questions

