

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: December 19, 2019

SUBJECT: Revised Master Plan for Blacksmith Run Major Subdivision (2004-M21)

PRESENTER: Matt Champion, Project Development Planner

ATTACHMENTS: 1. Staff Report
2. Revised Master Plan

SUMMARY OF REQUEST:

A subdivision application for a revised Master Plan was submitted on behalf of property owners Blacksmith Mountain, LLC on October 30, 2019. The application is for Blacksmith Run Major Subdivision, consisting of 10 additional lots in conjunction with the existing 187 lots for single family dwellings. The application also indicated an additional 1,471 linear feet to the already existing 11,826 linear feet of private roadway. The subject area is located off US64 (Chimney Rock Road) and contains 86.86 acres on two separate parcels (PIN: 9691-72-7992 & 9691-60-4748).

PLANNING BOARD ACTION REQUESTED:

Staff has found that the Revised Master Plan meet the standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC). Staff recommends the Revised Master Plan be subject to the developer addressing any issues raised by the Planning Board and addressing the comments listed in the Staff Report.

Planning Board action to approve, approve with modifications, or deny subdivision application #2004-M21 (Revised Master Plan for Blacksmith Run)

Suggested Motion:

I move that the Planning Board approve, approve with modification or deny this subdivision application based on the Henderson County Land Development Code and recommendations of the Henderson County Comprehensive Plan and with any conditions as discussed within the staff report or by the Planning Board.

Henderson County Planning Department Staff Report

Revised Master Plan Blacksmith Run (2004 – M21)

Property Owner(s): Blacksmith Mountain, LLC
Applicant: Vista Development, LLC Agent: Brooks Engineering Associates
PINs: 9691-72-7992 & 9691-60-4748

Project Overview

The Master Plan for Tatham Woods, now Blacksmith Mountain, was reviewed by the Planning Board on November 16, 2004, which proposed an expansion of the existing Tatham Woods subdivision located off US64 (Chimney Rock Road). The Master Plan showed that the expansion area was approximately 111 acres in size and had the potential for 388 additional residential units/lots, excluding 46 previously platted lots. During that meeting, Planning Board was made aware of Phase II and III of the Tatham Woods subdivision was now to be developed as a standalone subdivision called Blacksmith Run.

The total project area for Blacksmith Run is 82.04 acres located on two parcels of land and proposed 187 lots. The use for Blacksmith Run was single family residential and access to the site was off US64. All the roads indicated on the original Master Plan were proposed to be built to NCDOT standards while remaining private. The developer indicated that Blacksmith Run will be served by public water from the City of Hendersonville and a private onsite wastewater treatment plant.

The subdivision was located in the Open Use (OU) zoning district that did not regulate residential development. The property was not located within a designated water supply watershed, but is less than ½ mile from the Edneyville, Fruitland, and Clear Creek Farmland Preservation Districts. The Master Plan showed portions of the subject area located within the 100-year floodplain along Lewis Creek, which is designated as Class C Trout Waters by North Carolina.

Blacksmith Run has submitted a revised Master Plan that shows more than the originally approved 187 lots under the Open Use (OU) zoning district. The plan shows an additional 10 lots located within areas marked as “Developer Acreage.” If the original Master Plan showed the “Developer Acreage” in addition to a higher proposed total number of lots, staff would be able to process this revised Master Plan administratively. Since the original approval did not propose any additional lots above the 187 maximum, staff determined the areas on the original Master Plan indicated as “Developer Acreage” would fall under the “Future Development” classification in the Land Development Code (LDC) and would have to meet the density requirements for the current Residential Two Rural (R2R) zoning district. The revised Master Plan shows approximately 10.25 acres within the “Developer Acreage” areas, which allows for a total of 10 additional lots at a standard density of 1 unit per acre as defined in the LDC.

Master Plan Comments:

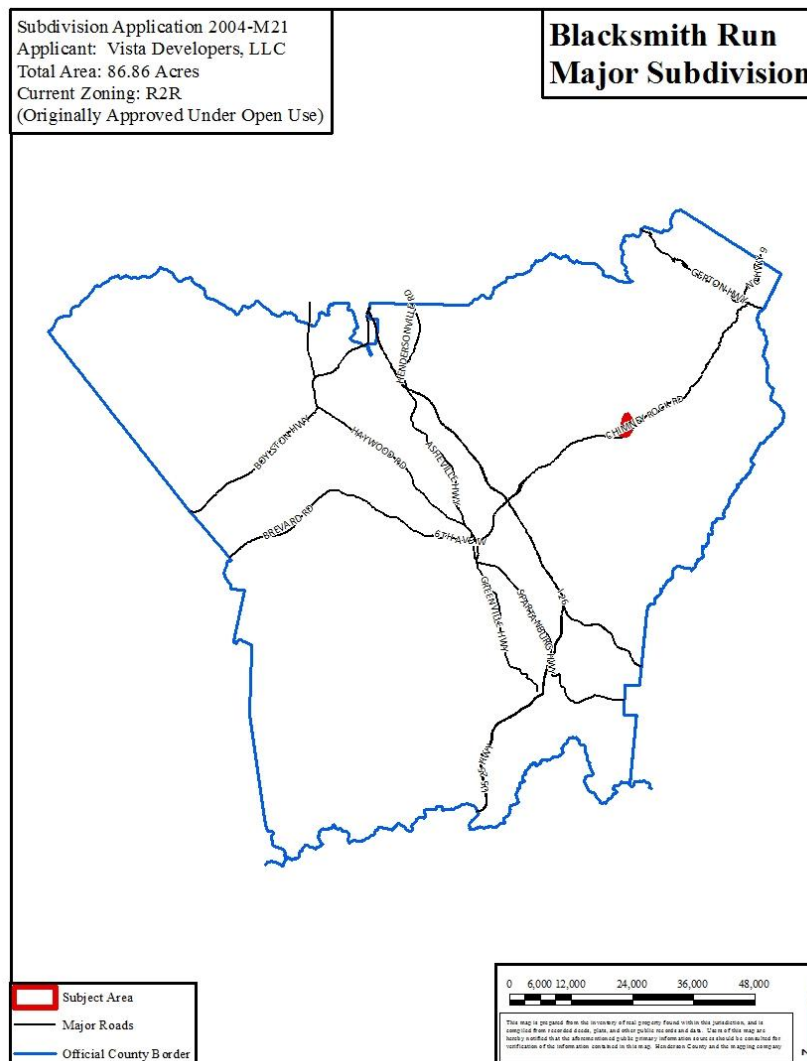
According to Chapter 42, Henderson County Land Development Code (LDC) §42-341), the purpose of a Master Plan is to provide general information about the proposed development to allow for an

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 revised Master Plan, the Technical Review Committee and Planning Board 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 revised 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 revised Master Plan for the Blacksmith Run 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:

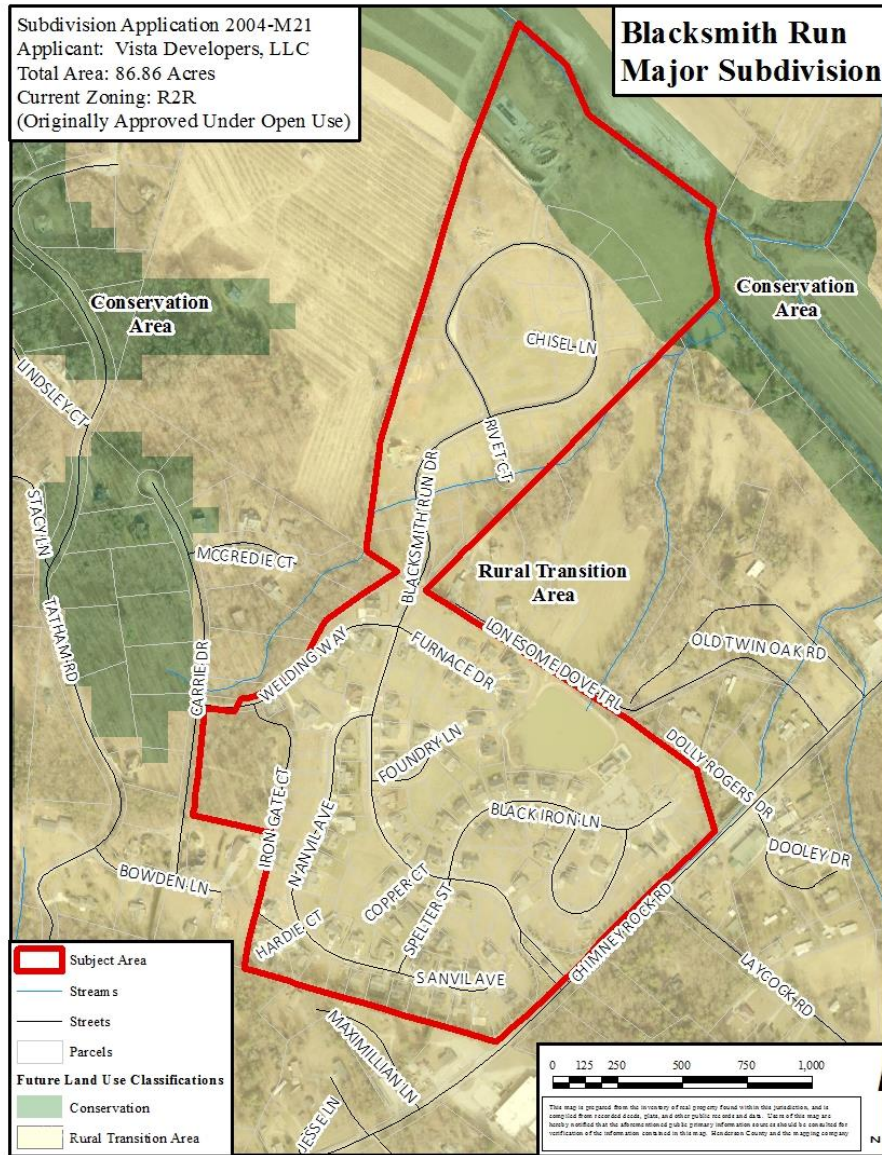
Map A: County Context



Map B: Aerial Map

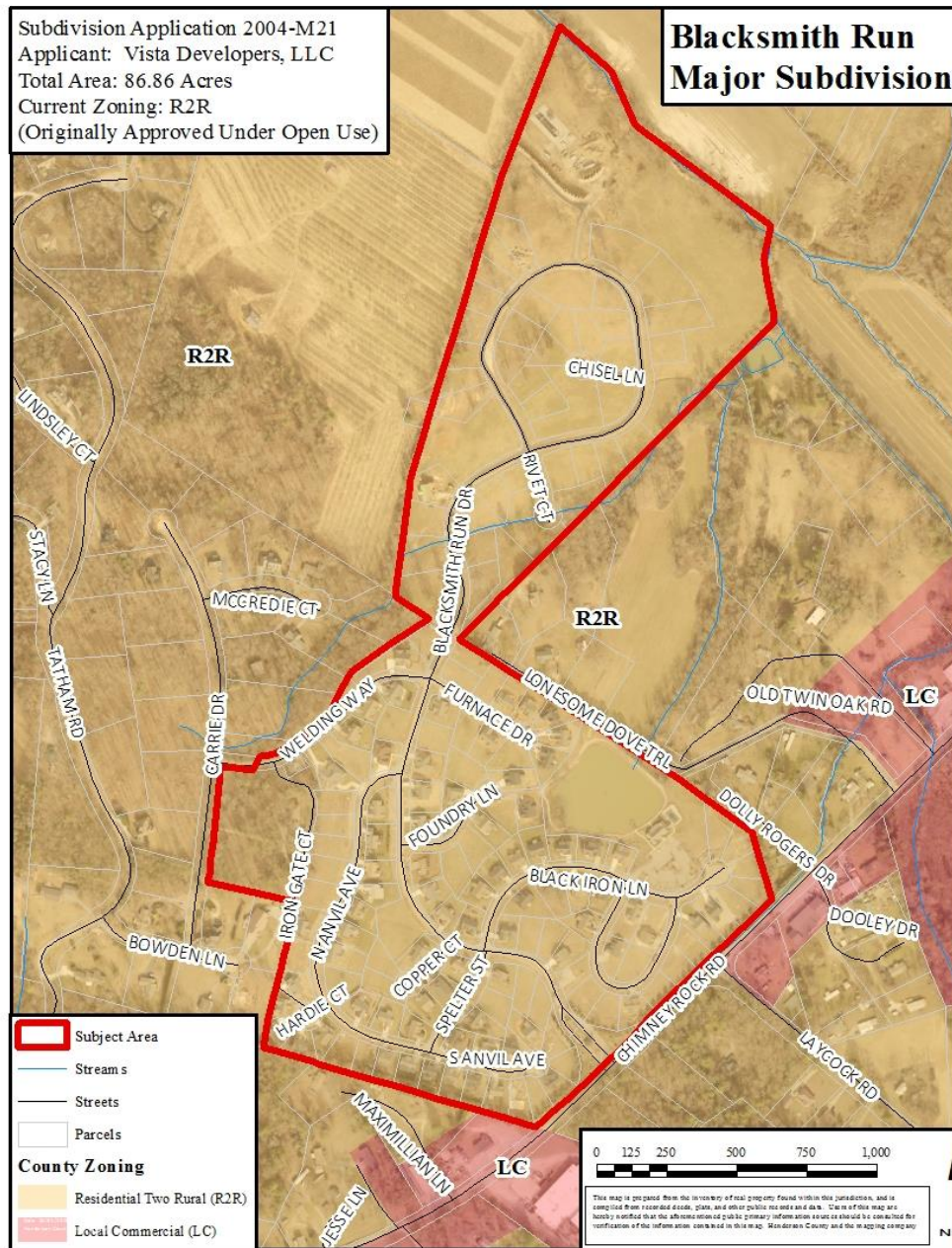


Map C: County Comprehensive Plan Future Land Use Map



1. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Rural Transition Area classification and Conservation Area classification.
 - a. **Conservation Area:** “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.”
 - b. **Rural Transition Area:** “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered to be generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.”

Map D: Official Zoning Map



- 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 Two Rural (R2R).

Residential Two Rural (R2R): “The purpose of Residential Two Rural (R2R) is to foster orderly growth where the *principal use* of land is low to medium-density residential development with rural commercial and light industrial development. Standard density is 1 home per acre for single-family development and a maximum density of 2 homes per acre for multifamily development (duplex and triplex only) provided public water and sewer are available. Single-wide

manufactured homes are allowed. Double and triple-wide manufactured homes are allowed in all residential districts. Manufactured home parks are allowed with a special use permit which requires a public hearing (not all special use permits are approved).

- a. The density for the additional 10 lots proposed in the “Developer Acreage” area is 1 unit per acre.
- b. The overall density for Blacksmith Run Major Subdivision is 2.26 units per acre.

3. **Water and Sewer Availability.** The applicant proposes to utilize the existing water and sewer infrastructure on site for the additional 10 lots. City of Hendersonville water serves the subject area and will provide connections to the new lots. An existing private onsite wastewater treatment plant will serve the required sewer infrastructure for the additional lots.
4. **Road System:** The subdivision is currently served by 11,826 linear feet of existing private roads built in accordance to NCDOT standards. The total linear footage of new roads proposed is 1,471 linear feet. The proposed roads will be private but built to NCDOT standards. A road cross-section will be required for Development Plan approval. The applicant has been pre-approved by the Property Addressing Coordinator for all proposed road names.
5. **Project Proposal Summary:**
 - 10 new lots (new total of 197)
 - 1 unit per acre density (overall density 2.26 units per acre)
 - 1,471 linear feet of new private roads (11,826 linear feet of existing private roads)
 - Public water and onsite private wastewater treatment plant
 - Gated Entrance and secondary gated access from Carrie Drive in Blacksmith Mountain Subdivision

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 Road Standards.** The Applicant has proposed two new roads. All subdivision roads must be designed and constructed to the minimum standards of LDC §42-81 C (Table 3.1). The final plat(s) must contain a note stating: *The private roads indicated on this final plat may not meet the requirements of the North Carolina Department of Transportation for acceptance into the state road system.* Planning Staff proposes the following conditions to ensure the private roads meet the standards of the Land Development Code:
 - a. **Road Grade.** The maximum road grade for local roads constructed of gravel is 15 percent and 18 percent for an asphalt road. A professional engineer or professional land surveyor must certify on the Final Plat that no portion of the road has a grade that exceeds 15 percent for gavel or 18 percent for asphalt and submit a final as-built graded center line profile showing grade and alignment of the road (LDC §42-81 C (Table 3.1). and §42-81 C(4)).

- b. **Road Drainage and Culverts.** 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).
 - c. **Road Construction.** A professional engineer or professional land surveyor certify on the final plat that no portion of the constructed roads have grades that exceed maximum allowable grade as defined for each class of road or submit a final as-built graded center line profile showing grade and alignment for all roads (LDC §42-82).
 - d. **Minimum Curve Radius.** Should the Applicant request a reduction in centerline radii, that a professional engineer or professional land surveyor certify on the final plat, the existing cross slope of roadway sections where reductions in centerline radii are requested (LDC §42-106 C).
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. **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
5. **Perennial and Intermittent Surface Water Buffer.** All built – upon area shall be a minimum of 30 feet landward of all perennial and intermittent surface water, as defined in LDC §42-145.
6. **Road Name Approval.** Proposed road names for a private road shall be approved by Henderson County Property Addressing prior to recording a final plat (LDC §42-81 F).
7. **Utilities.** All proposed water and sewer utilities and lines shall be installed prior to final plat approval unless the work is bonded through an improvement guarantee.
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).

DEVELOPMENT NOTES:

OWNER:
 Blacksmith Mountain LLC
 2730 S.W. 3RD AVENUE, SUITE 800
 MIAMI, FL 33129
 (305) 856-8500

DEVELOPER:
 Vista Developers, LLC
 525 N. Main St.
 Hendersonville, NC 28792
 (828)-698-2400

ENGINEER/LAND PLANNER:
 John Kinnaird, PE
 Brooks Engineering Associates, PA
 17 Arlington Street Asheville, NC 28801
 Ph. (828) 232-4700
 Fx. (828) 232-1331

TOTAL PROJECT AREA: 86.86 ACRES
CURRENT "DEVELOPER ACRES": 10.25 ACRES

EXISTING ZONING: RESIDENTIAL 2 - RURAL
EXISTING & PROPOSED USE: SINGLE FAMILY RESIDENTIAL

NUMBER OF PREVIOUSLY APPROVED LOTS: 187
NUMBER OF NEW LOTS: 10
TOTAL NUMBER OF LOTS: 197

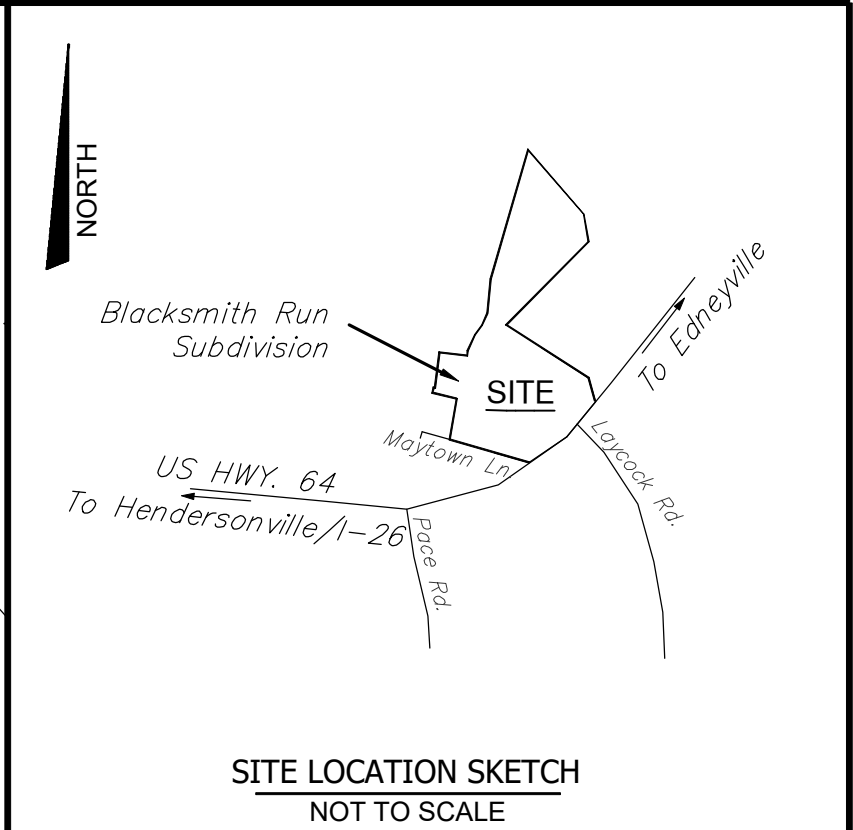
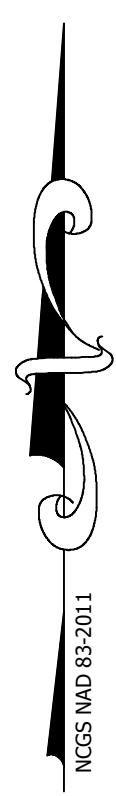
NEW LOT DENSITY: 1.02 UNITS / ACRE
NEW OVER ALL DENSITY: 2.26 UNITS / ACRE

WATER SOURCE: CITY OF HENDERSONVILLE
SEWER SOURCE: PRIVATE COMMUNITY

LENGTH OF EXISTING ROADS: 11,826 LF (TOTAL) - PRIVATE
LENGTH OF NEW ROADS: 1,471 LF (TOTAL) - PRIVATE

TOWNSHIP: BLUE RIDGE
FIRE DISTRICT: EDNEYVILLE

WATERSHED: FRENCH BROAD
AGRICULTURAL DISTRICT: NONE - BUT WITHIN 0.5 MILE OF EDNEYVILLE, FRUITLAND AND CLEAR CREEK

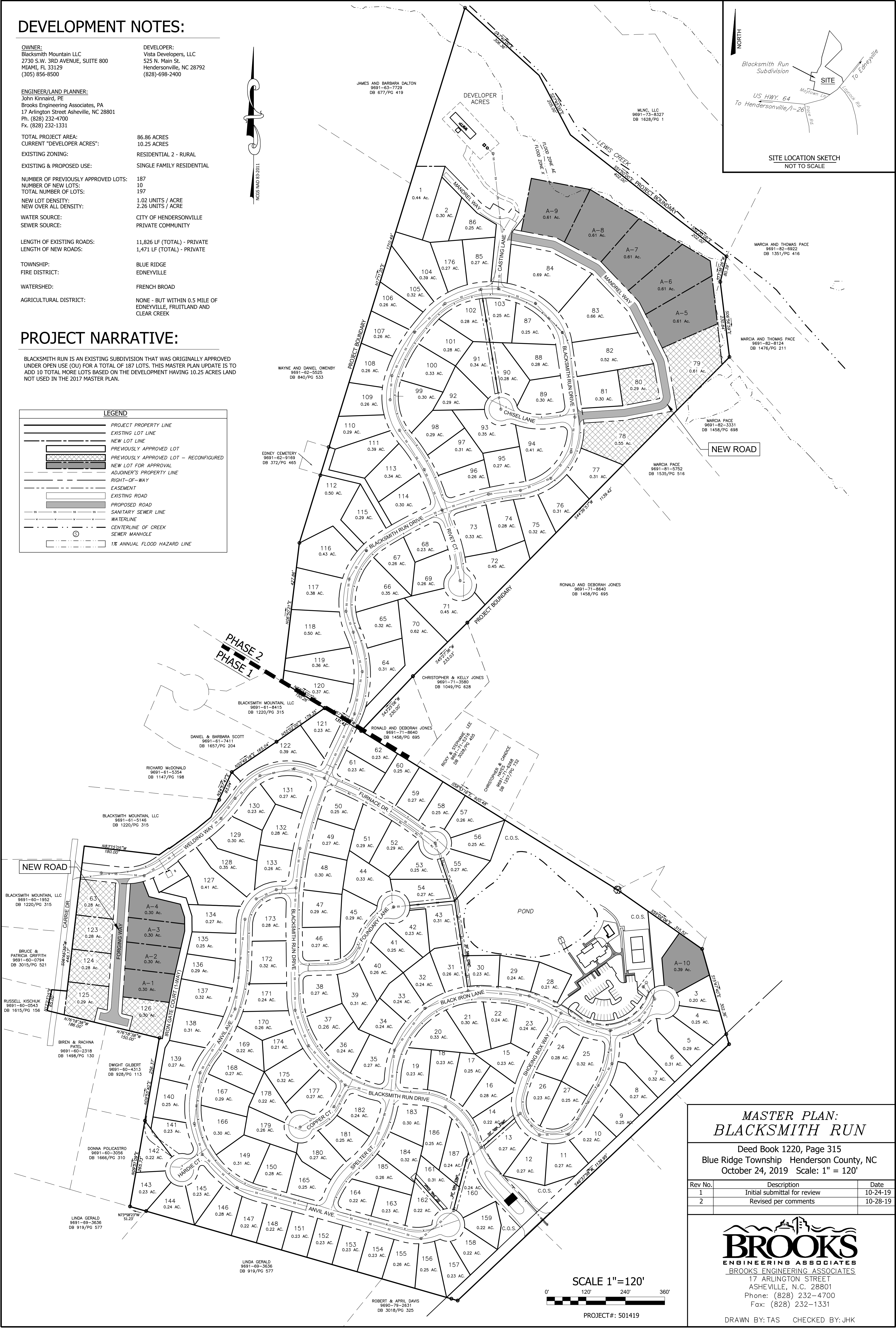


PROJECT NARRATIVE:

BLACKSMITH RUN IS AN EXISTING SUBDIVISION THAT WAS ORIGINALLY APPROVED UNDER OPEN USE (OU) FOR A TOTAL OF 187 LOTS. THIS MASTER PLAN UPDATE IS TO ADD 10 TOTAL MORE LOTS BASED ON THE DEVELOPMENT HAVING 10.25 ACRES LAND NOT USED IN THE 2017 MASTER PLAN.

LEGEND

- PROJECT PROPERTY LINE
- EXISTING LOT LINE
- NEW LOT LINE
- PREVIOUSLY APPROVED LOT
- PREVIOUSLY APPROVED LOT - RECONFIGURED
- NEW LOT FOR APPROVAL
- ADJONER'S PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- EXISTING ROAD
- PROPOSED ROAD
- SANITARY SEWER LINE
- WATERLINE
- CENTERLINE OF CREEK
- SEWER MANHOLE
- 1% ANNUAL FLOOD HAZARD LINE



**MASTER PLAN:
 BLACKSMITH RUN**

Deed Book 1220, Page 315
 Blue Ridge Township Henderson County, NC
 October 24, 2019 Scale: 1" = 120'

Rev No.	Description	Date
1	Initial submittal for review	10-24-19
2	Revised per comments	10-28-19

BROOKS
 ENGINEERING ASSOCIATES
 BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET
 ASHEVILLE, N.C. 28801
 Phone: (828) 232-4700
 Fax: (828) 232-1331

DRAWN BY: TAS CHECKED BY: JHK

