

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: July 15, 2021

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

PRESENTER: Autumn Radcliff, Planning Director
Matt Champion, Zoning Administrator

ATTACHMENTS: 1. Revised Master Plan

SUMMARY OF REQUEST:

The previously approved revisions were submitted on behalf of property owners Blacksmith Mountain, LLC on October 30, 2019. Blacksmith Run is Major Subdivision, consisting of existing 197 lots for single family dwellings. 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). This current revision addresses a previous approved section.

The developer proposed to access some of the lots from the existing road network and proposed a private driveway easement to access 5 existing lots. Private driveway easements are allowed to serve up to 5 lots and are exempt from the current subdivision road standards. Staff requested that the developer submit a revised master plan to reflect these changes.

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 is requested to approve the revisions.

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.

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

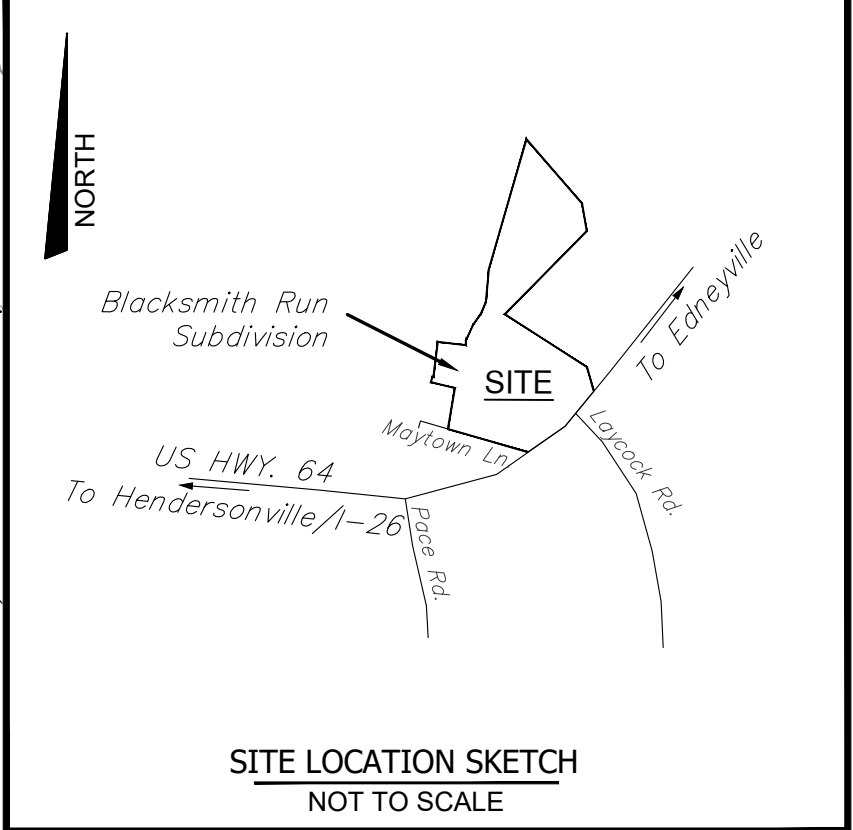
NUMBER OF PREVIOUSLY APPROVED LOTS: 187
NUMBER OF NEW LOTS: 10
TOTAL NUMBER OF LOTS: 197

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

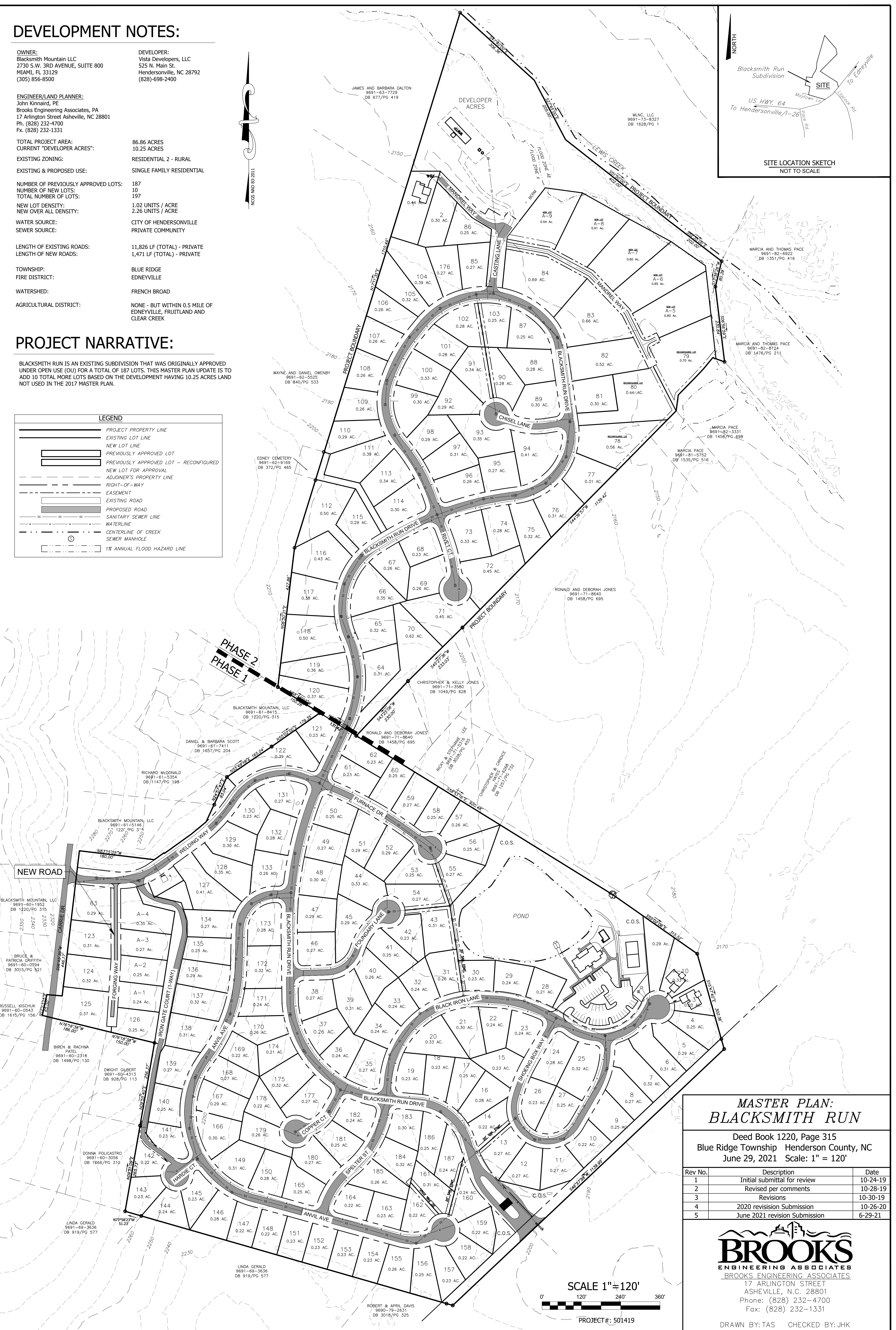
TOWNSHIP: BLUE RIDGE
FIRE DISTRICT: EDNEYVILLE
WATERSHED: FRENCH BROAD
AGRICULTURAL DISTRICT: NONE - BUT WITHIN 0.5 MILE OF EDNEYVILLE, FRUITLAND AND CLEAR CREEK



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
	ADJOINER'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
 June 29, 2021 Scale: 1" = 120'

Rev No.	Description	Date
1	Initial submittal for review	10-24-19
2	Revised per comments	10-28-19
3	Revisions	10-30-19
4	2020 revision Submission	10-26-20
5	June 2021 revision Submission	6-29-21

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

DRAWN BY: TAS CHECKED BY: JHK

