

## REQUEST FOR BOARD ACTION

### HENDERSON COUNTY PLANNING BOARD

**MEETING DATE:** August 19, 2021

**SUBJECT:** Revised Master and Phase III Development Plan Couch Mountain (Formerly Luna Ridge) Major Subdivision (2019-M03)

**PRESENTER:** Matt Champion, Zoning Administrator

**ATTACHMENTS:**

1. Staff Report
2. Combined Revised Master & Phase III Development Plan
3. Original Phase III Development Plan
4. PowerPoint Handouts

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

A subdivision application was submitted on behalf of property owners Luna Ridge, LLC on August 3, 2021. The application is for a Combined Revised Master and Phase III Development Plan for Couch Mountain Major Subdivision, consisting of a total of 81 lots for single family dwellings and an additional 3,152 linear feet of new private roadway. The subject area is located off Hutch Mountain Rd. (SR 1556) and contains 394.2 acres. Phase III is approximately 58.8 acres on PIN: 9661-97-6534.

#### **PLANNING BOARD ACTION REQUESTED:**

Staff has found that the Combined Revised Master Plan meet the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Revised Master and Phase III Development 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 #2019-M03 (Combined Revised Master & Phase III Development Plan for Couch Mountain)

#### **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**

**Combined Revised Master and Phase III Development Plan  
Couch Mountain Major Residential Subdivision (2019-M03)**

**Property Owner(s): Luna Ridge, LLC**  
**Applicant: Andy Baker, Managing Member of Luna Ridge, LLC**  
**PIN: 9661-97-8633 (Phase III)**

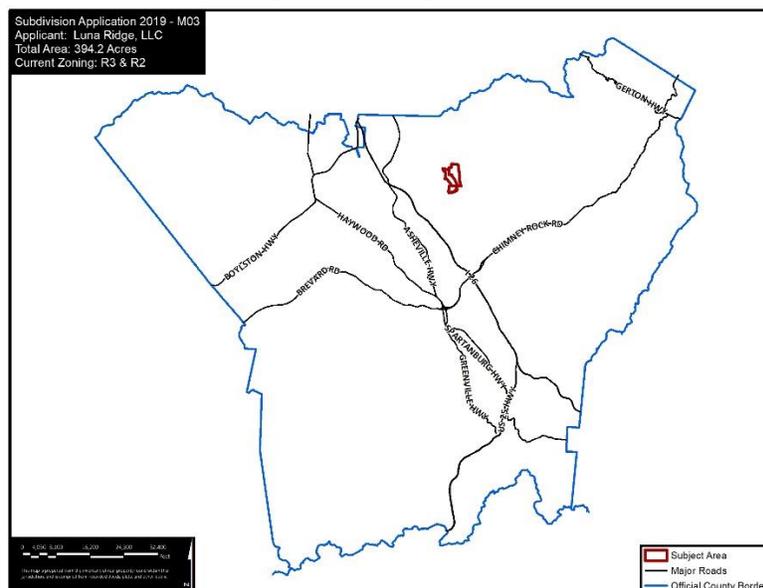
**Master & Development Plan Comments:**

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.

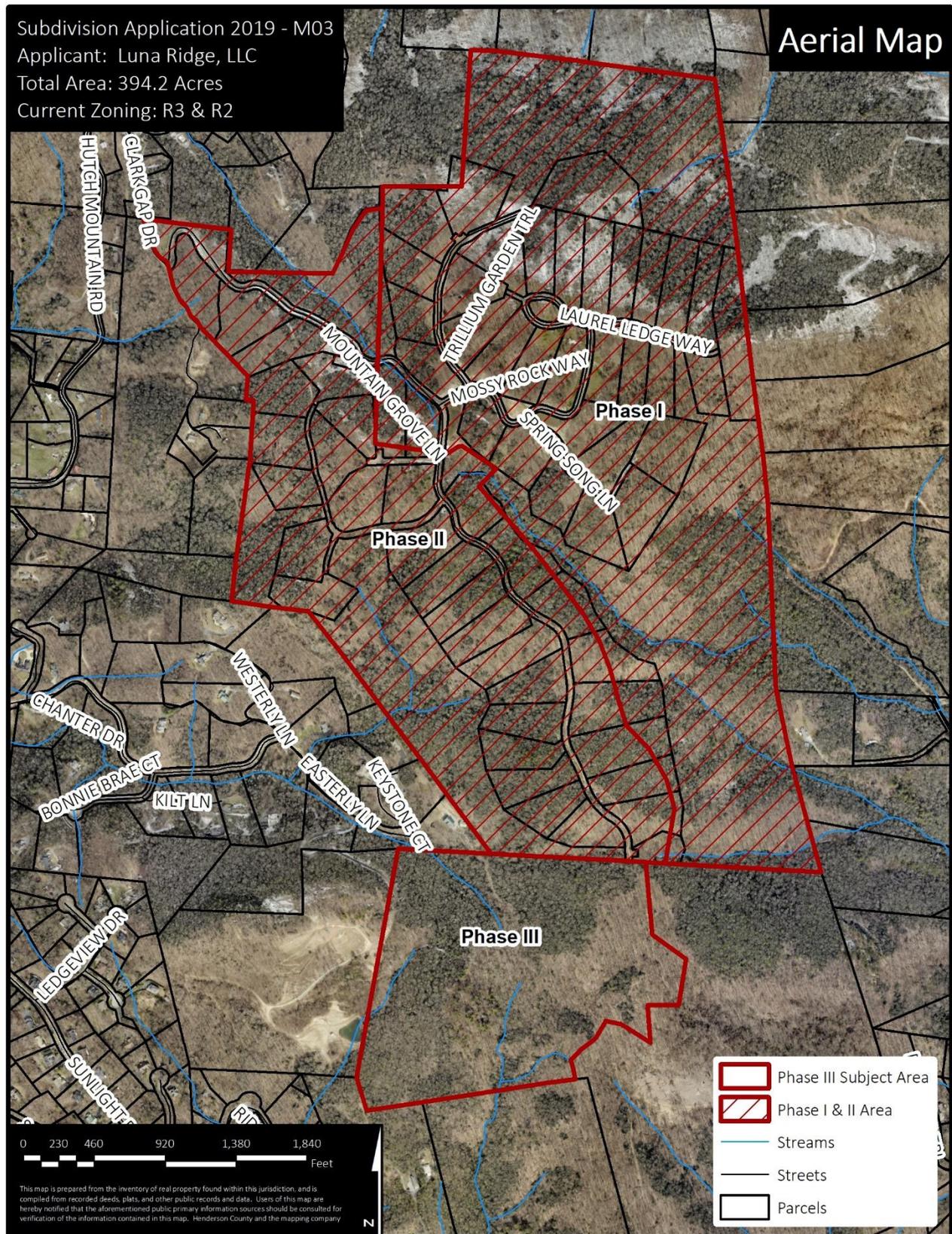
When reviewing the Combined Master and Development Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible 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 revised Combined Master and Phase III Development Plan for the Couch Mountain 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:

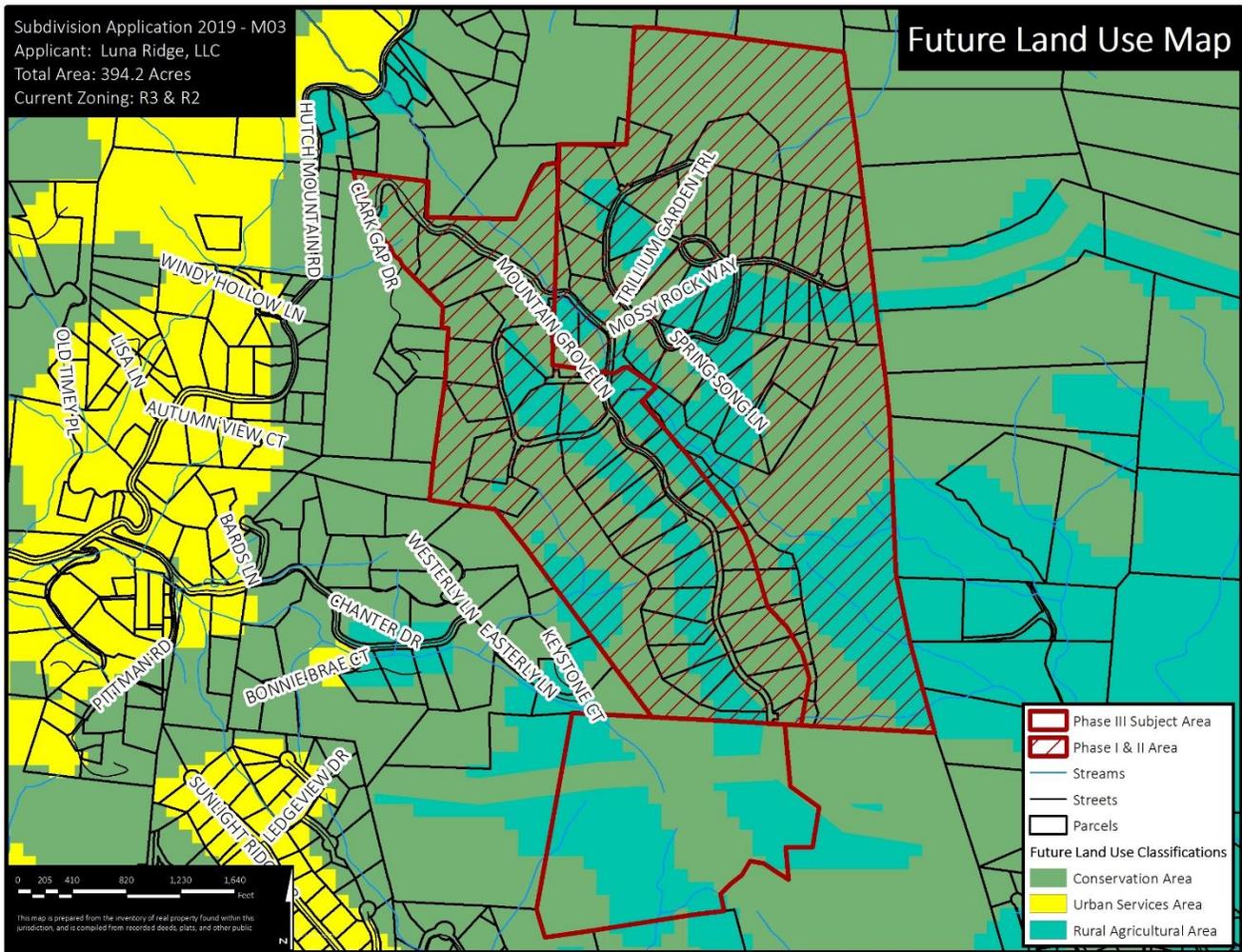
**Map A: County Context**



### Map B: Aerial Imagery

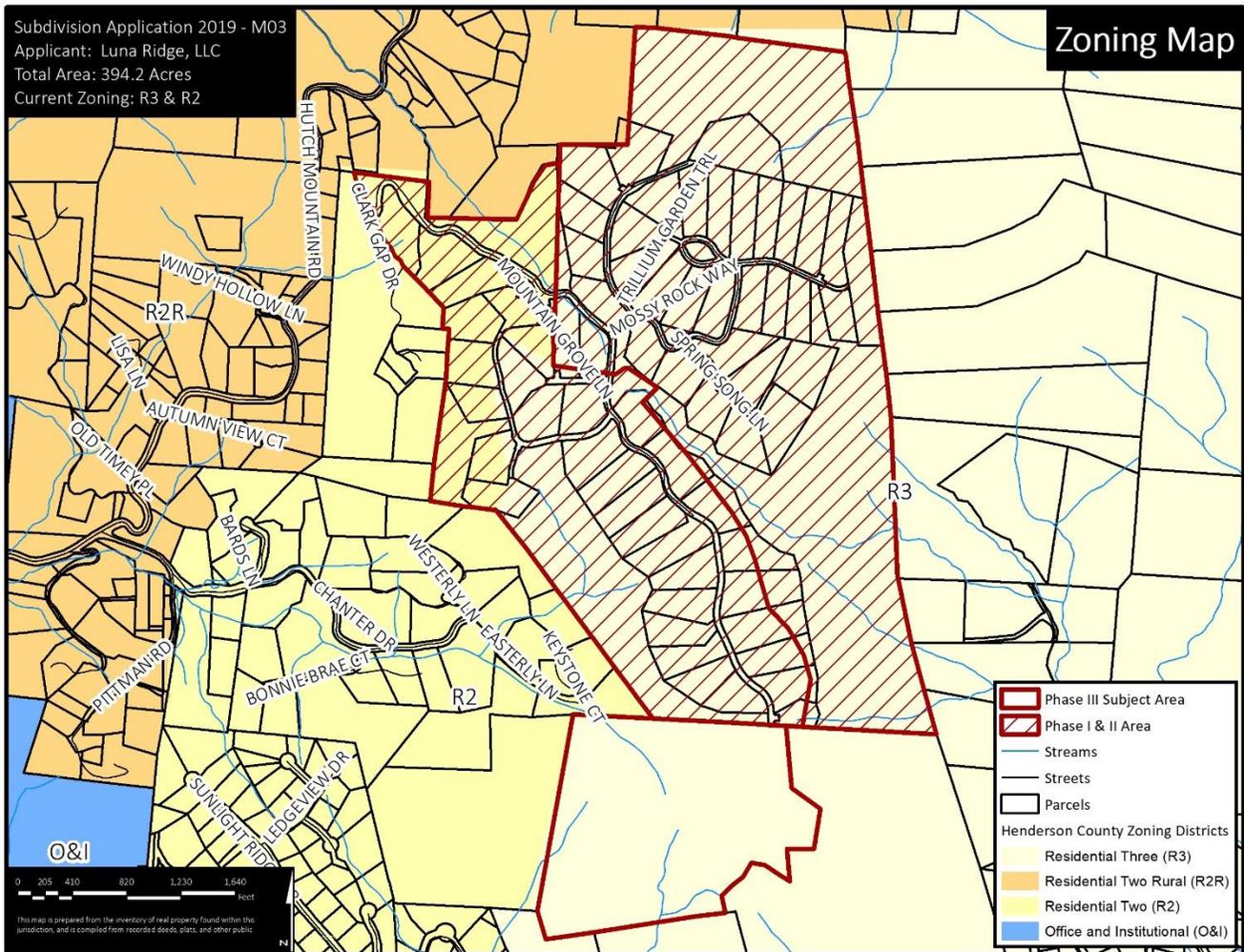


**Map C: County Comprehensive Plan Future Land Use Map**



1. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within an area of Conservation with some Rural Agriculture Area within it.
  - 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 Agriculture Area:** “The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character.”

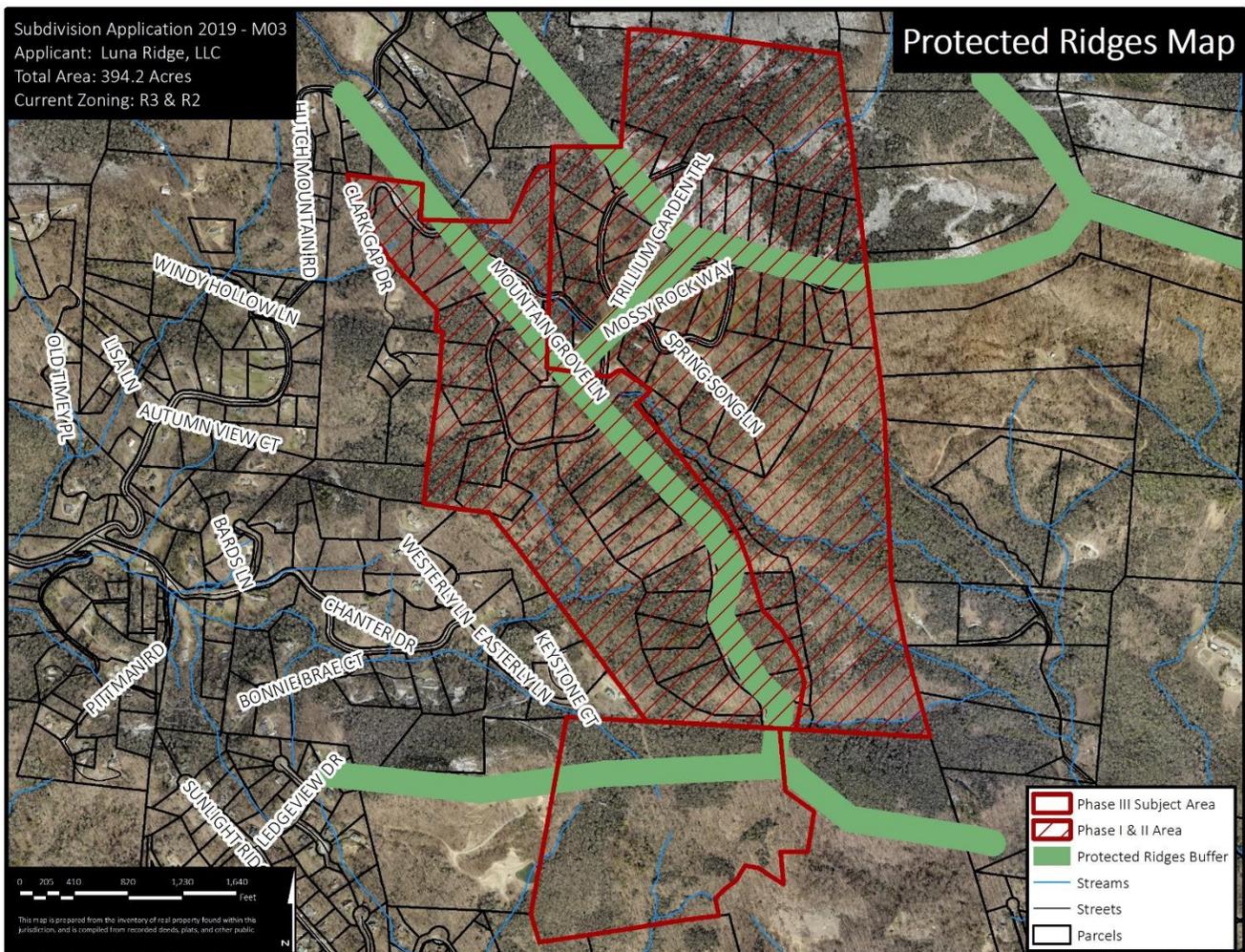
**Map D: Official Zoning Map**



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 Three (R3) Zoning District and Residential Two (R2) Zoning District.
  - a. **Residential Three (R3):** “The purpose of Residential District Three (R3) is to foster orderly growth where the *principal use* of land is low density residential. The intent of this district is to allow for *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Rural (RAA) in the *Comprehensive Plan*.
    - i. R3 allows for a standard density of 0.66 units per acre. The overall density for the proposed Couch Mountain Subdivision is 0.21 units per acre.
  - b. **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*. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*.”

- i. R2 allows for a standard density of 1 unit per acre. As stated previously, the overall density for Couch Mountain is 0.21 units per acre.
3. **Water and Sewer Availability.** The applicant proposes the use of individual water and septic systems for each lot in the subdivision. Applicant has presented a Report of Findings from Land Resource Management for a preliminary soil investigation as well as a well permit and well construction record from AAA Sweetwater Well & Pump, Inc.
  4. **Road System:** The subdivision will be served by private roads built in accordance with the Subdivision Local Road standards required in the LDC. The total of new roads proposed in the original Phase III approval was 3,899 linear feet. The revised Phase III shows a new total of 3,152 linear feet. Road profiles on the attached plan specify that the maximum grade does not exceed 18% on any of the proposed roads. There is a combination of 14', 16' and 18' road widths proposed, with 3' and 4' shoulders. The applicant will be required to submit a list of proposed road names to the Property Addressing Coordinator for all proposed new roads. The entrance road, Clark Gap Rd., is a private road within a 50'-60' wide right of way. Applicant has re-graded and paved Clark Gap Rd. to its intersection with Hutch Mountain Rd. (SR 1556) to accommodate the additional lots.

**Map E: Protected Ridges**



- 5. Protected Ridges:** The project site is partially encumbered by the protected ridges buffer. Section §42-252 of the LDC regulates the construction and permitting of “tall buildings” within the protected ridge buffer.
- a. “Tall buildings or structures” include any building, structure or unit within a multiunit building with a vertical height of more than 40 feet measured from the top of the foundation of said building, structure or unit and the uppermost point of said building, structure or unit; provided, however, that where such foundation measured from the natural finished grade of the crest or the natural finished grade of the high side of the slope of a ridge exceeds 3 feet, then such measurement in excess of 3 feet shall be included in the 40-foot limitation described herein; provided, further, that no such building, structure or unit shall protrude at its uppermost point above the crest of the ridge by more than 35 feet.
- 6. Total Project Proposal Summary:**
- 81 single-family lots (34 Lots in Phase I, 33 Lots in Phase II, & 14 Lots in Phase III)
  - Overall density of 0.21 units/acre (0.17 units/acre in Phase I, 0.24 units/acre in Phase II, & 0.24 units/acre in Phase III)
  - Smallest lot in Phase I is 2.09 acres, Phase II is 2.17 acres, & Phase III is 2.21 acres
  - 33.0% Open Space (98.3 acres in Phase I, 29.85 acres in Phase II, & 1.77 acres in Phase III)
  - 12,732LF of private roads (5,809LF in Phase I, 3,771LF in Phase II & 3,152LF in Phase III)
  - Individual well and septic systems
  - Gated Entrance

**Master & Development 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 §42-95B).
2. **Water Quality.** The Applicant shall submit written notice from the appropriate local agencies verifying that a Stormwater Management Permit has been received (LDC §42-95E).
3. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-109). Additionally, subdivisions of 35 or more lots shall provide a minimum of two entrance roads. The second entrance road may be specifically waived by the approving authority where unique circumstances exist (LDC §42-95A (1)).
4. **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 §42-102).
5. **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

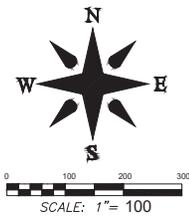
slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42-105).

6. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42-103). The names of the proposed roads and easements should be confirmed with the development plan approval.
7. **Road Name Signs and Regulatory Signs.** Road name signs and regulatory signs shall be provided in accordance with Chapter 142 of the Henderson County Code. Road name signs and regulatory signs must be acquired and installed prior to final plat approval (LDC §42-104).
8. **Street Tree Requirements.** According to the street tree requirements of Chapter 42 (LDC §42-95H) 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 §42-185 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 §42-185.
9. **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 §42-251.
10. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
11. **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).





SITE PLAN LEGEND	
	EXIST. BOUNDARY
	EXIST. ADJOINER
	EXIST. RIGHT OF WAY
	EXIST. STREAM
	EXIST. STREAM BUFFER
	EXIST. WETLAND
	EXIST. EDGE OF GRAVEL
	EXIST. SEWER EASEMENT
	EXIST. WATER EASEMENT
	EXIST. OVERHEAD UTILITIES
	NEW PROPERTY LINES
	NEW RIGHT OF WAY
	NEW DRIVEWAY EASEMENT
	BUILDING SETBACK LINE
	NEW PAVEMENT



**SITE AND ZONING NOTES**

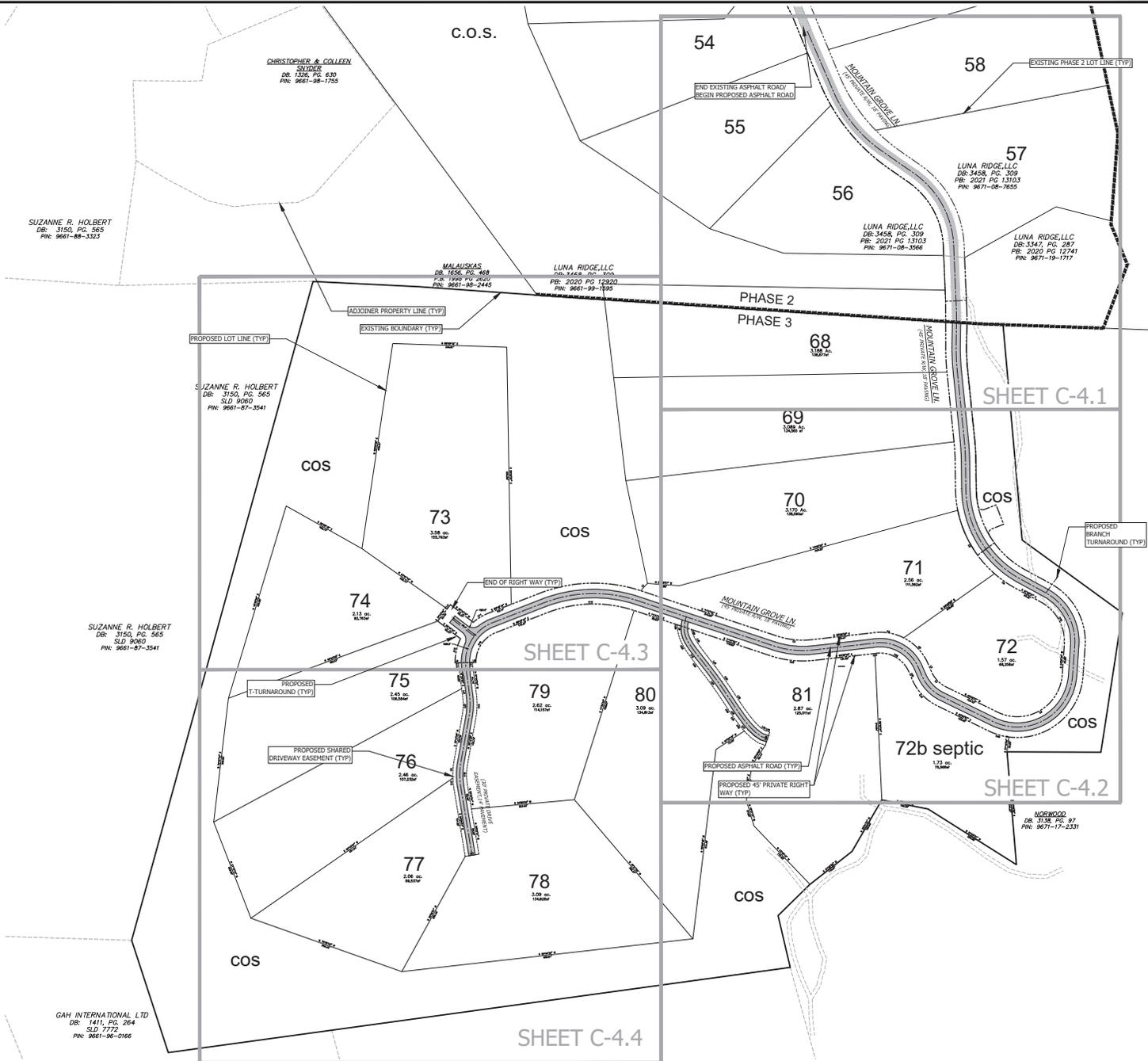
PROPERTY ZONING: R3  
 PROPERTY SIZE: 58.6 (PH. 3)  
 PROPERTY STEEPER THAN 6%: 0.51 AC (0.87%)  
 MINIMUM LOT SIZE: 1.5 ACRES  
 SMALLEST PROPOSED LOT: 2.21 ACRES  
 MINIMUM LOT WIDTH: 30' @ R.O.W.  
 MAXIMUM BUILDING HEIGHT: 32'  
 SETBACKS:  
 FRONT: 15' (LOCAL)  
 REAR: 15'  
 SIDE: 15'  
 COMMON OPEN SPACE: 1.77 AC - 33.0% (PH. 3)  
 PROVIDED: 130.2 AC - 33.0% (TOTAL)

\*ALL DIMENSIONS ARE FROM EDGE OF ASPHALT, FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

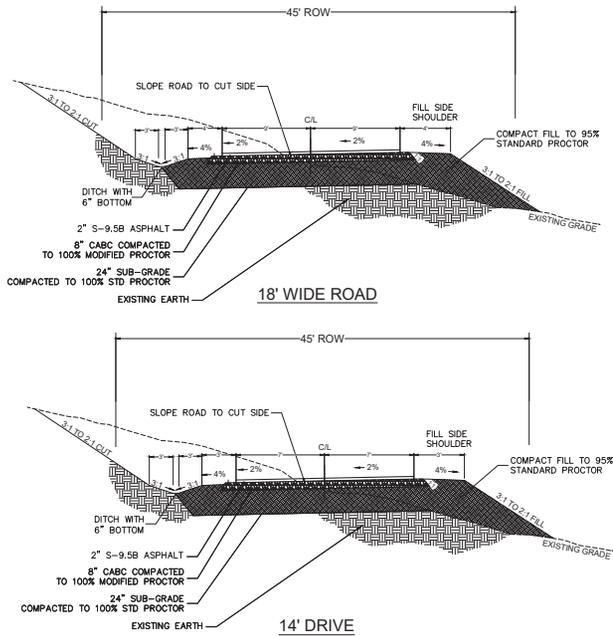
\*ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DETAILS, SPECIFICATIONS, AND OTHER DEVELOPMENT ORDINANCES OF HENDERSON CO.

**DEVELOPMENT DATA**

PROPERTY ADDRESS: MOUNTAIN GROVE LANE  
 PIN NUMBER: 9661-97-6324  
 PROPERTY SIZE: 58.6 AC (PH. 3) / 394.2 AC (TOTAL)  
 ZONING REVIEW: HENDERSON COUNTY  
 EROSION CONTROL REVIEW: HENDERSON COUNTY  
 STORMWATER REVIEW: HENDERSON COUNTY  
 ZONING CLASSIFICATION: R3  
 PROPOSED NUMBER OF UNITS: 14 (PH. 3) / 81 (TOTAL)  
 PROPOSED DENSITY: 0.24 (PH. 3) / 0.21 (TOTAL) units/acre  
 PROPOSED LINEAR FEET OF ROAD: 3,152 LF (PH. 3)  
 PORTIONS OF LOTS 68, 69, 70, 71 ARE WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.  
 WATER AND SEWER WILL BE PROVIDED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.  
 PUBLIC WATER AND SEWER SYSTEMS ARE APPROXIMATELY 1.5 MILES FROM THE SITE.  
 PROPERTY OWNER:  
 CONTACT: ANDY BAKER  
 ADDRESS: 120 HIGH HICKORY TRAIL  
 ADDRESS 2: SWANNANODA, NC 28778  
 DEVELOPER: LUNA RIDGE, LLC  
 CONTACT: ANDY BAKER  
 ADDRESS: 120 HIGH HICKORY TRAIL  
 ADDRESS 2: SWANNANODA, NC 28778  
 EMAIL: ANDY@TFMCAROLINA.COM  
 PHONE: 826-645-8815  
 ENGINEER: BROOKS ENGINEERING  
 CONTACT: JOHN KINNAIRD  
 ADDRESS: 17 ARLEINGTON ST  
 ADDRESS 2: ASHEVILLE, NC 28801  
 EMAIL: JKINNAIRD@BROOKSEA.COM  
 PHONE: 826-232-4100



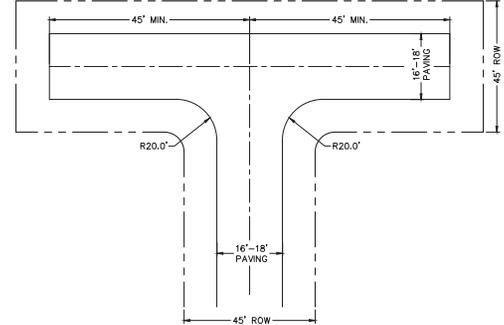
Project No: 486519	C-4.0	Drawing Title: OVERALL SITE PLAN	HENDERSON COUNTY	
			COUGH MOUNTAIN SUBDIVISION (PHASE 3)	
			DEVELOPMENT PLAN	
NORTH CAROLINA			 Planning • Engineering • Surveying • Environmental Services •	
17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4100 Fax: 1-828-232-7331 WWW.BROOKSEA.COM			MCB AS NOTED DATE: 08/03/2021 JAW	
PERMIT SET 			REVISIONS/SUBMISSIONS No.   Date   Description 1   03/24/21   SUBMITTAL TO HENDERSON COUNTY 2   04/02/21   STORM AND ESC PLANS 3   08/03/21   STORM AND ESC RESUBMISSION	



- NOTES:
1. NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER, OR OTHER UNSUITABLE MATERIAL.
  2. DITCHES SHALL HAVE A MAXIMUM 3:1 SIDE SLOPE ON EACH SIDE FOR 1 VERTICAL FROM THE BOTTOM OF DITCH.
  3. ROADS SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH "PRIVATE SUBDIVISION LOCAL ROAD STANDARDS FOR THE HENDERSON COUNTY SUBDIVISION REGULATIONS, LATEST EDITION."

**A ROAD CROSS SECTIONS**

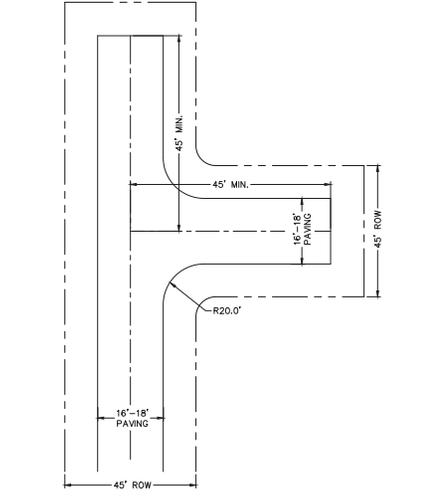
SCALE: NTS



- NOTES:
1. USE SAME PAVING SECTION AS ROADS UNLESS DIRECTED BY GEOTECHNICAL ENGINEER.
  2. NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER, OR OTHER UNSUITABLE MATERIAL.
  3. DITCHES SHALL HAVE A MAXIMUM 3:1 SIDE SLOPE ON EACH SIDE FOR 1 VERTICAL FROM THE BOTTOM OF DITCH.

**B T-TURNAROUND**

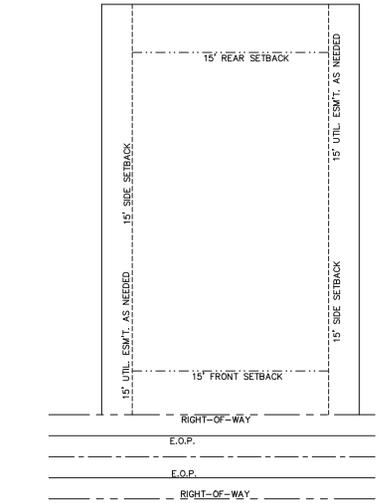
SCALE: NTS



- NOTES:
1. USE SAME PAVING SECTION AS ROADS UNLESS DIRECTED BY GEOTECHNICAL ENGINEER.
  2. NO BASE COURSE SHALL BE PLACED ON MUCK, PIPE CLAY, ORGANIC MATTER, OR OTHER UNSUITABLE MATERIAL.
  3. DITCHES SHALL HAVE A MAXIMUM 3:1 SIDE SLOPE ON EACH SIDE FOR 1 VERTICAL FROM THE BOTTOM OF DITCH.

**C BRANCH TURNAROUND**

SCALE: NTS



**D TYPICAL LOT LAYOUT**

SCALE: NTS

LINE	BEARING	LENGTH	INSTANT
L1	N 235°10'14" W	17.68	
L2	N 23°10'18" W	17.54	
L3	S 3°34'48" W	11.31	
L4	N 88°17'19" E	12.50	
L5	N 88°17'19" E	24.99	
L6	S 23°52'02" W	24.99	
L7	S 23°52'02" W	11.31	
L8	S 11°21'11" E	6.81	
L9	S 24°24'28" E	13.62	
L10	S 24°24'28" E	27.24	
L11	S 24°24'28" E	27.24	
L12	S 24°24'28" E	13.62	
L13	S 11°21'11" E	6.81	
L14	N 88°17'19" E	12.50	
L15	N 88°17'19" E	24.99	
L16	S 3°34'48" W	11.31	
L17	S 23°10'18" W	17.54	
L18	S 23°10'18" W	17.68	
L19	S 3°34'48" W	11.31	
L20	S 3°34'48" W	11.31	
L21	S 07°25'24" W	16.74	
L22	S 07°25'24" W	16.74	
L23	S 07°25'24" W	16.74	
L24	S 07°25'24" W	16.74	
L25	S 07°25'24" W	16.74	
L26	S 07°25'24" W	16.74	
L27	S 07°25'24" W	16.74	
L28	S 07°25'24" W	16.74	
L29	S 07°25'24" W	16.74	
L30	S 07°25'24" W	16.74	
L31	S 07°25'24" W	16.74	
L32	S 07°25'24" W	16.74	
L33	S 07°25'24" W	16.74	
L34	S 07°25'24" W	16.74	
L35	S 07°25'24" W	16.74	
L36	S 07°25'24" W	16.74	
L37	S 07°25'24" W	16.74	
L38	S 07°25'24" W	16.74	
L39	S 07°25'24" W	16.74	
L40	S 07°25'24" W	16.74	
L41	S 07°25'24" W	16.74	
L42	S 07°25'24" W	16.74	
L43	S 07°25'24" W	16.74	
L44	S 07°25'24" W	16.74	
L45	S 07°25'24" W	16.74	
L46	S 07°25'24" W	16.74	
L47	S 07°25'24" W	16.74	
L48	S 07°25'24" W	16.74	
L49	S 07°25'24" W	16.74	
L50	S 07°25'24" W	16.74	
L51	N 80°45'00" W	30.00	

LINE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	162.50	162.50	S 162°50'00" W	162.50	180°
C2	162.50	162.50	S 162°50'00" W	162.50	180°
C3	162.50	162.50	S 162°50'00" W	162.50	180°
C4	162.50	162.50	S 162°50'00" W	162.50	180°
C5	162.50	162.50	S 162°50'00" W	162.50	180°
C6	162.50	162.50	S 162°50'00" W	162.50	180°
C7	162.50	162.50	S 162°50'00" W	162.50	180°
C8	162.50	162.50	S 162°50'00" W	162.50	180°
C9	162.50	162.50	S 162°50'00" W	162.50	180°
C10	162.50	162.50	S 162°50'00" W	162.50	180°
C11	162.50	162.50	S 162°50'00" W	162.50	180°
C12	162.50	162.50	S 162°50'00" W	162.50	180°
C13	162.50	162.50	S 162°50'00" W	162.50	180°
C14	162.50	162.50	S 162°50'00" W	162.50	180°
C15	162.50	162.50	S 162°50'00" W	162.50	180°
C16	162.50	162.50	S 162°50'00" W	162.50	180°
C17	162.50	162.50	S 162°50'00" W	162.50	180°
C18	162.50	162.50	S 162°50'00" W	162.50	180°
C19	162.50	162.50	S 162°50'00" W	162.50	180°
C20	162.50	162.50	S 162°50'00" W	162.50	180°
C21	162.50	162.50	S 162°50'00" W	162.50	180°
C22	162.50	162.50	S 162°50'00" W	162.50	180°
C23	162.50	162.50	S 162°50'00" W	162.50	180°
C24	162.50	162.50	S 162°50'00" W	162.50	180°
C25	162.50	162.50	S 162°50'00" W	162.50	180°
C26	162.50	162.50	S 162°50'00" W	162.50	180°
C27	162.50	162.50	S 162°50'00" W	162.50	180°
C28	162.50	162.50	S 162°50'00" W	162.50	180°
C29	162.50	162.50	S 162°50'00" W	162.50	180°
C30	162.50	162.50	S 162°50'00" W	162.50	180°
C31	162.50	162.50	S 162°50'00" W	162.50	180°
C32	162.50	162.50	S 162°50'00" W	162.50	180°
C33	162.50	162.50	S 162°50'00" W	162.50	180°
C34	162.50	162.50	S 162°50'00" W	162.50	180°
C35	162.50	162.50	S 162°50'00" W	162.50	180°
C36	162.50	162.50	S 162°50'00" W	162.50	180°
C37	162.50	162.50	S 162°50'00" W	162.50	180°
C38	162.50	162.50	S 162°50'00" W	162.50	180°
C39	162.50	162.50	S 162°50'00" W	162.50	180°
C40	162.50	162.50	S 162°50'00" W	162.50	180°
C41	162.50	162.50	S 162°50'00" W	162.50	180°
C42	162.50	162.50	S 162°50'00" W	162.50	180°
C43	162.50	162.50	S 162°50'00" W	162.50	180°
C44	162.50	162.50	S 162°50'00" W	162.50	180°

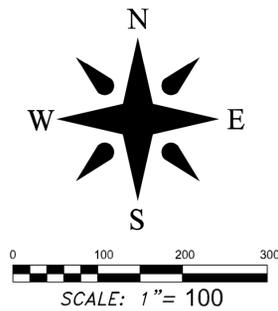
**E LINE AND CURVE TABLE**

SCALE: NTS

Project No: <b>486519</b>	Drawing Title: <b>C-4.5</b>	COUCH MOUNTAIN SUBDIVISION (PHASE 3) DEVELOPMENT PLAN	HENDERSON COUNTY	NORTH CAROLINA	 Planning • Engineering • Surveying • Environmental Services •	REVISIONS/SUBMISSIONS No. 1 Date 03/24/21 Description SUBMITTAL TO HENDERSON COUNTY STORM AND ESC PLANS
						No. 2 Date 04/06/21 Description STORM AND ESC RESUBMISSION
						No. 3 Date 08/03/21 Description STORM AND ESC RESUBMISSION
SEAL John H. Lawrence III PROFESSIONAL ENGINEER NORTH CAROLINA License No. 17403						
PERMIT SET						
17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 WWW.BROOKS-ENG.COM						

**SITE PLAN LEGEND**

---	EXIST. BOUNDARY
- - -	EXIST. ADJOINER
- · - · -	EXIST. RIGHT OF WAY
---	EXIST. STREAM
---	EXIST. STREAM BUFFER
---	EXIST. WETLAND
---	EXIST. EDGE OF GRAVEL
---	EXIST. SEWER EASEMENT
---	EXIST. WATER EASEMENT
---	EXIST. OVERHEAD UTILITIES
---	NEW PROPERTY LINES
---	NEW RIGHT OF WAY
---	NEW DRIVEWAY EASEMENT
---	BUILDING SETBACK LINE
---	NEW PAVEMENT



**SITE AND ZONING NOTES**

PROPERTY ZONING: R3  
 PROPERTY SIZE: 58.8 (PH. 3)  
 PROPERTY STEEPER THAN 60%: 0.51 AC (0.87%)

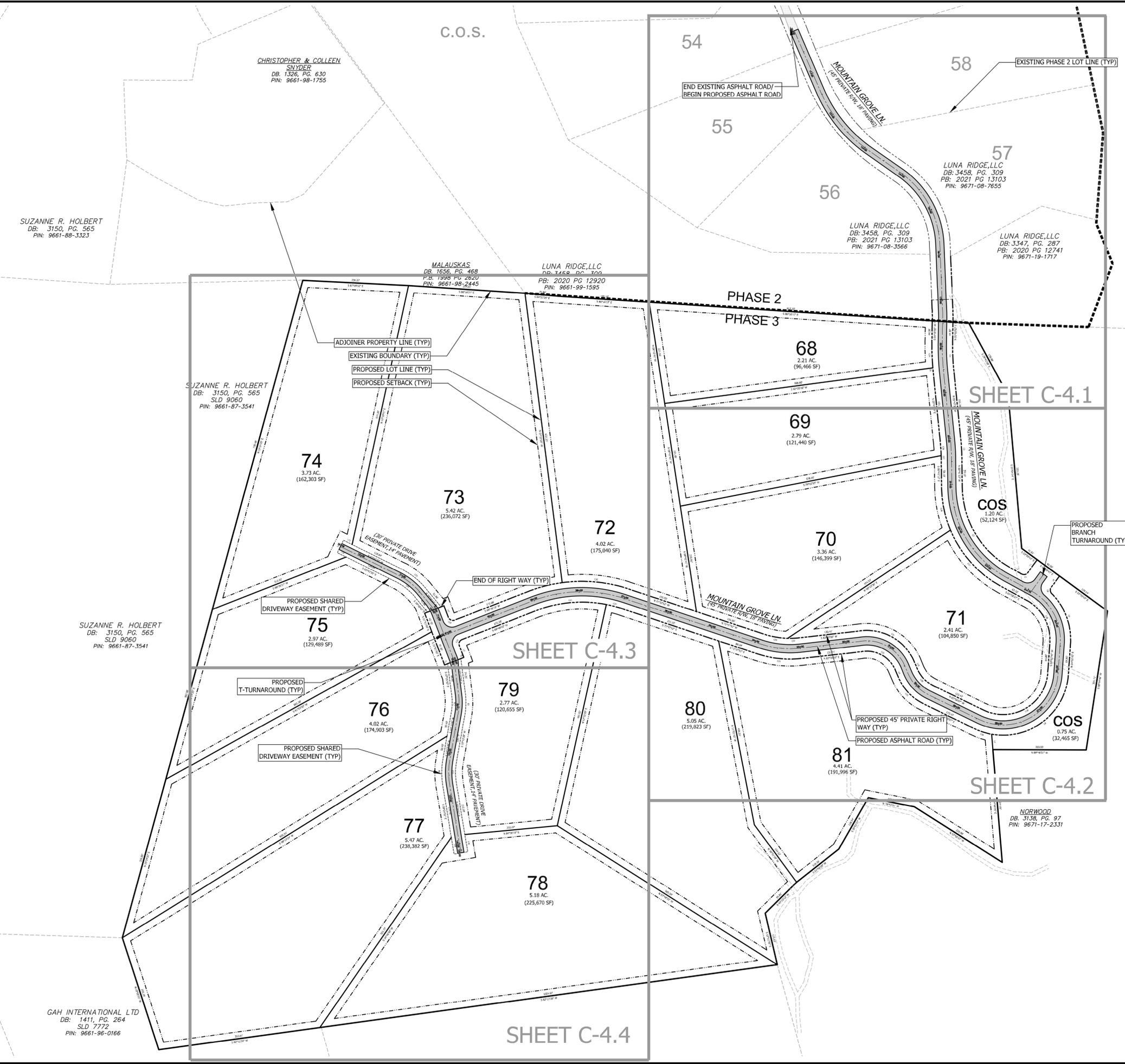
MINIMUM LOT SIZE: 1.5 ACRES  
 SMALLEST PROPOSED LOT: 2.21 ACRES  
 MINIMUM LOT WIDTH: 30' @ R.O.W.  
 MAXIMUM BUILDING HEIGHT: 40'  
 SETBACKS:  
 FRONT: 15' (LOCAL)  
 REAR: 15'  
 SIDE: 15'  
 COMMON OPEN SPACE PROVIDED: 1.95 ACRES (PH. 3)

\*ALL DIMENSIONS ARE FROM EDGE OF ASPHALT, FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

\*ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DETAILS, SPECIFICATIONS, AND OTHER DEVELOPMENT ORDINANCES OF HENDERSON CO.

**DEVELOPMENT DATA**

PROPERTY ADDRESS: MOUNTAIN GROVE LANE  
 PIN NUMBER: 9661-97-6534  
 PROPERTY SIZE: 58.8 AC. (PH. 3) / 394.2 AC. (TOTAL)  
 ZONING REVIEW: HENDERSON COUNTY  
 EROSION CONTROL REVIEW: HENDERSON COUNTY  
 STORMWATER REVIEW: HENDERSON COUNTY  
 ZONING CLASSIFICATION: R-3  
 PROPOSED NUMBER OF UNITS: 14 (PH. 3) / 81 (TOTAL)  
 PROPOSED DENSITY: 0.24 (PH. 3) / 0.21 (TOTAL) units / acre  
 PROPOSED LINEAR FEET OF ROAD: 3,899 LF (PH. 3)  
 PORTIONS OF LOTS 68, 69, 70, 71 ARE WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.  
 WATER AND SEWER WILL BE PROVIDED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.  
 PUBLIC WATER AND SEWER SYSTEMS ARE APPROXIMATELY 1.5 MILES FROM THE SITE.  
 PROPERTY OWNER:  
 CONTACT: JAMES NERING  
 ADDRESS: 3325 PIEDMONT RD NE  
 ADDRESS 2: ATLANTA, GA 30305  
 DEVELOPER: LUNA RIDGE, LLC  
 CONTACT: ANDY BAKER  
 ADDRESS: 120 HIGH HICKORY TRAIL  
 ADDRESS 2: SWANNANOVA, NC 28778  
 EMAIL: ANDY@TFMNCAROLINA.COM  
 PHONE: 828-645-8815  
 ENGINEER: BROOKS ENGINEERING  
 CONTACT: JOHN KINNAIRD  
 ADDRESS: 17 ARLINGTON ST  
 ADDRESS 2: ASHEVILLE, NC 28801  
 EMAIL: JKINNAIRD@BROOKSEA.COM  
 PHONE: 828-232-4700



Project No: <b>486519</b>	C-4.0	Drawing Title: <b>OVERALL SITE PLAN</b>	Project: <b>COUCH MOUNTAIN SUBDIVISION (PHASE 3)</b>		Date 03/24/21
			DEVELOPMENT PLAN		
HENDERSON COUNTY			NORTH CAROLINA		 
HENDERSON COUNTY			NORTH CAROLINA		
<b>BROOKS ENGINEERING ASSOCIATES</b> Planning • Engineering • Surveying • Environmental Services •			17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com		REVISIONS/SUBMISSIONS No. 1 SUBMITTAL TO HENDERSON COUNTY

File Location: L:\2019 Projects\486519 ITM\_Huch Mountain\DWG\486519-COUCH MOUNTAIN-CIVIL-BASE Phase3.dwg

# Revised Master and Phase III Development Plan for Couch Mountain (2019-M03)



Henderson County Planning Board  
August 19, 2021

*Henderson County Planning Department*

1

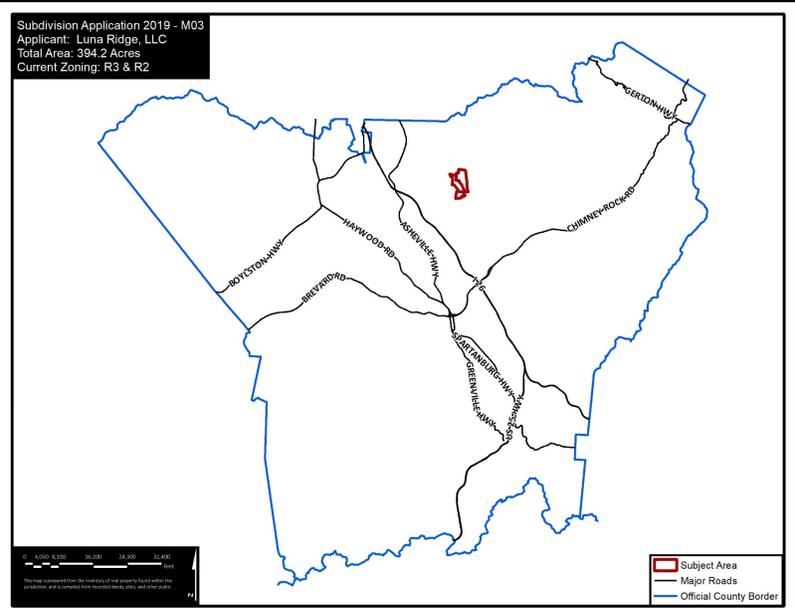
## Project Summary

- Luna Ridge, LLC (Applicant)
- 81 total single-family lots
  - 34 lots in Phase I
  - 33 lots in Phase II
  - 14 lots in Phase III
- Original approval by Planning Board on May 21, 2020
- Revised approval by Planning Board on May 20, 2021
- Subject Area is 394.2 acres
- 33% Open Space

*Henderson County Planning Department*

2

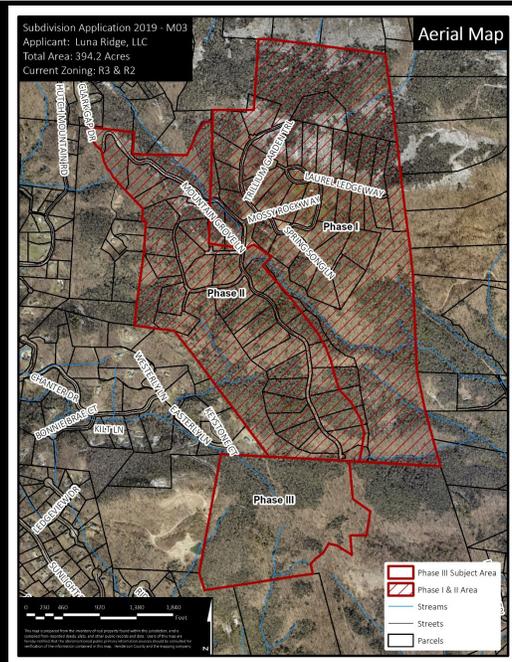
# County Context



Henderson County Planning Department

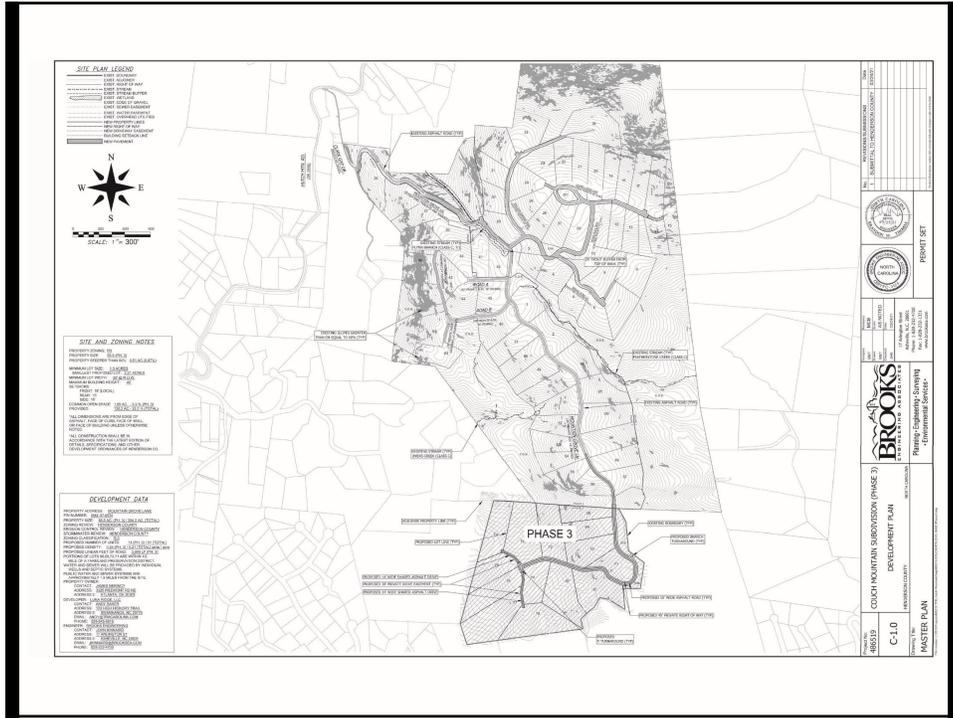
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# Aerial Map

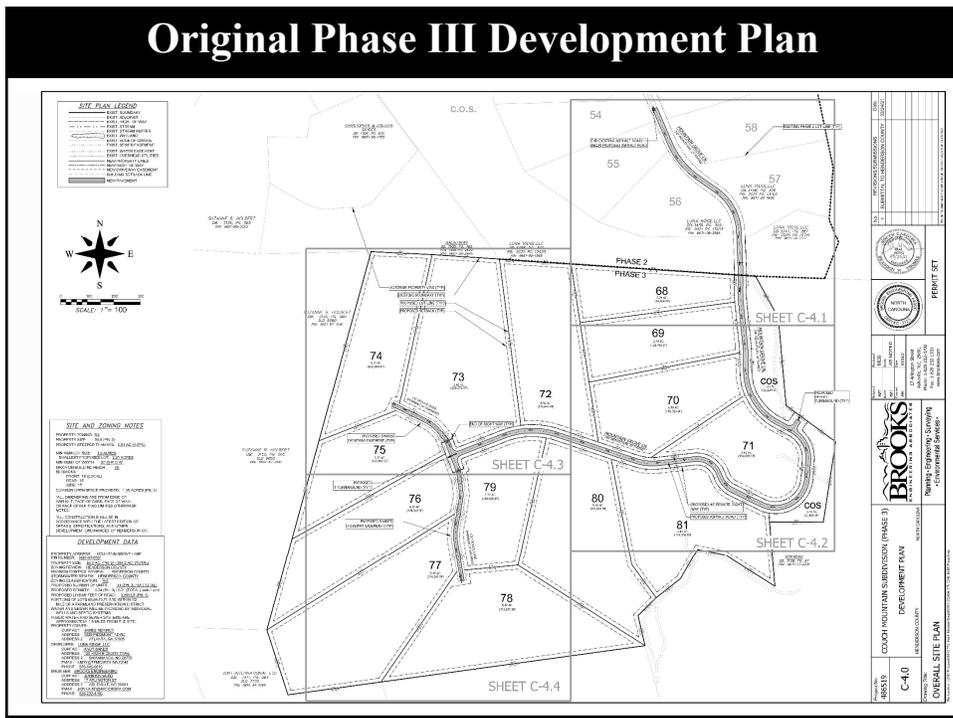


Henderson County Planning Department

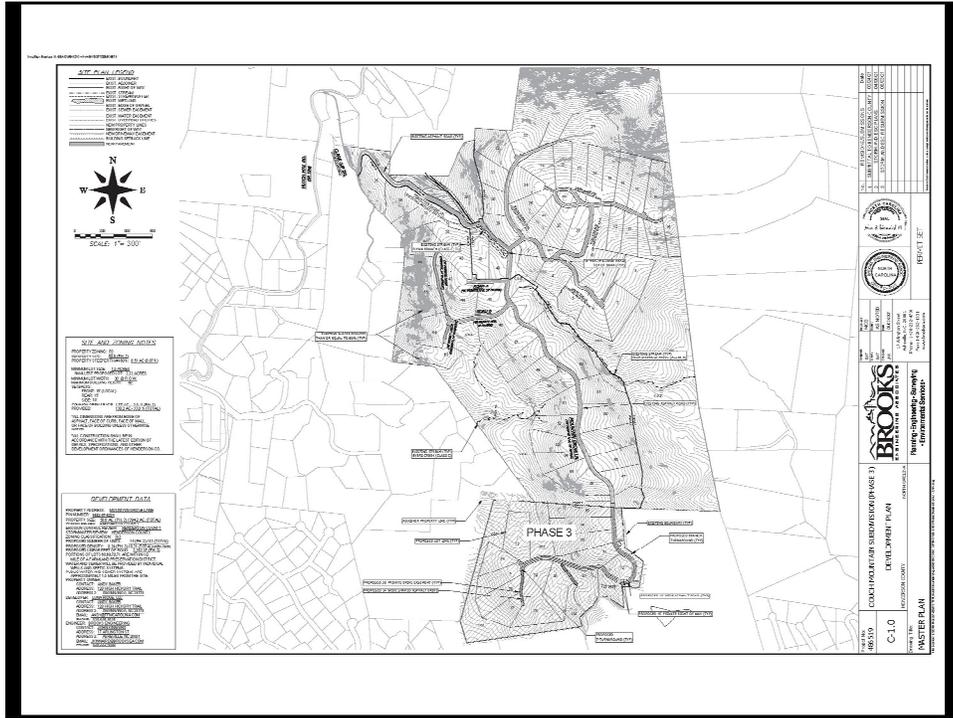
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**Couch Mountain Major Subdivision  
2019-M03**

**Questions**

