REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: February 16, 2023

SUBJECT: Revised Section 18 Development Plan for Carriage Park, SP-93-13

STAFF CONTACT: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

Revised Section 18 Development Plan Original Section 18 Development Plan

Research Master Plan Overall Sections Plan PowerPoint Handouts

SUMMARY OF REQUEST:

A Revised Section 18 Development Plan was received on behalf of Cool Creek, LLC, by Jesse Gardner with Civil Design Concepts, P.A. on January 17, 2023. The Revised Section 18 Development Plan shows a total of 17 single-family dwellings with a revised road plan to access the structures. Due to NCGS 160D, minor modifications are required to be reapproved by the original approval authority. Carriage Park is currently operating under a special use permit, SP-93-13, that was approved by the Board of Commissioners. Within SP-93-13, Development Plan approval authority was granted to the Planning Board. Since there is no increase or decrease in total number of dwelling units, the revision requires just Planning Board review.

PLANNING BOARD ACTION REQUESTED:

Staff has found that the Revised Section 18 Development Plan meet the standards of the subdivision regulations of Chapter 42 in the Land Development Code (LDC) and the special use permit, SP-93-13, that the project currently operates under. Staff recommends the Revised Section 18 Development Plan be subject to the developer addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

Planning Board action to approve, approve with modifications, or deny the Revised Section 18 Development Plan for Carriage Park.

Suggested Motion:

I move that the Planning Board approve, approve with modifications, or deny the Revised Section 18 Development Plan for Carriage Park based on the Henderson County Land Development Code, conditions as discussed by the TRC and listed in the staff report, and existing Special Use Permit SP-93-13.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

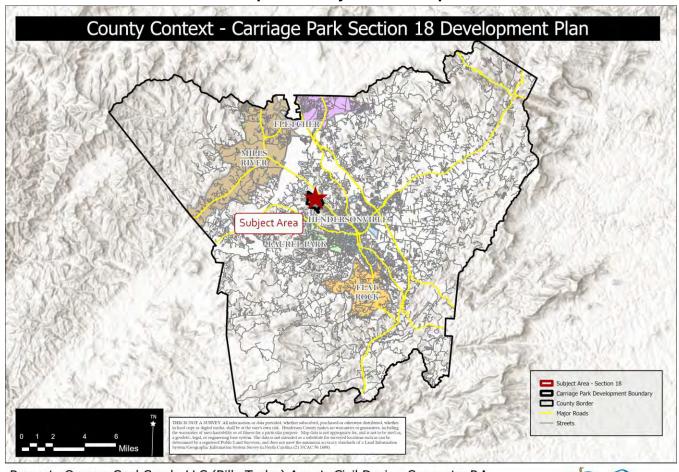
100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

Prepared by:

Matt Champion, Zoning Administrator

CASE Carriage Park (SP-93-13) Section 18 Revised Developme	PLANNING BOARD MEETING DATE February 16, 2023 ent Plan		
PROPERTY OWNER/APPLIC Cool Creek, LLC (Billy Taylor)	PROPERTY LOCATION/ADDRESS Property is located off Haywood Rd (NC 191), Hendersonville Township		
AGENT/ENGINEER Jesse Gardner, Civil Design Concepts, P.A.	PIN(s) 9650-20-0421		
SUMMARY OF REQUEST	An application for a Revised Section 18 Development Plan, for the Carriage Park Major Subdivision, consisting of 17 lots located at the above PIN.		
Existing Zoning	Residential District Two (R2) (Formerly R-20 & R-30)		
Existing Land Use	Conservation & Urban Services Area		
Site Improvements	N/A		
Total Acreage	8.08 acres, +/- (Project Site is 5.95 acres)		

ADJACENT ZONING		USE OF LAND		
North	Residential District Two (R2)	Single-Family Homes		
East	Residential District Two (R2)	Single-Family Homes/Fire Station		
South	Residential District Two (R2)	Single-Family Homes/HOA Property		
West	Residential District Two (R2)	Single-Family Homes		



Map A: County Context Map

Property Owner: Cool Creek, LLC (Billy Taylor) Agent: Civil Design Concepts, P.A.

Assessed Acreage: 8.08 Acres PIN: 9650-20-0421

Current Zoning: Residential Two (R2) Original Approval: SUP-93-13 As Amended



Background:

Carriage Park was originally approved by Henderson County through the Board of Commissioners as a Planned Unit Development under a Special Use Permit (SP-93-13) in October of 1993. The existing special use permit consists of 392.3 acres with a total of 695 dwelling units. The special use permit was amended on six (6) occasions. The most recent amendment to SP-93-13 was on June 7, 2006, which amended the review procedures from the Board of Commissioners to the Zoning Board of Adjustment. Additionally, the Planning Board was given the authority to approve all development applications that meet the minimum requirements of the special use permit conditions and applicable ordinances.

The Development Plan for Section 18 was received by Henderson County staff on March 29, 2006, but was never constructed. The original Section 18 Development Plan consisted of 17 townhouse units with an internal looped road to access the dwelling units. The Mountain

Home Volunteer Fire Department Sub-station shown on Section 18 Development Plan was approved under special use permit amendment "A3" on November 19, 1997, and later constructed by Carriage Park.

Aerial Map - Carriage Park Section 18 Development Plan

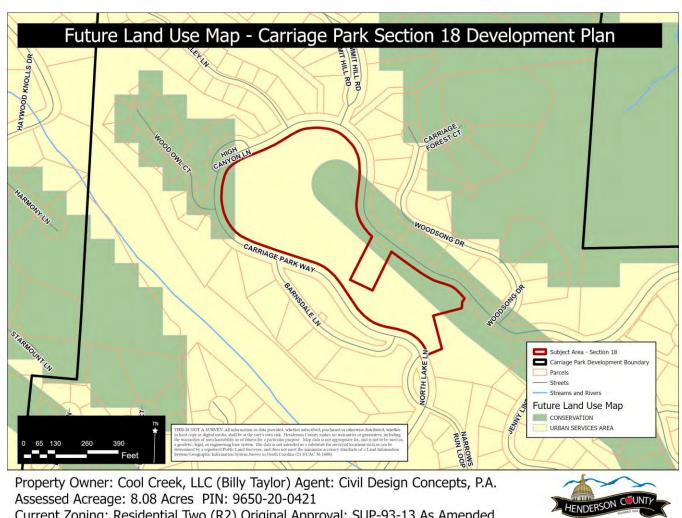
SUITONIST

Map B: Aerial Map

Property Owner: Cool Creek, LLC (Billy Taylor) Agent: Civil Design Concepts, P.A. Assessed Acreage: 8.08 Acres PIN: 9650-20-0421

Current Zoning: Residential Two (R2) Original Approval: SUP-93-13 As Amended

The applicant, Cool Creek, LLC, is seeking approval for a revised Section 18 Development Plan. The applicant proposes 17 single-family structures, on approximately 8.08 acres. The applicant is represented by his engineer, Jesse Gardner, of Civil Design Concepts, P.A. The Revised Section 18 Development Plan shows a different road layout compared to the original Section 18 Development Plan. Per NCGS 160D, any minor modification requires reapproval from the designated approval authority. Since the application does not increase or decrease the total number of dwelling units, the Planning Board has the authority to approve or deny the revised development application and does not need to go before the Zoning Board of Adjustment.



Map C: Future Land Use Map

Assessed Acreage: 8.08 Acres PIN: 9650-20-0421

Current Zoning: Residential Two (R2) Original Approval: SUP-93-13 As Amended

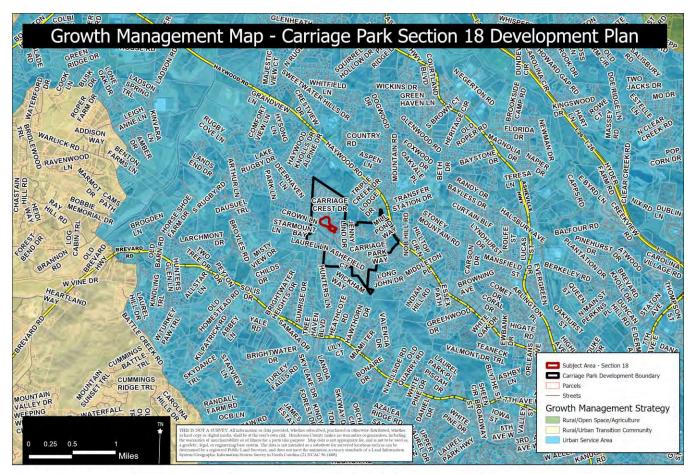
Comprehensive Plan Compatibility:

The Comprehensive Plan's Future Land Use Map indicates the subject area as being located primarily with the Urban Services Area and a small portion within the Conservation Area. (See Map C)

Urban Services Area: "The USA 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 life of the Comprehensive Plan" (CCP, Pg 135.)

Conservation: Conservation Areas are "land areas that are intended to remain largely in their natural state, with only limited development." (CCP, Pg. 138)

The Comprehensive Plan's Growth Management Strategy Area also indicates the subject area as within the Urban Service Area designation. (See Map D)



Map D: Growth Management Strategy Map

Property Owner: Cool Creek, LLC (Billy Taylor) Agent: Civil Design Concepts, P.A. Assessed Acreage: 8.08 Acres PIN: 9650-20-0421

Current Zoning: Residential Two (R2) Original Approval: SUP-93-13 As Amended



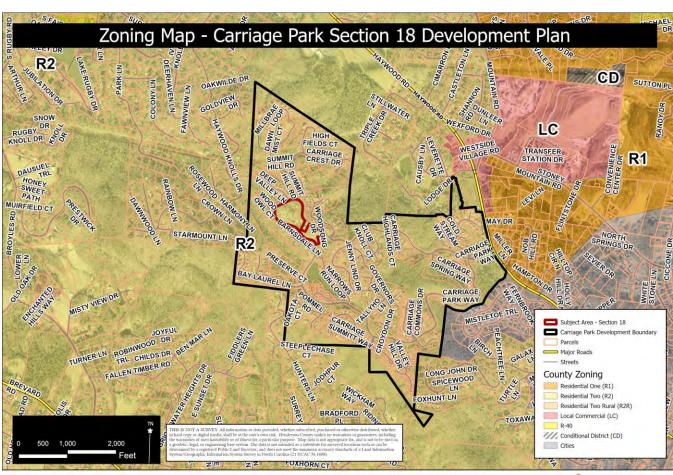
Henderson County Land Development Code Compatibility:

Henderson County Zoning Map indicates the subject area as Residential District Two Rural (R2). (See Map E)

Residential District Two Rural (R2R): 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*."

R2 allows for standard residential density of 1 unit per acre, and maximum density of 2 units per acre. The Section 18 Development Plan matches the proposed density and total number of units as shown in the Research Master Plan.

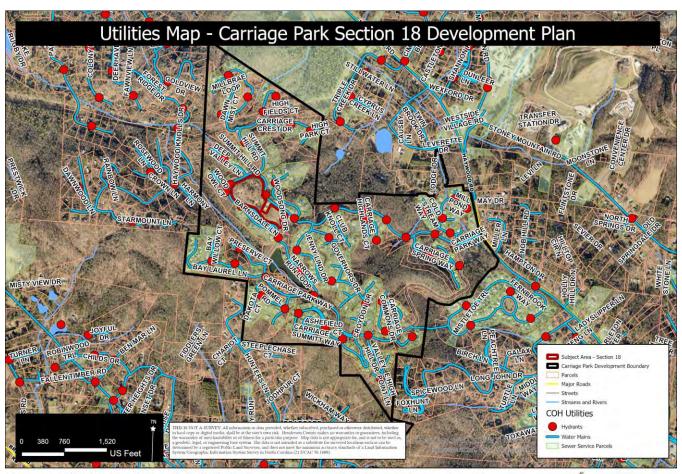


Map E: Zoning Map

Property Owner: Cool Creek, LLC (Billy Taylor) Agent: Civil Design Concepts, P.A. Assessed Acreage: 8.08 Acres PIN: 9650-20-0421

Current Zoning: Residential Two (R2) Original Approval: SUP-93-13 As Amended





Map F: Utilities Map

Property Owner: Cool Creek, LLC (Billy Taylor) Agent: Civil Design Concepts, P.A. Assessed Acreage: 8.08 Acres PIN: 9650-20-0421

Current Zoning: Residential Two (R2) Original Approval: SUP-93-13 As Amended



Public Utilities:

Carriage Park is currently served by public water and public sewer through the City of Hendersonville. The application proposes to utilize the existing on-premises utilities to serve the proposed structures.

ANALYSIS:

According to Chapter 42 of the Henderson County LDC, §42-341, the purpose of Development Plans is to provide general and specific information, displayed as a graphic representation or map, indicating all proposed divisions of land, their uses, improvements, and any other information required to fully disclose the applicant's intentions.

When reviewing the Development Plan, it is important to consider that it conforms with the Master Plan, no additional lots are created (other than indicated on the Master Plan), and all technical requirements and development standards have been met.

Staff has reviewed the submitted Revised Section 18 Development Plan for Carriage Park, 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:

Staff Comments:

- 1. **Water and Sewer Availability:** The site is proposed to be served by City of Hendersonville water and sewer.
- 2. Open Space Requirements: The original Section 18 Development Plan showed a total of 11.71 acres of open space, which included 5.5 acres where the fire sub-station is currently located, a future clubhouse, and some existing tennis courts with parking. Plat slide 13140 that was recorded in 2021, subdivided the tennis complex and fire sub-station off from the original Section 18 Development Plan. The Revised Section 18 Development Plan shows a total of 5.90 acres of open space that falls in line with the original Development Plan.
- 3. Road System: The original Section 18 Development Plan showed a total of 1,1017LF of new private roadway. The Revised Section 18 Development Plan shows a new total of 987LF of private roadway. The access to the site will be directly off Carriage Park Way. Both roads are shown as paved on the roadway plans and are shown as private. Both roads will require new road names to be approved by the Henderson County Property Addresser prior to plat approval. The road name regulatory signs must be installed and inspected prior to plat approval. Private roads shall be constructed in accordance with the Private Subdivision Local Road Standards in Chapter 42 (LDC §42-109).
- 4. **Dead Ends, Culs-de-sac, Turnarounds:** The Applicant proposes one (1) extended t-turnaround, as shown on the development plan. All turnarounds must meet the requirements of the LDC §42-110(D).
- Soil Erosion and Sedimentation Control Plan: The Applicant will be required to submit a Soil Erosion and Sedimentation Control Plan to Henderson County Site Development. The total area of disturbance shown on the Revised Development Plan is 6.0 acres. No ground disturbance can take place until a valid permit is obtained (LDC §42-255).
- 6. **Stormwater/Water Quality:** The Revised Section 18 Development Plan shows a total of 0.31 acres of impervious surfaces post-development. The Applicant will be required

to submit a letter from the Site Development Department stating that no stormwater control permit is required (LDC §42-239).

- 7. **Drainage, Culverts, 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 §42-105). 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).
- 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 §42-342).

STAFF CONCLUSION

The Technical Review Committee moved to forward the application to the Planning Board with conditions on February 7, 2023. The conditions recommended by the TRC include the following: soil erosion and sedimentation control permit, provide total number of currently completed dwelling units to NCDOT, submit allocation requests to the City of Hendersonville for public water and sewer, and apply for residential water and sewer taps with the City of Hendersonville.

Per SP-93-13 as amended, the Henderson County Planning Board is the final approval authority for the Revised Section 18 Development Plan.

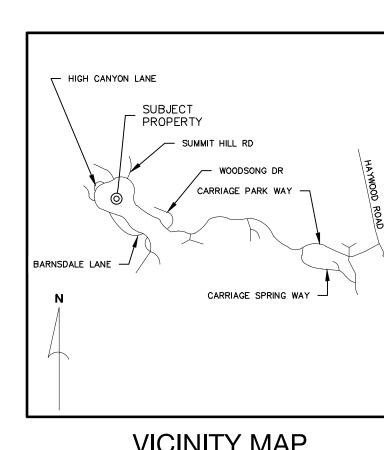
CARRIAGE PARK - HILLTOP

HENDERSON COUNTY, NORTH CAROLINA

PREPARED FOR:

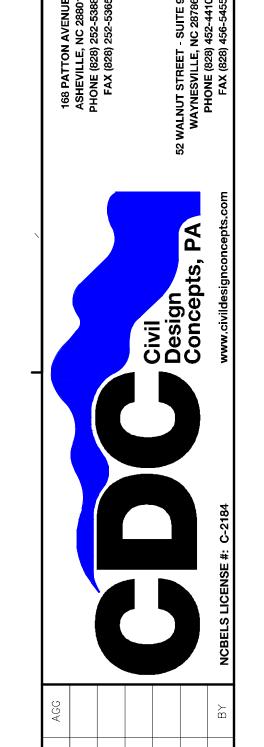
COOL CREEK, LLC 1680 SUGARLOAF RD HENDERSONVILLE, NC 28792 BILLY TAYLOR

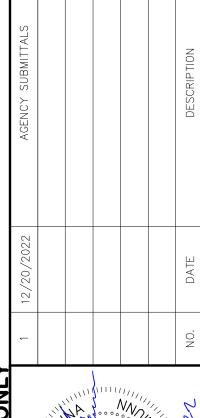
Sheet List Table				
Sheet Number	Sheet Title			
C000	COVER			
C001	SURVEY			
C101	EXISTING CONDITIONS & DEMO PLAN			
C201	SITE PLAN			
C301	ROUGH GRADING AND EROSION CONTROL PLAN PH1			
C302	ROUGH GRADING AND EROSION CONTROL PHASE 2			
C401	FINE GRADING PLAN			
C501	STORM PLAN			
C502	STORM PROFILES			
C601	MASTER WATER PLAN			
C602	WATER PLAN & PROFILE			
C603	WATER PLAN & PROFILE			
C701	SEWER PLAN			
C921	SITE DETAILS			
C931	EROSION CONTROL DETAILS			
C932	EROSION CONTROL DETAILS			
C933	EROSION CONTROL DETAILS			
C934	EROSION CONTROL DETAILS			
C951	STORM DETAILS			
C961	WATER DETAILS			
C971	SEWER DETAILS			
C998	NCG01 NOTES			



VICINITY MAP









SARRIAGE PARK - HILLTOP

DRAWN BY:
CDC PROJECT NO.: 22
HC PERMIT NO.

C000

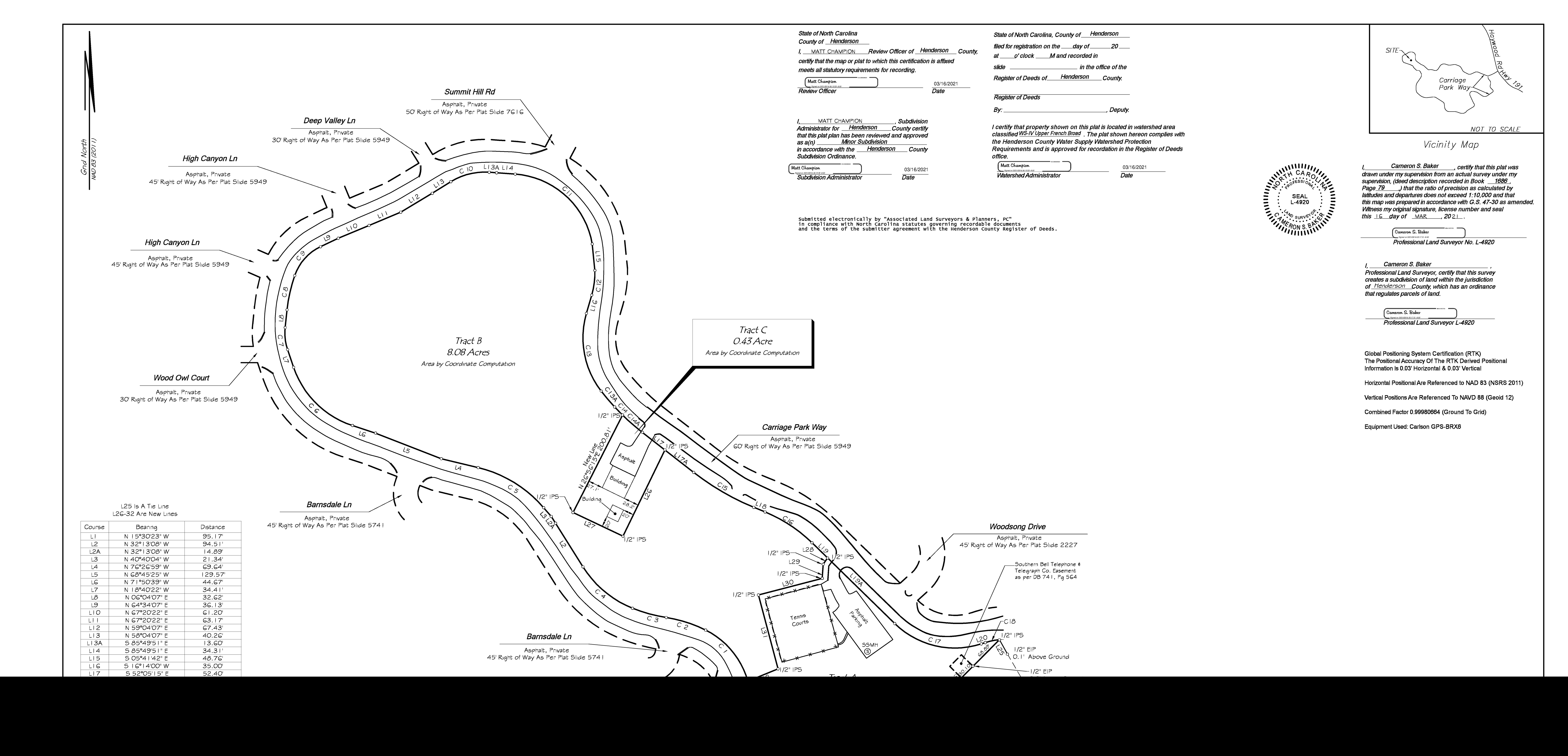
DEVELOPMENT DATA

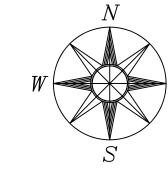
OWNER/DEVELOPER:

COOL CREEK, LLC
1680 SUGARLOAF RD
HENDERSONVILLE, NC 28792
BILLY TAYLOR

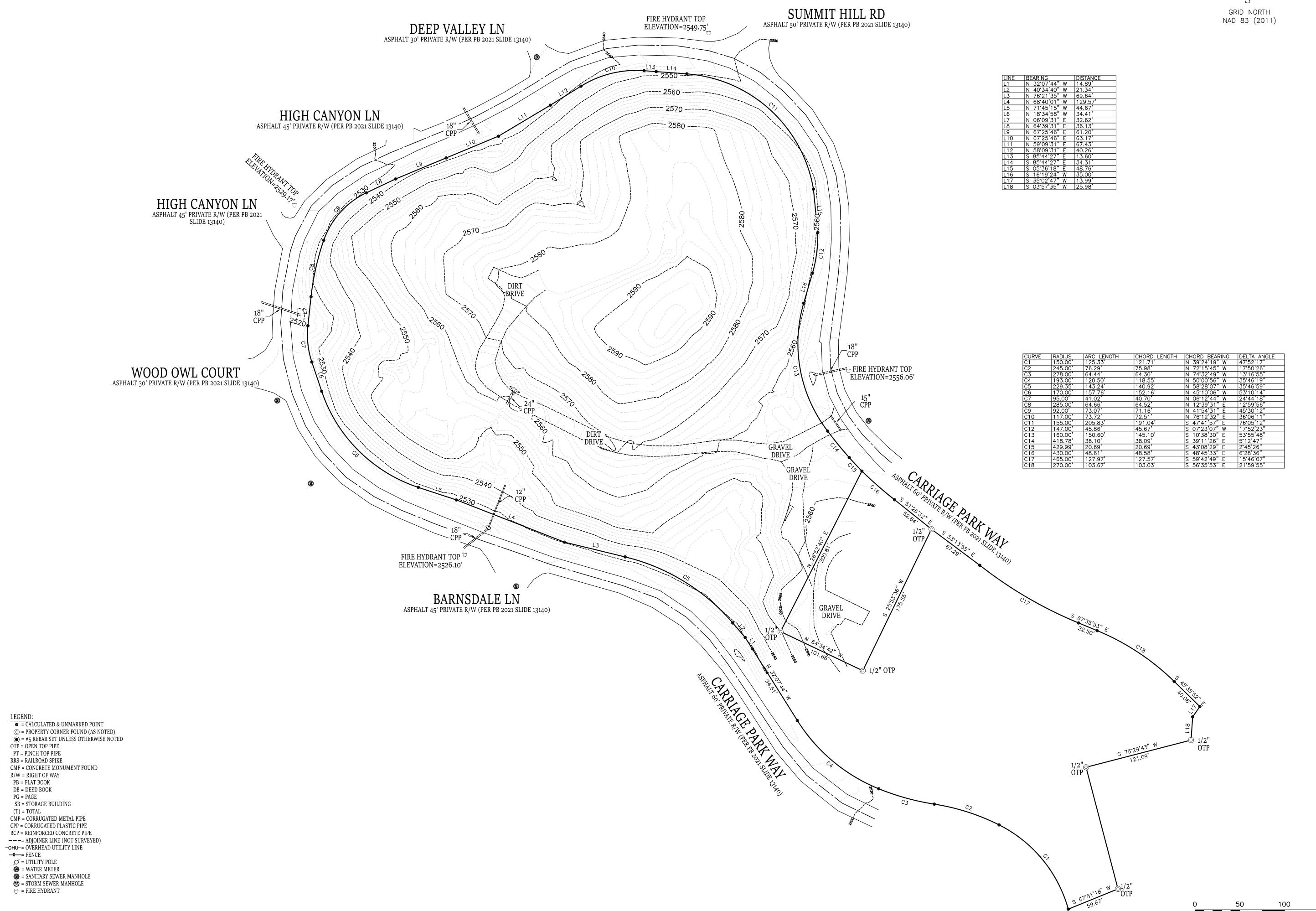
CIVIL ENGINEER:

CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
BEN MUNN
(828) 252-5388





SCALE 1" = 50'



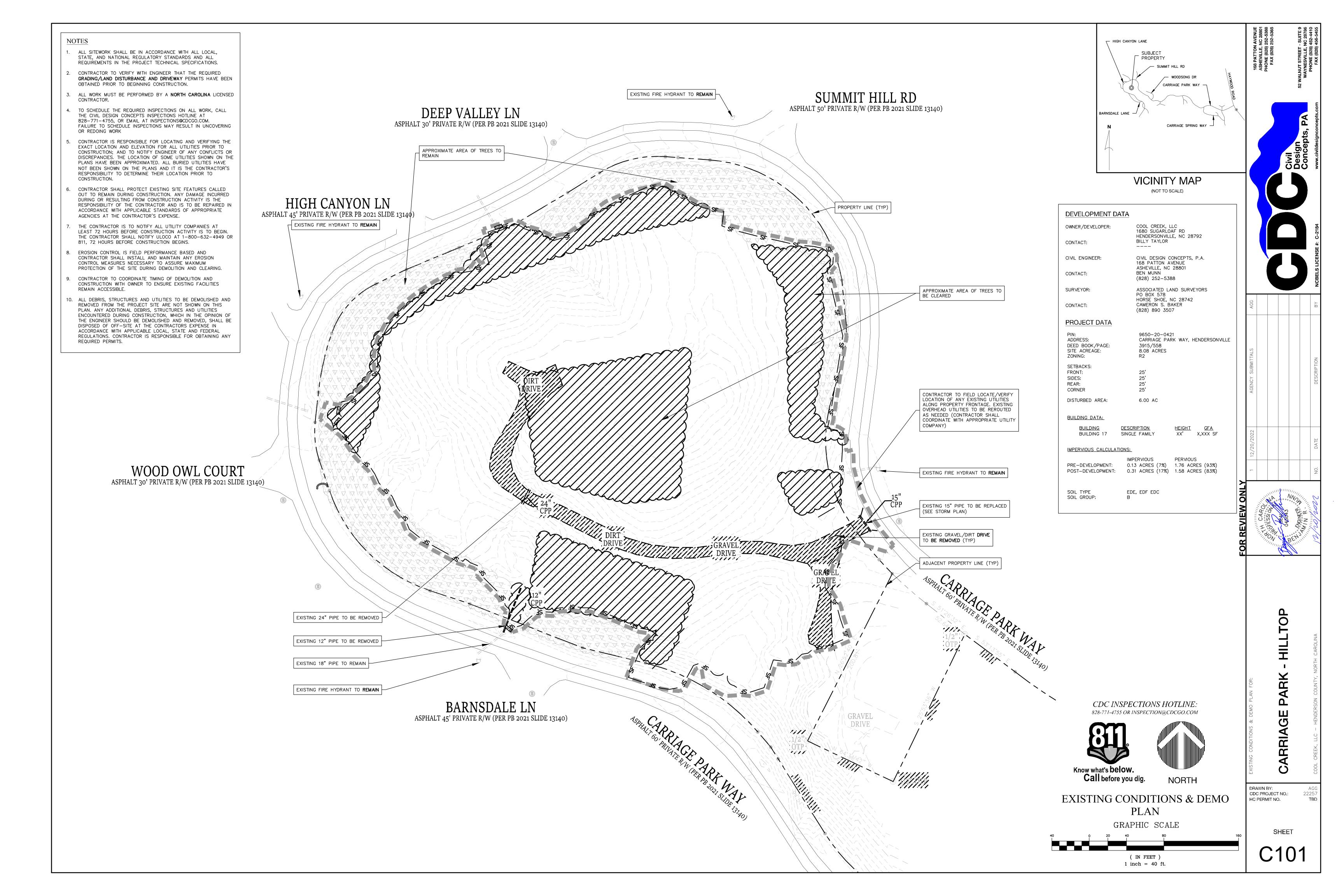
R/W = RIGHT OF WAY PB = PLAT BOOK DB = DEED BOOK PG = PAGE

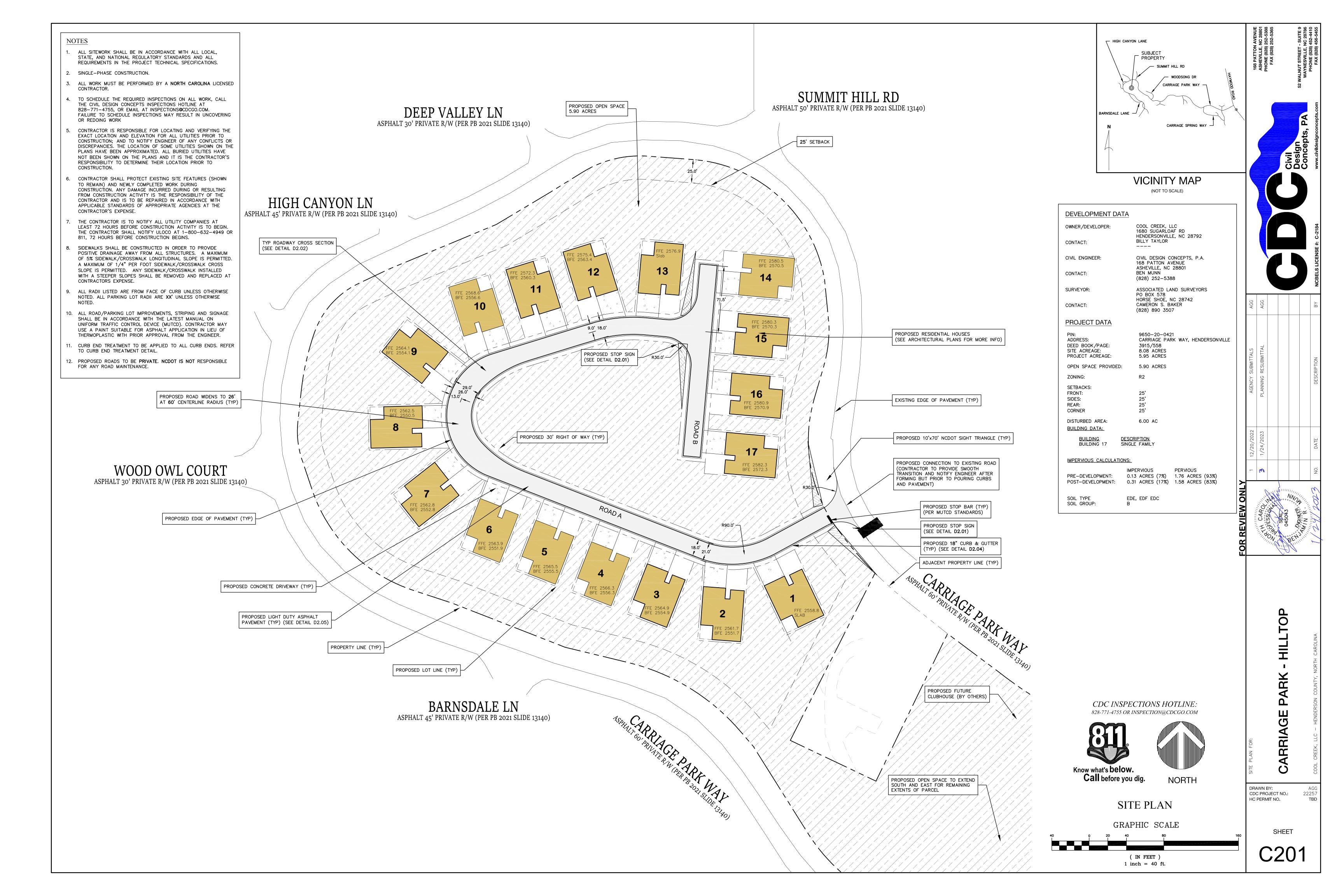
-x--= FENCE

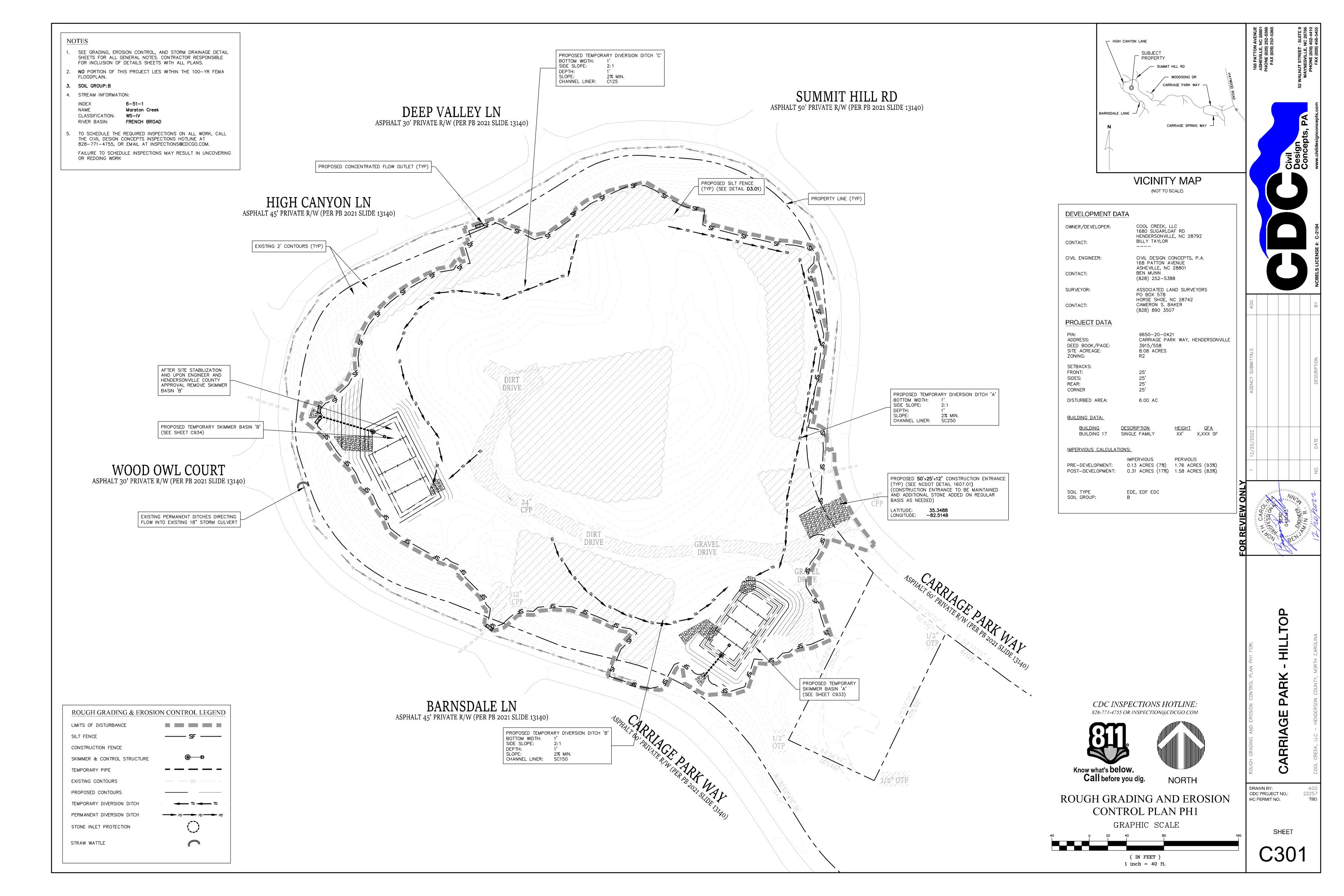
∵ = FIRE HYDRANT

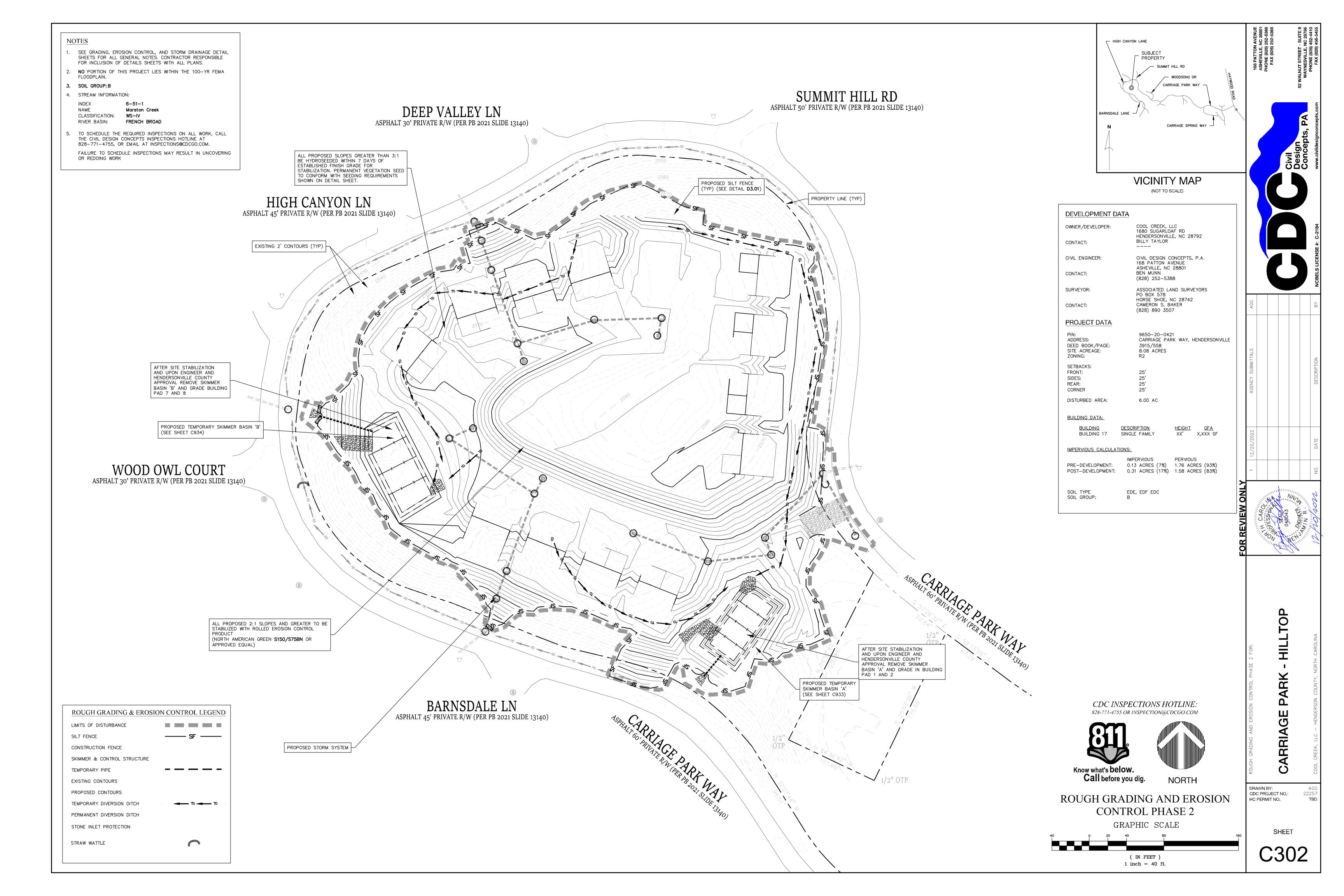
SB = STORAGE BUILDING

✓ = UTILITY POLE
 ❤ = WATER METER
 ⑤ = SANITARY SEWER MANHOLE
 ⑤ = STORM SEWER MANHOLE

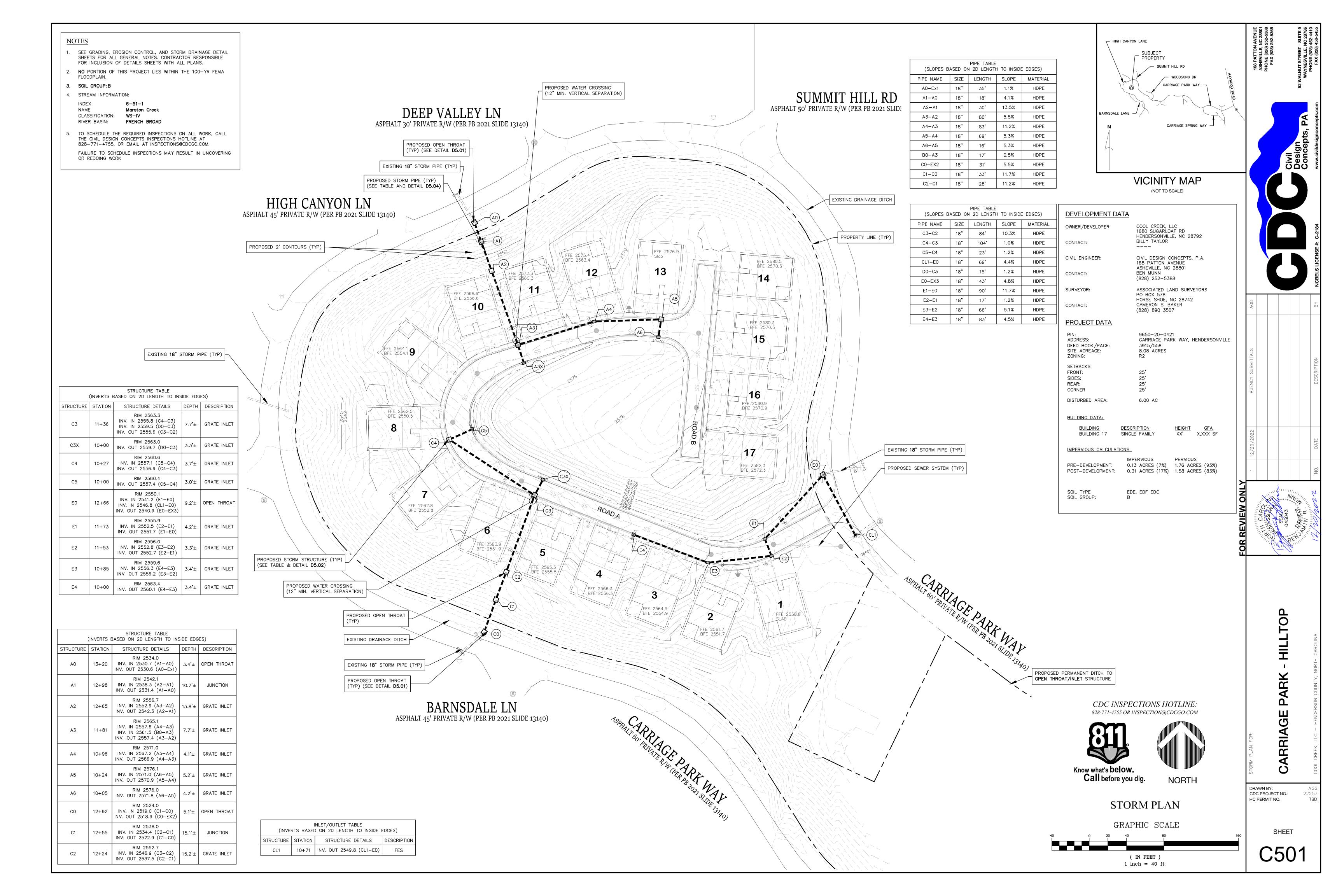


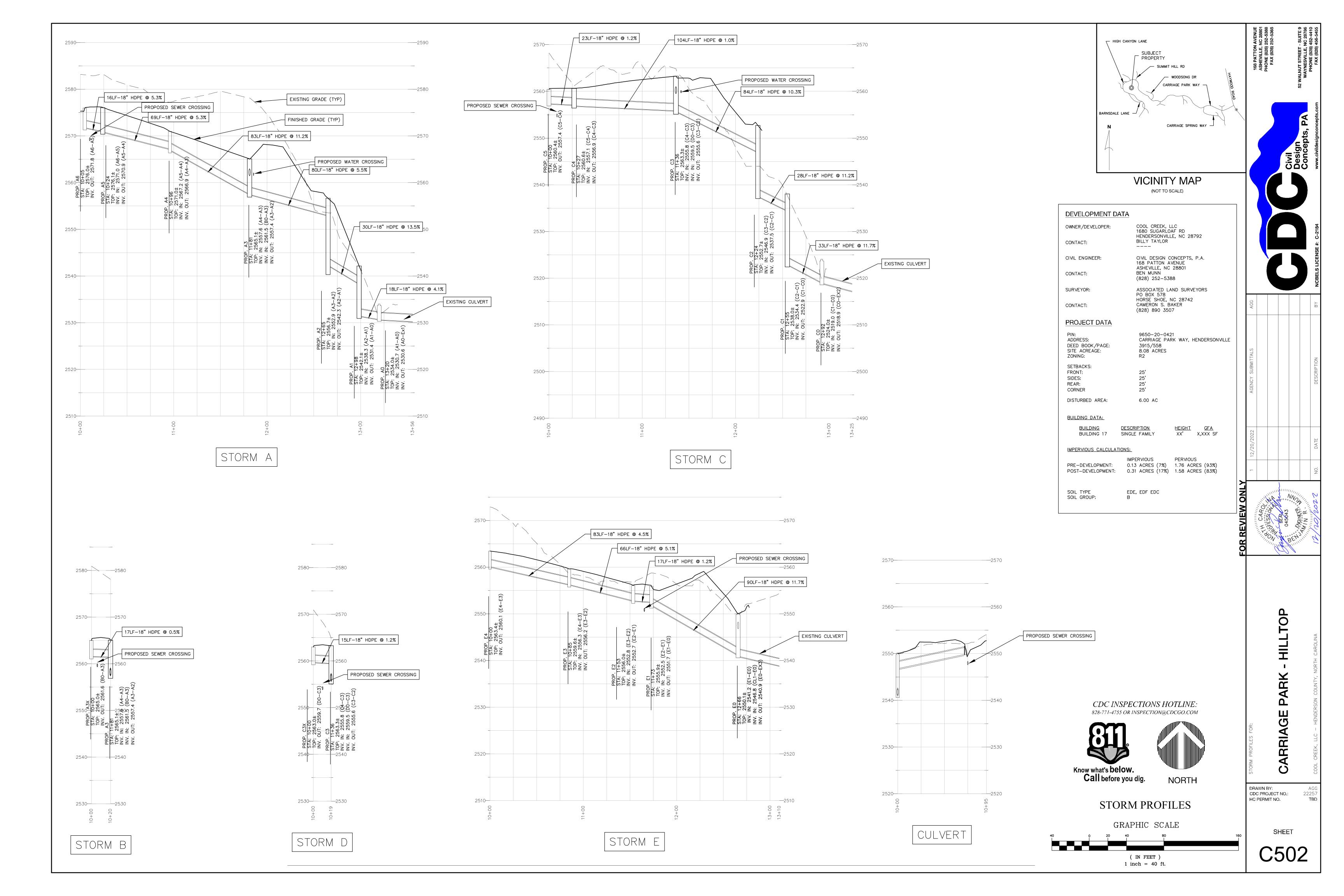


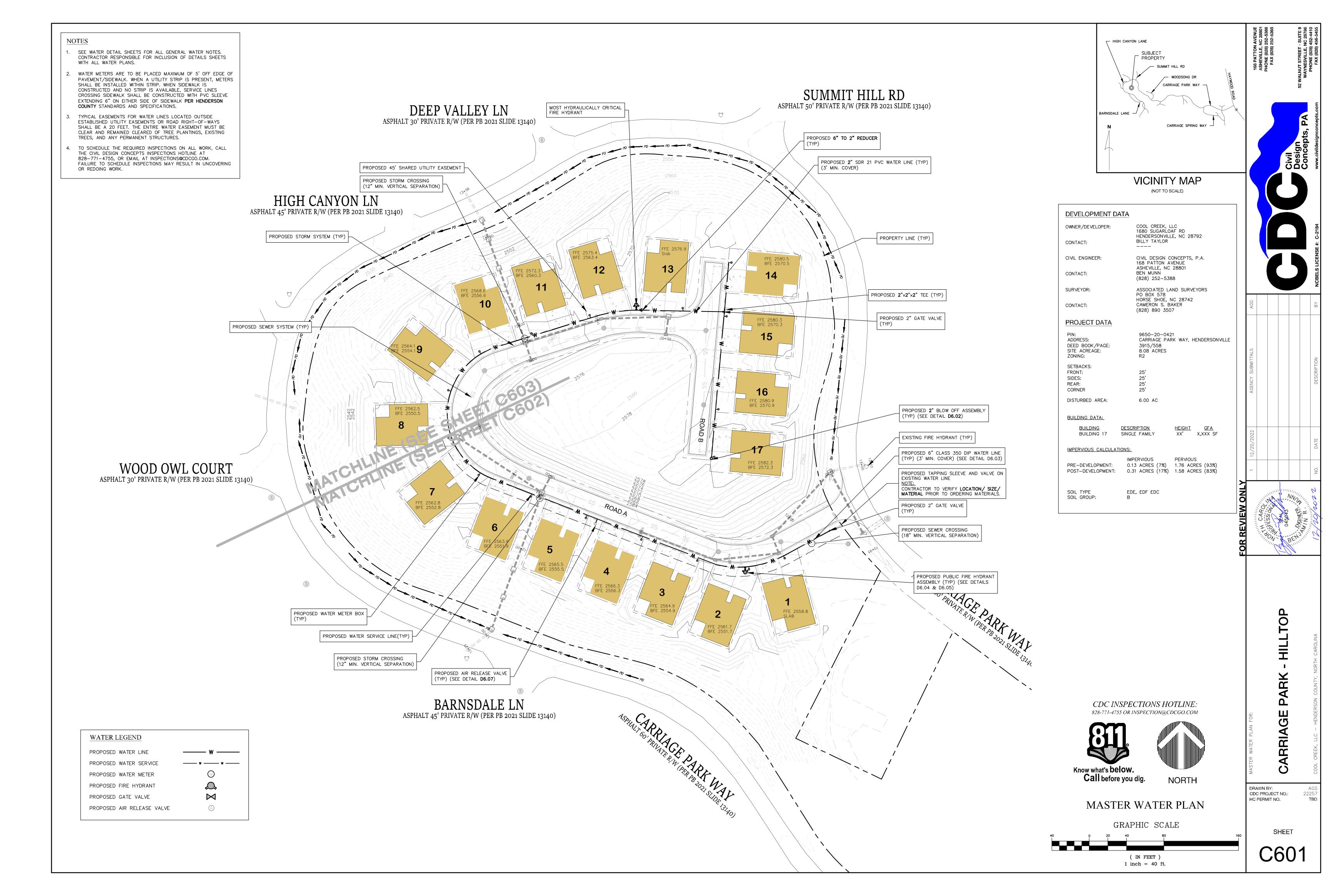


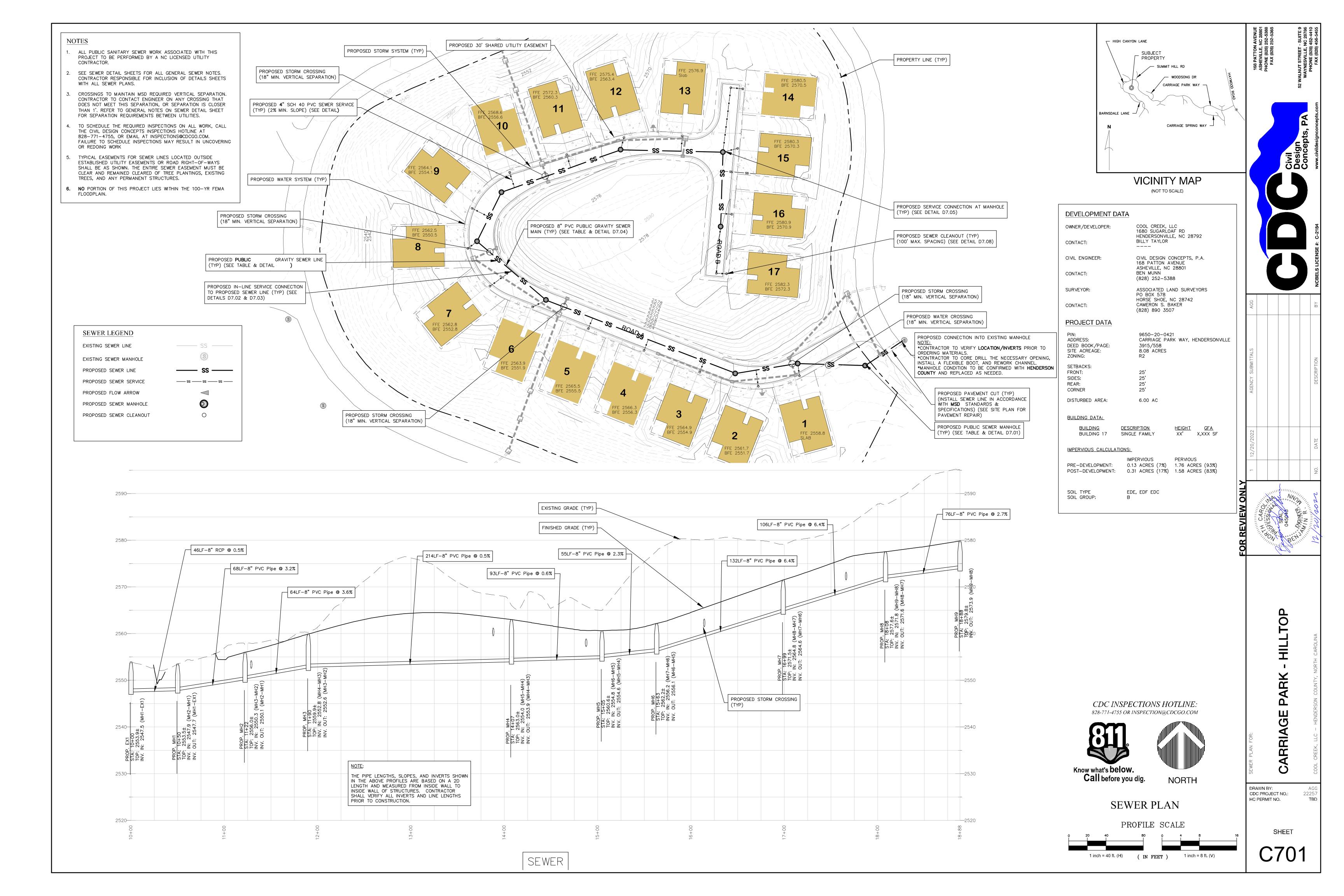


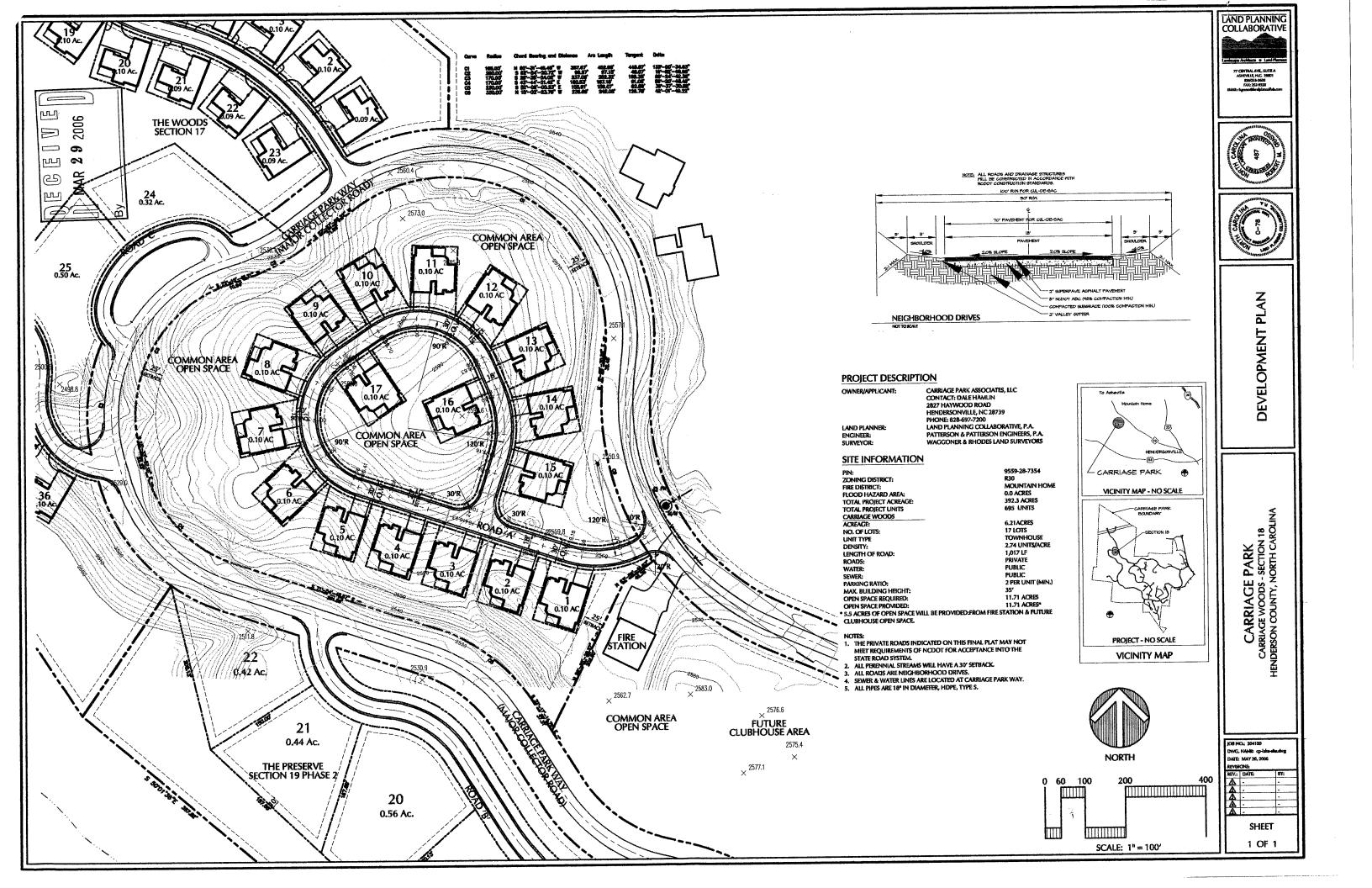


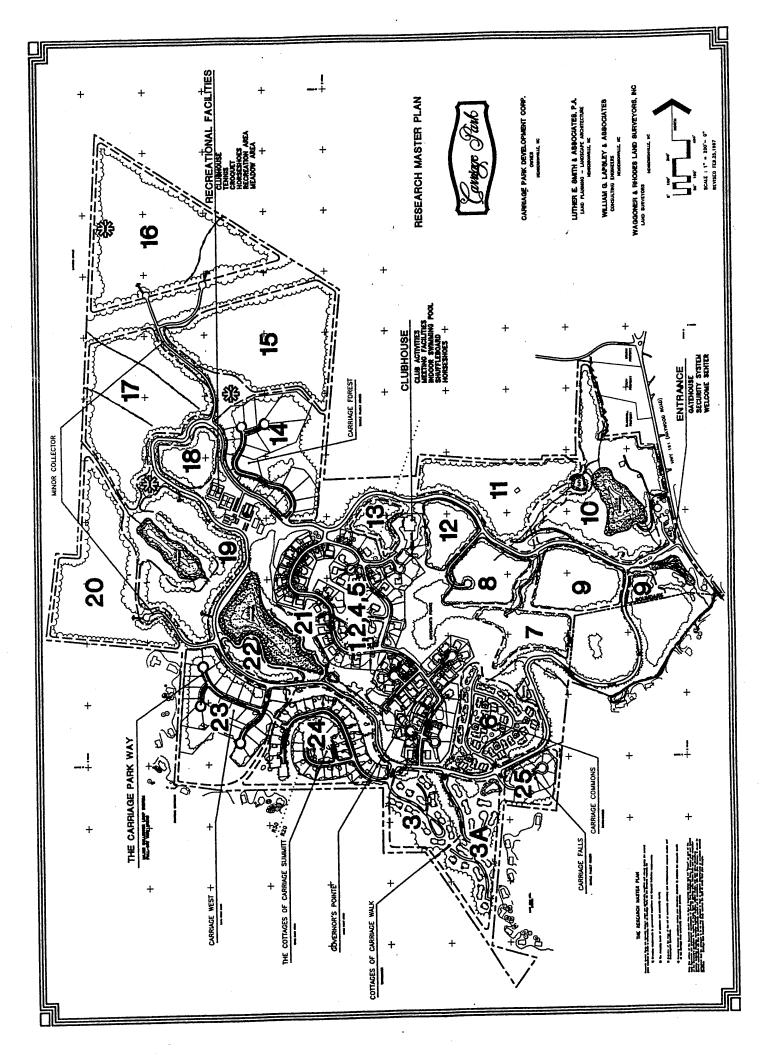












SUMMARY OF THE STATUS OF CARRIAGE PARK PLANNED UNIT DEVELOPMENT CONSTRUCTION

(FOR GENERAL INFORMATION ONLY)

SECTION NUMBER	DEVELOPMENT PARCEL NAME	NO. OF UNITS	TYPE	PRESENT STATUS
1	Governor's Point	45	SFD	Complete (SP 87-2)
2	Governor's Point	28	SFD	Complete (SP 87-2)
3	Cottages of Carriage Walk	18	SFD & 2FD	Complete (SP 87-2)
4	Governor's Point	6	SFD	Complete (SP 87-2)
5	Governor's Point	6	SFD	Complete (SP 87-2)
ЗА	Cottages of Carriage Walk	24	2FD	Complete
6	Carriage Commons	44	2FD	Plat approved and recorded, approximately half the units are complete
25	Carriage Falls	10	SFD	Plat approved and recorded, units under construction
14	Carriage Forest	19	SFD	Development Plan approved, bonded and under construction
24	Cottages of Carriage Summit	43	SFD	Development Plan approved, grading and utilities under construction
23	Carriage West	25	SFD	Pending Development Plan approval



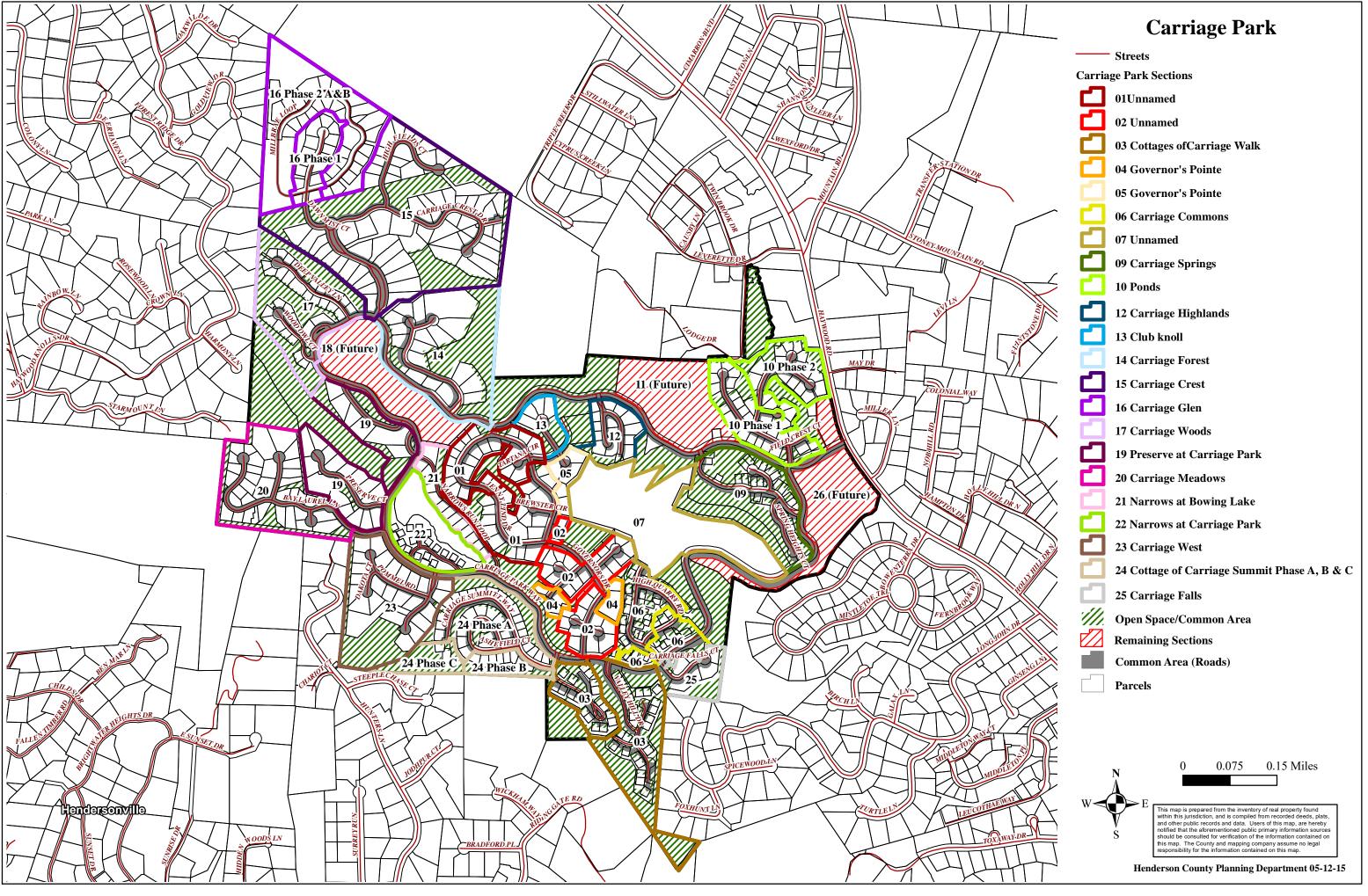
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Recap:

663 Total units approved (incl. Section 23)

268 Total units to date (approved or completed)

395 Balance (60% of total permitted units)



Revised Section 18 Development Plan for Carriage Park SP-93-13



Henderson County Planning Board February 16, 2023

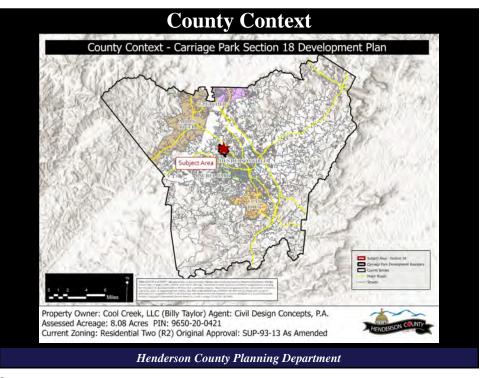
Henderson County Planning Department

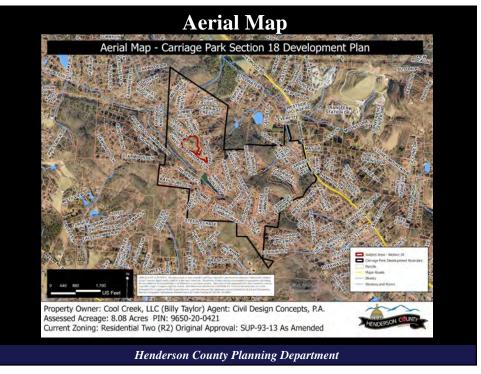
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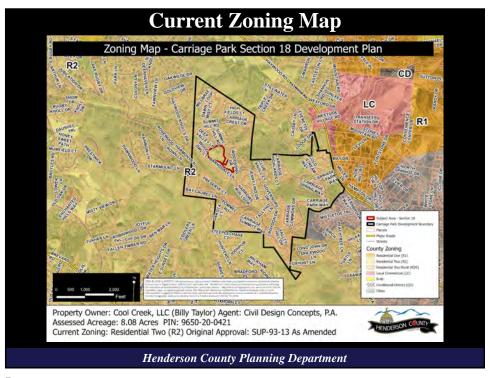
Project Summary

- Cool Creek, LLC (Applicant)
 - Billy Taylor (Managing Member)
 - Jesse Gardner with CDC (Plan Preparer)
- Original approval by Board of Commissioners
 - Special Use Permit SP-93-13 (PUD)
 - Special Use Permit has been amended 6 times
- Section 18 Original
 - 17 dwelling units
 - 1,1017LF of proposed private roadway
- Section 18 Revised
 - 17 dwelling units
 - 987LF of proposed private roadway
- Minor modifications per NCGS 160D
 - Must be reapproved by original development approval authority

Henderson County Planning Department

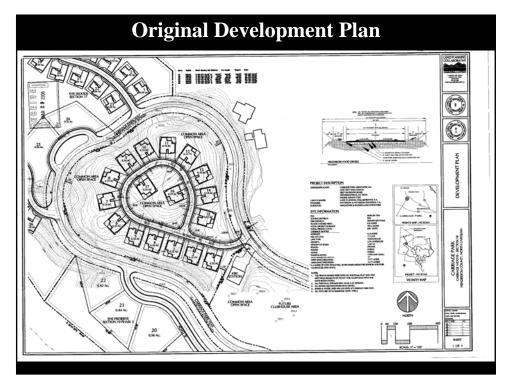


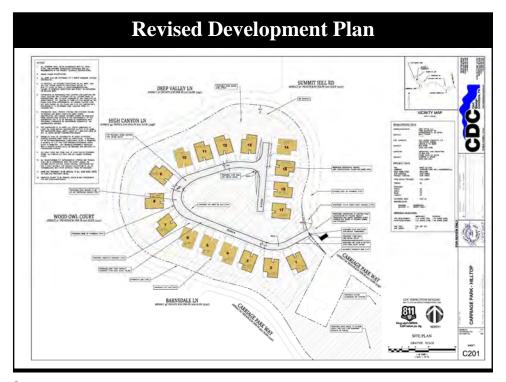












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