

# Master Plan for Etowah Residential Subdivision (2023-03-M)



Henderson County Planning Board  
October 19, 2023

*Henderson County Planning Department*

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## Master Plan – What's Required?

(Conceptual Plan that is valid for 2 years, unless extended. Grants conditional approval to move forward with required studies, permit plans and applications. No construction may begin at this approval level.)

- Application and Fee
- Agent Form(s) and Certificate of Understanding
- Traffic Impact Analysis submitted (if required)
- Master Plan
- Information about the roads proposed (private or public), water sources (private or public with availability request), sewer sources (private or public with availability request)

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## Development Plan – What's Required?

(Detailed plans and permits need at this approval level. A valid master plan must be approved. Construction may be being on the infrastructure once the development plan is approved by the TRC and Planning Board. The development plan may be denied until the applicable documents and applications have not been submitted.)

- Application and Fee
- NCDOT letter on agreed upon improvements
- Driveway Permit and Encroachment Agreements from NCDOT
- Stormwater Plans and Permit
- Sedimentation and Erosion Control Plans (includes grading plans) and Permit
- City of Hendersonville Water Application and Connection
- Documentation from NCDEQ on the approval of the wastewater treatment facility
- Letter from Etowah Sewer on the approval and acceptance of the wastewater treatment facility and infrastructure
- Compliance of NC Fire Code Regulations by the County Fire Marshal with regards to Emergency Response access

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## Final Plat Approval – What's Required?

(Allows the developer to record lots, sale lots, or apply for building permits for residential or amenity structures.)

\*IG is allowed in lieu of infrastructure completion (roads, water, sewer) but only after 25% complete

- Fee
- Final Plat
- Site Inspection by County Staff
  - Roads
  - Shoulder stabilization
  - Street Trees
  - Sidewalks or trails if applicable
- NCDOT required road improvements completed
- Installation of water lines or sewer lines
- Construction of Wastewater treatment facility
- No violations with other required permits

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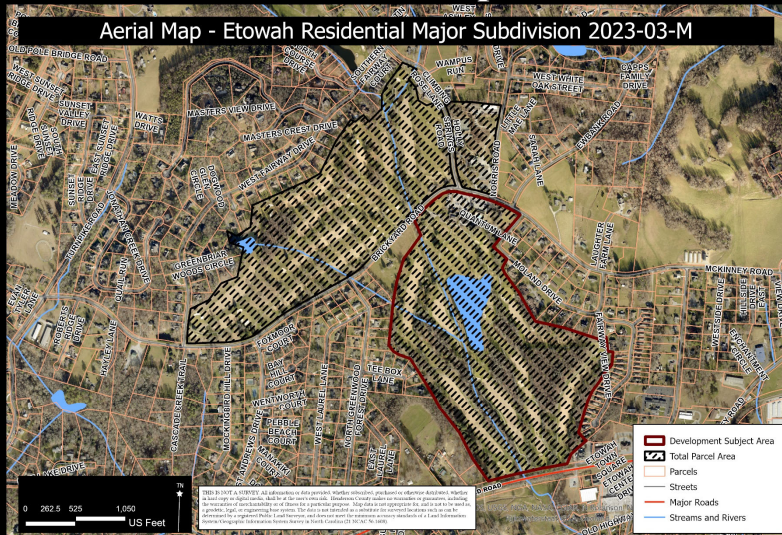
# Project Summary

- Applicant: Tribute Construction (Matt Maynard)
  - Plan Preparer: CDC
- 200 Residential Lots
  - Proposed density of less than 6 units per acre
- Subject Area is 83.5 acres
  - Parent tract area is 173.84 acres
  - 90.34 acres will remain unchanged
- 10,900LF of new private roadway
  - 10,900LF of pedestrian access proposed
- 40.0 acres of open space (48%)
- 3 proposed entrances to development
  - 2 on Brevard Rd
  - 1 on Brickyard Rd

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# Aerial Map



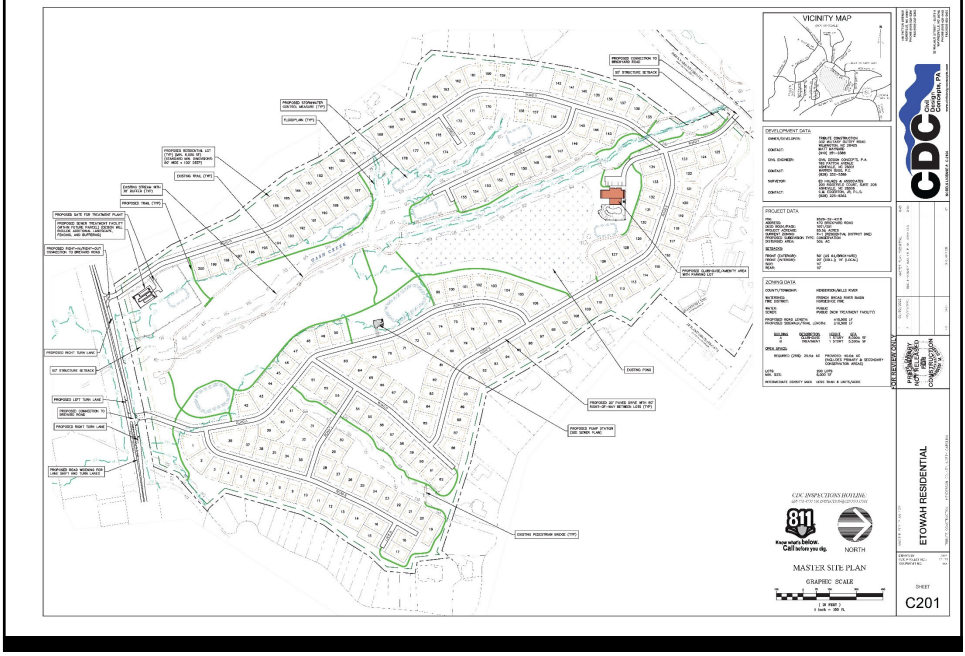
Property Owner: WNC Resort Properties, LLC Agent: Civil Design Concepts  
Development Acreage: 83.5 Acres PIN: 9529-52-4218  
Current Zoning: Residential One (R1)



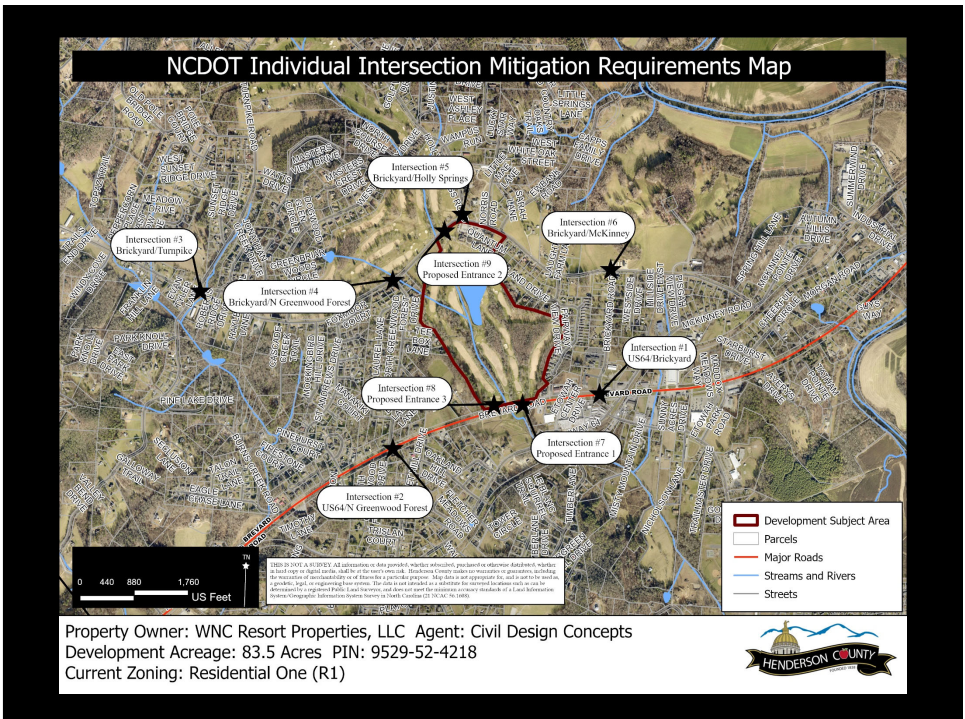
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# Revised Master Plan



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## Individual Intersection Improvements as Recommended by NCDOT

1. Intersection #1 (Brevard Rd/Brickyard Rd)
  - On Brevard Rd add left turn lane onto Brickyard Rd
  - On Brickyard Rd add right turn lane onto Brevard Rd
  - Retime existing traffic light at Brickyard Rd/Brevard Rd intersection with traffic light at Brevard Rd/McKinney Rd intersection
2. Intersection #2 (Brevard Rd/N Greenwood Forest Dr)
  - On N Greenwood Forest Dr add right turn lane onto Brevard Rd
3. Intersection #3 (Brickyard Rd/Turnpike Rd)
  - No improvements required by NCDOT
4. Intersection #4 (Brickyard Rd/N Greenwood Forest Dr)
  - On N Greenwood Forest Dr add right turn lane onto Brickyard Rd
  - NCDOT would consider a roundabout at this intersection

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## Individual Intersection Improvements as Recommended by NCDOT Continued

5. Intersection #5 (Brickyard Rd/Holly Springs Rd)
  - Realign the intersection to increase sight distance and to match existing clubhouse driveway
  - On Holly Springs Rd add right turn lane onto Brickyard Rd
  - NCDOT would consider a roundabout at this intersection
6. Intersection #6 (Brickyard Rd/McKinney Rd)
  - Convert intersection to all-stop
7. Intersection #7 (Brevard Rd/Proposed Access to Subdivision #1)
  - Protected internal road leading to Brevard Rd
  - On internal road accessing Brevard Rd
    - 1 inbound lane
    - 2 outbound lanes (1 dedicated right turn lane and 1 dedicated left turn lane)
  - On Brevard Rd add dedicated left and right turn lane into subdivision
  - Raised concrete island from access #1 past access #3

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## Individual Intersection Improvements as Recommended by NCDOT Continued

8. Intersection #8 (Brevard Rd/Proposed Access to Subdivision #3)
  - Protected internal road leading to Brevard Rd
  - On internal road accessing Brevard Rd, 1 inbound lane and 1 outbound lane
    - Right-in/right-out only
  - On Brevard Rd add dedicated right turn lane into subdivision
  - Raised "pork chop" concrete island to enforce the right-in/right-out only
  
9. Intersection #9 (Brickyard Rd/Proposed Access to Subdivision #2)
  - Protected internal road leading to Brickyard Rd
  - On internal road accessing Brickyard Rd, 1 inbound lane and 1 outbound lane
  - On Brickyard Rd add dedicated left turn lane into subdivision
  - NCDOT would consider a roundabout at this intersection
  
10. Other Mitigation Requirements
  - Resurface and restripe all road improvements as specified per NCDOT TIA acceptance letter
  - Upgrade all drive isles of Brickyard Rd and Holly Springs Rd to 11' that are under the current ownership or future ownership
  - Curb and guttering installed within public right-of-way to meet NCDOT specs
  - All improvements to have NCDOT approved plans and be bonded prior to construction
  - NCDOT driveway permits and encroachment agreements to be obtained prior to construction

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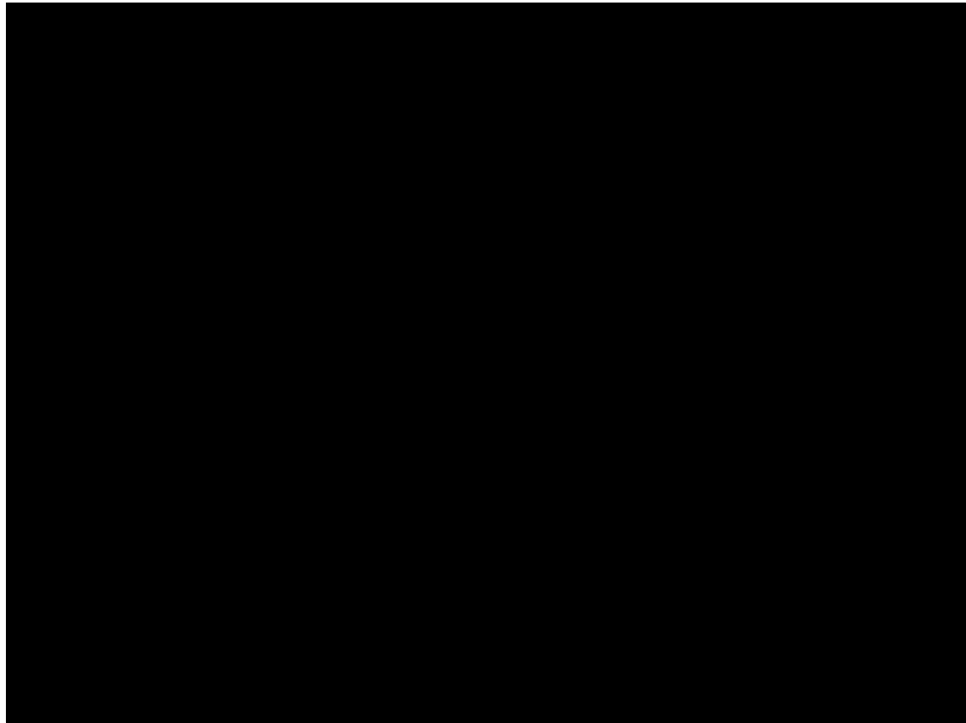
## Etowah Residential Major Subdivision 2023-03-M

# Questions

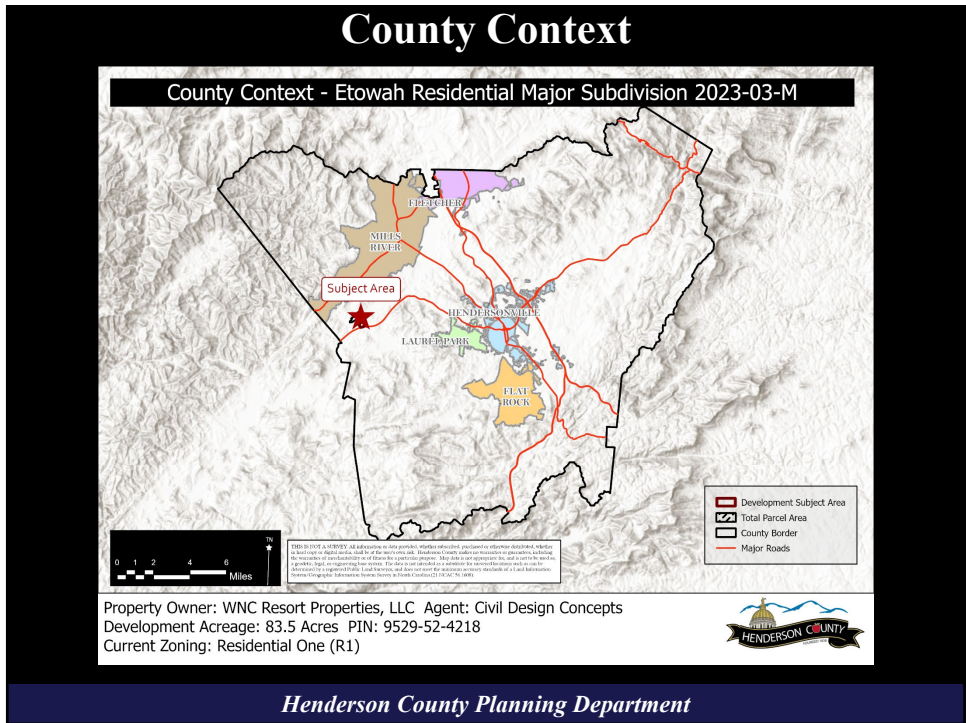


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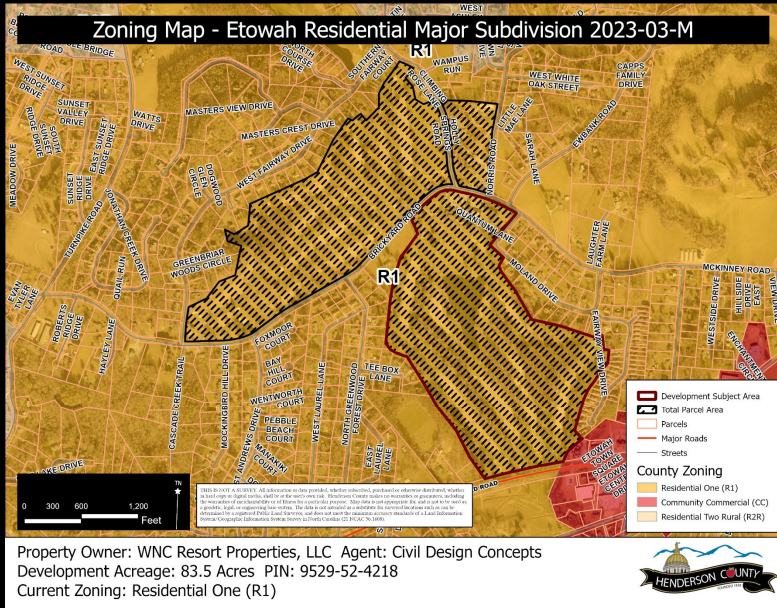


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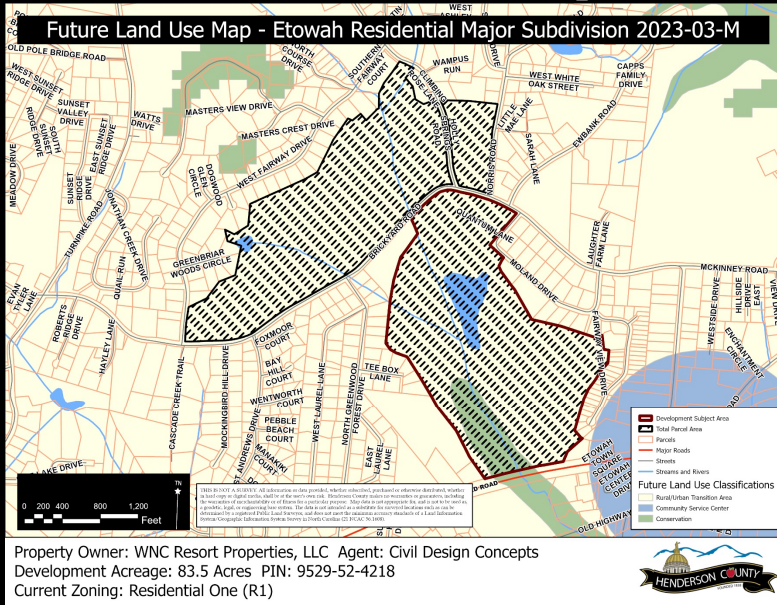
# Current Zoning Map



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# Future Land Use Map

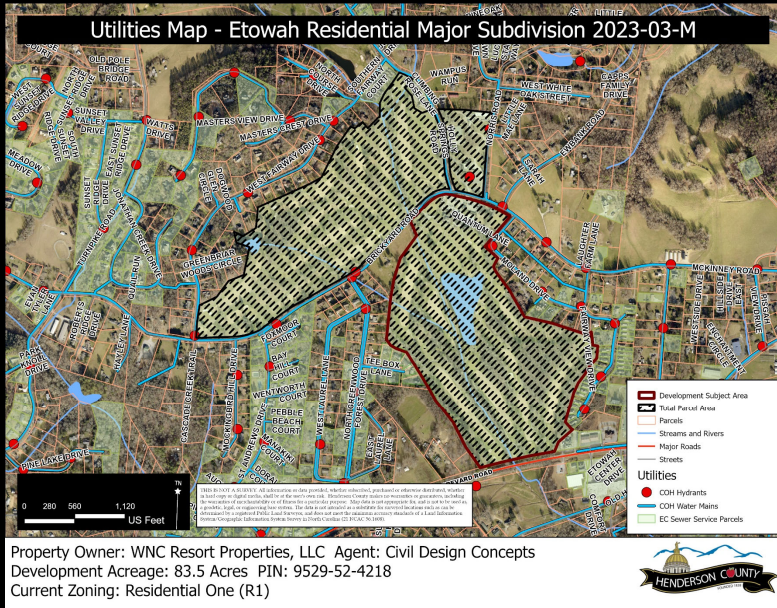


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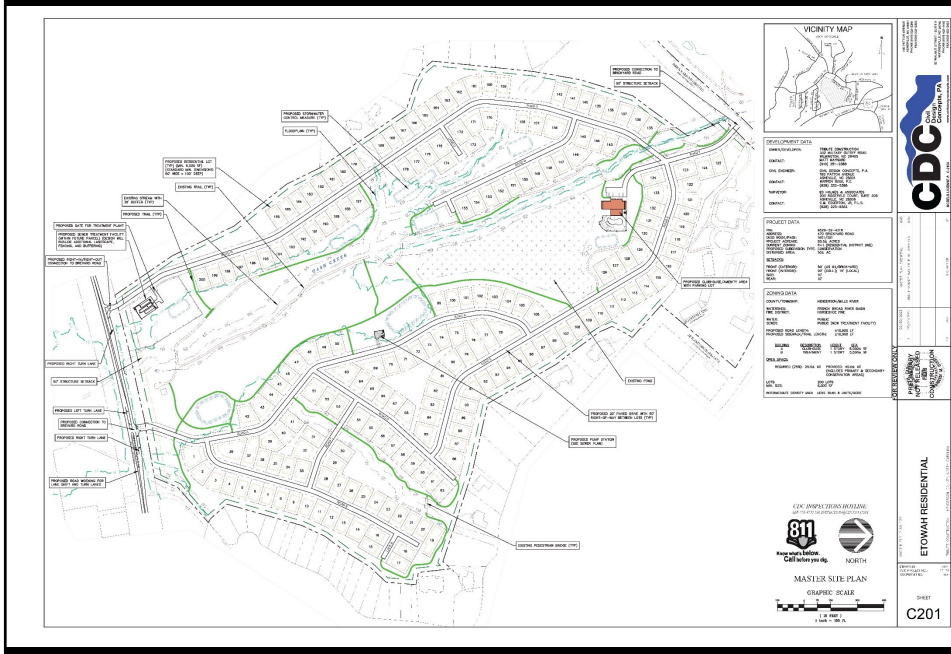
# Utilities Map



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# Revised Master Plan



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