



Planning Board Meeting

5:30 PM | October 20, 2022 | King Street Meeting Room

Agenda

1. Meeting Called to Order
2. Roll Call
3. Informal Public Comment
4. Adjustment of Agenda
5. September 22, 2022, [Meeting Summary](#)
6. 2010-M03 Dodd Meadows Major Subdivision
7. 2045 Comprehensive Plan Steering Committee Discussion
8. Staff Updates
9. Adjournment

Public Comment

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A white silhouette of a truck is centered on a green rectangular background.A white silhouette of a truck is centered on a green rectangular background.

MINUTES

SECONDS

Public Comment

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2

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MINUTES

SECONDS

Public Comment



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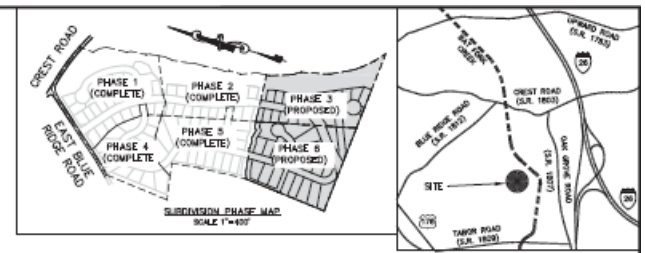
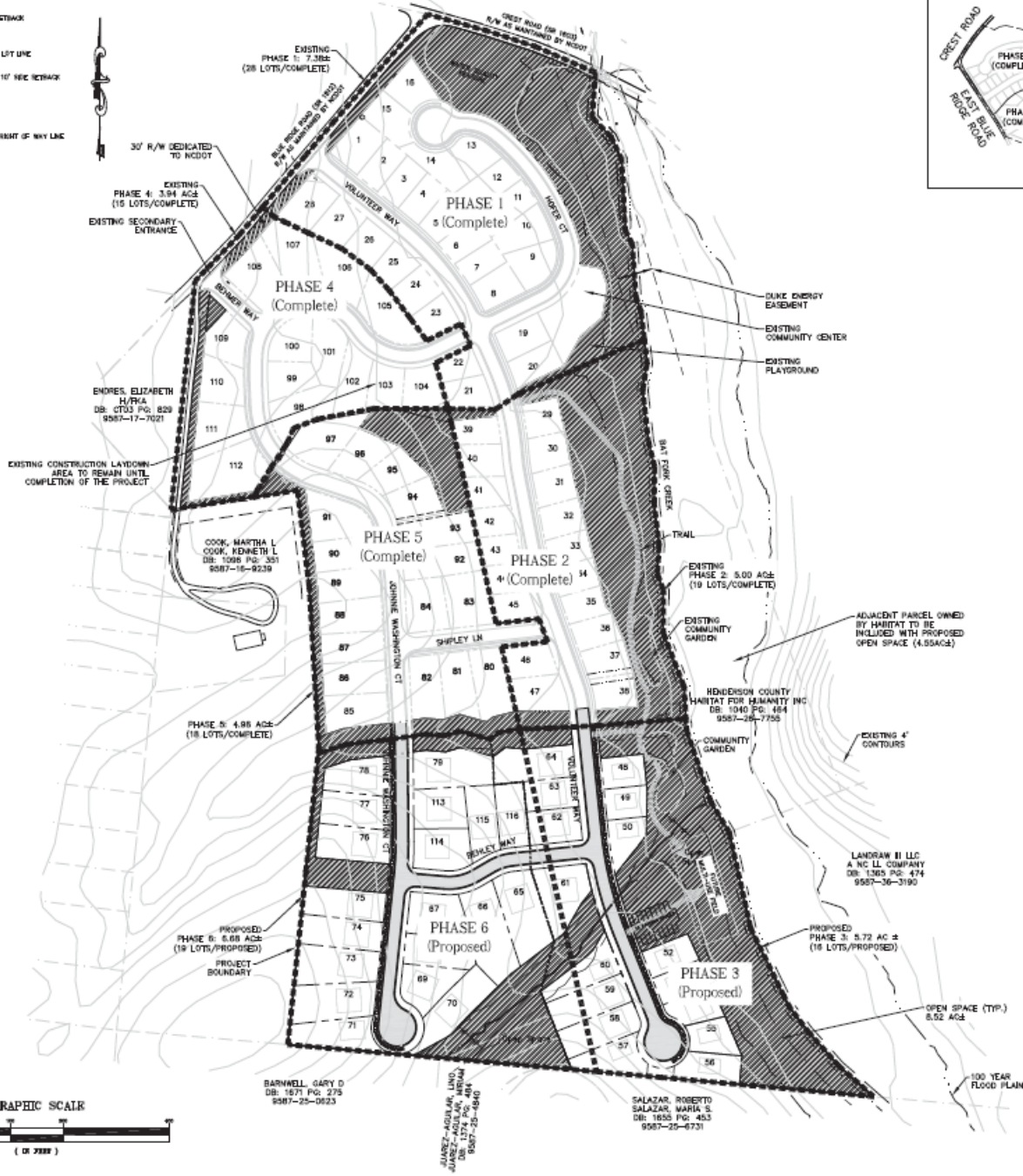
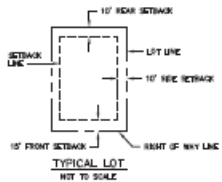
MINUTES

SECONDS

2010-M03

Revised Combined Master/Development Plan for Dodd Meadows Major Subdivision

PHASES 3 AND 6



PROJECT SUMMARY

PROJECT NAME: DOOD MEADOWS PHASE 3 & PHASE 6

PN # & DB/PC: 9587-28-5822
D.B.1419 / PG.348
9587-26-2589
D.B.1613 / PG.107
9587-26-2621
D.B.1613 / PG.104
9587-25-4926
D.B.1613 / PG.110

ZONING: RESIDENTIAL 1 (HENDERSON COUNTY)

OWNER: HENDERSON COUNTY HARBOR FOR HUMANITY
1111 EDITH STREET
HENDERSONVILLE, NC 28792
CONTACT: LINDA SATURNO, EXECUTIVE DIRECTOR
PHONE: 828-694-0340

ENGINEER: WILLIAM R. BUE, P.E.
W&L ENGINEERING, PLLC
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28792

ACREAGE: 33.70 AC
PHASE 3: 5.72 AC
PHASE 6: 6.68 AC

WATER SYSTEM: ON SITE (PUBLIC) CITY OF HENDERSONVILLE

SEWER SYSTEM: ON SITE (PUBLIC) CITY OF HENDERSONVILLE

BUILDING SETBACKS: FRONT 10' LOCAL
SIDE 5'
REAR 10'

MIN LOT SIZE: 4,078 SF = 0.09 AC
MAX LOT SIZE: 12,521 SF = 0.28 AC

LENGTH OF ROAD SYSTEM:
PHASE 3: 1257 LF
PHASE 6: 773 LF

PROPOSED DENSITY: 115 TOTAL SINGLE FAMILY UNITS
TOTAL: (3.41 UNITS/AC)
PHASE 3: (2.80 UNITS/AC)
PHASE 6: (2.64 UNITS/AC)

80 COMPLETE
35 PROPOSED

PROPOSED OPEN SPACE:
REQUIRED FOR CONSERVATION SUBDIVISION: 8.425 AC (25.00%)
EXISTING (PHASE 1, 2, 4 & 5 ONLY): 5.65 AC
PROPOSED (PHASE 3 & 6 ONLY): 4.11 AC
TOTAL PROVIDED: 9.76 AC (28.98%)

LOT SUMMARY:

PHASE	ACREAGE	OPEN SPACE
PHASE 1: 28 LOTS/COMPLETE	7.38 AC	
PHASE 2: 19 LOTS/COMPLETE	5.00 AC	
PHASE 3: 18 LOTS/PROPOSED	5.72 AC	
PHASE 4: 15 LOTS/COMPLETE	3.94 AC	
PHASE 5: 18 LOTS/COMPLETE	4.98 AC	
PHASE 6: 19 LOTS/PROPOSED	6.68 AC	
TOTAL:	115 LOTS	

GRAPHIC SCALE



BARNWELL, GARY D.
DB: 1571 PG. 378
9587-25-0523

JAMES-AQUAR, LINDA
DB: 1274 PG. 474
9587-25-4840

SALAZAR, ROBERTO
SALAZAR, MARIA S.
DB: 1655 PG. 453
9587-25-6731

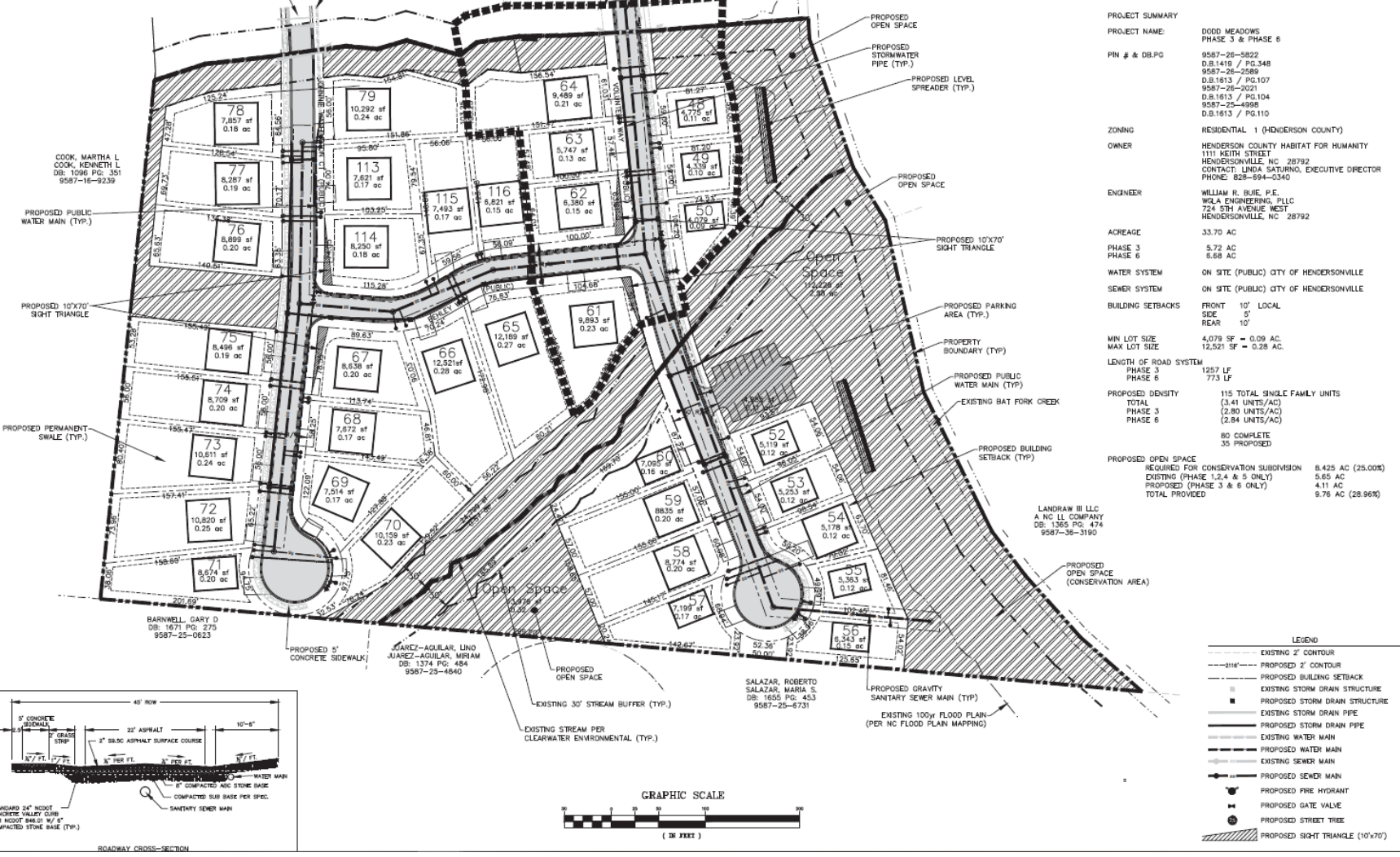
LANDRAW II LLC
A NC LL COMPANY
DB: 1365 PG. 474
9587-26-3190

HENDERSON COUNTY
HARBOR FOR HUMANITY INC
DB: 1040 PG. 484
9587-26-7155

ENDRES, ELIZABETH
H/P/A
DB: 0703 PG. 829
9587-17-7021

COOK, MARTHA L.
COOK, KEWETH L.
DB: 1008 PG. 331
9587-16-9239

EXISTING SURFACE PROFILES (45' PUBLIC R/W)(22' ASPHALT) PHASE 5



PROJECT SUMMARY

PROJECT NAME: DODD MEADOWS PHASE 3 & PHASE 6

PIN # & DR PG: 9587-26-5822, D.B.1416 / PG.348, 9587-26-5886, D.B.1813 / PG.107, 9587-26-5823, D.B.1813 / PG.104, 9587-25-4996, D.B.1813 / PG.110

ZONING: RESIDENTIAL 1 (HENDERSON COUNTY)

OWNER: HENDERSON COUNTY HABITAT FOR HUMANITY, 1111 KEITH STREET, HENDERSONVILLE, NC 28792, CONTACT: LINDA SATURNI, EXECUTIVE DIRECTOR, PHONE: 628-594-0340

ENGINEER: WILLIAM R. BUE, P.E., WCLA ENGINEERING, PLLC, 724 5TH AVENUE WEST, HENDERSONVILLE, NC 28792

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SEWER SYSTEM: ON SITE (PUBLIC) CITY OF HENDERSONVILLE

BUILDING SETBACKS: FRONT 10', LOCAL SIDE 5', REAR 10'

MIN LOT SIZE: 4,079 SF = 0.09 AC, MAX LOT SIZE: 12,521 SF = 0.28 AC

LENGTH OF ROAD SYSTEM: PHASE 3: 1257 LF, PHASE 6: 773 LF

PROPOSED DENSITY: 115 TOTAL SINGLE FAMILY UNITS (3.41 UNITS/AC), TOTAL PHASE 3: (2.80 UNITS/AC), TOTAL PHASE 6: (2.84 UNITS/AC)

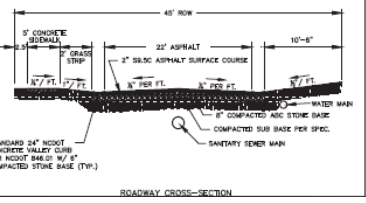
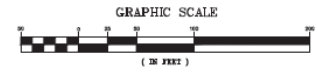
PROPOSED OPEN SPACE: 80 COMPLETE, 35 PROPOSED

REQUIRED FOR CONSERVATION SUBDIVISION: 8.425 AC (25.00%), EXISTING (PHASE 1,2,4 & 5 ONLY): 5.65 AC, PROPOSED (PHASE 3 & 6 ONLY): 4.11 AC, TOTAL PROVIDED: 9.76 AC (28.96%)

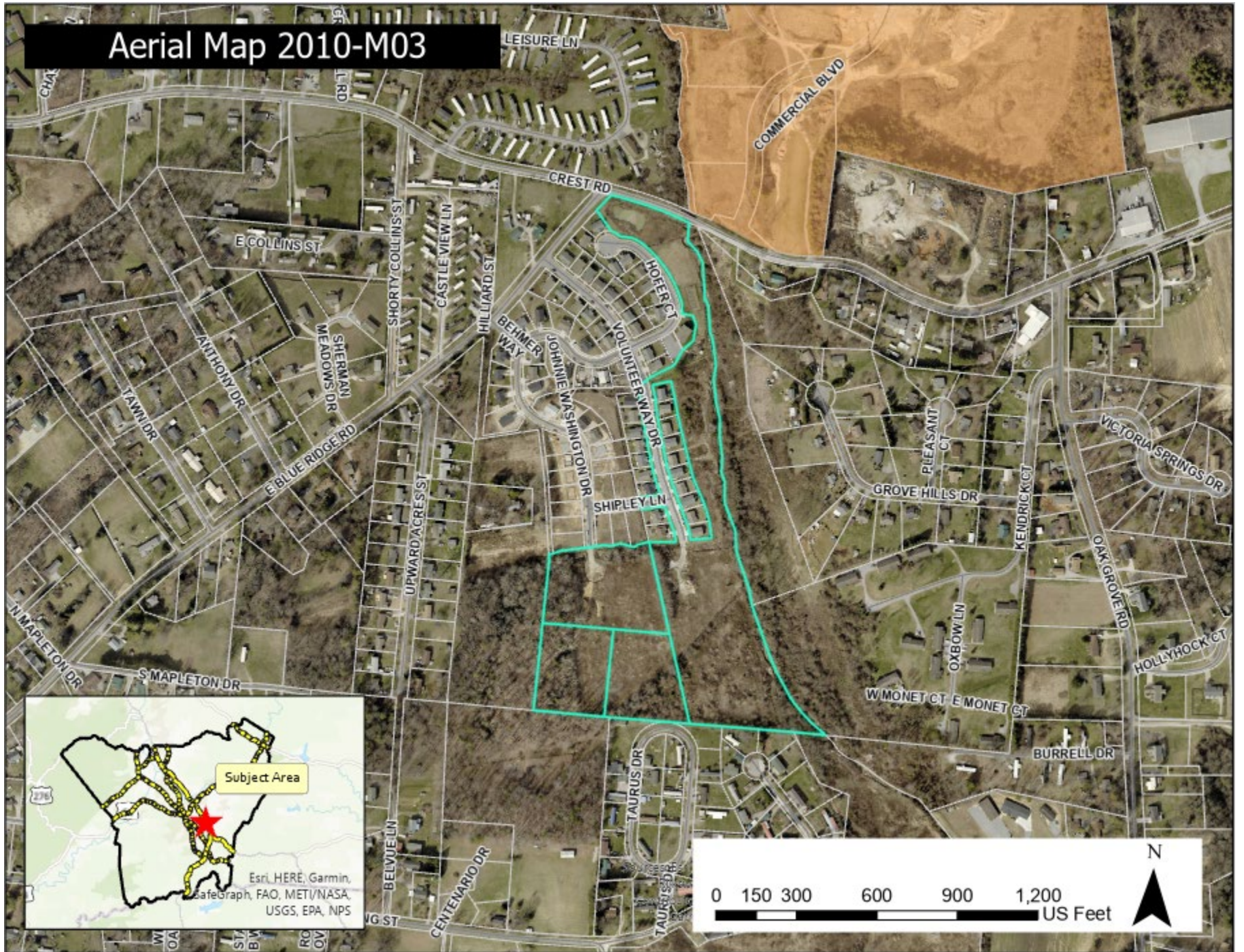
LANDRAW III LLC, A NC LL COMPANY, DB: 1365 PG: 474, 9587-36-3190

LEGEND

- EXISTING 2' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED BUILDING SETBACK
- EXISTING STORM DRAIN STRUCTURE
- PROPOSED STORM DRAIN STRUCTURE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STREET TREE
- PROPOSED SIGHT TRIANGLE (10'X70')



Aerial Map 2010-M03



Future Land Use Map 2010-M03

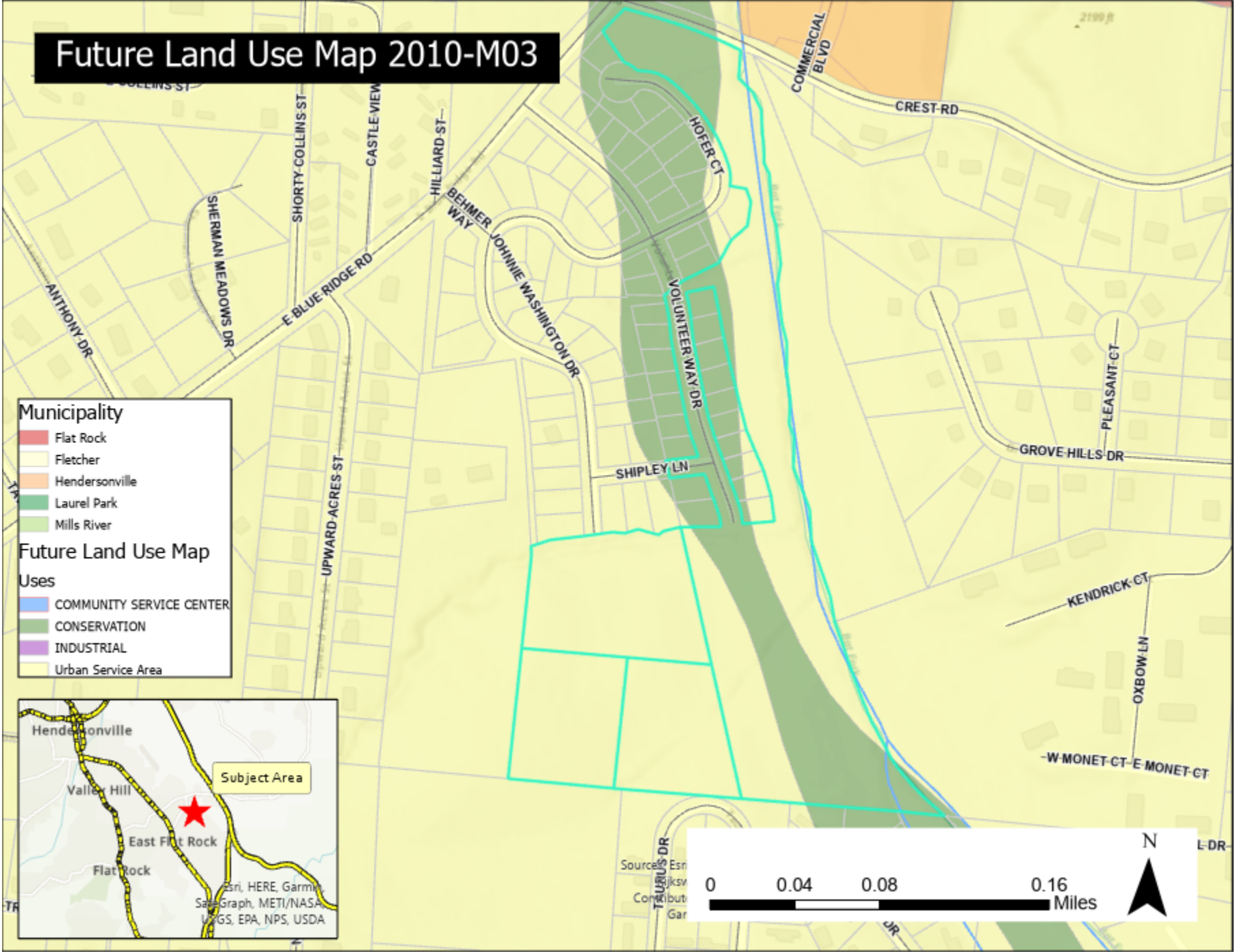
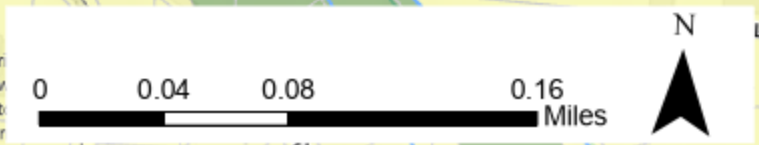
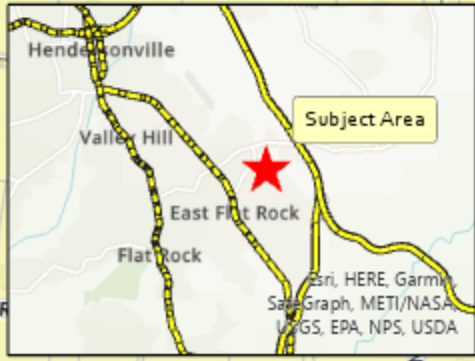
Municipality

- Flat Rock
- Fletcher
- Hendersonville
- Laurel Park
- Mills River

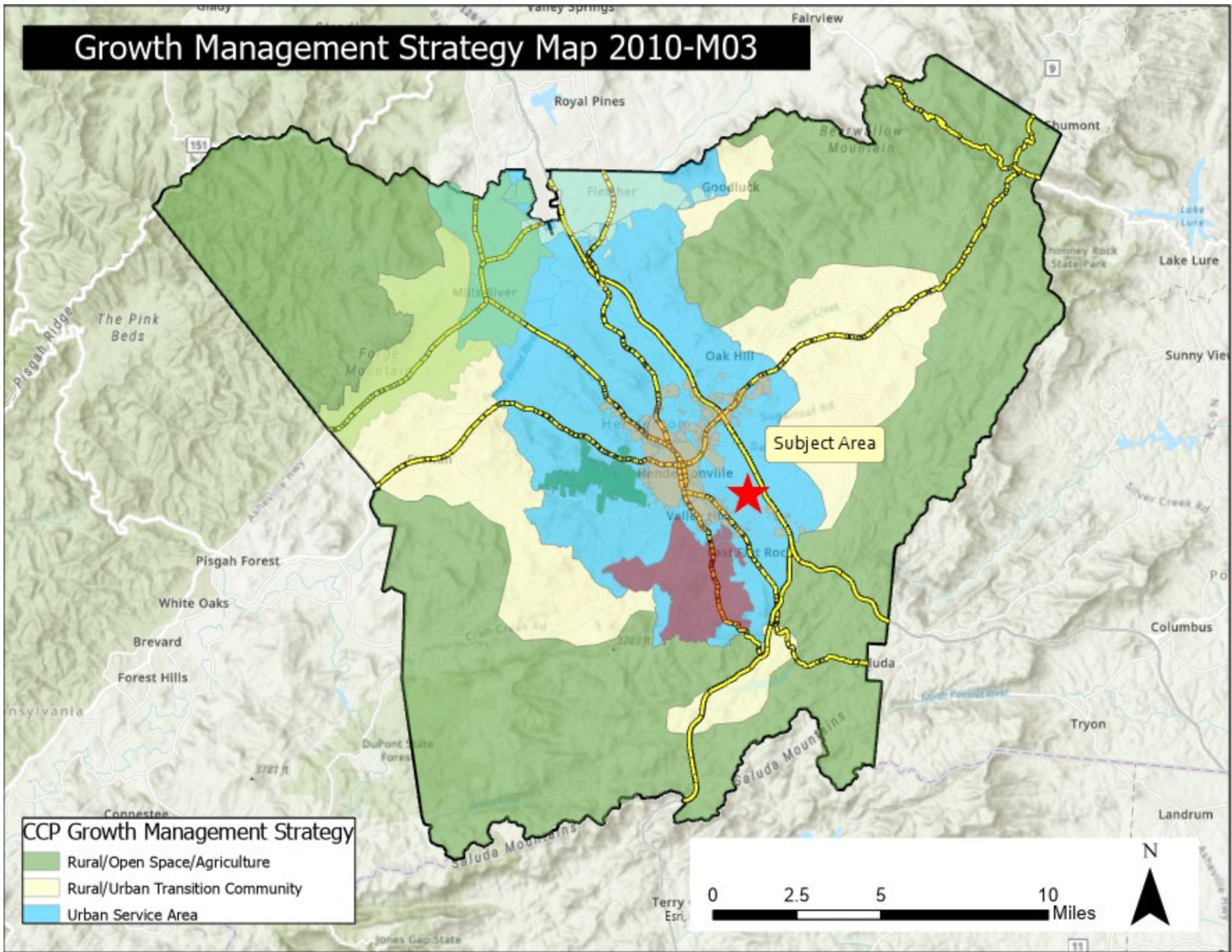
Future Land Use Map

Uses

- COMMUNITY SERVICE CENTER
- CONSERVATION
- INDUSTRIAL
- Urban Service Area



Growth Management Strategy Map 2010-M03

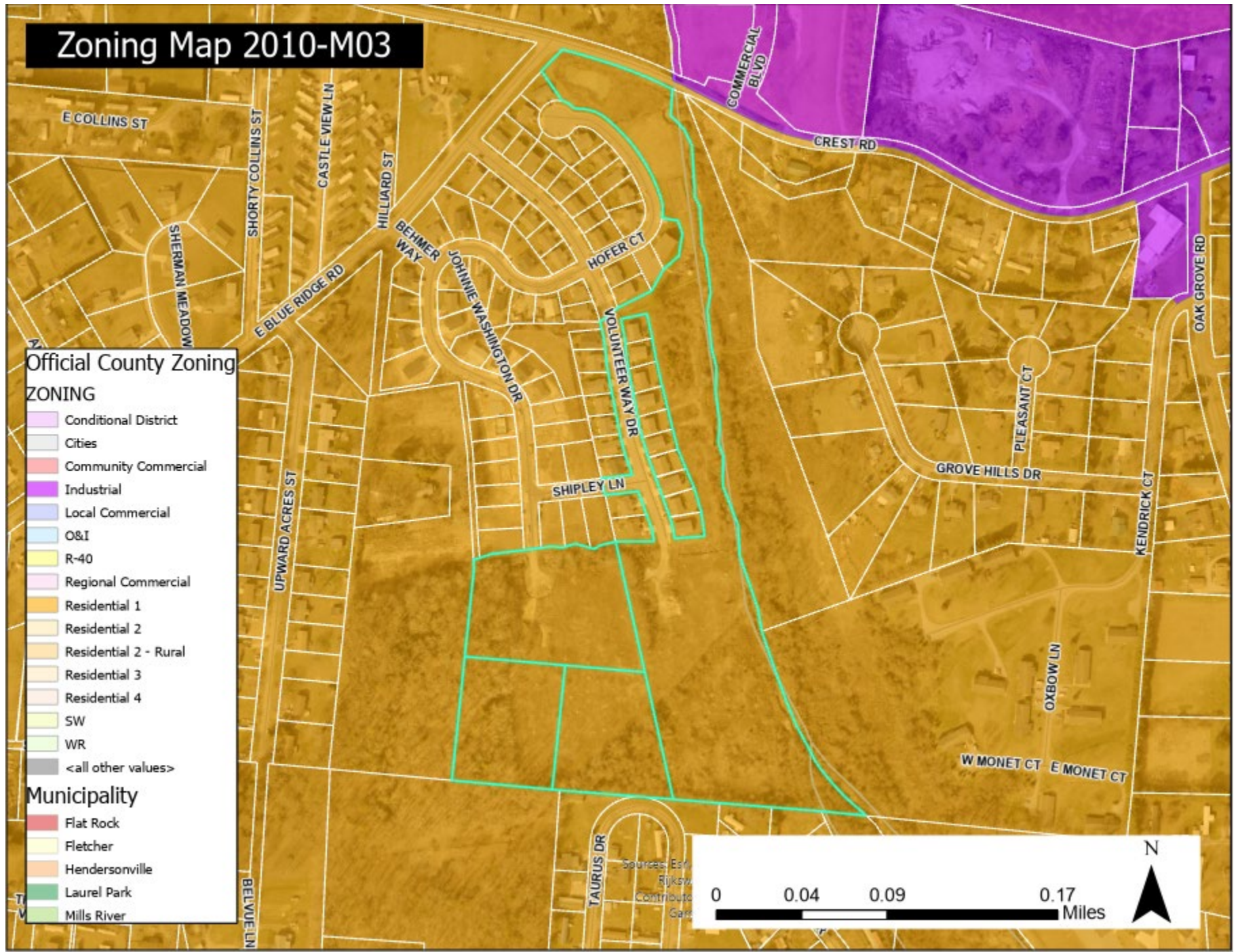


CCP Growth Management Strategy

- Rural/Open Space/Agriculture
- Rural/Urban Transition Community
- Urban Service Area



Zoning Map 2010-M03



Official County Zoning

ZONING

- Conditional District
- Cities
- Community Commercial
- Industrial
- Local Commercial
- O&I
- R-40
- Regional Commercial
- Residential 1
- Residential 2
- Residential 2 - Rural
- Residential 3
- Residential 4
- SW
- WR
- <all other values>

Municipality

- Flat Rock
- Fletcher
- Hendersonville
- Laurel Park
- Mills River

Sources: Esri
Rijkswaterstaat
Contributors
Garmin



2010-M03 Revised Master/Development Plan - Dodd Meadows Major Subdivision

TECHNICAL REVIEW COMMITTEE

The Technical Review Committee reviewed the application at the October 18th, 2022, meeting. The TRC recommended forwarding the application Planning Board with a vote of 6-0, with no comments.

STAFF CONCLUSION

The Planning Board is the final approval authority for this proposed major subdivision. The Planning Board has the authority to approve, approve with modification, or deny the subdivision application based on the Henderson County Land Development Code, the Henderson County Comprehensive Plan, and with any conditions as discussed within the staff report, by the Technical Review Committee, or by the Planning Board.

2010-M03 Revised Master/Development Plan - Dodd Meadows Major Subdivision

Questions and Discussion

Henderson County 2045

Steering Committee #8

October 20, 2022





**Presentation from
Henderson County
Partnership for Economic
Development**

Public Input Summary

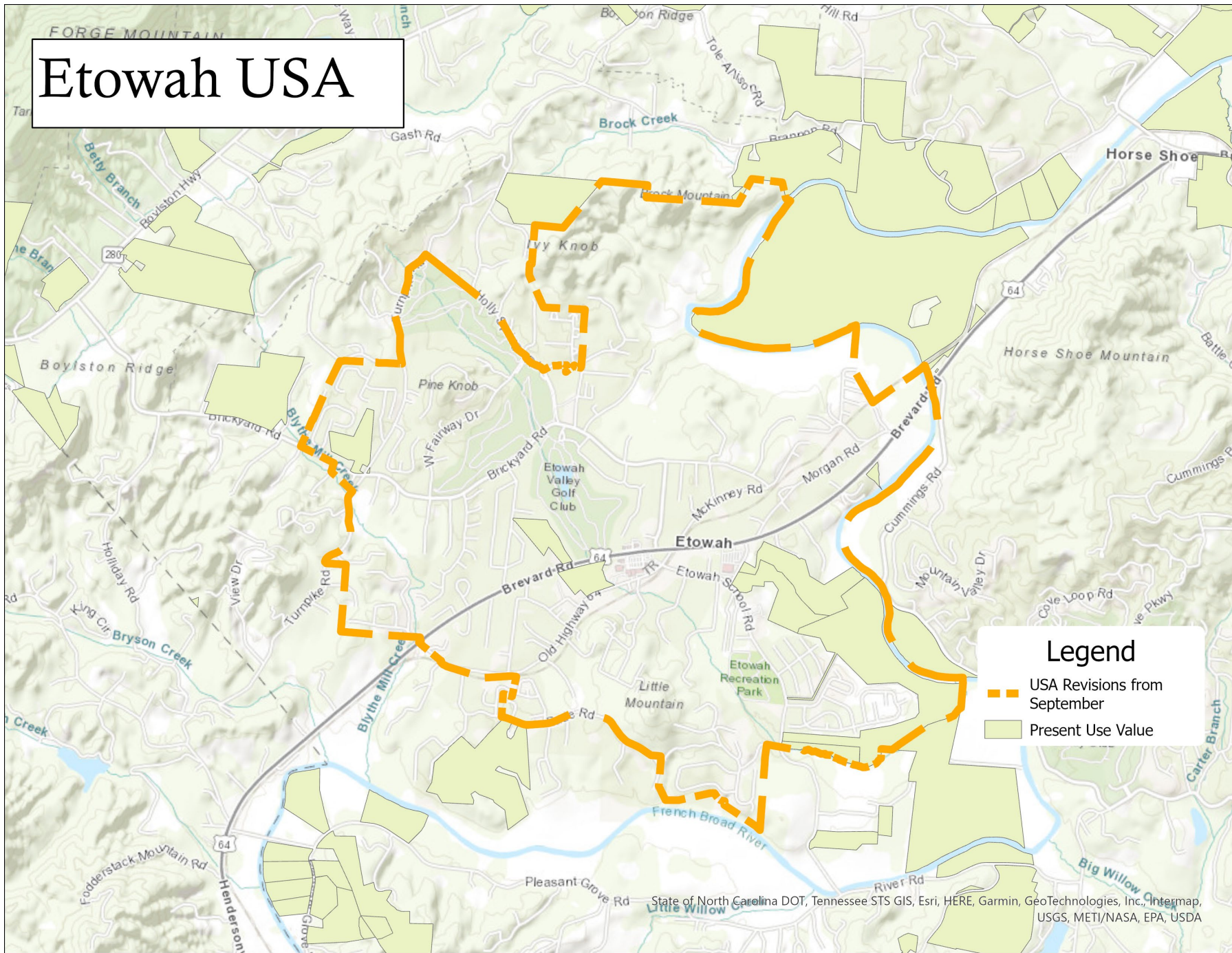
Change of Terminology

- The term, Urban Service Area (USA), was disliked by many of the participants at the public input meetings as it was misleading. To clarify this is where the existing service area is.
- Staff suggest two alternatives:
 - Utility Service Area
 - Utility Service District

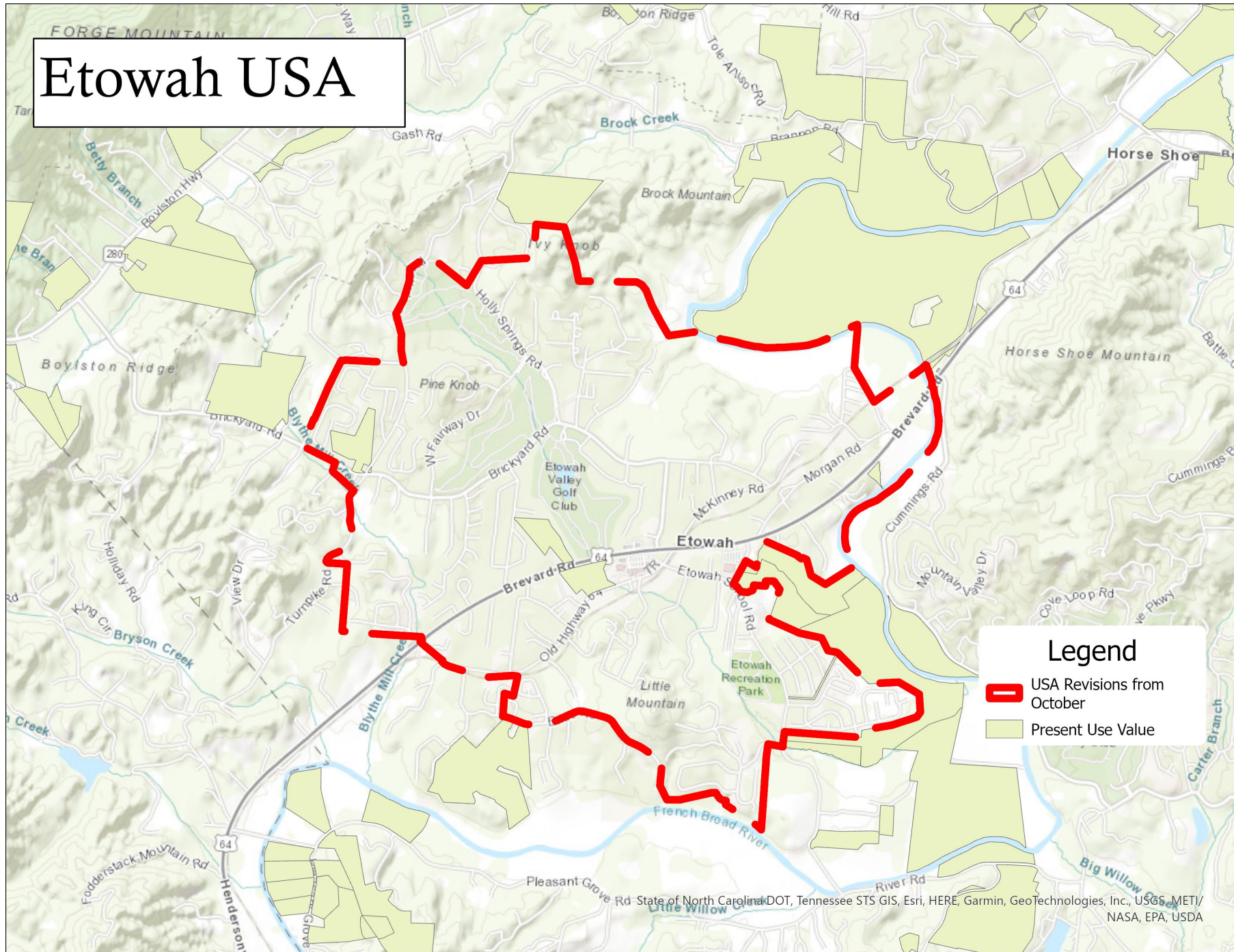
Edits to Urban Service Area in Etowah

- Participants at the public input meetings were uncomfortable with the size of the draft USA considering that extension of services is not eminent.
- Staff altered the map to accurately reflect the current service area, but still shows potential for services extending east on US64.
 - The existing draft USA along the 64 corridor was acceptable to public input meeting participants.

Etowah USA



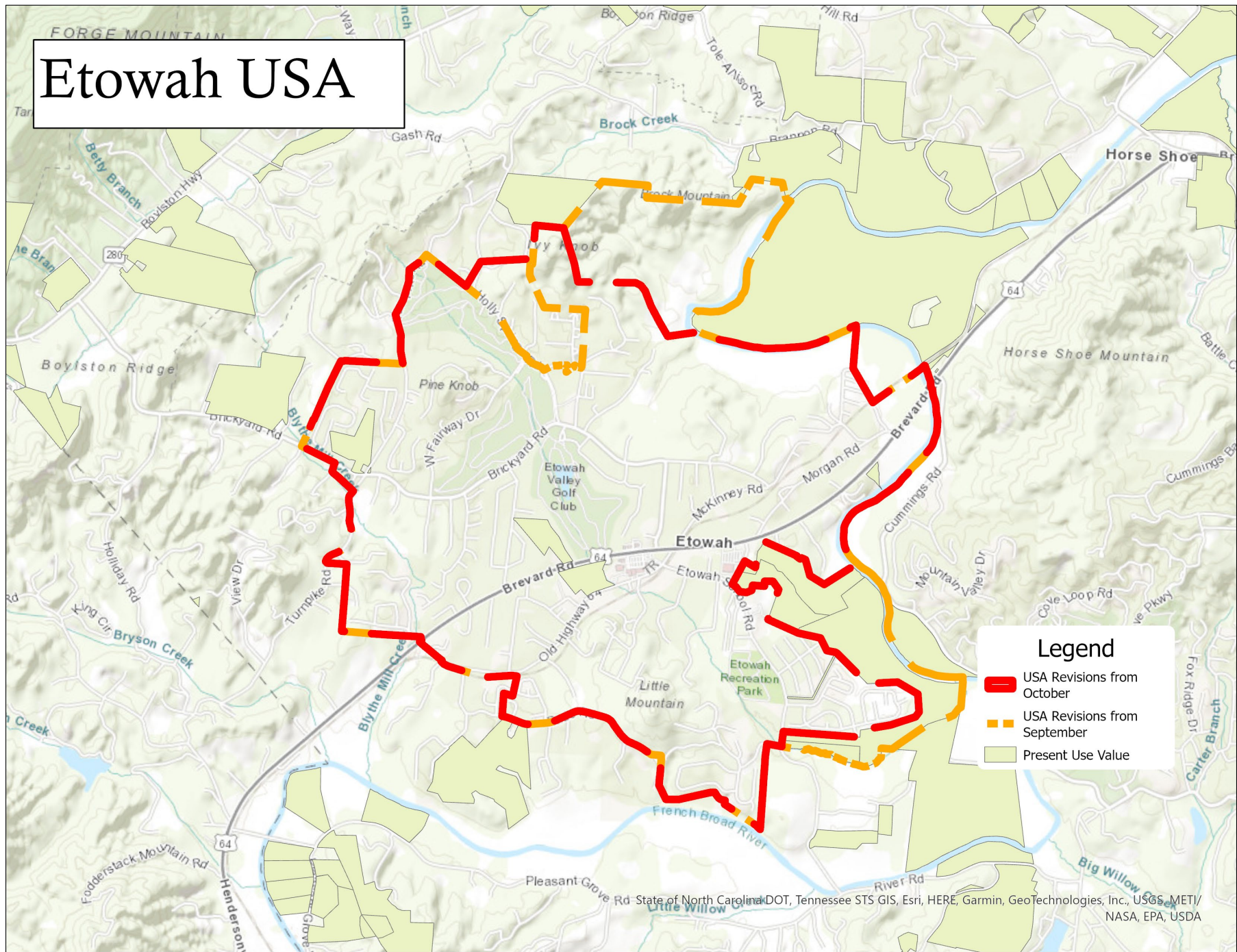
Etowah USA



Legend

-  USA Revisions from October
-  Present Use Value

Etowah USA



Legend

- USA Revisions from October
- USA Revisions from September
- Present Use Value

Density Discussion

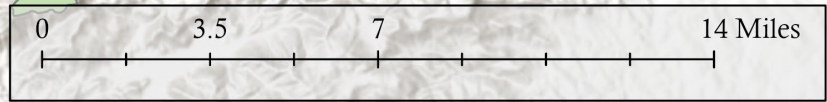
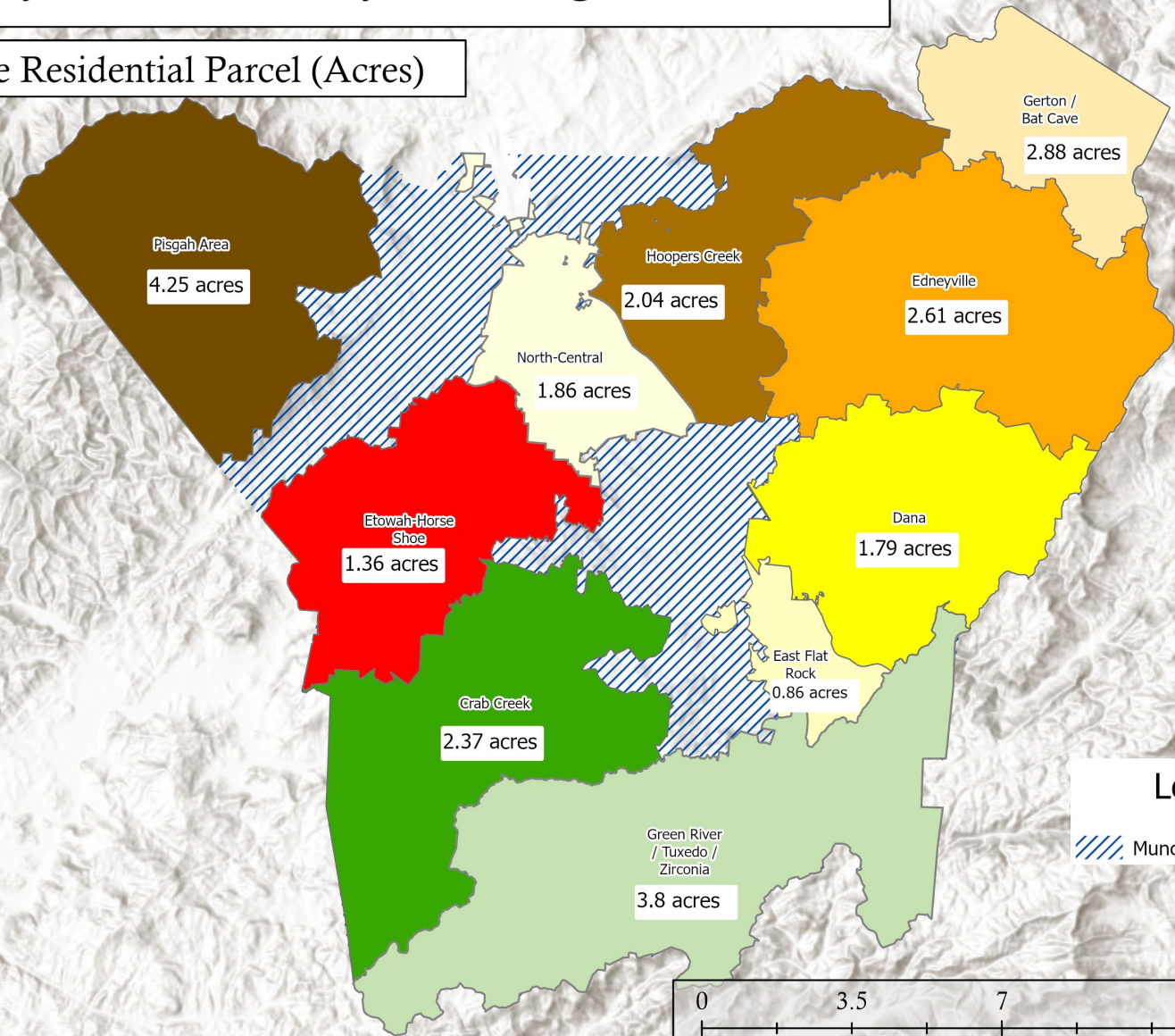
- Many people—including some trained planners and designers—have difficulty estimating density from visual cues or distinguishing quantitative (measured) and qualitative (perceived) density.
- Staff conducted an analysis of our current LDC, other rural counties, surrounding jurisdictions, and best practice to have a good basis for these recommendations.
- Staff also reviewed current density across the County

Existing Density Community Area Acreage Values

Community Area	Average Residential Parcel (Acres)	Median Residential Parcel (Acres)	Average Parcel Size (All Land Classes - Acres)	Residential Building Density (Buildings per Acre)	Total Acreage
Henderson County	0.94	0.8	3.48	0.13	227,179.64
Etowah-Horseshoe	1.36	0.68	2.35	0.27	19,569
Etowah (Urban Services Area)	1.2	0.46	1.72	0.44	3,751.7
North-Central	1.86	0.55	0.86	0.38	10,370.4
Hoopers Creek	2.04	0.89	3.65	0.18	18,140.8
Crab Creek	2.37	1.03	4.6	0.4	25,917.6
Edneyville	2.61	1.07	4.8	0.11	29,311.9
Gerton/Bat Cave	2.88	1.27	7.04	0.06	11,977.3
Green River/Tuxedo/Zirconia	3.8	1.6	7.2	0.07	36,933.2
Pisgah Area	4.25	2	31.65	0.016	26,863.3
Dana	1.79	0.91	3.60	0.17	22,113.2
East Flat Rock	0.86	0.45	1.45	0.37	5,950.3

Density of Community Planning Boundaries

Average Residential Parcel (Acres)



Density Discussion

- Discussion came up at BOC meeting
- Providing a broad range of housing densities is key to ensuring housing opportunities for all residents
- Suggested densities correlated with character areas are NOT the same as zoning districts
- One character area may represent more than one zoning district
- Thorough discussion will be required when reviewing amendments to the Land Development Code
- The Comprehensive Plan is a high-level document and the wording in it should be treated as such

Density Discussion

- Concentrating homes, jobs, schools, and shops into a smaller area helps us prosper, protect our environment, and save money for governments, developers, and consumers.
 - A resident living at a density of 12 units per acre generates about one-third less of greenhouse gas emissions than someone driving the miles necessary to live at a density of 3 units per acre (Allen and McKeever 1996).
 - Compact, mixed-use development requires fewer miles of roads and pipes, fewer police officers and fire fighters, and fewer square feet of public facilities per person to provide a specific level of service when compared to low-density, single use development.

Density Discussion

- Living closer together helps save agricultural and resource land.
- The typical suburban low density of 3 units per acre requires **4x** as much land as a medium density of 12 units per acre.
- At larger scales (as we grow), this difference can mean the difference in losing entire farms to accommodate the lower density.
 - Example: 1,000 homes consume 250 more acres when built at low density levels
- **To preserve farmland, open space, and the peripheries of public land, higher density is needed within the areas that have services.
 - Major residential development within the VLD and AR Character Areas should be discouraged.
 - Residential development within the OSC should be highly discouraged.

Density Discussion

- **Very Low Density (VLD)**

- 1 unit per 3 acres to 1 unit per 5 acres

- **Agriculture/Rural (AR)**

- 1 unit per 1 acre to 1 unit per 3 acres
- Large scale residential development is discouraged within this Character Area
- Density bonuses could occur on properties that have agricultural easement, PDR, TDR, or other preservation

- **Low Density (LD)**

- 1 unit per 0.25 acres to 1 unit per 2 acres (dependent upon w/s availability)

- **Medium Density (MD)**

- 8 units per 1 acre to 14 units per 1 acre
- Limit multifamily buildings to 3 stories tall
- Density bonuses could occur with particular stipulations
- For comparison, high density development in the City of Hendersonville is a maximum of 18 units per acre

Questions and Discussion

- Any additional changes recommended by the Planning Board
- Direction/approval of discussed changes

Next Steps

- Revise the Draft 2045 Comprehensive Plan with items approved by the Planning Board
- Repost the revised draft plan and send to the Planning Board
- Planning Board will hold a special called meeting on Thursday, November 3rd at 5:30 pm to discuss the revised plan
- Planning Board will make a formal recommendation on the draft plan
- Board of Commissioners will hold a public hearing