

## **REQUEST FOR COMMITTEE ACTION**

### **HENDERSON COUNTY TECHINICAL REVIEW COMMITTEE**

**MEETING DATE:** Tuesday, February 6, 2018

**SUBJECT:** Combined Master and Development for Windy Knoll Acres,  
Major Subdivision (2018-M01)

**STAFF CONTACT:** Allen McNeill, Planner

**ATTACHMENTS:** 1. Staff Report  
2. Vicinity/Aerial Map  
3. Combined Master & Development Plan

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

Scott Houk on behalf of Smith Gilchrist Properties, LLC, submitted a Combined Master and Development Plan for Windy Knoll Acres major residential subdivision. The project site is located on 18.25 acres of land (PIN 9579-84-9669) located off North Allen Road (SR 1746). The applicant is proposing a total of 30 lots that will be used for single-family residential purposes. The project is not located within a water supply watershed district nor is it located within the floodplain (see Attachment 3, Combined Master and Development Plan). The project is located in the Residential District One (R1) zoning district and does meet the standard density requirements. A public road is proposed to serve the project site. Connection to the City of Hendersonville water system and individual sewer systems are proposed to serve the site.

#### **TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

Staff has found that the Combined Master and Development Plan appears to meet the standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC).

**Suggested Motion:** I move that the TRC approve the Combined Master and Development plan based on the conditions noted in the staff report and any conditions discussed by the TRC.

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**Henderson County Planning Department Staff Report****Combined Master and Development Plan  
Windy Knoll Acres (2018-M01)****Property Owner(s): Smith Gilchrist Properties, LLC  
Applicant: Associated Land Surveyors**

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**Master Plan Comments:**

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-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 2020 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.

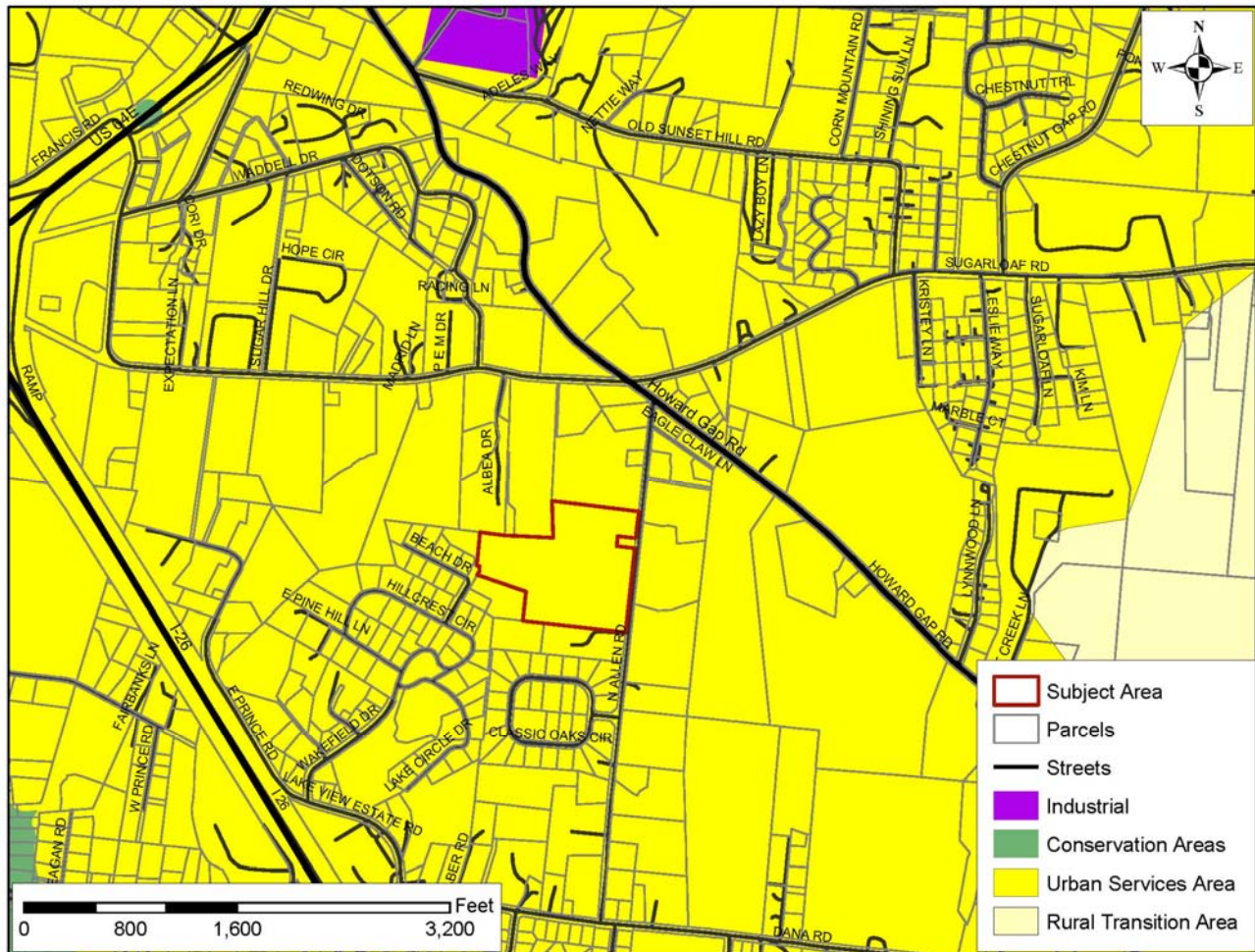
When reviewing the Combined Master and Development Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42A-75).

Staff has reviewed the submitted Combined Master and Development Plan for the Windy Knoll Acres Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

1. ***Henderson County 2020 Comprehensive Plan (CCP)***. The Future Land Use Map of the CCP shows the Subject Area as being located within the Urban Service Area (See Map A: CCP Future Land Use Map).
  - a. Urban Service Area (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 year 2020. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County's jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions. Wide ranges of residential densities will exist. Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time,

policies and regulations should protect existing less-intensely developed communities.

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

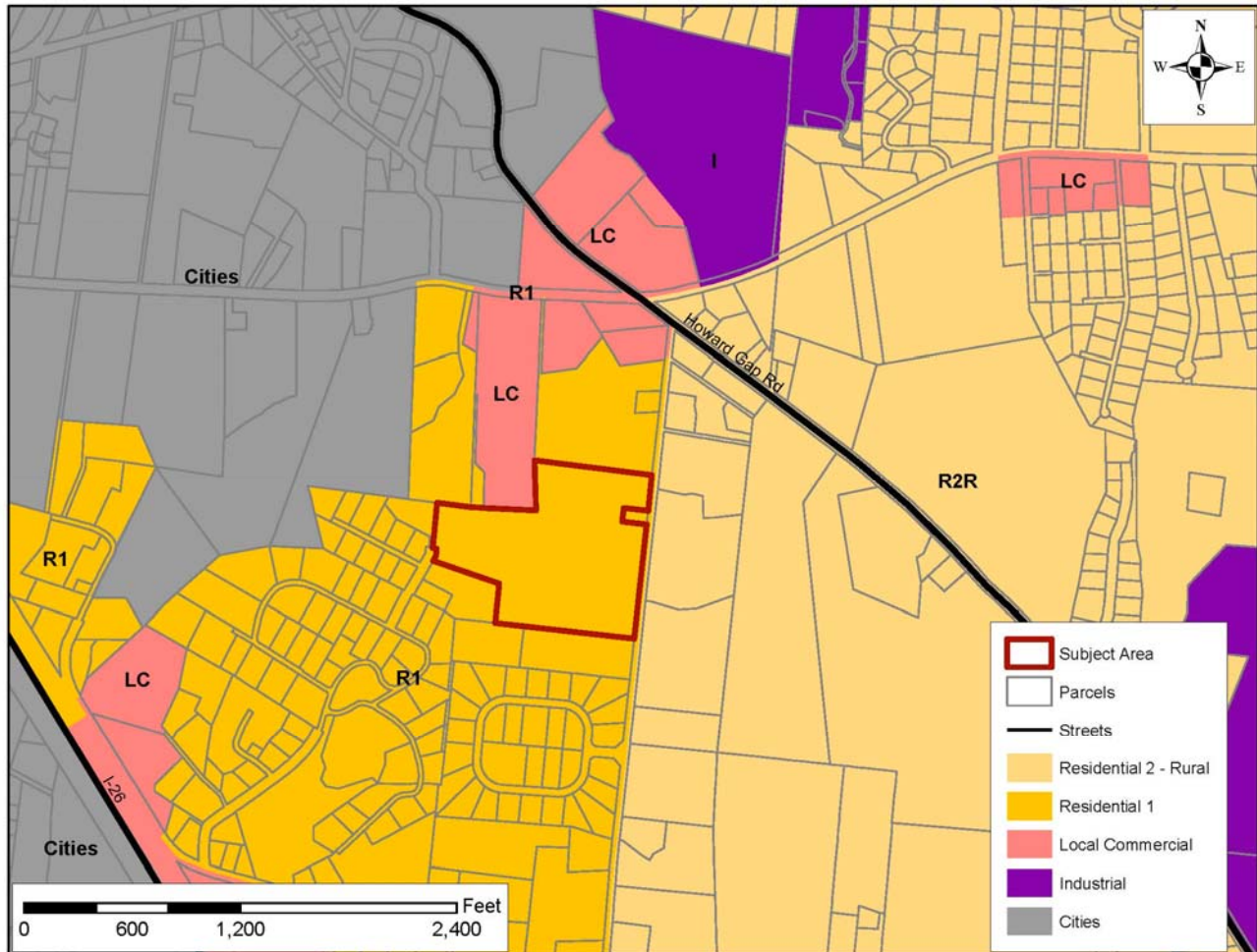


According to the plan, the project would have an average density of approximately 1 unit per 1.64 acres.

2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, 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 One Zoning District (R1) (See Map B: Official Zoning Map). The current R1 zoning district’s intent is to allow medium to high density residential development with commercial and industrial development.

R1 allows for a standard residential density of 4 unit per acre and a maximum density of 16 units per acres. The Master and Development Plan proposal of 30 lots would fall within the density permitted by the LDC.

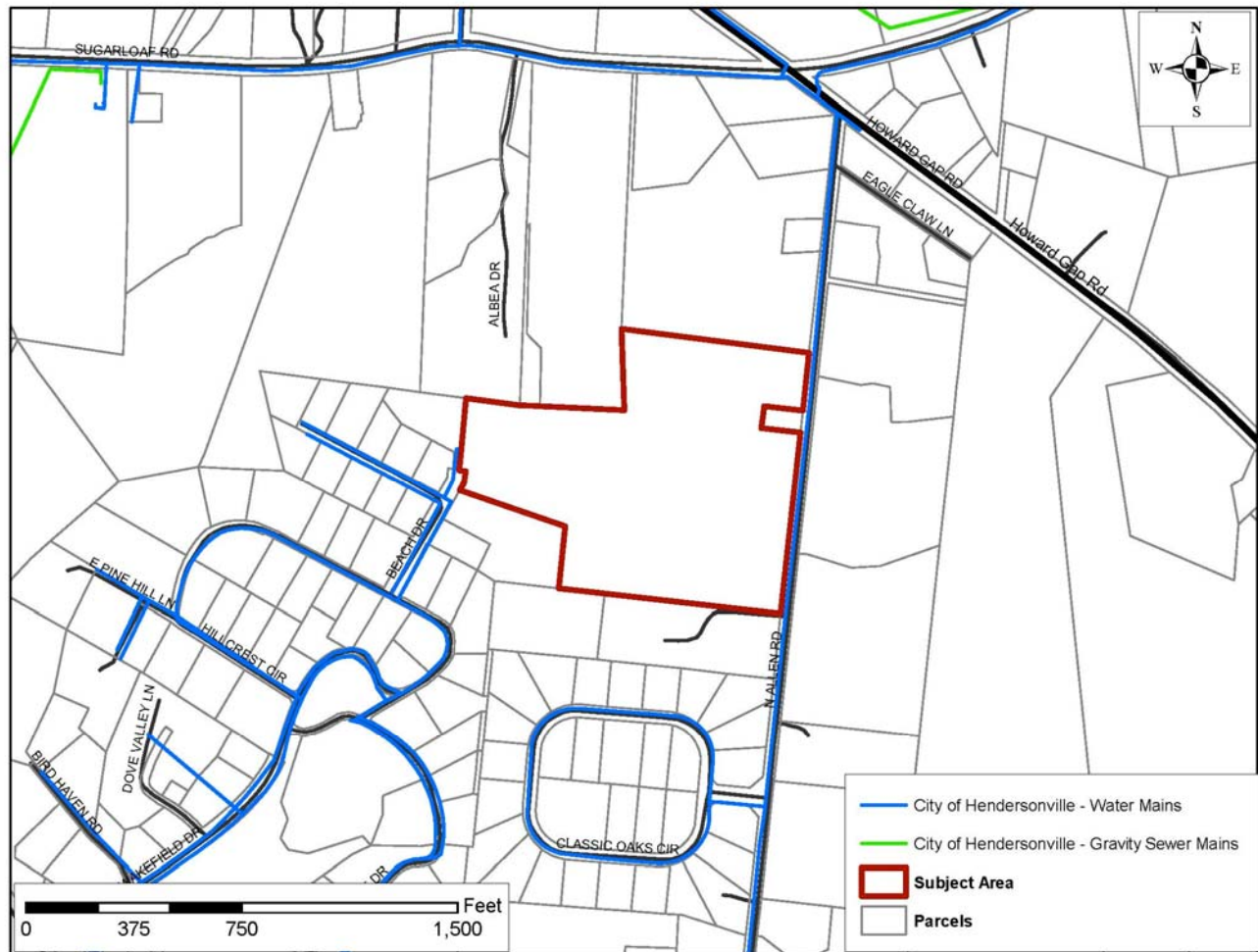
**Map B: Official Zoning Map**



- 3. Water and Sewer Availability.** The applicant proposes the connection to City of Hendersonville water being with-in close proximity to existing connection points. The applicant proposes individual private septic systems as the distance to connect to a public sewer system is +/- 1,000 feet (Map C: Utilities Map).



**Map C: Public Utilities**



**Master Plan Comments:**

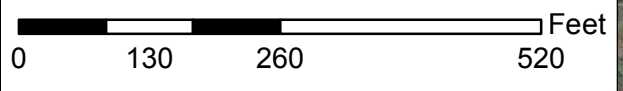
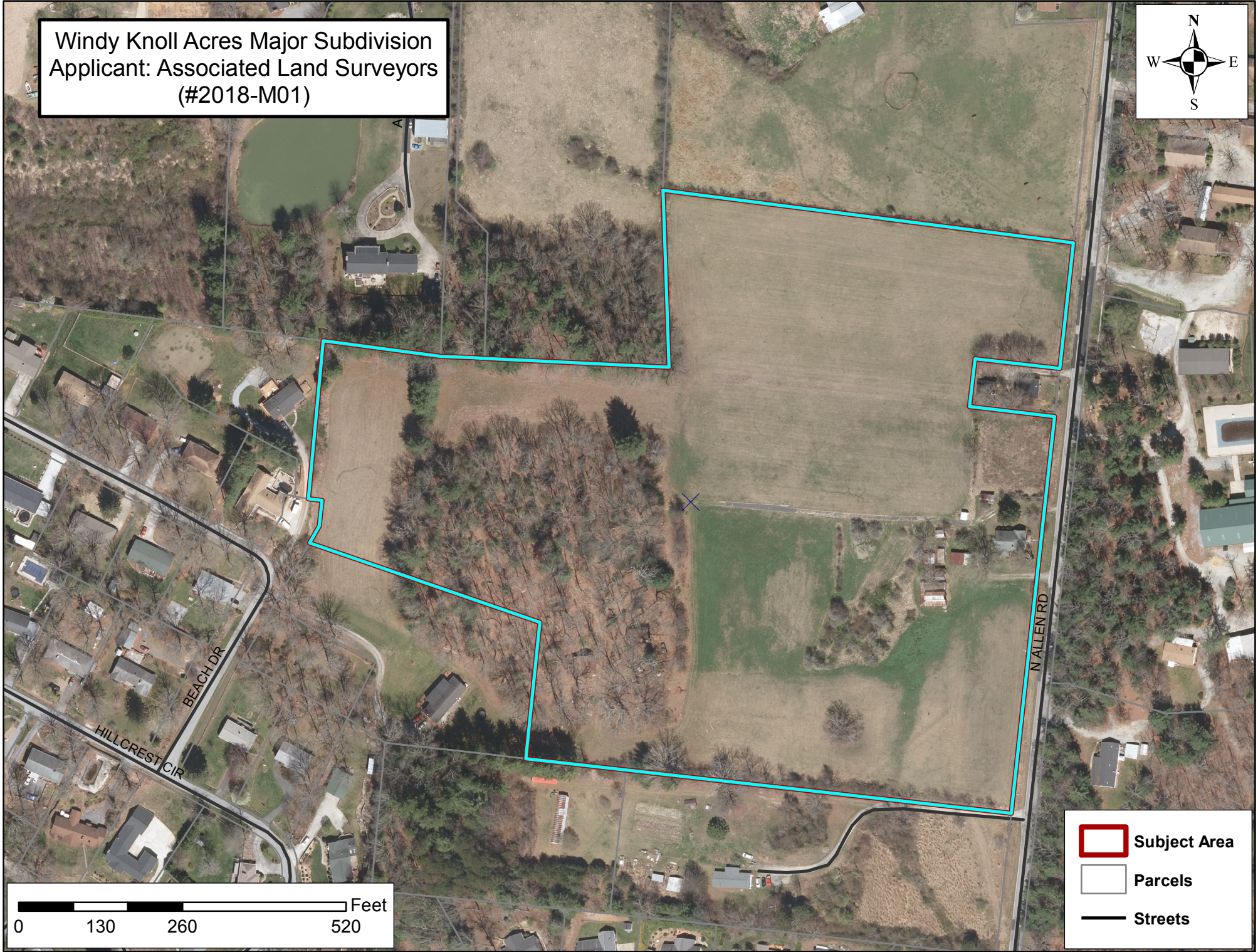
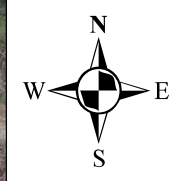
1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A-113B).
2. **Public Roads.** The final plat(s) must indicate that the proposed road (Windy Knoll Acres Drive) has been designed and constructed in accordance with State Road Standards and has been offered dedication to the public
3. **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 §42A-97).
4. **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 §42A-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 §42A-97).

5. **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 §42A-98). The applicant lists the proposed road names for most road segments. The names of the shared drives should be confirmed with the development plan approval.
6. **Street Tree Requirements.** According to the street tree requirements of Chapter 42A (LDC §42A-145 and LDC §42A-146) 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 §42A-153 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 §42A-146
7. **Farmland Preservation.** In accordance with the Farmland Preservation District Setback requirements of Chapter 42A (LDC §42-113) a minimum 100 foot setback for all buildings or structures is required from any Farmland Preservation District. Also Subdivisions located adjacent to a Farmland Preservation District should be developed using §42-88 Conservation Subdivision Standards.
8. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42A-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 §42A-343).

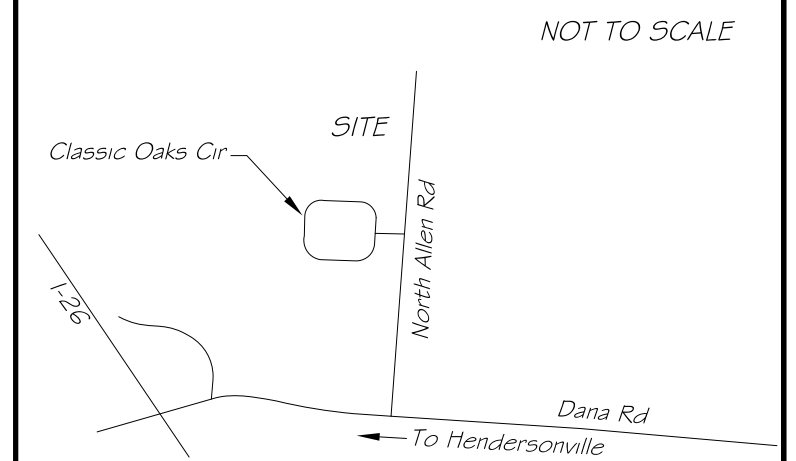


Windy Knoll Acres Major Subdivision  
Applicant: Associated Land Surveyors  
(#2018-M01)

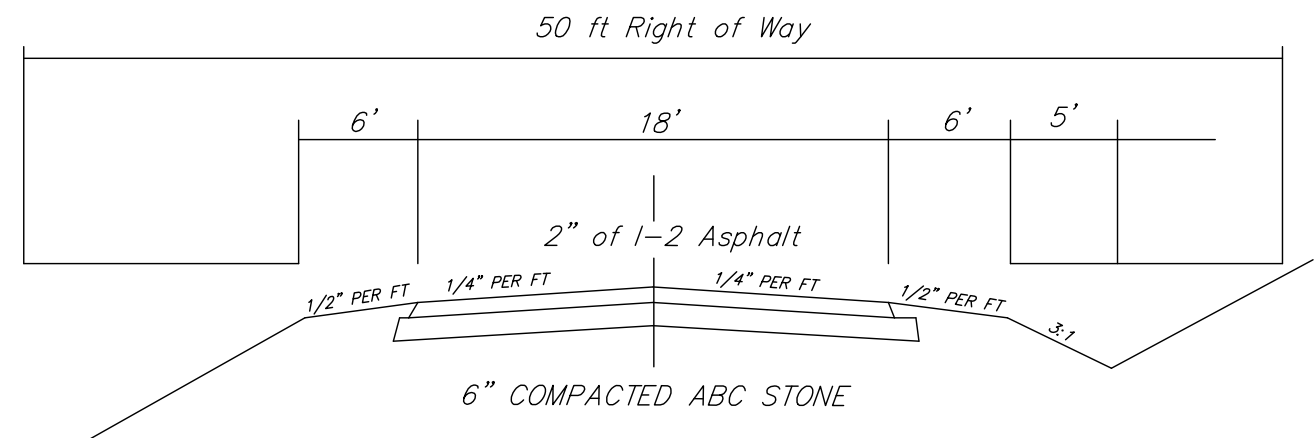


-  Subject Area
-  Parcels
-  Streets





Preliminary Drawing - For Review Purposes Only -



Typical Road Cross Section Local Residential Road NOT TO SCALE

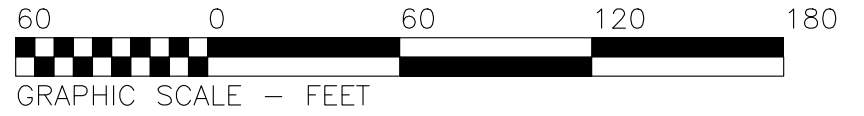
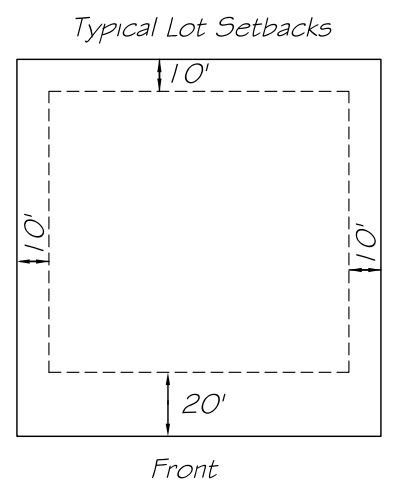
Table with 3 columns: Line, Bearing, Distance. Lists tie lines L1 through L12.

Project Summary: 18.25 Acres Total, Current Zoning: R1 Zoning, Density Allowed: 4 Units per 1 Acre, Proposed Density: 1 Unit per 0.54 Acres.

Road Information: Proposed Windy Knoll Acres Drive Shown to be Public, Windy Knoll Acres Drive (Proposed Asphalt), 50' Right of Way.

Table with 5 columns: Curve, Arc Length, Radius, Chord Bearing, Chord Length. Lists curves C1 through C30.

- Building Setbacks as per Henderson County R1 Zoning: Front = 20', Side = 10', Rear = 10'. Notes 1-10 regarding property restrictions and survey details.



Professional information for Associated Land Surveyors & Planners PC, including address, phone, and license details.