

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHINICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, June 19th, 2018

SUBJECT: Combined Master and Development Plan for Innisfree Farm Major Subdivision, #2018-M03

STAFF CONTACT: Allen McNeill, Planner

ATTACHMENTS:

1. Staff Report
2. Aerial Map
3. Combined Master & Development Plan

SUMMARY OF REQUEST:

Agent Gary L. Corn submitted a Combined Master and Development Plan for Innisfree Farm major residential subdivision on May 29th, 2018. The project site is located on two parcels comprising a total of 171.66 assessed acres of land (PIN 9651-05-3296 & 9641-93-4701) located off North Rugby Rd. The applicant is proposing a total of 17 lots which will be used for single-family residential purposes. A portion of the project is located within a water supply watershed district (WS-IV). The project is located in a Residential Two (R2) zoning district and does meet the standard density requirements. A private road system is proposed to serve the project site. Individual septic systems will serve each lot while water is proposed to be provided by the City of Hendersonville.

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) except for the comments listed in the Staff Report (See Attachment 1).

Staff recommends approval of the Combined Master and Development Plan subject to the developer addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

Suggested Motion: I move that the TRC recommend approval of the Combined Master and Development plan with the conditions noted in the staff report and any others noted by the TRC.

Henderson County Planning Department Staff Report**Combined Master and Development Plan
Innisfree Farm (2018-M03)****Property Owner/Applicant: Larry Joe Youngblood Estate
Agent: Gary L. Corn, P.L.S.**

Master Plan Comments:

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Combined Master and Development 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 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 the Combined Master and Development Plan for the Innisfree Farms 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:

Project Overview

Total Acreage: 29.55

Existing Lots: 2

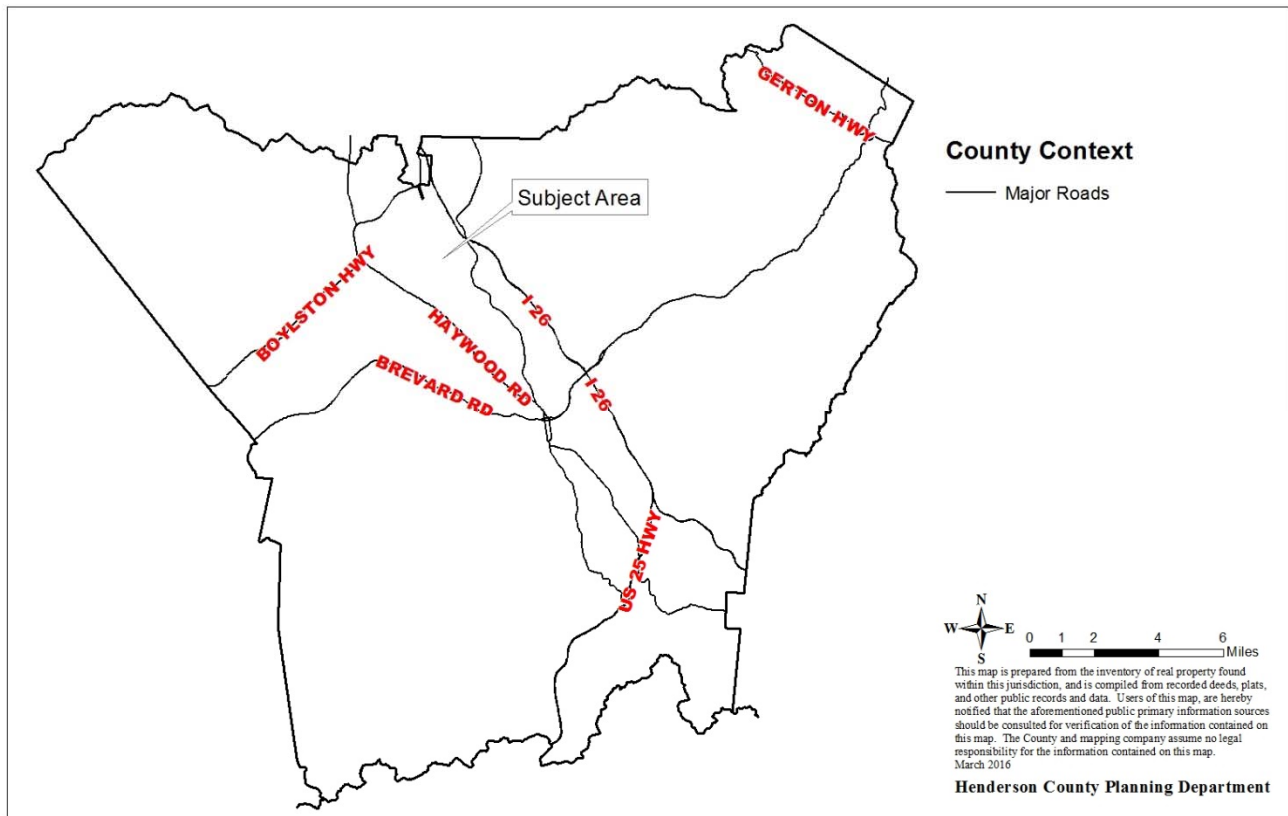
Proposed Lots: 17

Zoning: R2

Internal Roads: 2,536 Linear Feet

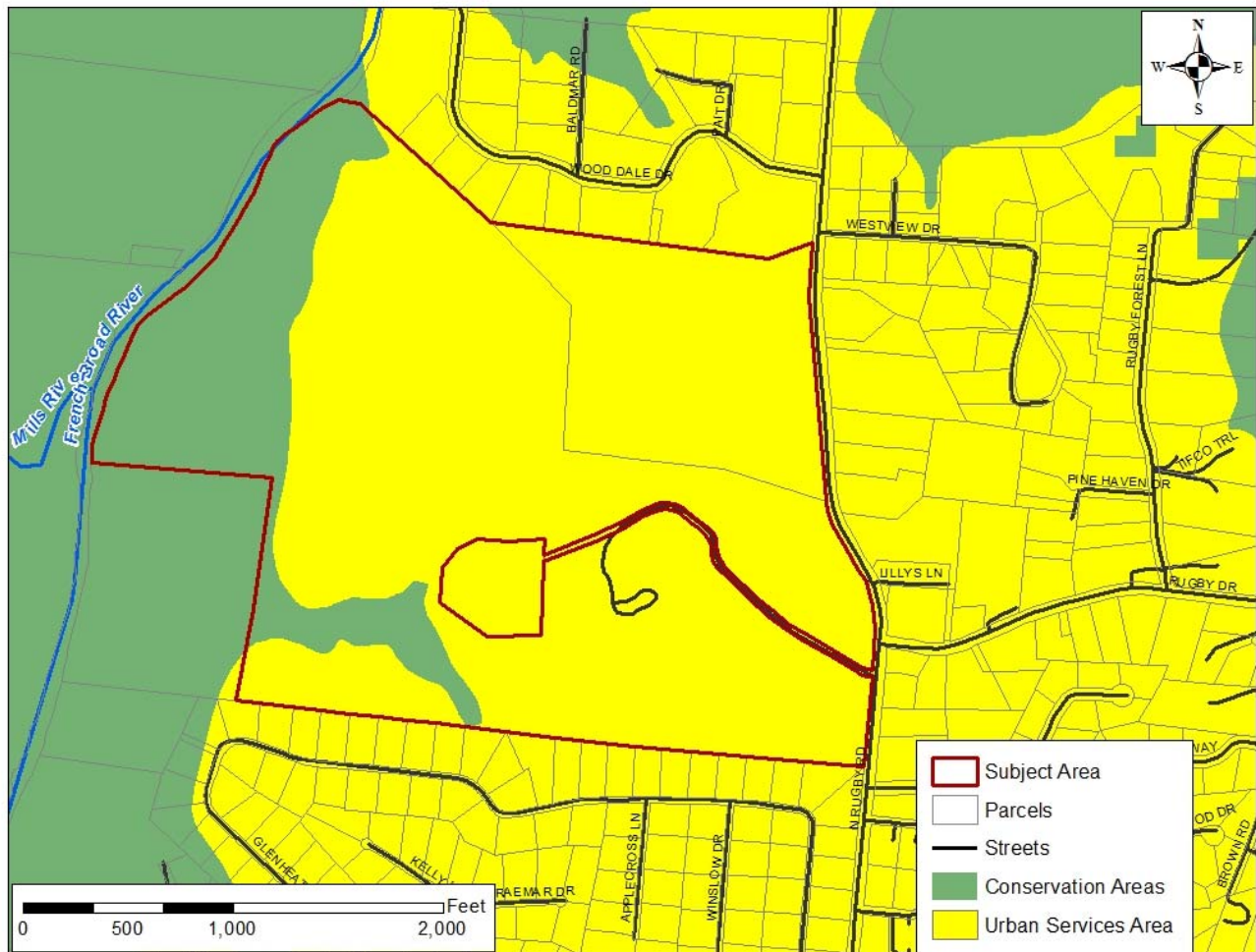
Street Trees Required: 51

Map A: County Context



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 and partially in the Conservation Area (See Map C: CCP Future Land Use Map).
 - a. The Urban Services Area 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.
 - b. The Conservation Area includes areas that are intended to remain largely in their natural state, with only limited development.

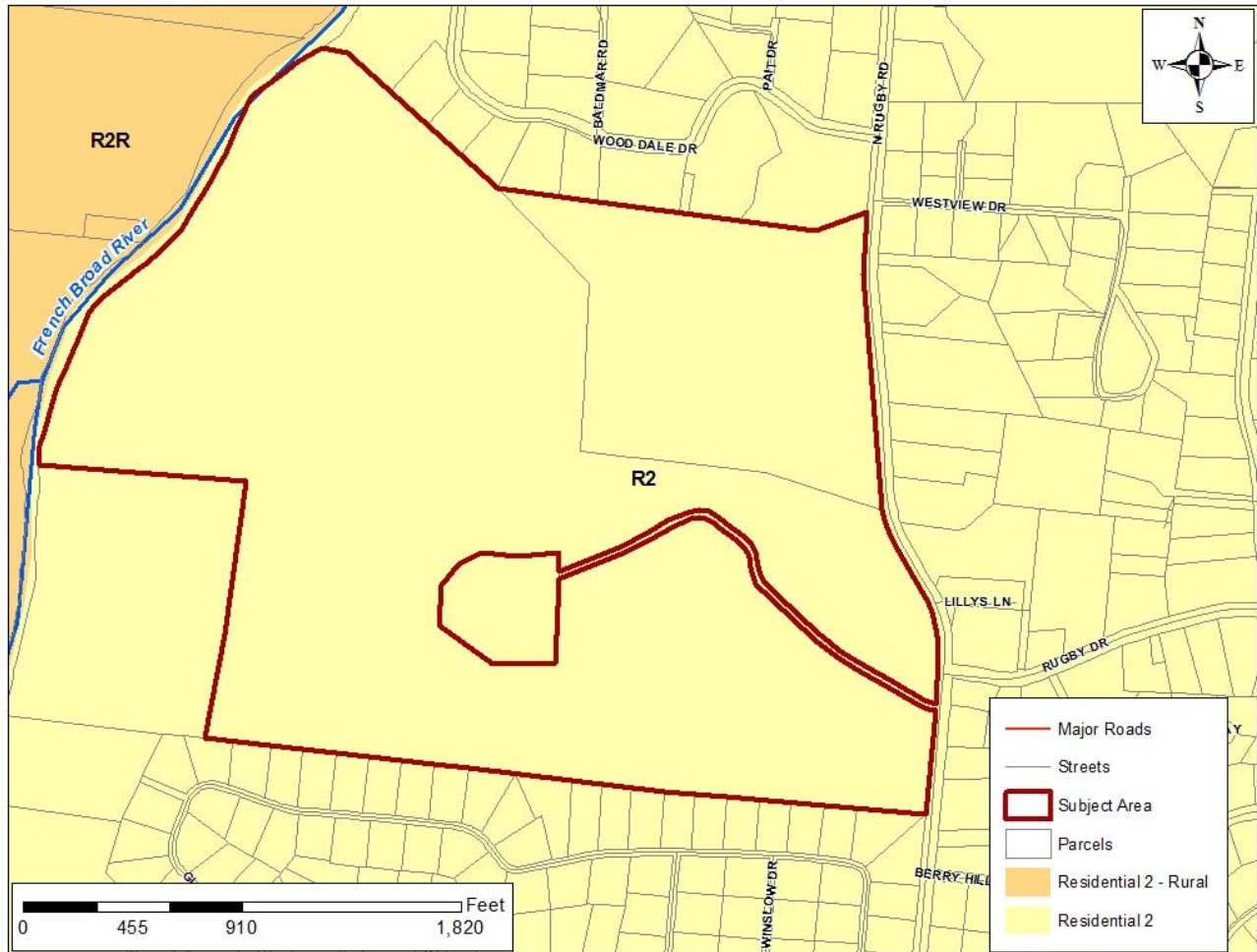
Map C: County Comprehensive Plan Future Land Use Map



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 a Residential Two (R2) district (See Map D: Official Zoning Map).

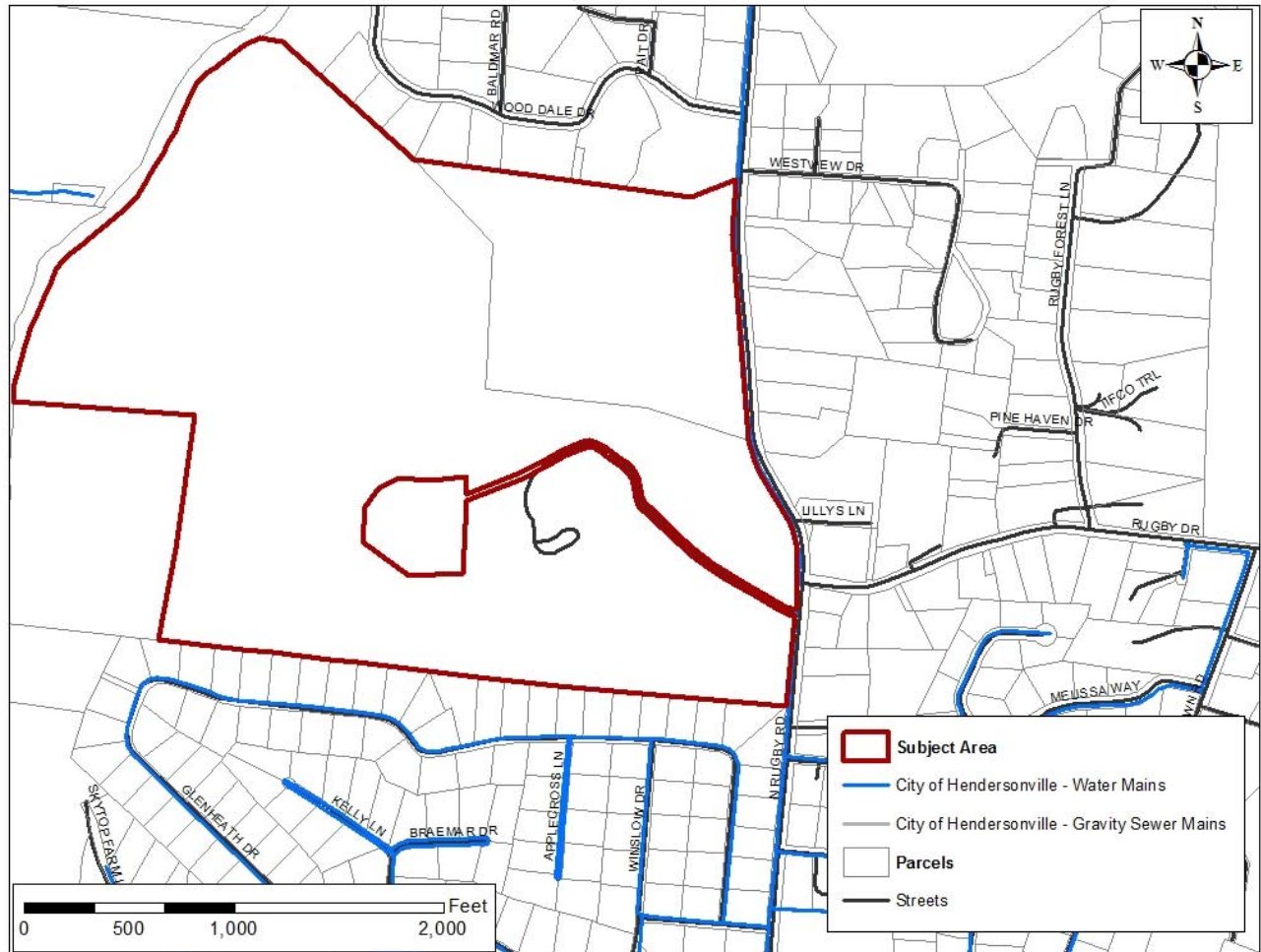
R2 allows for low to medium density residential development.

Map D: Official Zoning Map



- 3. **Water and Sewer Availability.** The applicant proposes a connection to City of Hendersonville water to server the all 17 lots and individual septic systems, as connection to public sewer will not be possible. (Map E: Utilities Map).

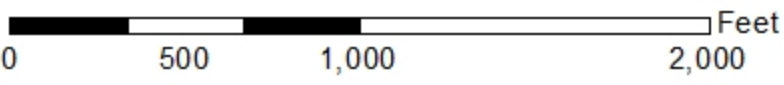
Map E: Public Utilities



Combined Master and 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 §42A-113B).
2. **Fire Protection Requirements.** Any subdivision served by a public water system shall meet the County's standard of one (1) hydrant per 1000 feet of linear road distance. (LDC §42A-81 B(4))
3. **Private Roads.** The final plat(s) must contain a note stating: *The private roads indicated on this final plat may not meet the requirements of the North Carolina Department of Transportation for acceptance into the state road system.*
4. **Shoulder Stabilization.** All areas disturbed by the construction of a private 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 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 private 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).
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 §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.
7. **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
8. **Perennial Streams.** A 30' setback requirement for all perennial streams.
9. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42A (LDC §42A-87).
10. **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).

Innisfree Farm
Applicant: Larry Joe Youngblood Estate
Total Area: 29.55
Current Zoning: R2



— Streets
[Red Outline] Subject Area
[White Outline] Parcels

