

## **REQUEST FOR COMMITTEE ACTION**

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

**MEETING DATE:** January 15, 2019

**SUBJECT:** Combined Master and Development for Rugby Ridge Major Subdivision (2018-M09)

**STAFF CONTACT:** Eric Warren, Planner

**ATTACHMENTS:** 1. Staff Report  
2. Combined Master & Development Plan  
3. Proposed Road Grades

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

H. Bradley Martin Jr, owner of parcel 9651-21-3066, submitted an application with Robert L Sulaski acting as agent for Rugby Ridge subdivision. Attached to the application is a Combined Master and Development Plan for the 39.03 acre project site. The site is located off North Rugby Road (S.R. 1365). The applicant is proposing a total of 26 lots that will be used for single-family residential purposes. The project is partially within the Upper French Broad River (WS-IV PA) water supply watershed district. The site is not located within the floodplain. The project site is currently zoned Residential Two (R2) and meets the standard density requirements. A public road is proposed to serve the site with the name Rugby Ridge Drive. A combination of public and private water systems are proposed with individual septic systems on all lots.

#### **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, approve with conditions, or deny) the Combined Master and Development plan based on the conditions noted in the staff report and any conditions discussed by the TRC.

## Henderson County Planning Department Staff Report

### Combined Master and Development Plan Rugby Ridge (2018-M09)

**Property Owner(s): H. Bradley Martin JR**  
**Applicant: Robert L Sulaski (Agent for Owner)**  
**PIN: 9651-21-3066**

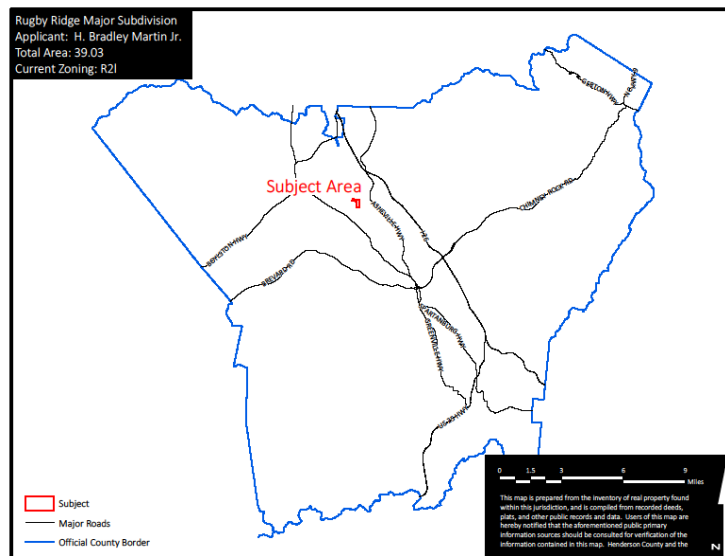
#### Master Plan Comments:

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 Rugby Ridge 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:

**Map A: County Context**

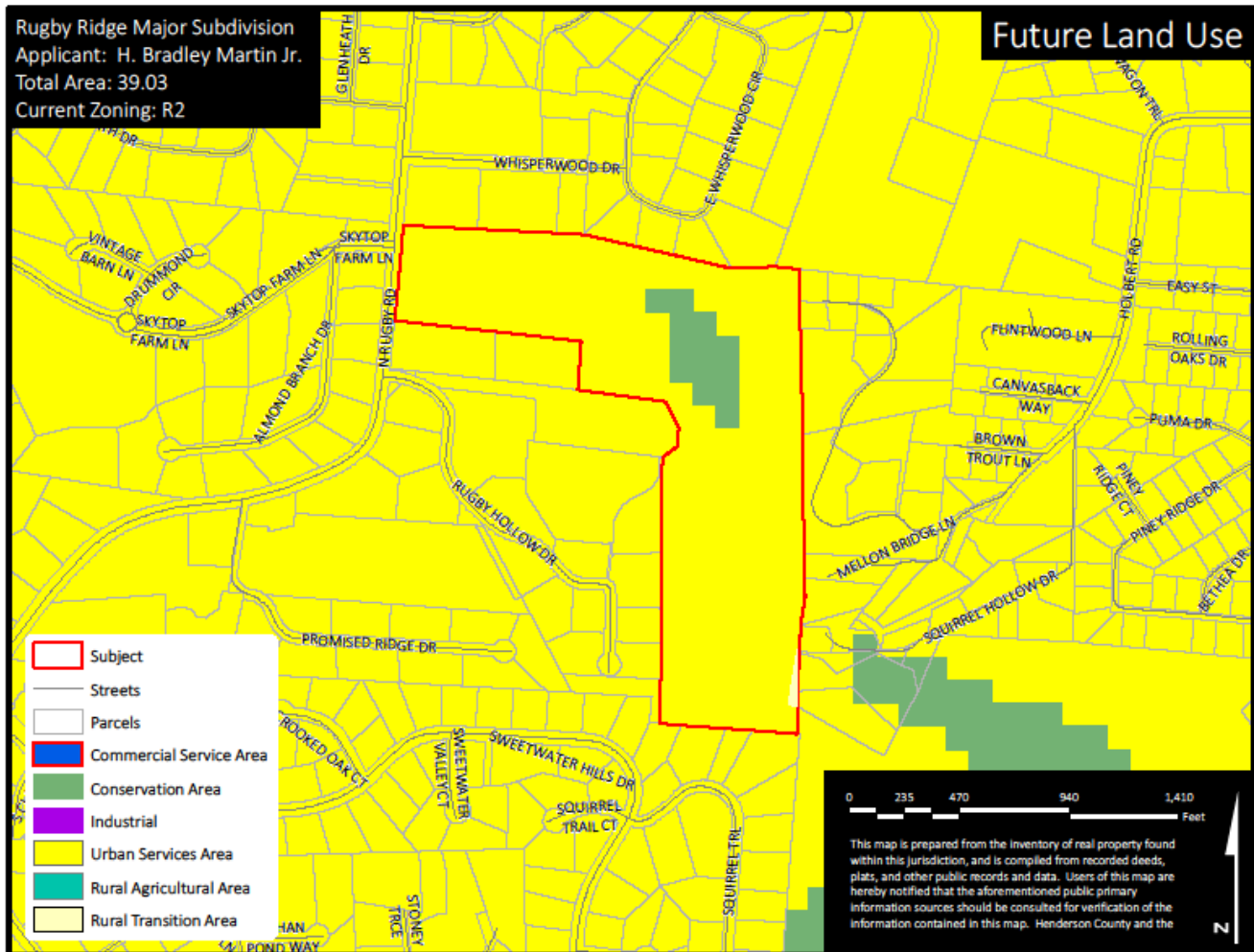


### Map B: Aerial Imagery



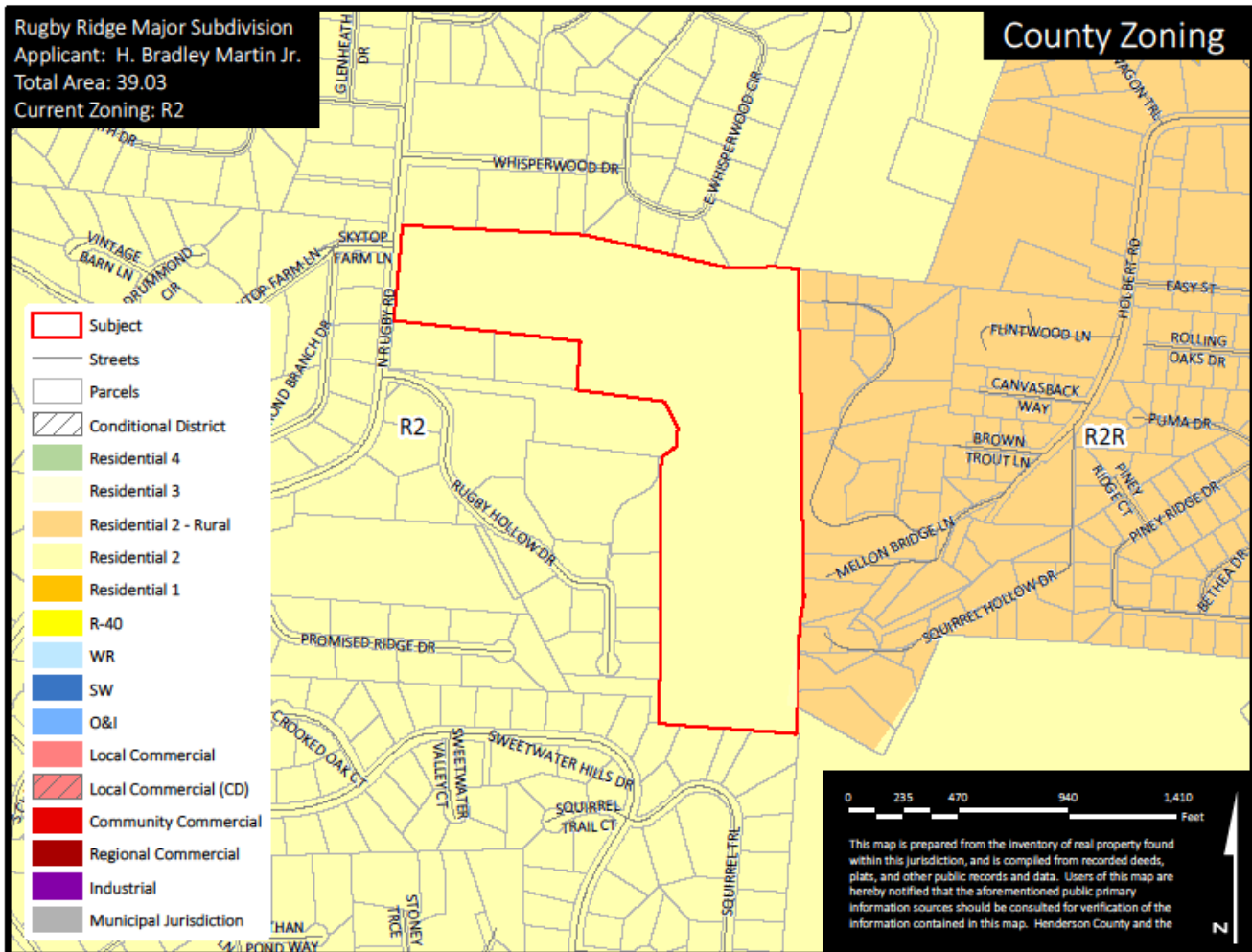


**Map C: County Comprehensive Plan Future Land Use Map**



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 Services Area with a pocket of Conservation Area within it.
  - a. **Urban Services Area:** “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. **Conservation Area:** “This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives.”

**Map D: Official Zoning Map**

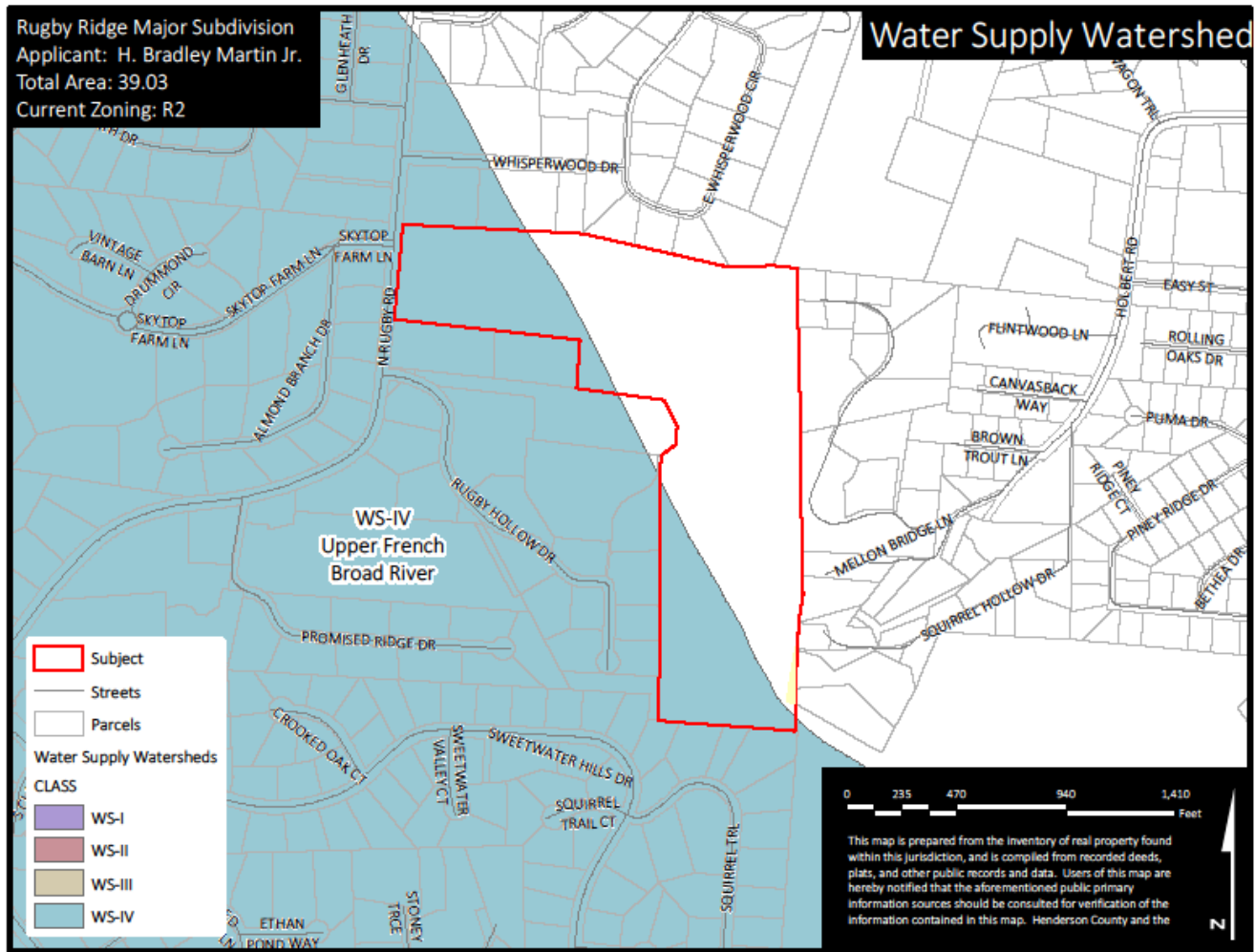


2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential District Two (R2) (See Map D: Official Zoning Map).
  - a. **Residential Two (R2):** “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*.”
  - b. R2 allows for a standard density of 1 unit per acre and a maximum density of 2 units per acre. The Combined Master and Development plan for Rugby Ridge Subdivision proposes a density of 0.67 per acre.
  
3. **Water and Sewer Availability.** The applicant proposes connection to public water system for first 20 lots and individual wells on lots 12-17. The City of Hendersonville water system runs along

North Rugby Rd at the entrance of the proposed subdivision. The applicant proposed the utilization of private individual septic systems for the project site.

4. **Road Name:** The road name “Rugby Ridge Drive” has been pre-approved by the Property Addressing Coordinator.

**Map E: Water Supply Watershed**



5. **Water Supply Watershed:** The project site is partially in the Upper French Broad River watershed WS-IV PA.
  - a. The low density option allows for average lot size of 20,000 sq. ft. minimum or maximum of 24% built-upon area. This proposed subdivision meets these requirements for Water Supply Watershed protection regulations.
6. **Project Proposal Summary:**
  - 26 Lots
  - 0.67 units per acre density
  - 3200 linear feet of public road (Rugby Ridge Drive)
  - Combination of connection to public water and individual wells
  - Individual septic systems

**Master Plan Comments:**

1. There is a 2.73 acre outparcel shown on the master plan that will be combined with parcel 9651-20-0910 owned by William and Joan Lapsley.
2. **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).
3. **Public Roads.** The final plat(s) must indicate that the proposed road (Rugby Ridge Drive) has been designed and constructed in accordance with State Road Standards and has been offered dedication to the public
4. **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).
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 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).
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. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42A-87).
8. **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).



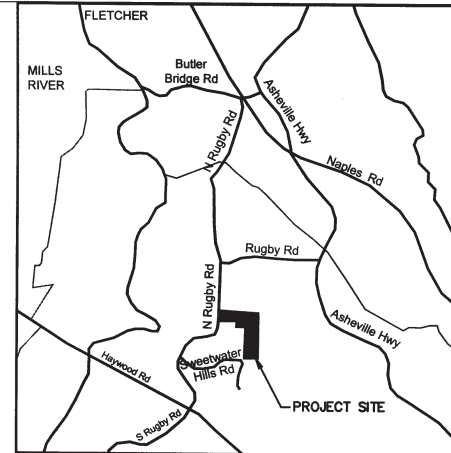


WILLIAM G. LAPSLEY P.E.  
HENDERSONVILLE, NORTH CAROLINA

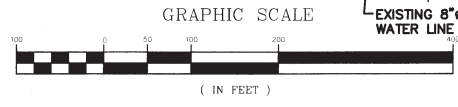
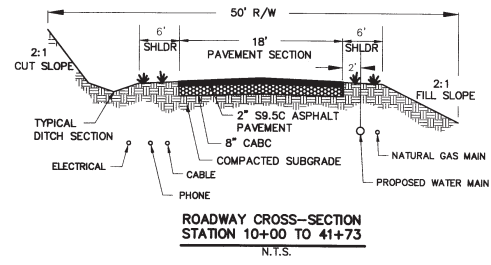
RUGBY RIDGE  
HENDERSONVILLE TOWNSHIP  
HENDERSON COUNTY  
NORTH CAROLINA

PROPOSED  
SITE DEVELOPMENT PLAN  
1/18/19

sheet  
C-100



DEVELOPMENT BLOCK: \_\_\_\_\_  
 NAME OF PROJECT: RUGBY RIDGE  
 PROJECT ADDRESS: NORTH RUGBY ROAD  
 HENDERSONVILLE, NC  
 PROPERTY OWNER: H BRADLEY MARTIN  
 300 CRESCENT COURT  
 DALLAS TX, 75201  
 HENDERSONVILLE, NORTH CAROLINA 28792  
 CONTACT PERSON: WILLIAM G. LAPSLEY, PE  
 109 RUGBY HOLLOW DRIVE  
 HENDERSONVILLE, NC 28791  
 828-779-5046  
 PIN #: 9654-21-3066  
 DB/PG: 1122/304  
 TOTAL ACREAGE: 39.03± ACRES  
 NUMBER OF LOTS: 26 **DENSITY 0.67 units/acre.**  
 ZONING: R2 (RESIDENTIAL DISTRICT 2)  
 BUILDING SETBACKS:  
 15-20' FRONT R/W  
 10' SIDE  
 10' REAR  
 WATER SYSTEM: (PUBLIC) CITY OF HENDERSONVILLE  
 & PRIVATE WELLS  
 SEWER SYSTEM: (PRIVATE)  
**ROADS PUBLIC ±3,200 LF**



NOTE:  
THE PROPERTY NOT LOCATED IN 100 YR FLOOD HAZARD PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 370125 0080B & 370125 0085B EFFECTIVE DATE MARCH 1, 1982.

WILLIAM G. LAPSLEY P.E.  
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(828) 691-8288 (688) 779-5046  
wlapley@rcgls.com



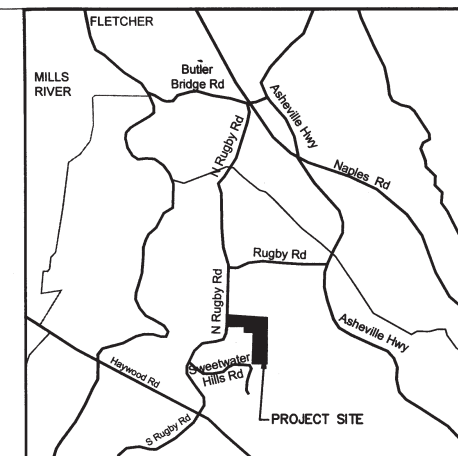
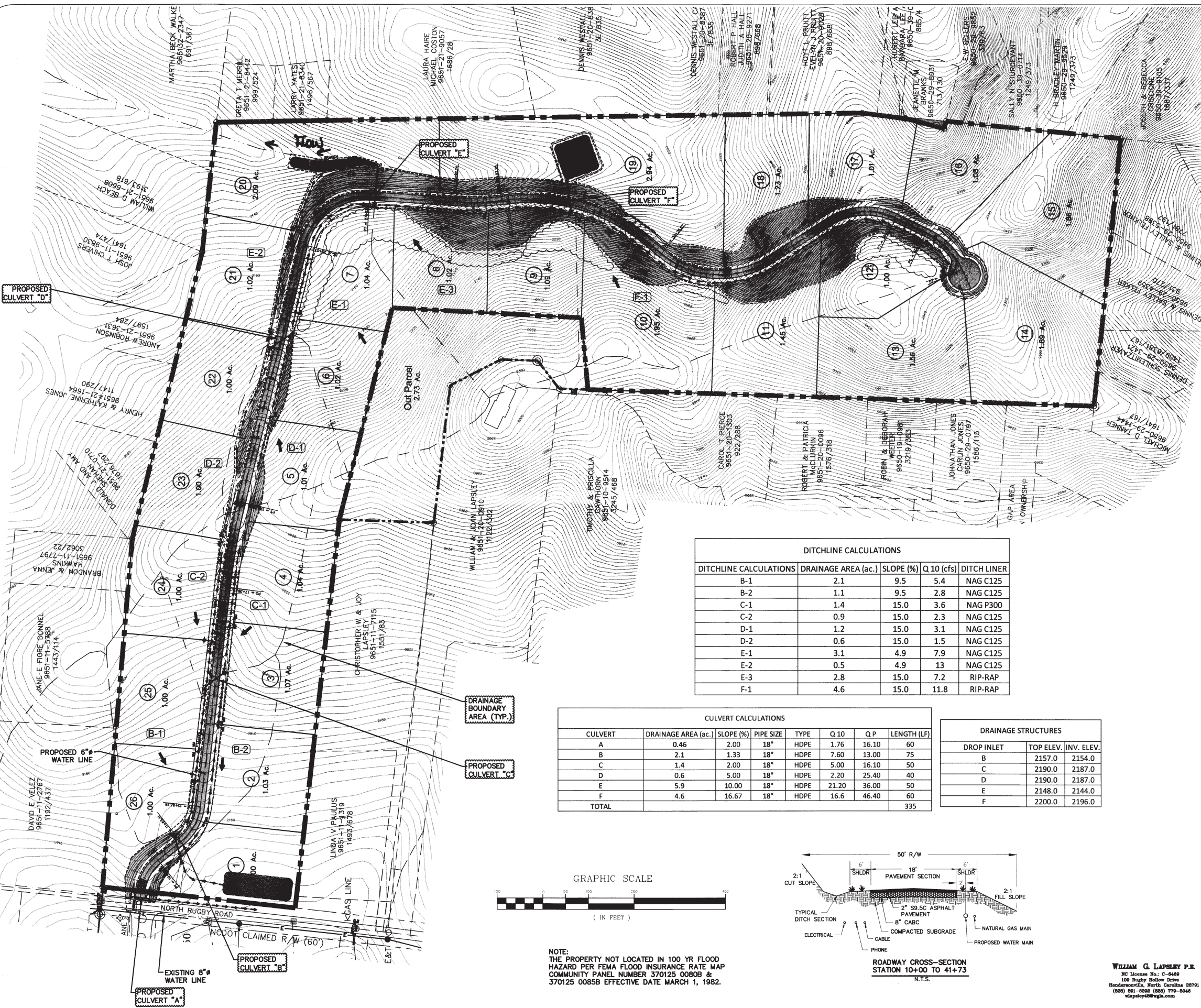
Know what's below.  
Call before you dig.

Revisions

date: 9/18  
job: 18161  
drawn: KHC

*[Signature]*  
12/19/18  
CLAM CRESSLEY  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF NORTH CAROLINA





**DITCHLINE CALCULATIONS**

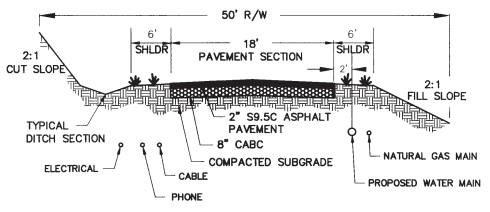
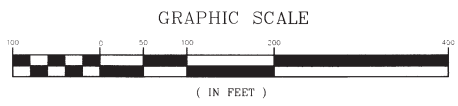
DITCHLINE CALCULATIONS	DRAINAGE AREA (ac.)	SLOPE (%)	Q 10 (cfs)	DITCH LINER
B-1	2.1	9.5	5.4	NAG C125
B-2	1.1	9.5	2.8	NAG C125
C-1	1.4	15.0	3.6	NAG P300
C-2	0.9	15.0	2.3	NAG C125
D-1	1.2	15.0	3.1	NAG C125
D-2	0.6	15.0	1.5	NAG C125
E-1	3.1	4.9	7.9	NAG C125
E-2	0.5	4.9	1.3	NAG C125
E-3	2.8	15.0	7.2	RIP-RAP
F-1	4.6	15.0	11.8	RIP-RAP

**CULVERT CALCULATIONS**

CULVERT	DRAINAGE AREA (ac.)	SLOPE (%)	PIPE SIZE	TYPE	Q 10	Q P	LENGTH (LF)
A	0.46	2.00	18"	HDPE	1.76	16.10	60
B	2.1	1.33	18"	HDPE	7.60	13.00	75
C	1.4	2.00	18"	HDPE	5.00	16.10	50
D	0.6	5.00	18"	HDPE	2.20	25.40	40
E	5.9	10.00	18"	HDPE	21.20	36.00	50
F	4.6	16.67	18"	HDPE	16.6	46.40	60
TOTAL							335

**DRAINAGE STRUCTURES**

DROP INLET	TOP ELEV.	INV. ELEV.
B	2157.0	2154.0
C	2190.0	2187.0
D	2190.0	2187.0
E	2148.0	2144.0
F	2200.0	2196.0



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 SEWER SYSTEM: (PRIVATE)

**ROADS** PUBLIC + 3,200 LF

12/19/18

Know what's below. Call before you dig.

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**Revisions**


date: 9/18  
 job: 18161  
 drawn: KHC



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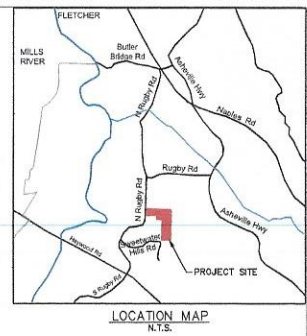
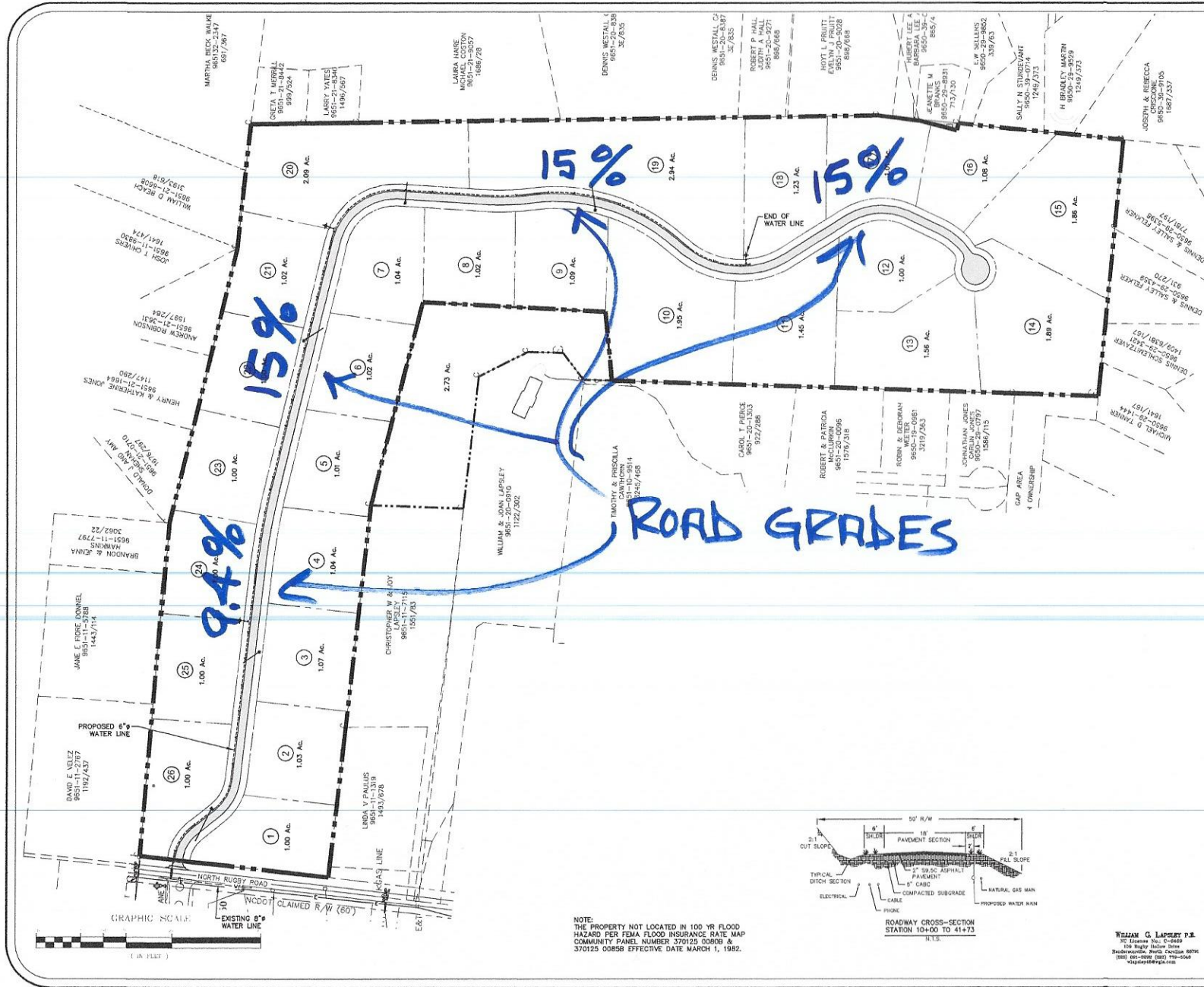
**RUGBY RIDGE**  
 HENDERSONVILLE TOWNSHIP  
 HENDERSON COUNTY  
 NORTH CAROLINA

**PROPOSED**  
 DEVELOPMENT MASTER PLAN  
 & MASTER PLAN

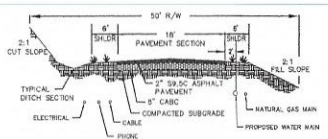
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**Revisions**


date: 9/18  
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