

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: February 19, 2019

SUBJECT: Rezoning Application #R-2018-10-C Tap Root Farms

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1.) Staff Report
2.) Master Plan Report
3.) Site/Master Plan

SUMMARY OF REQUEST:

Rezoning Application #R-2018-10-C was initiated on December 27, 2018 and requests that the County conditionally rezone approximately 286 acres of land from Regional Commercial (RC) to a Residential One Conditional District (R1-CD). The project consists of 3 parcels located off Butler Bridge Road with a total acreage of 319.66 acres. The proposed rezoning does not include approximately 33.66 acres located directly adjacent to Butler Bridge Road. The property owner is Tap Root Farms, LLC. Ken Jackson is the applicant.

The applicant is proposing a residential development with a mix of single-family lots, townhomes and apartments that total 1,218 units. The development is required to be approved as a conditional rezoning due to the number of units. Conditional rezonings allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighbor compatibility meeting was held on Monday, January 28, 2018 in the King Street Meeting Room. A copy of the meeting report will be available at the TRC meeting.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Should the rezoning application meet the technical standards laid out in the Henderson County Land Development Code, the appropriate action by the Technical Review Committee would be to forward the application on to the Planning Board for further review.

Suggested Motion:

I move that the TRC forward the rezoning application, #R-2018-10-C with conditions as discussed, to the Planning Board as it meets the technical requirements of the Land Development Code.

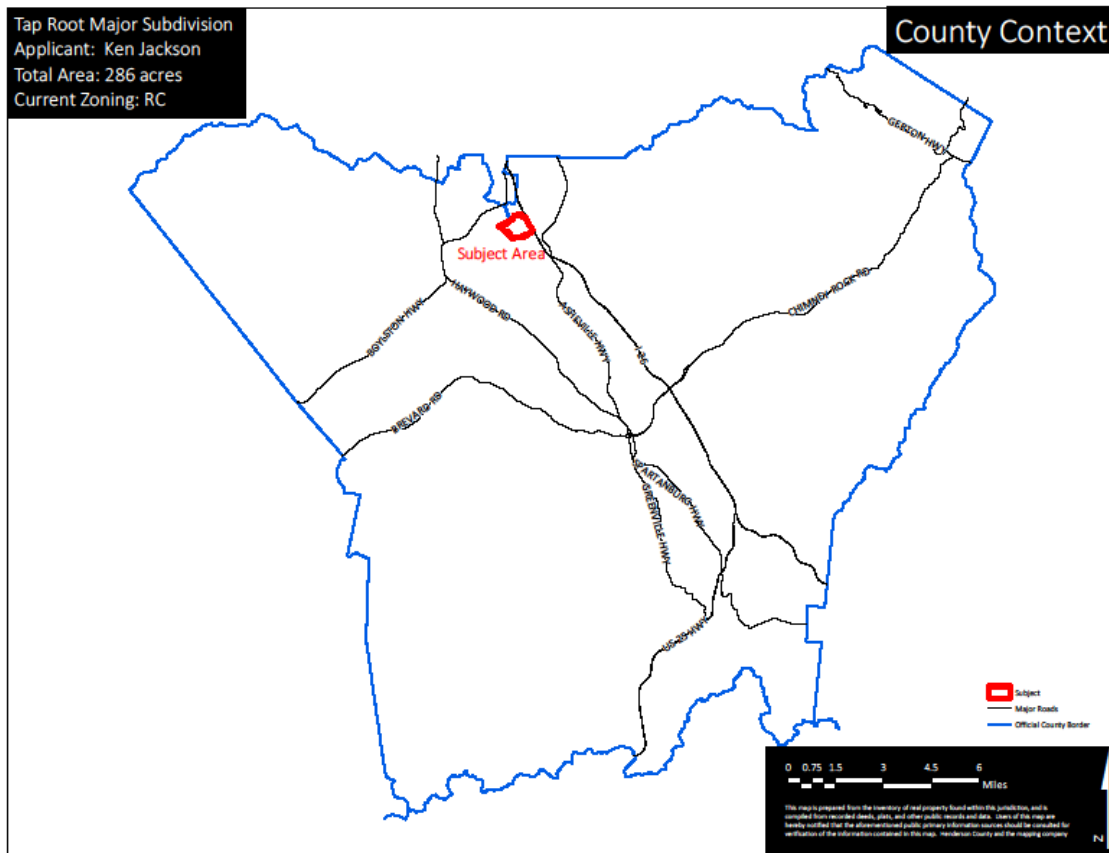
Henderson County Planning Department Staff Report
Rezoning Application #R-2018-10-C (RC to R1-CD)

Owner(s)
Tap Root Farms, LLC (Ken Jackson, Applicant)

1. Rezoning Request

- 1.1. **Applicant:** Ken Jackson
- 1.2. **Property Owner:** Tap Root Farms, LLC
- 1.3. **PINs:** 9652-03-1362, 9642-82-3681, & 9642-84-4544
- 1.4. **Request:** Rezone a portion of the above PIN's (hereafter the subject area) from a Residential Commercial (RC) zoning district to a Residential One Conditional (R1-CD) zoning district.
- 1.5. **Size:** Total parcel area is approximately 319.66 acres. Subject area is approximately 286 acres. There are 4 lots that total approximately 33.66 acres that are not included in the proposed rezoning request or as part of the development.
- 1.6. **Location:** The subject area is located on Butler Bridge Road (SR 1345), adjacent to Interstate I-26, and just south of the Henderson County/Buncombe County line. The northern boundary of the site runs parallel to Cane Creek, while the French Broad River runs adjacent to the western boundary of the site.

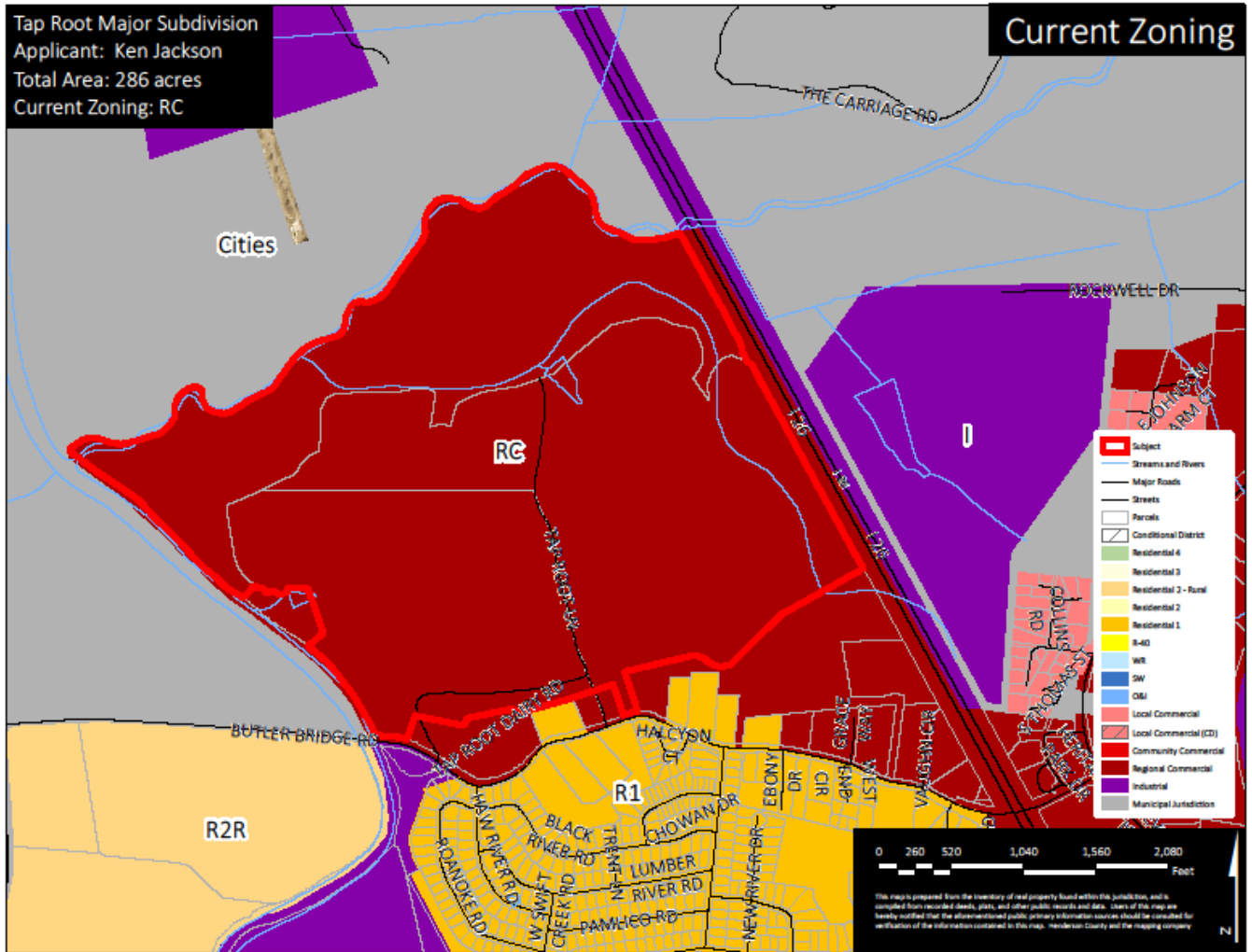
Map A: County Context



Map B: Aerial



Map C: Current Zoning



2. Current Zoning

2.1. **Application of Current Zoning:** The subject area is currently zoned Regional Commercial (RC). (See Map C). The subject area was first zoned Open Use (OU) in 2001. On March 3, 2003, the subject area was rezoned from an OU district to a General Industrial (I-2) zoning district. On 2005, the subject area was rezoned from an I-2 district to a Highway Commercial (C-4) zoning district. When the LDC was adopted in September of 2007, property previously zoned C-4 was changed to the current Regional Commercial (RC) zoning district.

2.2. **Adjacent Zoning:** The subject area is adjacent to a variety of zoning districts including municipal zoning districts.

County Zoning: The subject area is adjacent to Regional Commercial (RC), Residential One (R1) and a small portion of Industrial (I) zoning to the south. An Industrial (I) zoning district is also directly adjacent to the east of the subject area.

Town of Fletcher: The Town of Fletcher is adjacent to the north and east of the subject area. The Town of Fletcher's zoning designation is General Commercial (C-1) and Interstate Commercial (C-2).

Town of Mills River: The property across the French Broad River and adjacent to the subject area are part of the Town of Mills River's municipal district. These properties are zoned MR - Light Industrial (MR-LI).

2.3. District Comparison:

2.3.1. **Regional Commercial (RC):** "The purpose of the Regional Commercial (RC) zoning district is to foster orderly growth where the principal use of land is commercial. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local, community, and regional level; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in areas designated as Urban (USA) in the Comprehensive Plan." Residential density in Regional Commercial is sixteen (16) units per acre with a maximum impervious surface allowance of 80% (LDC §42A-28).

2.3.1. **Residential One Conditional Zoning District (R1-CD):** "Conditional Zoning Districts are created for the purpose of providing an optional rezoning choice where the owner of property proposes to rezone property and, in order to, among other reasons, carry out the purposes of the Comprehensive Plan, proposes to impose special limitations and conditions on the use of the property proposed for rezoning" (Chapter 42, Land Development Code §42-45). Conditions may be imposed in the furtherance of the purpose of the LDC and the recommendations of the County Comprehensive Plan.

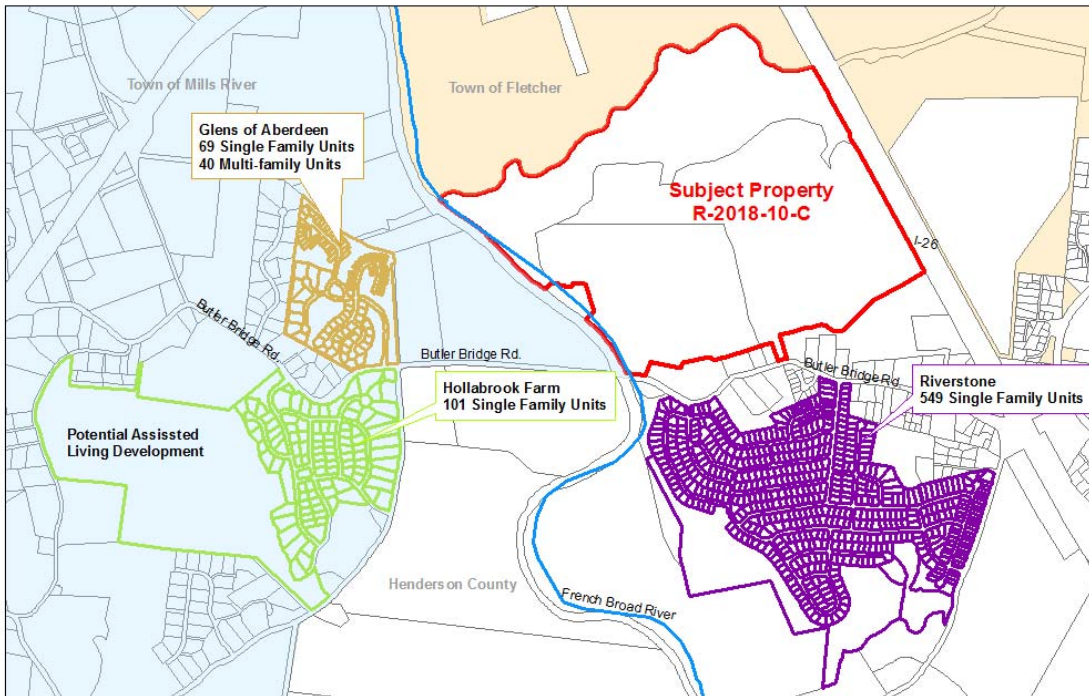
3. Current Uses of Subject Area and Adjacent Properties

3.1. **Subject Area Uses:** The subject area is primarily used for agriculture with a limited number of residential structures located on the three parcels making up the subject area.

3.2. **Adjacent Area Uses:** The surrounding properties include a variety of uses. To the west, adjacent uses are primarily considered agricultural with one residential property between the subjected area and the French Broad River. On the northern boundary of the subject area is a 171-acre parcel being utilized as a golf course. To the east of the subject area is agricultural uses as well as an 86-acre tract that holds an industrial manufacturing facility. Parcels to the east of the subject area are separated by Interstate 26 (I-26). South of the subject area, along Butler Bridge Road, are a mixture of commercial, industrial, and residential properties. Included in the residential properties along Butler Bridge road is the River Stone subdivision which contains approximately 549 residential lots.

3.3. **Asheville Regional Airport:** The Asheville Regional Airport is located within 600 feet to the north of the subject area. According to the airport’s Executive Director, the development will be required to make an application to the Federal Aviation Administration (FAA) to review if the development would have any impacts on the operations at the airport. According to the applicant’s engineer, this application form has already been submitted to the FAA and the report should be available in the coming weeks.

Map D: Surrounding Subdivision Map



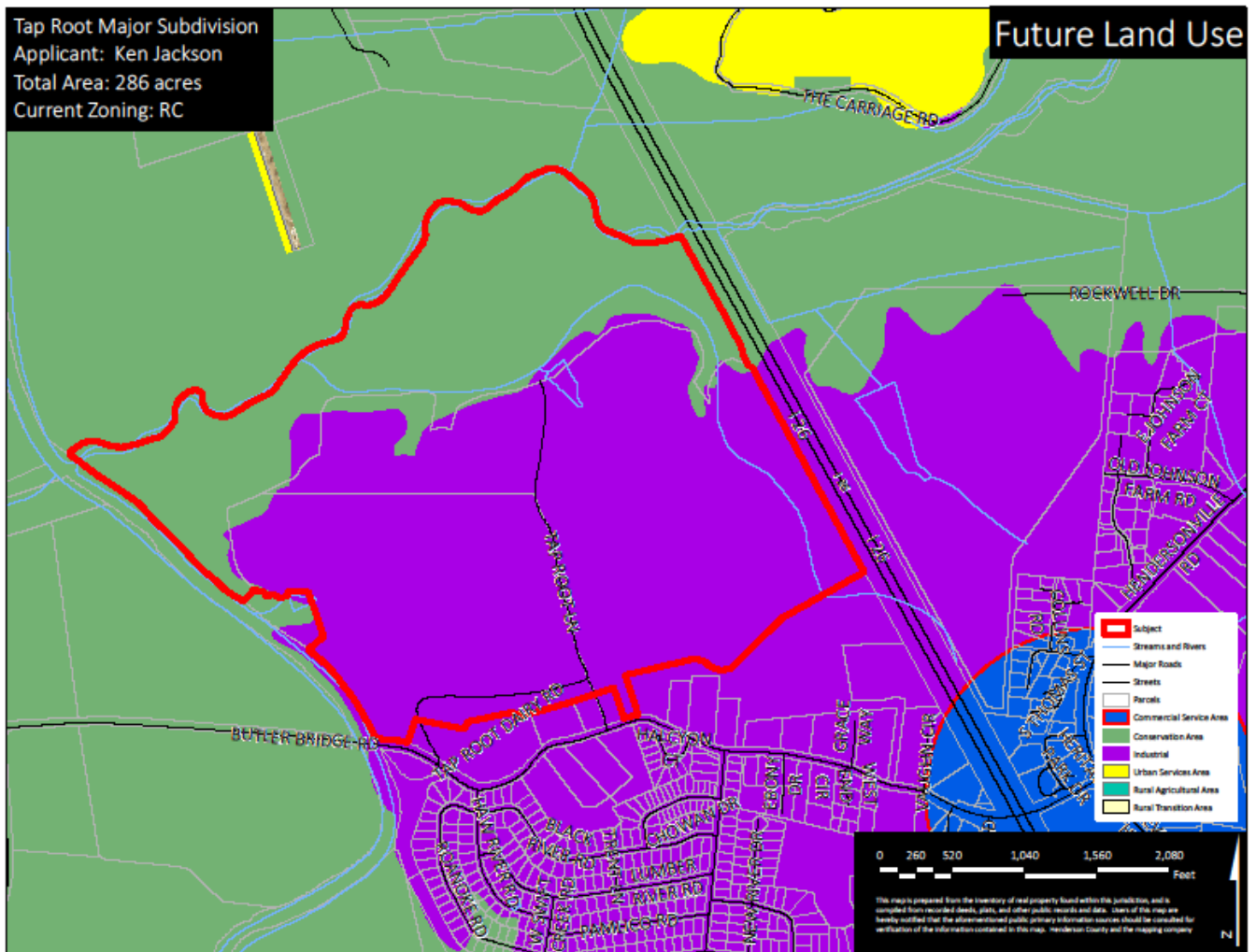
3.4. **Comparison of Surrounding Subdivisions:** Several subdivisions are near the proposed development including several smaller subdivisions located along N. Rugby Road. Some of these subdivisions located along Butler Bridge Road include Riverstone, Hollabrook Farms and the Glens of Aberdeen.

Riverstone: Riverstone was originally approved under a special use permit for a Planned Unit Development (PUD) in November of 2005 by the Henderson County Board of Commissioners. The master plan has been amended several times and the current subdivision is approved for 549 lots. The zoning district on this property was R-10 and R-15 at the time of the special use permit approval. The current zoning is R1.

Hollabrook Farms: The Hollabrook Farms property was zoned as an I-2 (General Industrial) zoning district in 2001. In 2005, the owners requested that the property (106.57 acres) be rezoned to an R-10 zoning district. Although the Town incorporated in June of 2003, this property was still in the County’s jurisdiction at the time of the rezoning request. The existing subdivision was annexed into the Town and was approved under a special use permit for 237 lots. The plan was later amended, and the final phase removed from the subdivision reducing the approved lots to 101. The undeveloped phase of this subdivision received approval under a special use permit by the Town of Mills River for an assisted living residence. Final plans have yet to be submitted.

Glenns of Aberdeen: The Glenns of Aberdeen (formerly Butler Lake) was developed under the County ordinance prior to the Town of Mills River incorporating. The subdivision was approved in July of 1999 for 109 lots on 43 acres for a mixture of single-family cottage lots and townhomes.

Map E: 2020 County Comprehensive Plan Future Land Use Map



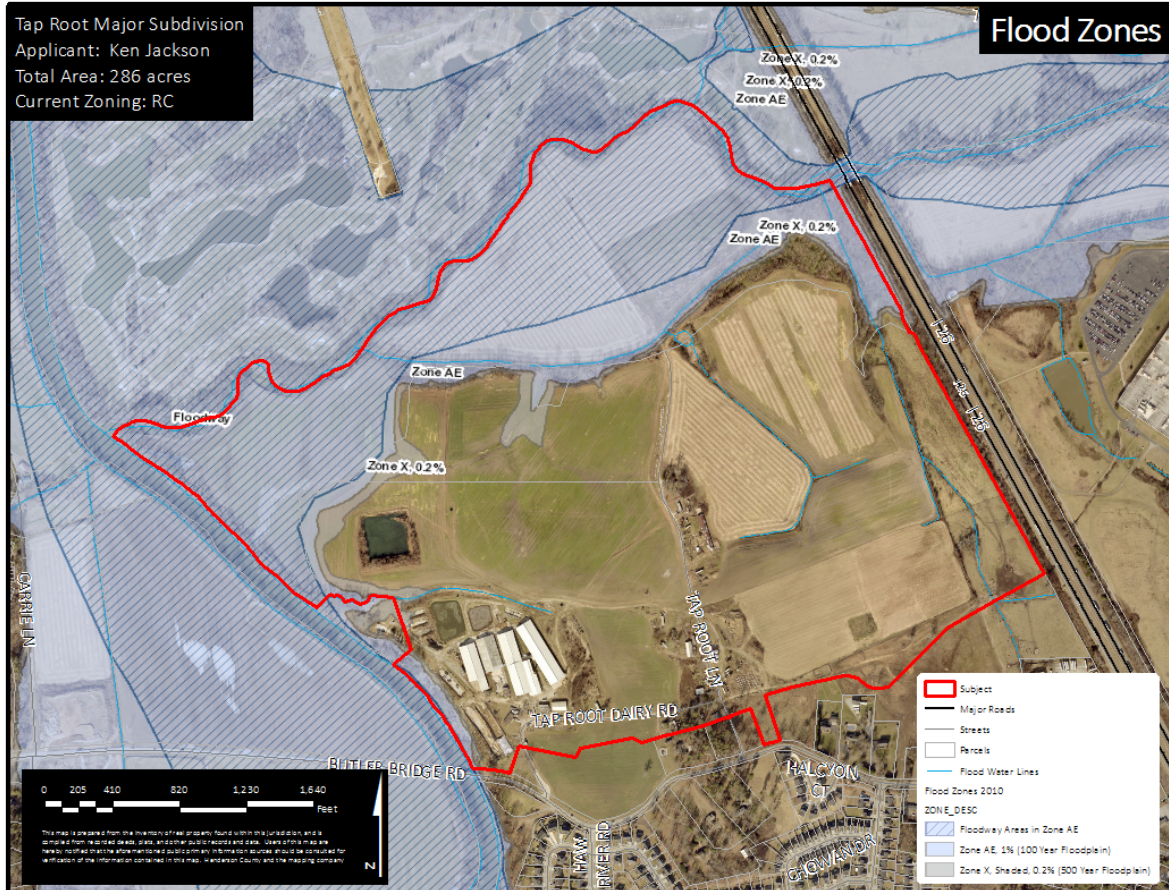
4. The Henderson County 2020 Comprehensive Plan (CCP)

4.1. The CCP Future Land Use Map identifies the subject area as primarily being in an Industrial area with a large portion of the subject area along the French Board River being in the Conservation area (2020 CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map E). The subject area is also located within the Urban Service Area.

4.1.1. **Industrial:** The CCP states that, “Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses except for Regional Commercial uses. Industrial areas depicted on Map #24, Future Land Use Map are derived from existing industrial zoning districts, as well as from those area depicted upon Map #8, “Committee of 100” Recommended Industrial Development Zones.” (2020 CCP, Pg. 140).

4.1.2. **Conservation:** 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. Conservation areas are lands that generally exhibit any of the following characteristics: 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds 2. Areas of historic and archeological significance 3. Local, state or federally-managed natural areas 4. Areas managed for agricultural or forestry land uses 5. Other areas yet to be defined.

Map F: Floodplain Map



5. Floodplain

- 5.1. **Floodway:** Most of the flood prone area for the subject area is in the floodway or non-encroachment area (See Map F). The LDC does not allow structures in the floodway unless it is a functionally dependent facility, such as docks, new water or sewer lines, streambank restoration projects, recreational uses (excluding enclosed structures) and bridges.
- 5.2. **Floodplain:** The subject area contains both the 100-year and 500-year floodplains (See Map E). Structures are permitted in this area provided they are elevated, and up to 20% of this area may be filled.
- 5.3. **Density Calculation:** To prevent a taking, the LDC allows for a property owner to use all the acreage when calculating density. A rough estimate shows approximately 94 acres of the subject area is located in a flood prone area. If the flood prone area is removed the total project acreage is roughly 192 acers. That would allow a standard density of 768 units and a maximum density of 2,304 units. The proposed project is still within the allowed density even if the floodplain areas were not counted.

6. Water and Sewer

- 6.1. **Public Water:** The applicant is proposing connection to public water via the City of Asheville to serve development. The City of Hendersonville has also discussed a connection to their water supply and have provided a letter of capacity to the applicant.
- 6.2. **Public Sewer:** The applicant is proposing connection to public sewer via the Cane Creek Sewer District to serve development. Both Cane Creek and MSD have indicated capacity availability. The applicant must provide a capacity letter as a condition of approval.

7. Proposed Residential One Conditional District Development

- 7.1. **Proposed Use:** The applicant is proposing to use the site for a major residential subdivision, that incorporates both single family and multifamily type dwellings. Based on the number of units proposed and the types of dwellings proposed, the applicant is requesting a Residential One Conditional District to allow more flexibility in design. The conditional district will also the Board of Commissioners to place conditions or restrictions on the property that will be for this specific development and location. Below is a development overview.

- 1,218 Units (Project Total)
 - 545 Single Family
 - 361 Townhomes
 - 312 Apartments
- Proposed Density of 4.2 units per acre
- 10 Proposed Phases
- Proposed Road Length, 33,100 LF
- Min. of 72.5 acres or 25% Open Space
- Common Area and Development Amenities

8. Neighborhood Compatibility Meeting

- 8.1. A neighborhood compatibility meeting was held on Monday, January 28, 2019 at 3:00 PM in the King Street Meeting Room. Approximately 100 people attended and were able to hear about the proposed development and ask questions of the applicant. Informal comment was accepted via a comment card for this meeting.
- 8.2. A report of this meeting will be forwarded to the Planning Board and Board of Commissioners.

9. Staff Comments

- 9.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map D) places the Subject Area in Industrial and Conservation area classifications.
- 9.2. **Comparison of Districts:** The existing Regional Commercial (RC) zoning district allows for primarily commercial development and multi-family residential units (16 units per acer). The corresponding Residential One (R1) zoning district that is the base zoning for the conditional rezoning request allows for a standard density of 4 units per acres and a maximum density of 12 units per acre. The proposed project and rezoning requests a density that would meet the allowed density requirements per the Henderson County Land Development Code Standards for the R1 zoning district.
- 9.3. **Master Plan:** The rezoning request requires a site-specific plan which includes a master plan requirement for the proposed development phases. (See Attached Master Plan Report)

10. Technical Review Committee (TRC) Recommendations

- 10.1.TBD. The TRC will discuss on Tuesday, February 19, 2019.

11. Planning Board Recommendations

- 11.1.TBD. The Planning Board will discuss on Thursday, February 21, 2019.

12. Required Conditions per the LDC

- 12.1. **Open Space.** The applicant is required to set aside 25% open space. This open space should be recorded with the register of deeds. The open space does not have to be owned by the HOA, but can be held by an individual, organization or non-profit. The open space is required to remain as shown on the approved site plan and cannot be developed.
- 12.2. **HOA.** The developer is required to set up an HOA (Home Owner Association) and subsequent documents should be reviewed and approved by the County Attorney prior to recording of such restrictions.
- 12.3. **Common Area/Open Space.** The LDC requires that common area be provided for 10% of the total area in the townhome and apartment portions. The LDC requires that at least 25% of all lands within the development be designated as open space. This open space shall not include more than 50% in primary conservation areas and shall not be composed entirely of secondary conservation areas.
- 12.4. **Multi-family Layout.** The LDC states that there be a minimum space of 20 feet between buildings (1 foot of separation for each one foot of building height in excess of 30 feet). This only applies to the townhomes and apartment portions. The townhomes and apartments shall also have a maximum building length of 150 feet.

- 12.5. **Subsurface Utilities.** Subsurface utilities are required for the apartment and townhome phases. The Board may wish to require this for the entire development.
- 12.6. **Pervious Pavement.** The LDC requires that 25% of all paved surfaces (roads, parking areas, drives, sidewalks, etc.) be pervious pavement. This requirement only applies to the townhomes and apartments.
- 12.7. **Pedestrian Facilities.** The LDC requires 1 linear foot of sidewalk or trail for every linear foot of improved or newly proposed roadway within the development. The sidewalk or trail must be at least 5 feet in width.
- 12.8. **Public Roads.** The applicant is proposing the road to be NCDOT public roads. Certification by NCDOT is required to be on the final plat.
- 12.9. **Buffering and Setbacks.** The LDC requires that structures are setback 50 feet from I-26 and that a B2 buffer is required within this setback. This requirement only applies to the townhome and apartment portion.

13. **Recommended Conditions of Approval**

Below is a list of conditions that the Board of Commissioners may wish to consider if the conditional rezoning request is approved. These conditions are recommended and are subject to change. They are intended to provide examples or issues that the Board of Commissioners could consider if or when the application comes before the Board and provided that the Board determines that the development is appropriate and intends to approve the request.

- 13.1. **Size and Scope.** Is the size and proposed use of the development suitable for this location or should the scope of the project be reduced or altered.
- 13.2. **Asheville Regional Airport.** The Asheville Regional Airport should review the report and application made by the developer to the FAA to make sure that the development will not impact the airport operations. If the airport operations are impacted, the Board should require that the developer amend the application to address any issues. A condition of approval could be that there are zero impacts to the airport's current operations and flight paths.
- 13.3. **Buffers.** Buffers are not required for the single-family portion of the subdivision or along the boundary of the remaining RC (Regional Commercial) zoning district. The Board may want to require a B1 or B2 buffer for the single-family lots and apartments that could be adjacent to a future commercial development. The Board will also be considering a rezoning request for additional parcels of land located along Butler Bridge Road that is requesting to be rezoned from an R1 to RC (this is part of a separate rezoning application not part of this development or requested by this applicant). The Board may want to require the buffering along these parcels as well.
- 13.4. **Road Layout.** The LDC standard is that no more than 35 lots within a subdivision shall be accessed by a dead-end-road or to access the main entrances(s)/exist(s) for the development. The applicant has proposed 2 entrances, as required, to the development, but the Board may want to consider if an additional internal loop road should be required to service the apartments and townhomes for emergency service purposes.
- 13.5. **NCDOT Traffic Requirements.** The NCDOT has required a Traffic Impact Study (TIS) due to the States threshold for traffic generation by the proposed use. The applicant completed a preliminary scoping meeting with NCDOT to determine the intersections to be studied (8 intersections total), the peak hours for traffic counts, and any other potential impacts of the development. The TIS has been submitted to the NCDOT and they will take into consideration the I-26 widening and upgrades to the Butler Bridge Road. The Board should include any requirements identified by NCDOT as a condition

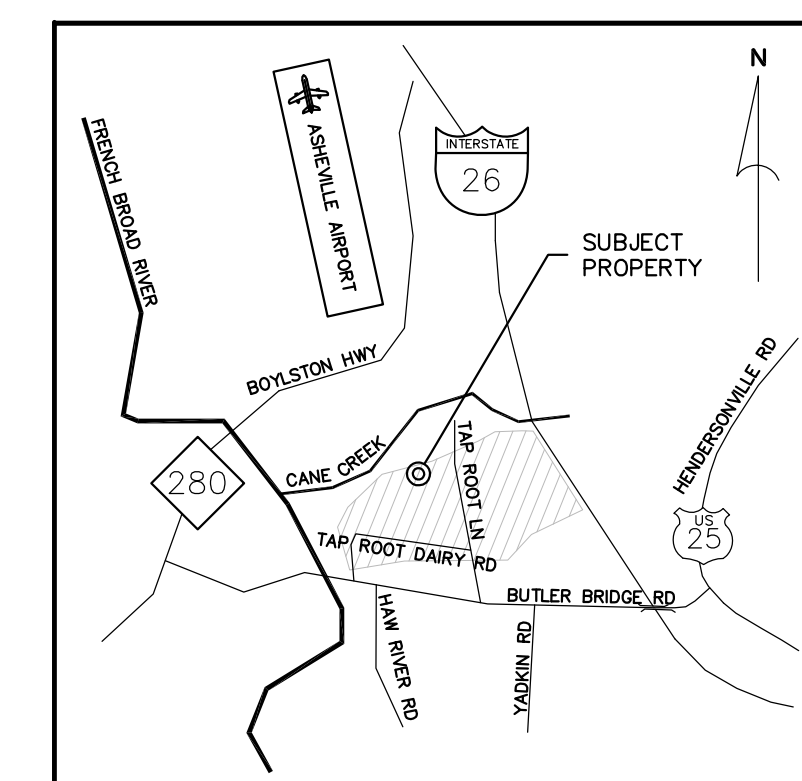
- of approval. The Board may wish to request that NCDOT require a round-a-bout as proposed or a traffic signal if warranted at the main entrance.
- 13.6. **On-street Parking.** The roads are proposed to be public and comply to the NCDOT standards, but the Board might consider requesting that the developer place an HOA restriction on the on-street parking or request that parking be limited to only one side of the street as in other municipal areas.
 - 13.7. **Façade Design.** Design standards are not required by the LDC and this property is not in a completed community plan that has recommended design guidelines for future developments, but the Board may wish to discuss the façade design for the townhomes and apartments. The Board may discuss if the design is in harmony with the community. This could include the portions of the buildings that are visible from I-26 or Butler Bridge Road.
 - 13.8. **Lighting Mitigation.** Lighting mitigation is encouraged, but due to the proximity to I-26 and the surrounding neighborhood, the Board may consider requiring semi cut off or full cutoff lightning or another alternative.
 - 13.9. **Development Plan Approval.** Conditional rezonings with a corresponding subdivision require development plan approval for each phase of the proposed project. These subsequent development plan shall be reviewed and approved by the Board of Commissioners. The Board may delegate this approval authority, on a project by project basis, to the Planning Board or Subdivision Administrator provided all conditions of approval are met.
 - 13.10. **Cluster Mailbox.** The development should follow the post office requirements, but a cluster or central mail area for the development is preferred. The Board should require the site to be identified on the site plan with appropriate vehicle access and parking.
 - 13.11. **Pedestrian Facilities.** Approximately 33,100 linear feet of trails or sidewalks is required based on the proposed road improvements. The Board may want to require that a set percentage (25% - 50%) of the pedestrian facilities be sidewalks instead of trails due to the number of units and the public road designation. The Board could ask the developer to provide a greenway easement and/or construct the portion of the greenway along the French Broad River in lieu of the sidewalk or trail option. The Board could also consider if a river access point with public parking should be considered along the French Board River.
 - 13.12. **Common Area/Open Space.** Due to the large number of residential units and the potential for several school age children in the community, the Board could discuss if the developer has an interest in proposing a neighborhood park for the community. This could be within the development or on one of the outparcel locations and could include some type of pedestrian access and/or crossings on Butler Bridge Road.
 - 13.13. **Potential Spot Zoning Lot.** The proposed development does not include a parcel located along the French Broad River with an existing single-family home. If the rezoning request was approved, this parcel could be a potential spot zoning issue. The parcel is approximately 2.99 acres and is currently zoned RC (Regional Commercial). The Board should consider rezoning this parcel to an R1 zoning district to be compatible with the existing use and the surrounding zoning if this request is approved.

TAP ROOT SUBDIVISION

HENDERSON COUNTY, NORTH CAROLINA

PREPARED FOR:
TAP ROOT FARMS, LLC
 P.O. BOX 1157
 ARDEN, NC 28704
 KEN JACKSON
 (828) 684-8800

INDEX OF SHEETS	
Sheet No.	Title
C000	COVER
C100	MASTER EXISTING CONDITIONS & DEMOLITION PLAN
C200	MASTER PHASE PLAN
C201	MASTER SITE PLAN
C400	MASTER STORM PLAN
C600	MASTER SEWER PLAN
C700	MASTER WATER PLAN

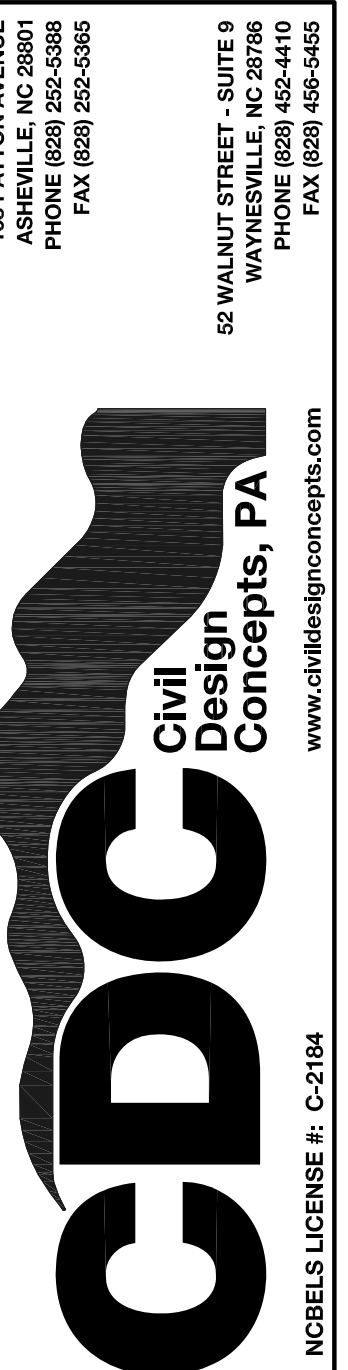


VICINITY MAP
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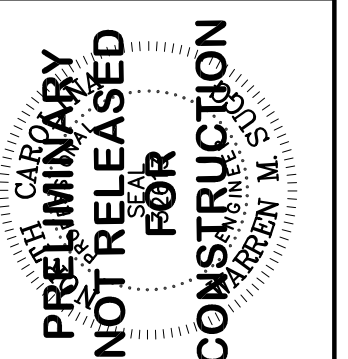


Know what's below.
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DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS, LLC P.O. BOX 1157 ARDEN, NC 28704
CONTACT:	KEN JACKSON (828) 684-8800
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUCC, P.E. (828) 252-5388



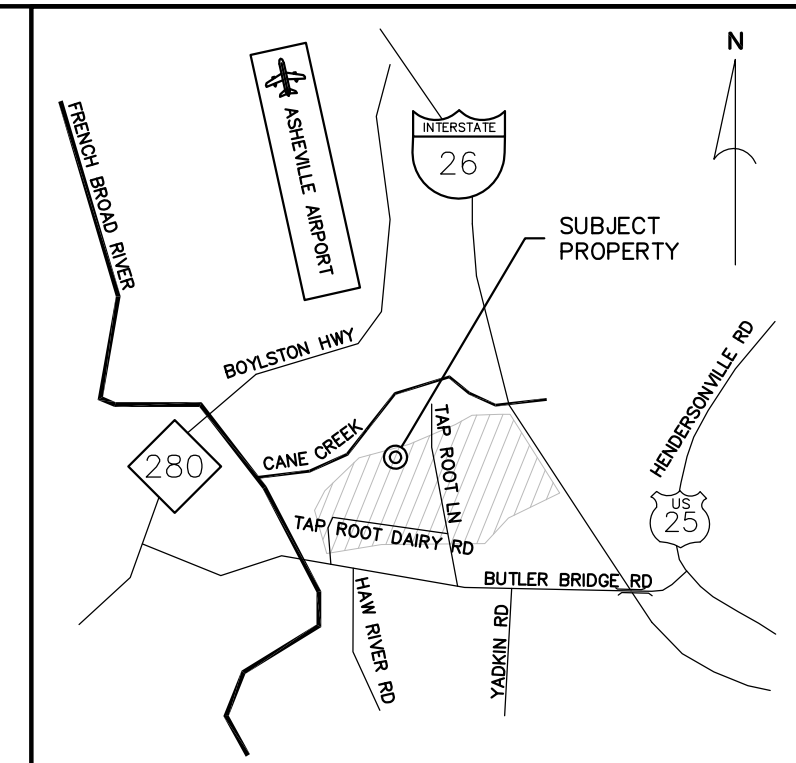
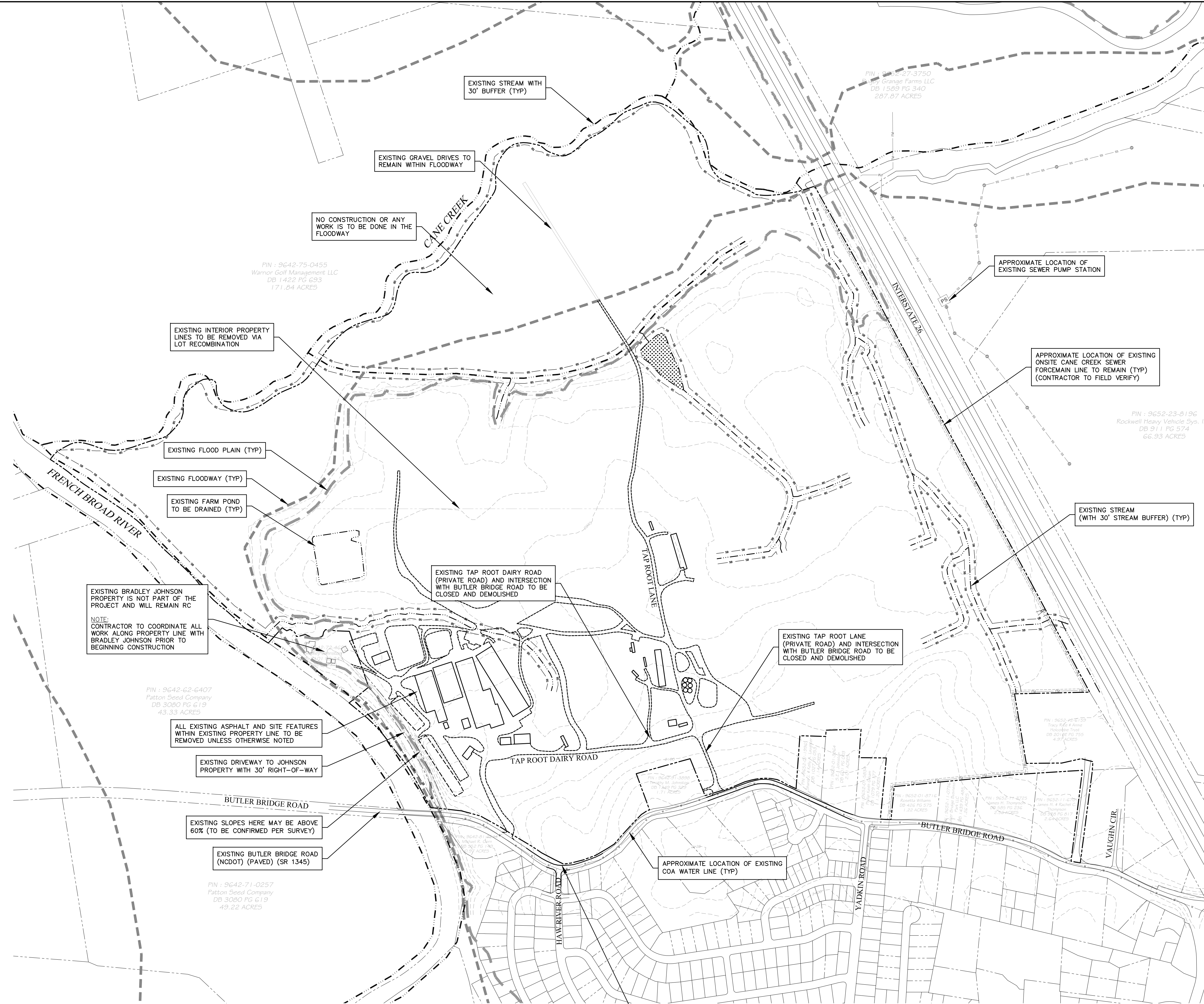
NO.	DATE	DESCRIPTION	BY
1	01/17/19	MASTER PLAN/CONDITIONAL ZONING SUBMITTAL	MAD



COVER FOR:
TAP ROOT SUBDIVISION
 TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA

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 XXX PERMIT NO.: xxx

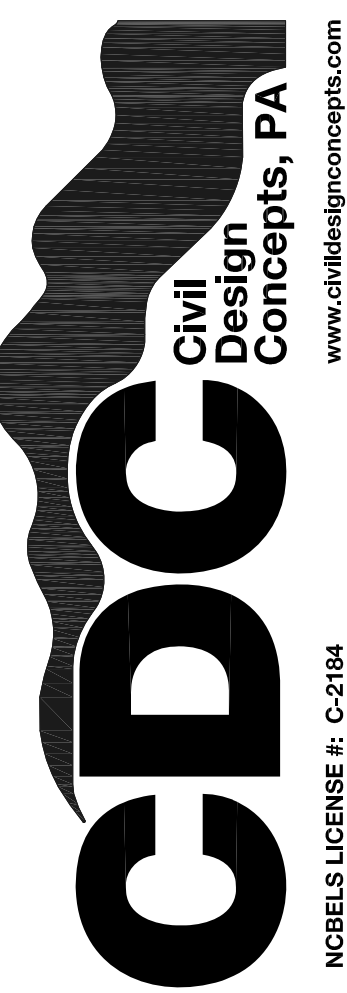
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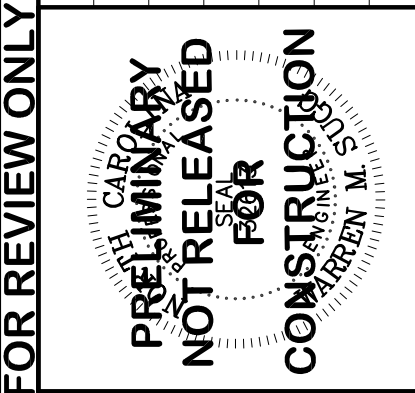
VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES 300 RIDGEFIELD CT. # 301 ASHEVILLE, NC 28806 ED HOLMES, P.L.S. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362; 9642-82-3681; 9642-84-4544
ADDRESS:	TAP ROOT LANE/BUTLER BRIDGE RD
DEED BOOK/PAGE:	1337/65; 1349/333; 985/70
SITE ACREAGE:	286 ACRES
ZONING:	EXISTING: RC - REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	15' (LOCAL/COLLECTOR) 20' (THOROUGHFARE +)
FRONT:	10'
SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	PUBLIC
SEWER:	PUBLIC
PROPOSED ROAD LENGTH:	LOCAL - 19,100 LF COLLECTOR - 11,500 LF THOROUGHFARE - 2,500 LF
UNITS	
PHASE I:	312 MULTI-FAMILY
PHASE II:	70 SINGLE FAMILY (50' FRONTAGE)
PHASE III:	259 TOWNHOMES
PHASE IV:	102 TOWNHOMES
PHASE V:	64 SINGLE FAMILY (50' FRONTAGE)
PHASE VI:	34 SINGLE FAMILY (60' FRONTAGE)
PHASE VII:	99 SINGLE FAMILY (50' FRONTAGE)
PHASE VIII:	47 SINGLE FAMILY (50' FRONTAGE) 18 SINGLE FAMILY (60' FRONTAGE)
PHASE IX:	120 SINGLE FAMILY (50' FRONTAGE) 27 SINGLE FAMILY (60' FRONTAGE)
PHASE X:	29 SINGLE FAMILY (50' FRONTAGE) 37 SINGLE FAMILY (60' FRONTAGE)
TOTAL UNITS:	545 SINGLE FAMILY 312 MULTI-FAMILY 361 TOWNHOMES 1,218 TOTAL PROJECT UNITS
PROPOSED DENSITY:	4.2 UNITS/ACRE

188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385



NO.	DATE	DESCRIPTION	BY
1	01/17/19	MASTER PLAN/CONDITIONAL ZONING SUBMITTAL	MAD



FOR REVIEW ONLY

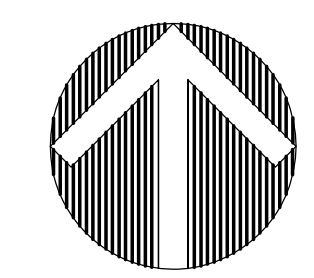
MASTER EXISTING CONDITIONS & DEMOLITION PLAN FOR:

TAP ROOT SUBDIVISION

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA



Know what's below.
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NORTH

MASTER EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE

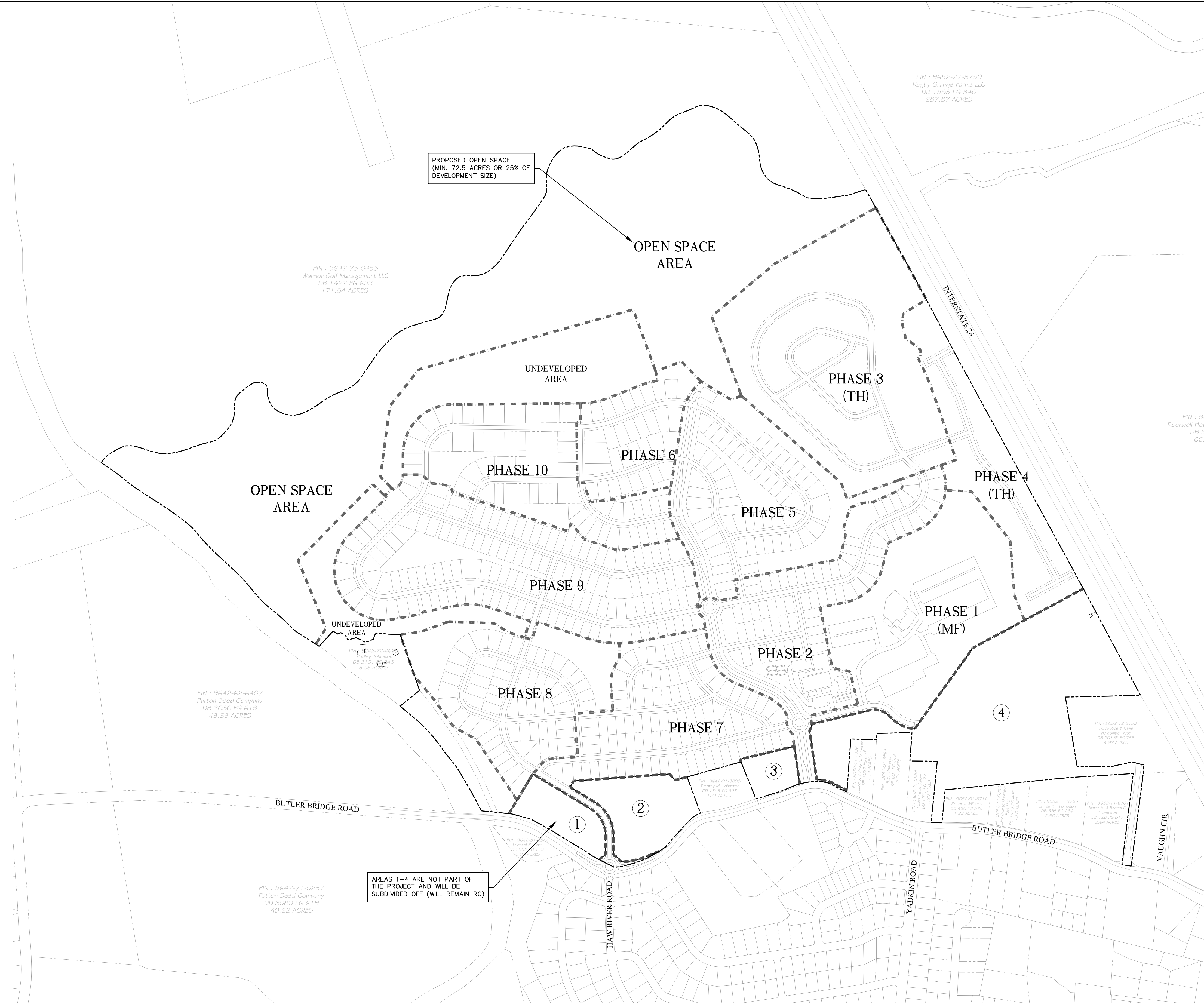


(IN FEET)
1 inch = 300 ft.

DRAWN BY: AMP
CDC PROJECT NO.: 11854
XXX PERMIT NO.: xxx

SHEET

C100

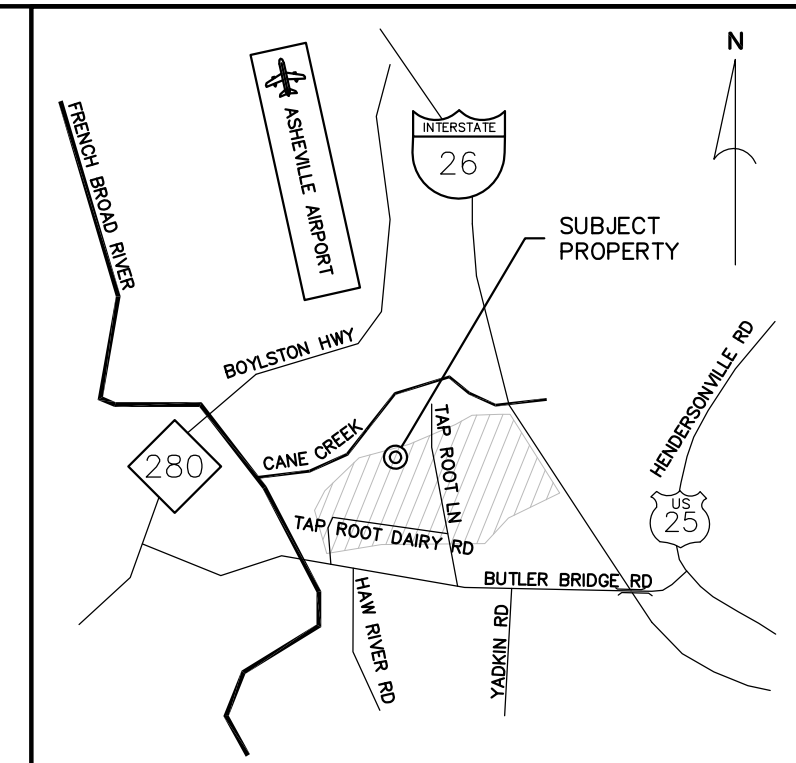


PROPOSED OPEN SPACE
(MIN. 72.5 ACRES OR 25% OF
DEVELOPMENT SIZE)

OPEN SPACE
AREA

OPEN SPACE
AREA

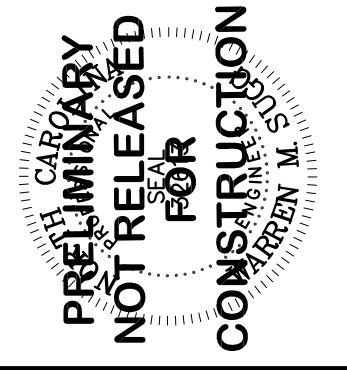
AREAS 1-4 ARE NOT PART OF
THE PROJECT AND WILL BE
SUBDIVIDED OFF (WILL REMAIN RC)



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES 300 RIDGEFIELD CT. # 301 ASHEVILLE, NC 28806 ED HOLMES, P.L.S. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362; 9642-82-3681; 9642-84-4544
ADDRESS:	TAP ROOT LANE/BUTLER BRIDGE RD
DEED BOOK/PAGE:	1337/65; 1349/333; 985/70
SITE ACREAGE:	286 ACRES
ZONING:	EXISTING: RC - REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	15' (LOCAL/COLLECTOR)
FRONT:	20' (THOROUGHFARE +)
SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	PUBLIC
SEWER:	PUBLIC
PROPOSED ROAD LENGTH:	LOCAL - 19,100 LF COLLECTOR - 11,500 LF THOROUGHFARE - 2,500 LF
UNITS	
PHASE I:	312 MULTI-FAMILY
PHASE II:	70 SINGLE FAMILY (50' FRONTAGE)
PHASE III:	259 TOWNHOMES
PHASE IV:	102 TOWNHOMES
PHASE V:	64 SINGLE FAMILY (50' FRONTAGE)
PHASE VI:	34 SINGLE FAMILY (60' FRONTAGE)
PHASE VII:	99 SINGLE FAMILY (50' FRONTAGE)
PHASE VIII:	47 SINGLE FAMILY (50' FRONTAGE) 18 SINGLE FAMILY (60' FRONTAGE)
PHASE IX:	120 SINGLE FAMILY (50' FRONTAGE) 27 SINGLE FAMILY (60' FRONTAGE)
PHASE X:	29 SINGLE FAMILY (50' FRONTAGE) 37 SINGLE FAMILY (60' FRONTAGE)
TOTAL UNITS:	545 SINGLE FAMILY 312 MULTI-FAMILY 361 TOWNHOMES 1,218 TOTAL PROJECT UNITS
PROPOSED DENSITY:	4.2 UNITS/ACRE

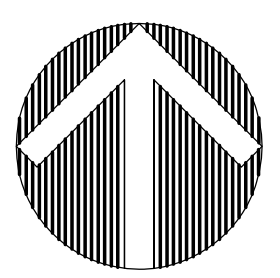
FOR REVIEW ONLY



MASTER PHASE PLAN FOR:

TAP ROOT SUBDIVISION

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA



MASTER PHASE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

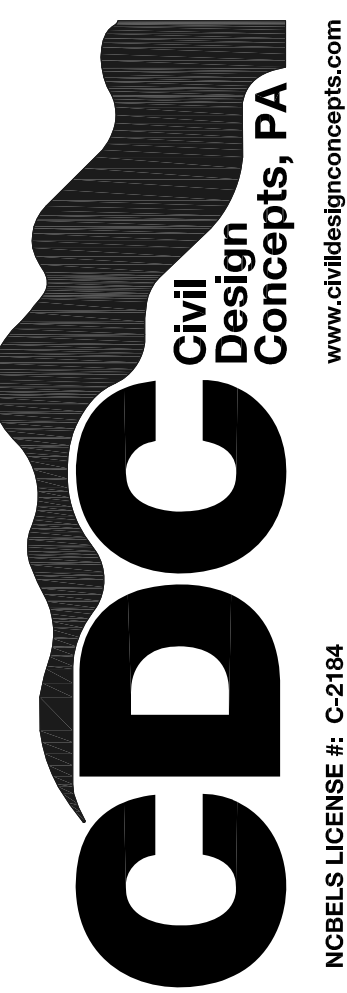
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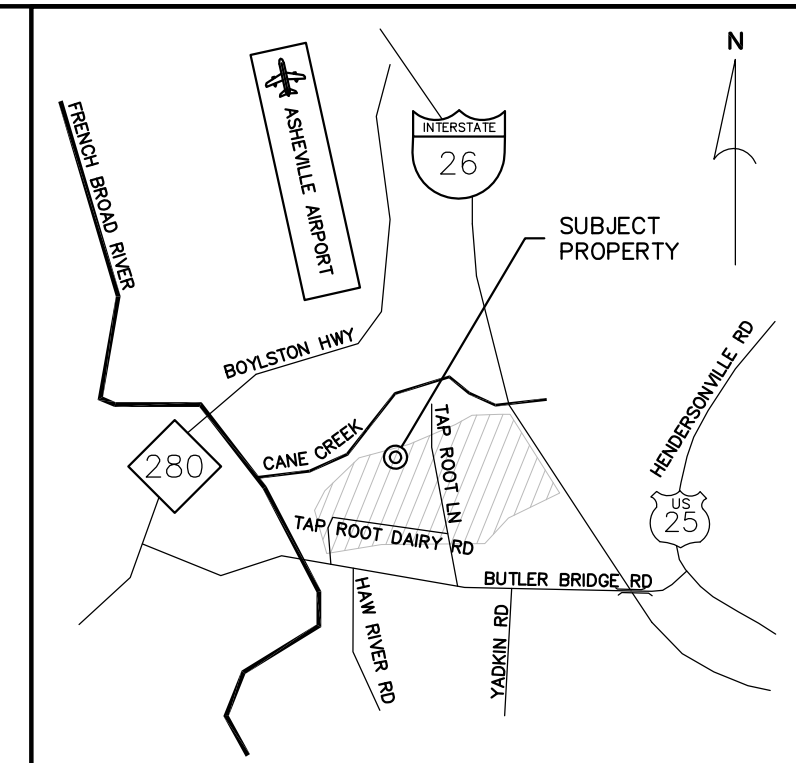
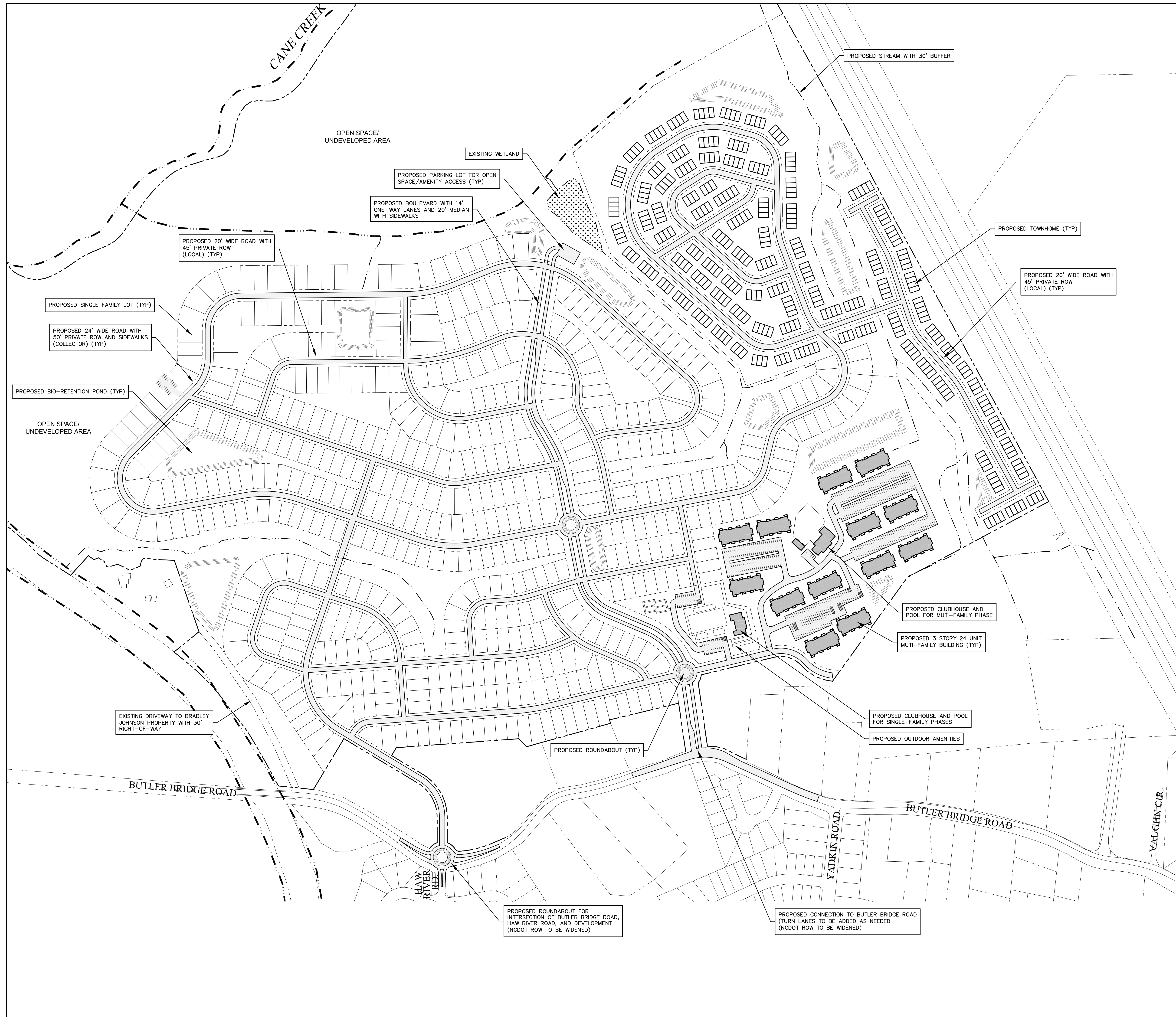
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CDC PROJECT NO.: 11854
XXX PERMIT NO.: xxx

188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27586
PHONE (828) 252-5400
FAX (828) 452-5455



MAD	BY	DESCRIPTION	DATE	NO.
1		MASTER PLAN/CONDITIONAL ZONING SUBMITTAL	01/17/19	



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES 300 RIDGEFIELD CT. # 301 ASHEVILLE, NC 28806 ED HOLMES, P.L.S. (828) 225-6562
CONTACT:	
PROJECT DATA	
PIN:	9652-03-1362; 9642-82-3681; 9642-84-4544
ADDRESS:	TAP ROOT LANE/BUTLER BRIDGE RD
DEED BOOK/PAGE:	1337/65; 1349/333; 985/70
SITE ACREAGE:	286 ACRES
ZONING:	EXISTING: RC - REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	FRONT: 15' (LOCAL/COLLECTOR) 20' (THOROUGHFARE +)
SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	PUBLIC
SEWER:	PUBLIC
PROPOSED ROAD LENGTH:	LOCAL - 19,100 LF COLLECTOR - 11,500 LF THOROUGHFARE - 2,500 LF
UNITS	
PHASE I:	312 MULTI-FAMILY
PHASE II:	70 SINGLE FAMILY (50' FRONTAGE)
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PHASE X:	29 SINGLE FAMILY (50' FRONTAGE) 37 SINGLE FAMILY (60' FRONTAGE)
TOTAL UNITS:	545 SINGLE FAMILY 312 MULTI-FAMILY 361 TOWNHOMES 1,218 TOTAL PROJECT UNITS
PROPOSED DENSITY:	4.2 UNITS/ACRE

188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 252-5400
FAX (828) 455-5455

MASTER PLAN/CONDITIONAL ZONING SUBMITTAL

DATE

DESCRIPTION

01/17/19

NO.

DATE

FOR REVIEW ONLY

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NOT RELEASED
FOR
CONSTRUCTION

MASTER SITE PLAN

TAP ROOT SUBDIVISION

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
11854
xxx

SHEET

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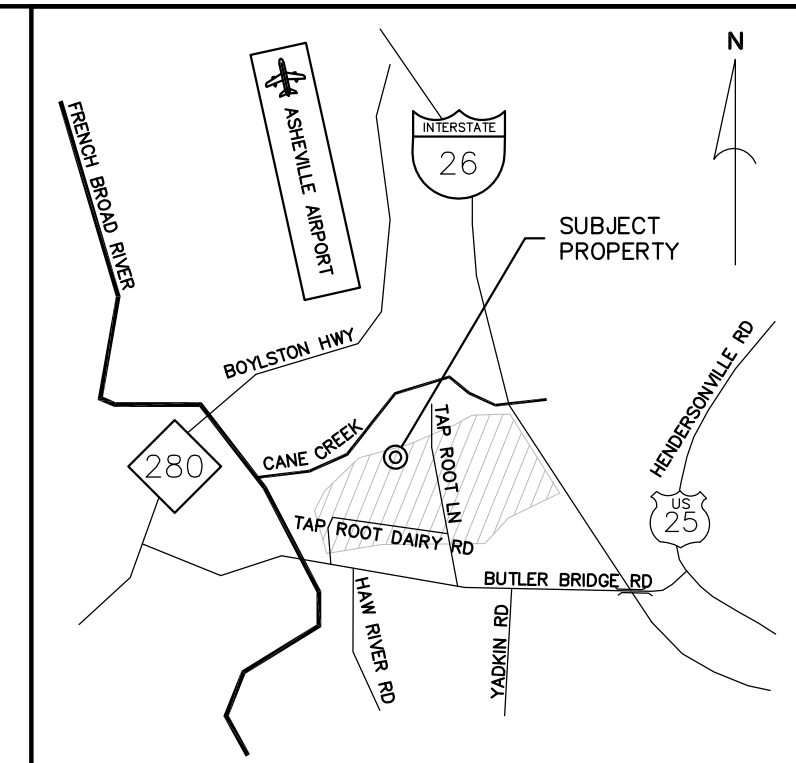
Know what's below.
Call before you dig.

NORTH

MASTER SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES 300 RIDGEFIELD CT. # 301 ASHEVILLE, NC 28806 ED HOLMES, P.L.S. (828) 225-6562
CONTACT:	
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DEED BOOK/PAGE:	1337/65; 1349/333; 985/70
SITE ACREAGE:	286 ACRES
ZONING:	EXISTING: RC - REGIONAL COMMERCIAL PROPOSED: CZ - CONDITIONAL ZONING
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK
SETBACKS:	
FRONT:	15' (LOCAL/COLLECTOR) 20' (THOROUGHFARE +)
SIDES:	10'
REAR:	10'
WATERSHED:	FRENCH BROAD RIVER BASIN
FIRE DISTRICT:	FLETCHER FIRE
WATER:	PUBLIC
SEWER:	PUBLIC
PROPOSED ROAD LENGTH:	LOCAL - 19,100 LF COLLECTOR - 11,500 LF THOROUGHFARE - 2,500 LF
UNITS	
PHASE I:	312 MULTI-FAMILY
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PROPOSED DENSITY:	4.2 UNITS/ACRE

188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28798
PHONE (828) 252-5400
FAX (828) 455-5455

FOR REVIEW ONLY

CIVIL DESIGN CONCEPTS, P.A.
PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION
WARREN SUGG, P.E.
KEN JACKSON

MASTER STORM PLAN FOR:

01/17/19

MASTER PLAN/CONDITIONAL ZONING SUBMITTAL

NO.

DATE

DESCRIPTION

BY

MASTER STORM PLAN FOR:

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
11854
xxx

SHEET

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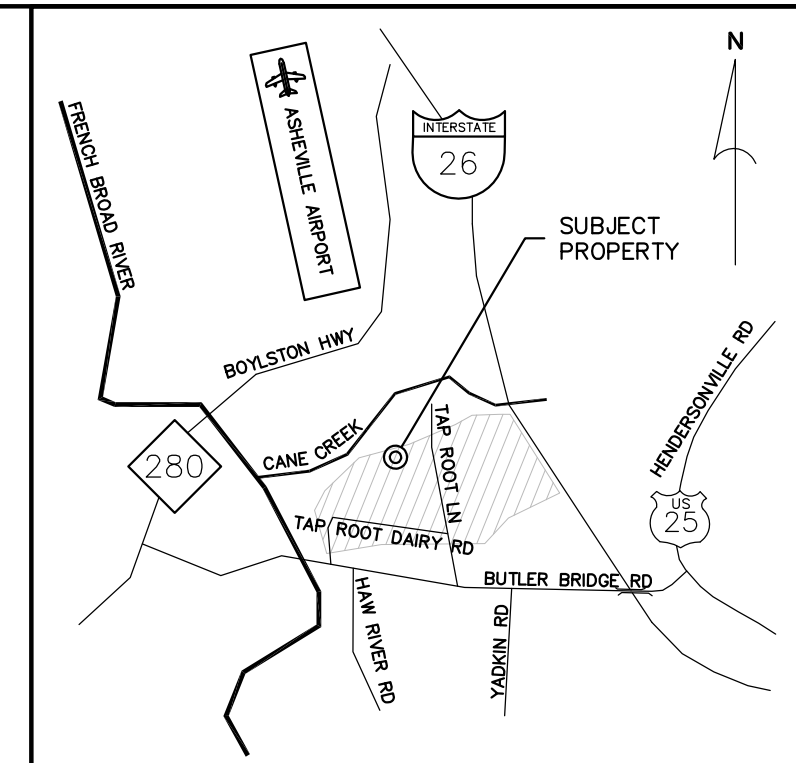
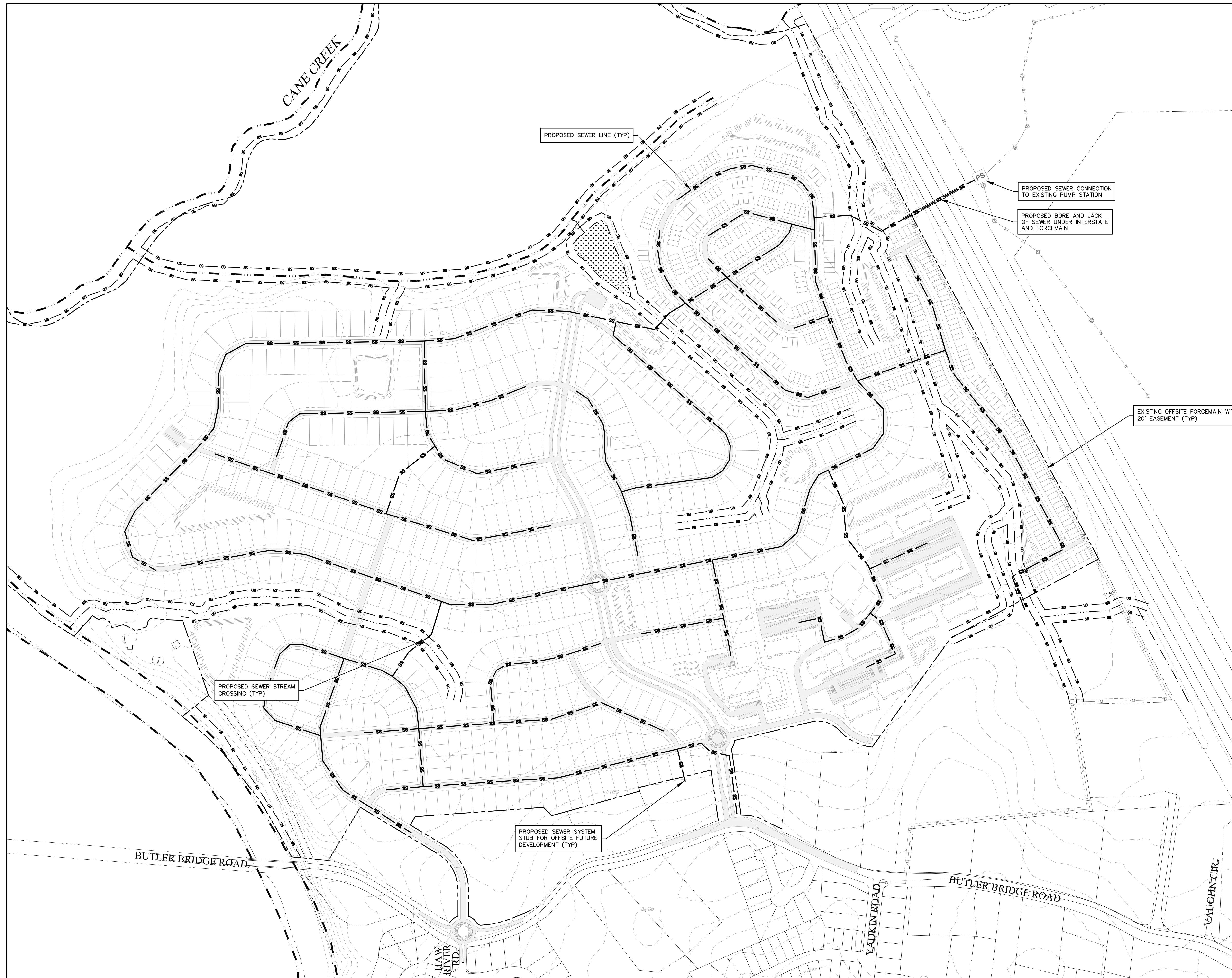
Know what's below.
Call before you dig.

NORTH

MASTER STORM PLAN

GRAPHIC SCALE

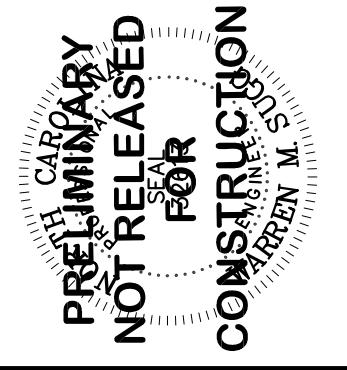
(IN FEET)
1 inch = 200 ft.



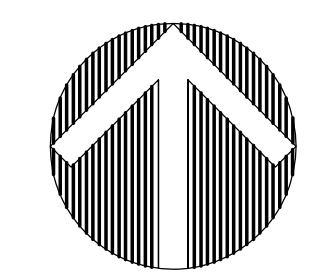
VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
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SURVEYOR:	ED HOLMES AND ASSOCIATES 300 RIDGEFIELD CT. # 301 ASHEVILLE, NC 28806 ED HOLMES, P.L.S. (828) 225-6562
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PROJECT DATA	
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SETBACKS:	
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SEWER:	PUBLIC
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TOTAL UNITS:	545 SINGLE FAMILY 312 MULTI-FAMILY 361 TOWNHOMES 1,218 TOTAL PROJECT UNITS
PROPOSED DENSITY:	4.2 UNITS/ACRE

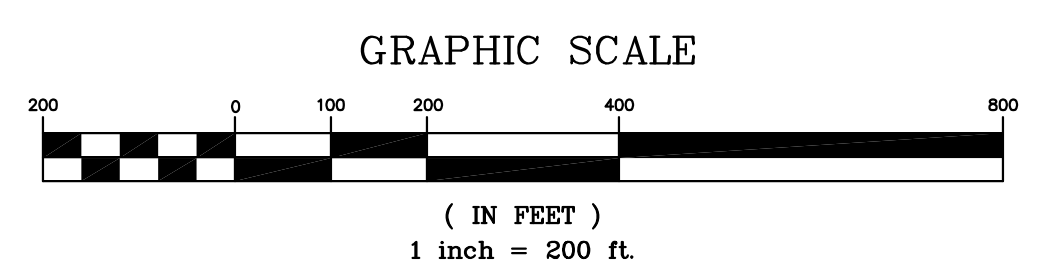
FOR REVIEW ONLY



MASTER SEWER PLAN FOR:
TAP ROOT SUBDIVISION
TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA



MASTER SEWER PLAN

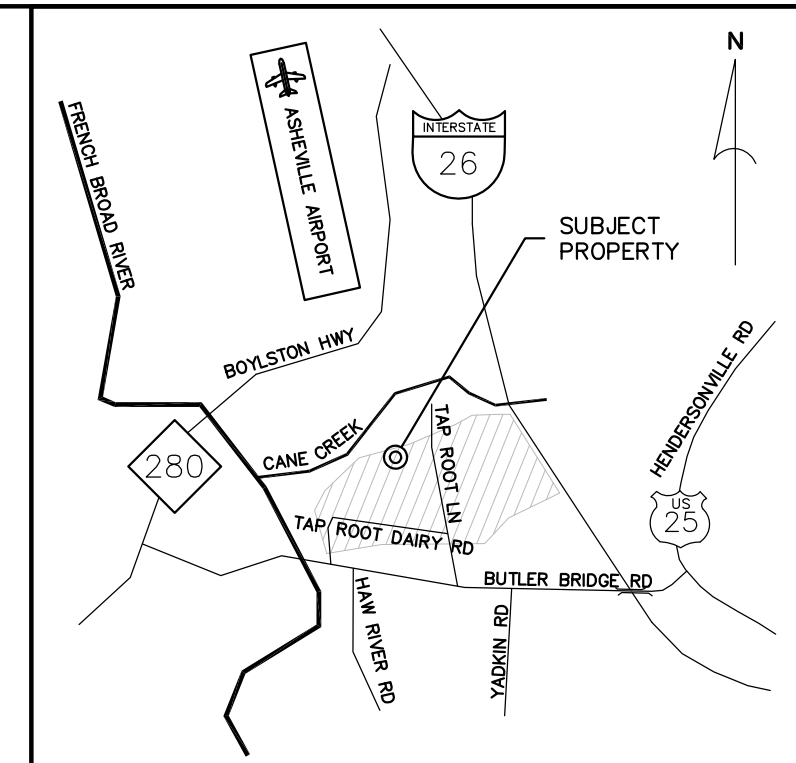
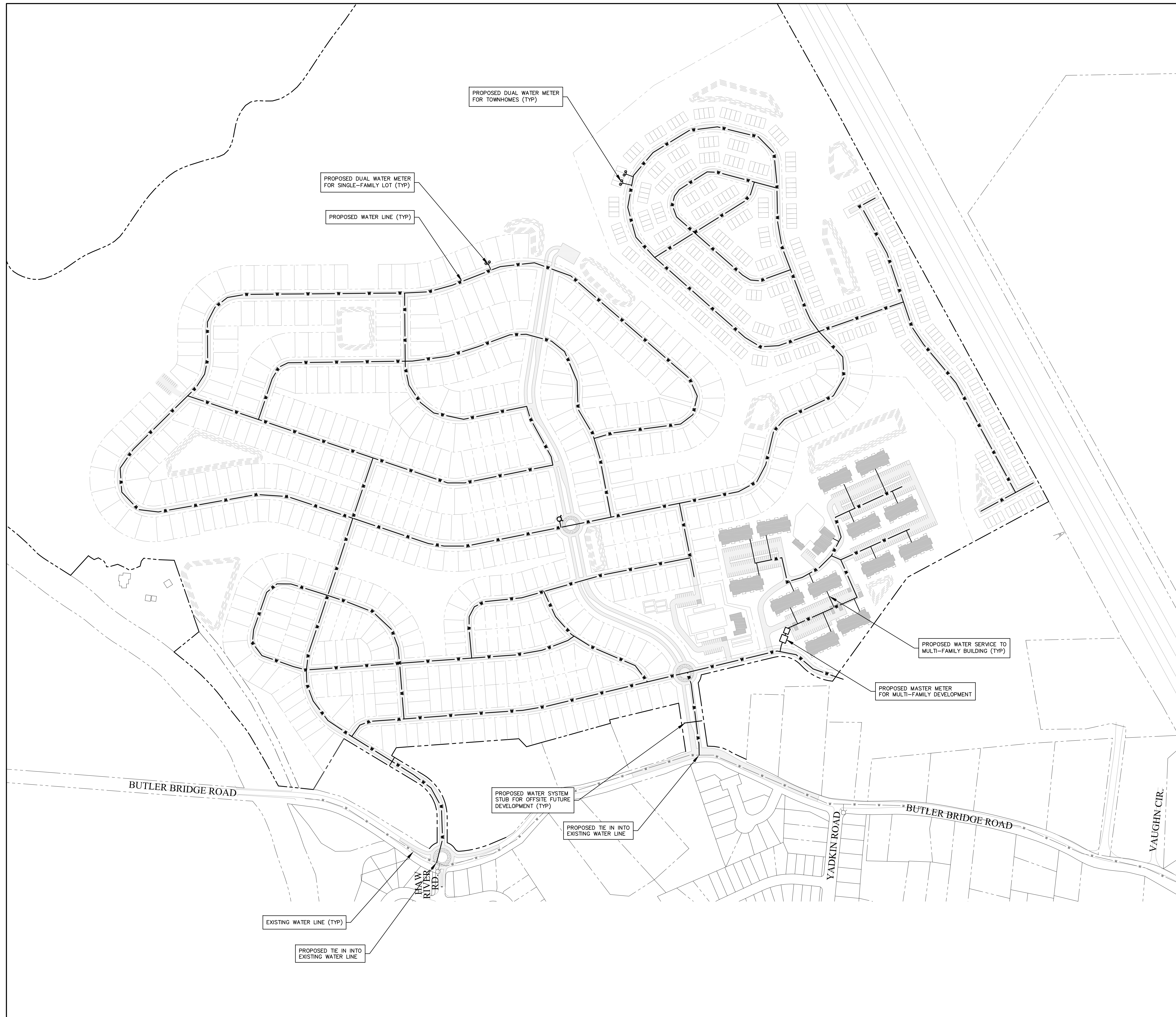


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CDC PROJECT NO.: 11854
XXX PERMIT NO.: xxx

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C600

CDC Civil Design Concepts, PA
 www.civildesignconcepts.com
 188 PATTON AVENUE
 ASHEVILLE, NC 28801
 PHONE (828) 252-5388
 FAX (828) 252-5388
 52 WALNUT STREET - SUITE 9
 WAYNESVILLE, NC 28798
 PHONE (828) 252-5400
 FAX (828) 452-5455
 NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1	01/17/19	MASTER PLAN/CONDITIONAL ZONING SUBMITTAL	MAD

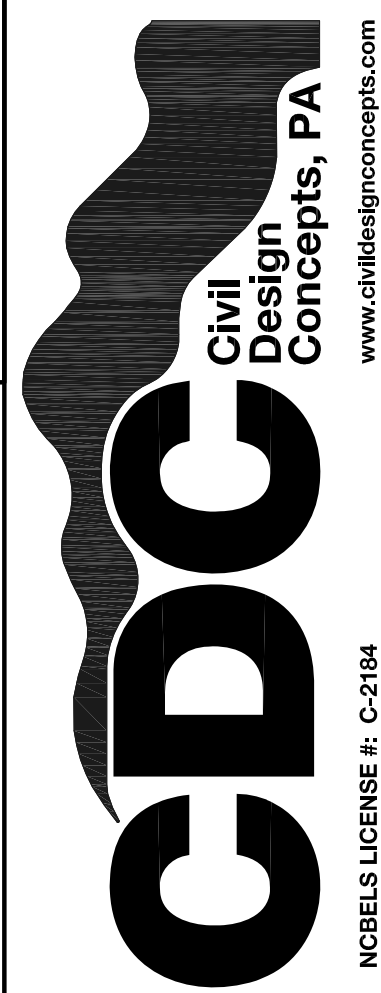


VICINITY MAP
(NOT TO SCALE)

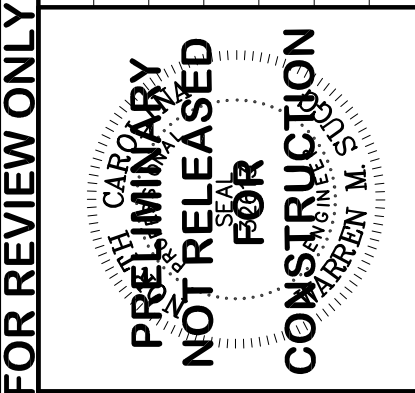
DEVELOPMENT DATA	
OWNER/DEVELOPER:	TAP ROOT FARMS LLC P.O. BOX 1157 ARDEN, NC 28704 KEN JACKSON (828) 684-8800
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PROPOSED DENSITY:	4.2 UNITS/ACRE

188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27584
PHONE (828) 252-4400
FAX (828) 455-5455



NO.	DATE	DESCRIPTION	BY
1	01/17/19	MASTER PLAN/CONDITIONAL ZONING SUBMITTAL	MAD



FOR REVIEW ONLY

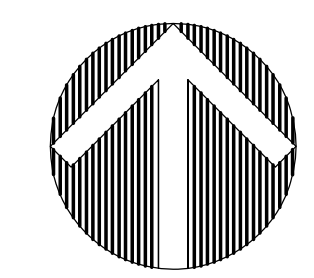
MASTER WATER PLAN FOR:

TAP ROOT SUBDIVISION

TAP ROOT FARMS, LLC - HENDERSON COUNTY, NORTH CAROLINA



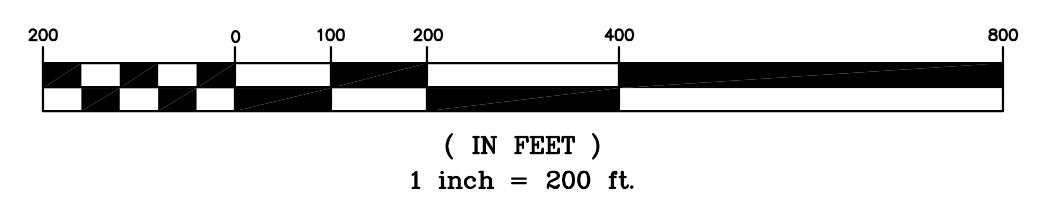
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NORTH

MASTER WATER PLAN

GRAPHIC SCALE



DRAWN BY: AMP
CDC PROJECT NO.: 11854
XXX PERMIT NO.: xxx

SHEET

C700