

REQUEST FOR COMMITTEE ACTION

**HENDERSON COUNTY
TECHINICAL REVIEW COMMITTEE**

MEETING DATE: February 16th, 2021

SUBJECT: Combined Master and Development Plan for Honeycrisp Major
Subdivision (2021–M03)

STAFF CONTACT: Jacob Compher, Planner

ATTACHMENTS: 1. Staff Report
2. Combined Master & Development Plan

SUMMARY OF REQUEST:

A subdivision application was submitted on behalf of property owners C. Solesbee, LLC on February 2, 2021. The application is for a Master and Development Plan for Honeycrisp Major Subdivision, consisting of 17 lots for single family dwellings and 1,140 linear feet of new private roadway. The subject area is located off Chestnut Stump Road (SR1732) and contains 17.48 acres on PIN: 0509-18-6308.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Master and Development Plan meet the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Master Plan and Development Plan be 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 approve, approve with conditions, or deny the Master and Development Plan based on the Henderson County Land Development Code and recommendations of the Henderson County 2020 Comprehensive Plan and any conditions in the staff report or as discussed by the TRC.

Henderson County Planning Department Staff Report

Combined Master and Development Plan Honeycrisp Major Subdivision (2021-M03)

Property Owner/Applicant: C. Solesbee, LLC; Solesbee Construction Company
PIN: 0509-18-6308

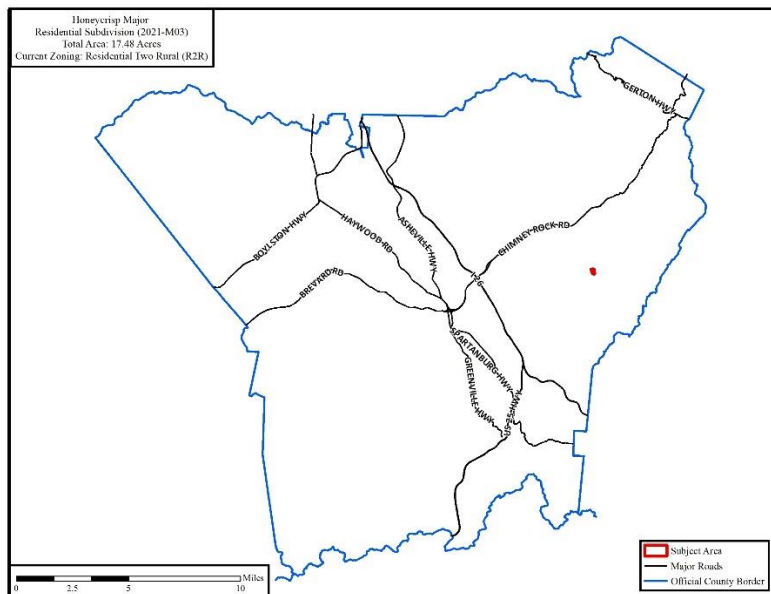
Master & Development Plan Comments:

According to Chapter 42, Henderson County Land Development Code (LDC) §42-341), 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 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 §42-75).

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

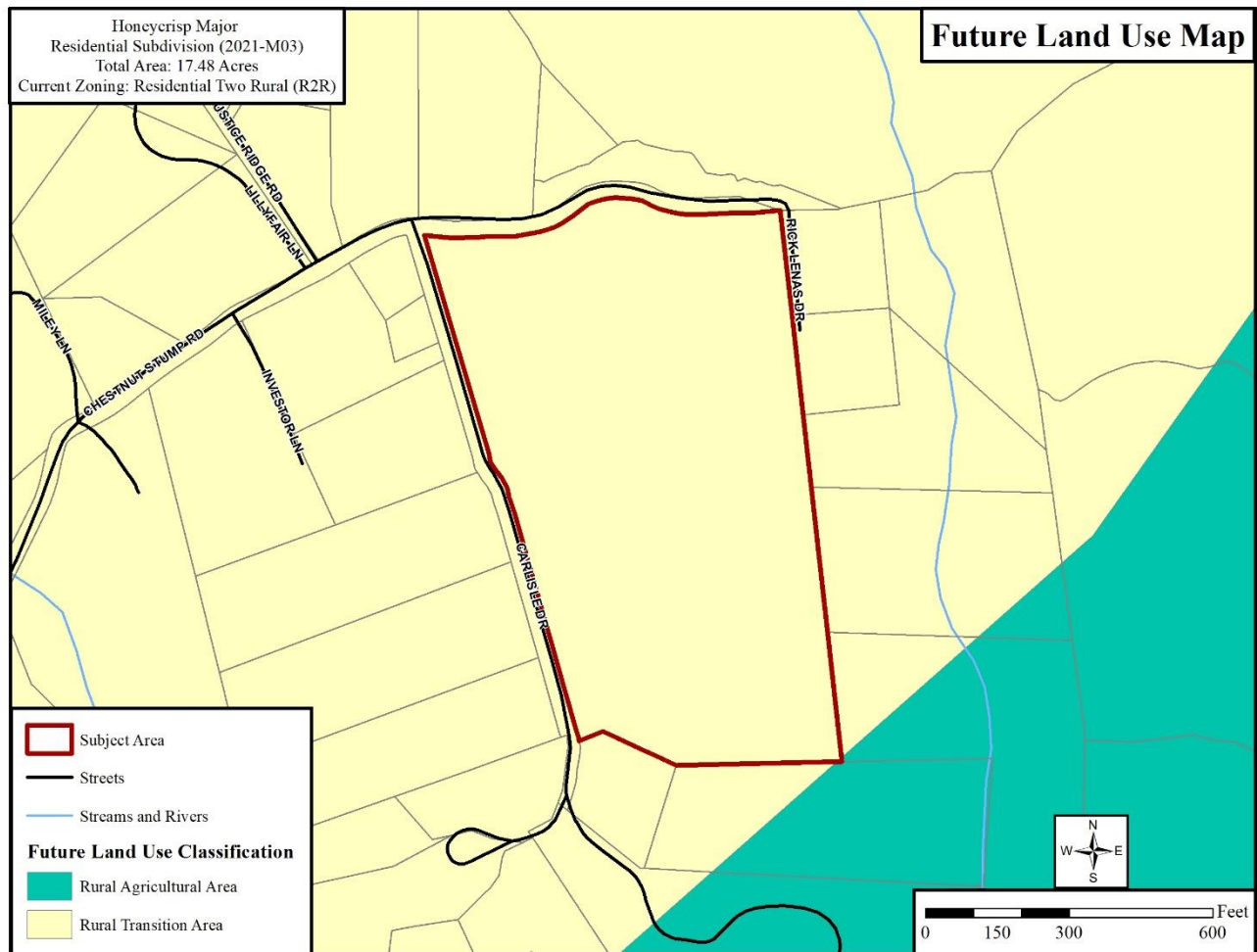
Map A: County Context



Map B: Aerial Imagery

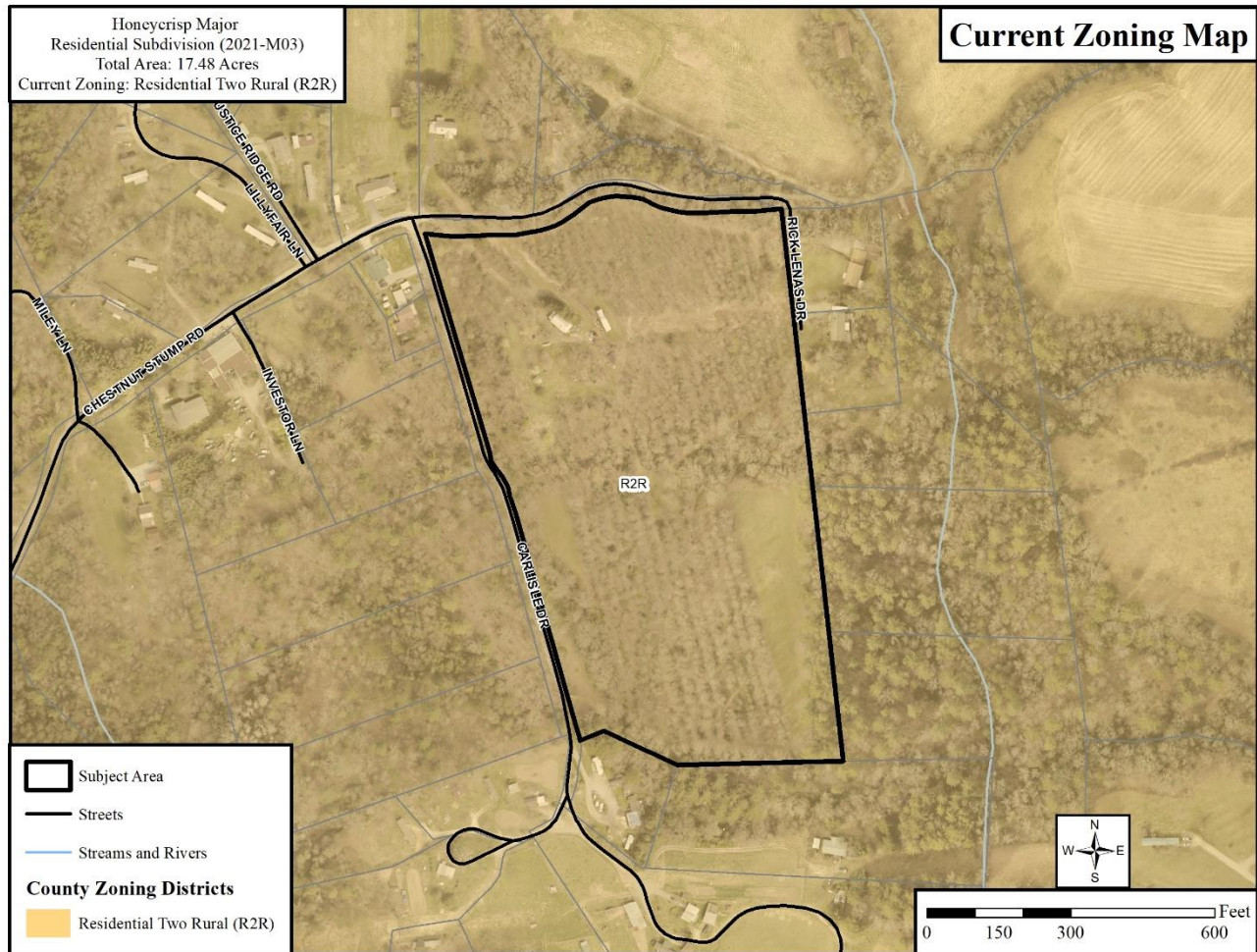


Map C: County Comprehensive Plan Future Land Use Map



1. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within a Rural/Urban Transition Area.
 - a. **Rural/Urban Transition Area:** “Land use policies and regulations will encourage moderate to low-density residential development that is consistent with a rural setting, with more dense residential development around defined Community Service Centers.”

Map D: Official Zoning Map



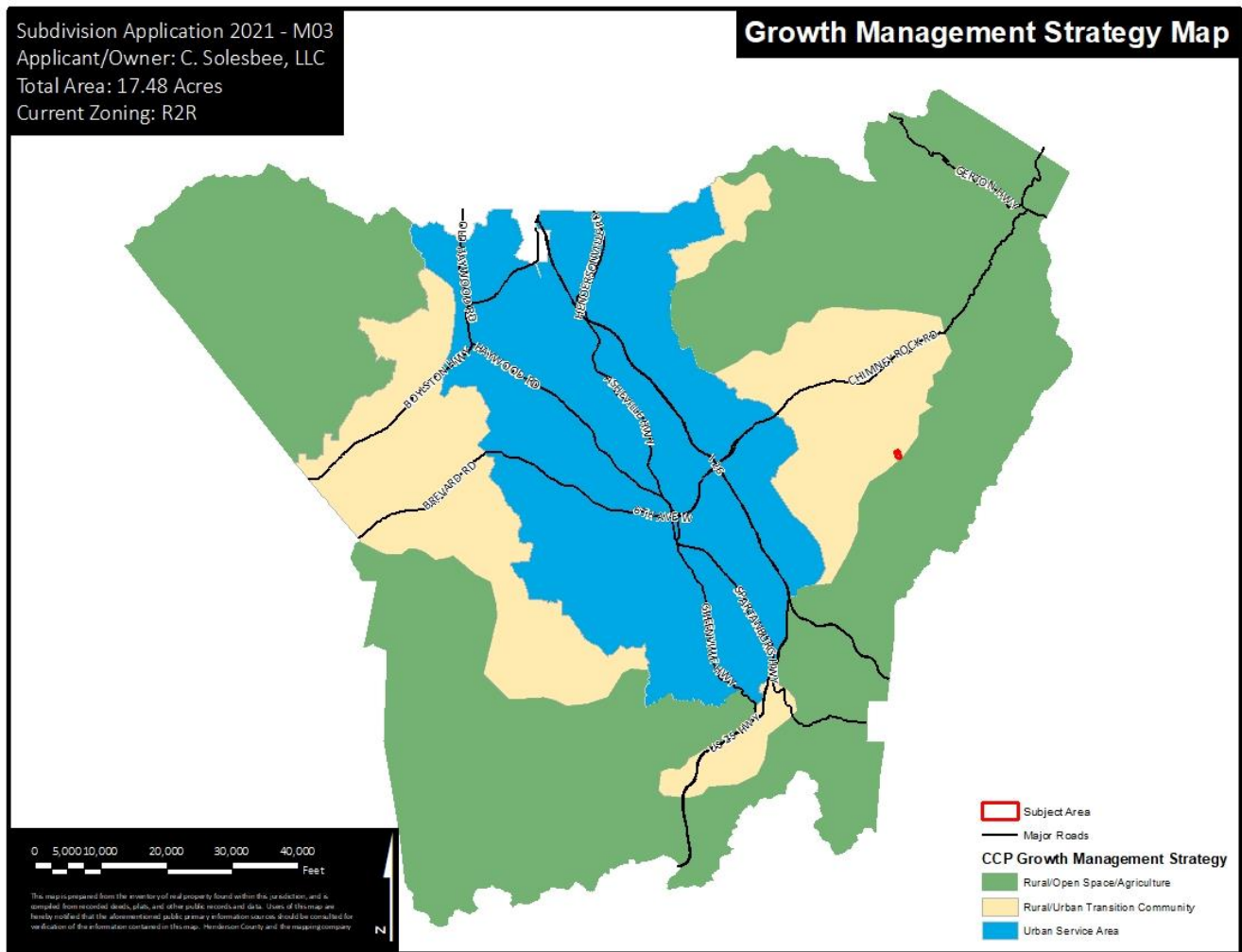
2. **Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential District Two Rural (R2R).
 - i. **Residential Two Rural (R2R):** The purpose of Residential District Two Rural (R2R) 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 and rural commercial and light industrial development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan.
3. **Water and Sewer Availability.** The applicant proposes the use of individual well and septic systems for each lot in the subdivision.
4. **Road System:** The subdivision will be served by private roads built in accordance with the Subdivision Local Road standard stated in the LDC. The total linear footage of new roads

proposed is 1,140 linear feet that is paved and 20’ wide with 4’ shoulders. The road cross-section and cul-de-sac section are shown on the attached master and development plan.

5. Project Proposal Summary:

- 17 lots
- 1.03 unit per acre density
- 1.02 -acre average lot size
- 1,140 linear feet of private roads
- Individual well and septic systems

Map E: Growth Management Strategy Map

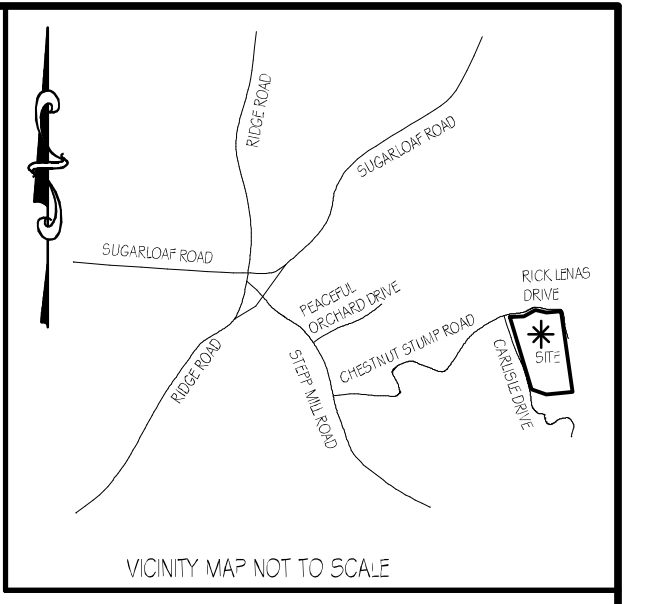


Master & Development Plan Comments:

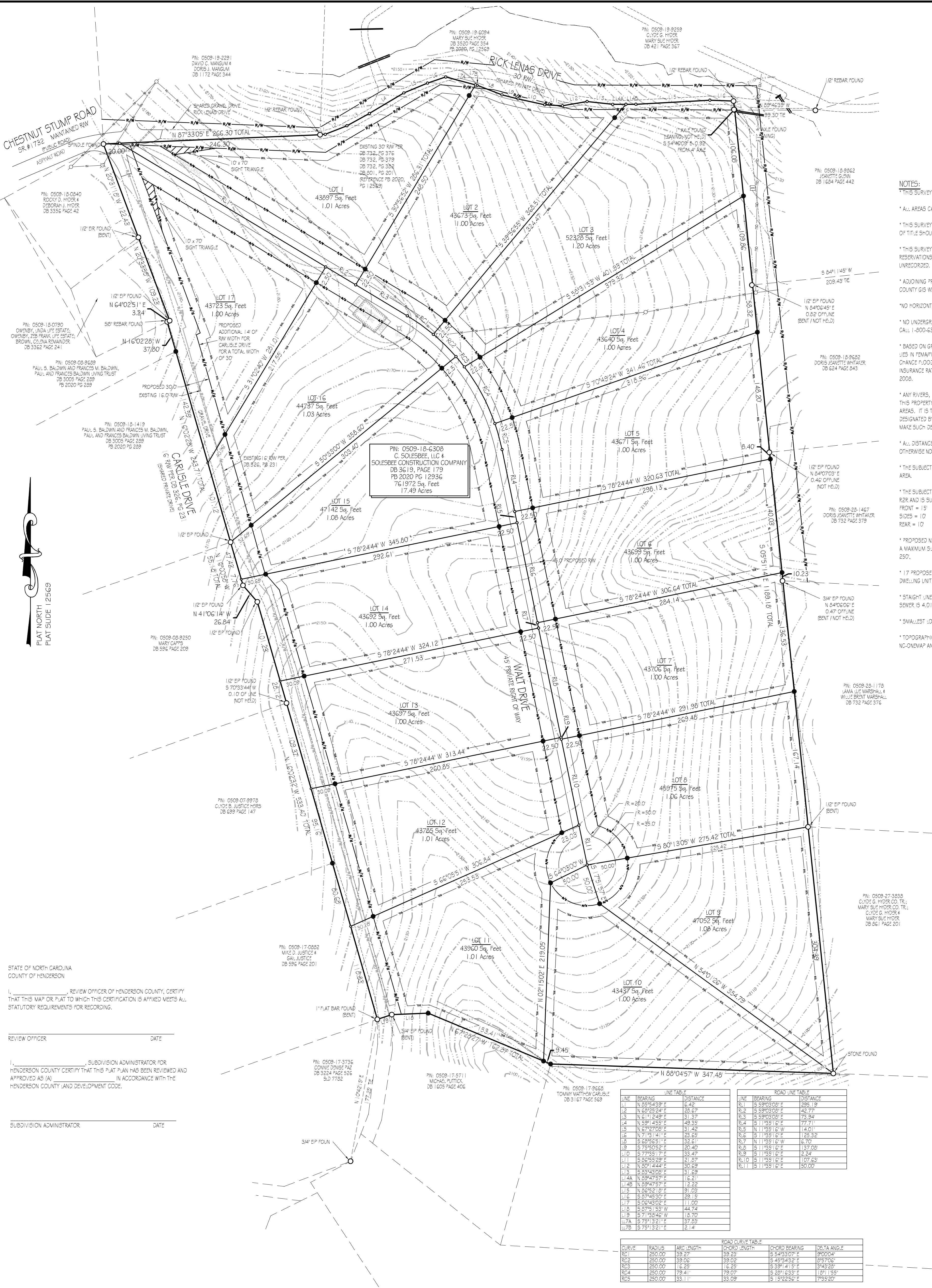
1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received (LDC §42-95B).

2. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-104). The Applicant shall provide documentation from the gas company that there are no issues with the site plan, driveway crossing across the easement or proposed branch turnaround in the easement area before grading can begin. Any changes or adjustments to the master plan based on the gas company comments may require review and approval by the TRC.
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 §42-97).
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 §42-97).
5. **Street Tree Requirements.** According to the street tree requirements of Chapter 42 (LDC §42-145 and LDC §42-146) 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 §42-153 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 §42-146
6. **Perennial and Intermittent Surface Water Buffer.** All built-upon area shall be a minimum of 30 feet landward of all perennial and intermittent surface water, as defined in LDC §42-251. Stormwater permit will not be required by LDC §42-113. Total number of proposed lots does not exceed 35.
7. **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 §42-103). The names of the proposed roads and easements should be confirmed with the development plan approval.
8. **Road Name Signs and Regulatory Signs.** Road name signs and regulatory signs shall be provided in accordance with Chapter 142 of the Henderson County Code. Road name signs and regulatory signs must be acquired and installed prior to final plat approval (LDC §42-104).
9. **NCDOT Driveway Permit.** An NCDOT Driveway Permit is required for the proposed road to access the site. Design should meet requirements of NCDOT.
10. **Water Quality.** The Applicant shall submit written notice from the appropriate local agencies verifying that a Stormwater Management Permit has been received (LDC §42-95E).
11. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).

12. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).



- NOTES:**
- * THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
 - * ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
 - * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.
 - * NO HORIZONTAL CONTROL, FOUND WITHIN 2000'.
 - * NO UNDERGROUND UTILITIES WERE LOCATED. CALL: 1-800-432-4949 BEFORE DIGGING.
 - * BASED ON GRAPHICAL DETERMINATION, A PORTION OF THE SUBJECT PROPERTY LIES IN FEMA/FIRM SPECIAL FLOOD HAZARD AREA ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 22020S0202, WITH EFFECTIVE DATE OF OCTOBER 2, 2008.
 - * ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC., LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
 - * ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - * THE SUBJECT PROPERTY LIES WITHIN A HALF MILE OF A FARM-LAND PRESERVATION AREA.
 - * THE SUBJECT PROPERTY LIES WITHIN THE HENDERSON COUNTY ZONING DISTRICT R2R AND IS SUBJECT TO THE FOLLOWING SETBACKS:
FRONT = 5'
SIDES = 10'
REAR = 10'
 - * PROPOSED NEW ASPHALT PRIVATE ROAD "WALT DRIVE" LENGTH IS 1.140 MI., WITH A MAXIMUM SLOPE NOT TO EXCEED 1/8%, SMALLEST CENTERLINE CURVE RADIUS OF 250'.
 - * 17 PROPOSED LOTS WITH A TOTAL OF 17.49 ACRES HAS A DENSITY OF 1 DWELLING UNIT PER 1.03 ACRES.
 - * STAGHT LINE DISTANCE TO MUNICIPAL WATER IS 1.23 MILES AND MUNICIPAL SEWER IS 4.01 MILES. DISTANCES TAKEN FROM HENDERSON COUNTY GIS MAP.
 - * SMALLEST LOT SIZE = 4347 SQ. FT. (LOT 10)
 - * TOPOGRAPHICAL INFORMATION SHOWN (2' CONTOURS) WERE TAKEN FROM NC-ONEMAP AND HAVE NOT BEEN FIELD VERIFIED.



STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, _____ REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THIS MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

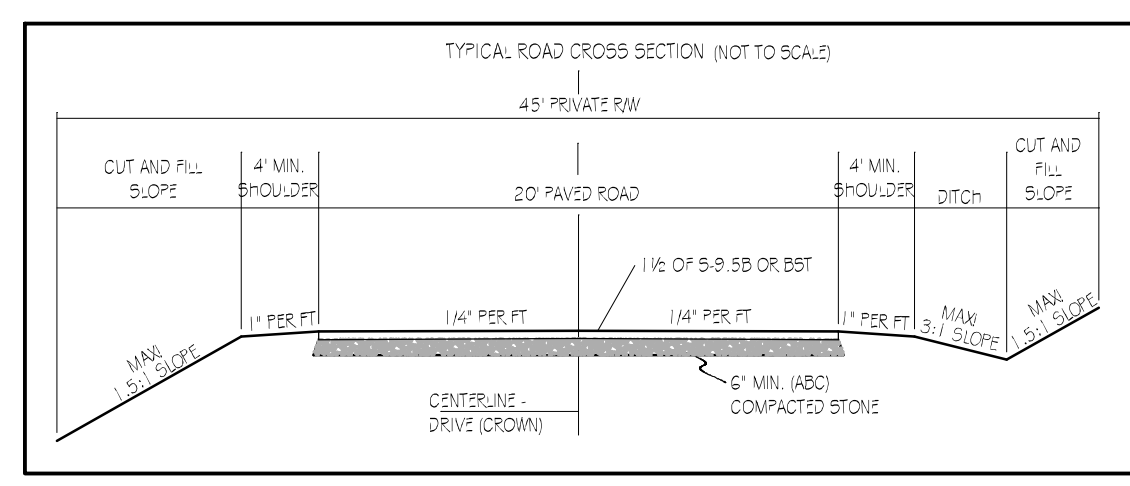
REVIEW OFFICER _____ DATE _____

I, _____ SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT THIS PLAT PLAN HAS BEEN REVIEWED AND APPROVED AS (A) _____ IN ACCORDANCE WITH THE HENDERSON COUNTY LAND DEVELOPMENT CODE.

SUBDIVISION ADMINISTRATOR _____ DATE _____

LINE BEARING	LINE TABLE	LINE BEARING	ROAD LINE TABLE	
L1	N 55°43'38" E	6.42	S 59°03'20" E	125.19
L2	N 61°24'48" E	31.37	S 59°03'20" E	142.77
L3	N 61°24'48" E	31.37	S 59°03'20" E	73.94
L4	N 59°14'55" E	49.35	S 11°35'16" E	77.71
L5	N 61°24'48" E	31.42	S 11°35'16" E	14.01
L6	N 71°14'41" E	23.25	S 11°35'16" E	25.32
L7	S 60°25'17" E	32.61	S 11°35'16" E	6.76
L8	S 73°05'32" E	20.40	S 11°35'16" E	137.08
L9	S 73°05'32" E	33.47	S 11°35'16" E	3.24
L10	S 56°55'29" E	21.37	S 11°35'16" E	107.63
L11	N 02°14'44" E	107.58	S 11°35'16" E	50.00
L12	S 23°43'00" E	31.39		
L13	N 02°14'44" E	107.58		
L14	N 02°14'44" E	107.58		
L15	N 02°14'44" E	107.58		
L16	N 02°14'44" E	107.58		
L17	N 02°14'44" E	107.58		

CURVE	RADIUS	ARC LENGTH	ROAD CURVE TABLE	CHORD BEARING	DELTA ANGLE
RC1	250.00	33.27	33.27	S 54°33'07" E	90°00'04"
RC2	250.00	39.06	39.06	S 49°44'21" E	85°70'06"
RC3	250.00	116.29	116.29	S 38°41'41" E	134°29'29"
RC4	250.00	79.41	79.07	S 28°16'33" E	101°11'55"
RC5	250.00	33.11	33.09	S 15°28'26" E	73°52'20"



**PRELIMINARY
FOR REVIEW PURPOSES ONLY.
NOT FOR RECORDING, SALES, OR
CONVEYANCE**



I, JARED R. OWNBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK 3619, PAGE 179); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:110,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(b)(1):
(a) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, A.D., 20____.



FIRM LICENSE NO. P-11189
522 FLEMING STREET
HENDERSONVILLE, NC 28739
PHONE: (828) 595-9668
MOUNTAINLANDSURVEYOR.COM

N.C. PROFESSIONAL LAND SURVEYOR
L-4782
LICENSE #

PROPERTY ADDRESS:
158 RICK LENOAS DRIVE
HENDERSONVILLE, NC 28792

OWNER INFORMATION:
C. SOLESBEE, LLC
82 W. OAKVIEW RD.
ASHEVILLE, NC 28806

SOLESBEE CONSTRUCTION COMPANY
7 ALPHA DRIVE
ASHEVILLE, NC 28806

COMBINED MASTER & DEVELOPMENT PLAN FOR
HONEYCRISP SUBDIVISION
REFERENCES
PIN: 0509-18-6308
DEED BOOK 3619 PAGE 179
PLAT SLIDE 1 2936
TOTAL AREA = 17.49 ACRES
BLUE RIDGE TOWNSHIP, HENDERSON COUNTY, N.C.
DATE: 2-08-2021
DRAWN BY: RAY CREW CHIEF: EJV
CHECKED BY: J.R. OWNBEY
L-4782

