

# **REQUEST FOR COMMITTEE REVIEW**

## **HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE**

**MEETING DATE:** April 15, 2025

**SUBJECT:** Conditional Rezoning Application #R-2025-04-CD Cureton Place

**PRESENTER:** Matt Champion, Zoning Administrator

**ATTACHMENTS:** 1.) Staff Report  
2.) Master Plan  
3.) Trip Generation Letter

### **SUMMARY OF REQUEST:**

Rezoning Application #R-2025-04-CD was initiated on March 7, 2025, and requests that the County conditionally rezone approximately 8.64 acres of land from Regional Commercial (RC) to a Conditional District (CD-2025-04). The project contains all of PINs 9651-48-5333, 9651-48-4201, 9651-48-3142, and 9651-48-0155 that has direct access to N Cureton Place (SR 2049). Egolf Properties, LLC is listed as the current property owner. The applicant is Sand Companies, and the agent is Warren Sugg with Civil Design Concepts, P.A.

The applicant is proposing to develop the subject area with a mixture of single-family residential dwellings and two-family residential dwellings for a total of 69 residential 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 neighborhood compatibility meeting was held on Tuesday, April 3, 2025, in the King Street Meeting Room. A copy of the meeting summary will be provided to the Planning Board.

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

Should the conditional 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 to the Planning Board for further review with any comments or conditions.

### **Suggested Motion:**

I move that the TRC forward the conditional rezoning application, #R-2025-04-CD with conditions as discussed, to the Planning Board as it meets the technical requirements of the Land Development Code.



# STAFF REPORT

## HENDERSON COUNTY PLANNING DEPARTMENT

100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

### Prepared by:

Matt Champion, Zoning Administrator

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**APPLICATION #**  
R-2025-04-CD

**TECHNICAL REVIEW COMMITTEE MEETING DATE:**  
April 15, 2025

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**PROPERTY OWNERS**  
Egolf Properties, LLC  
(John (Jeff) Egolf)

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**PROPERTY LOCATION/ADDRESS**  
35 North Cureton Place (SR 2049)  
44 Cureton Place (SR 1366)  
Blue Ridge Township

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**APPLICANTS**  
Civil Design Concepts, PA (Warren Sugg)  
Sands Companies (Joe Morrison)

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**PIN(S):**  
9651-48-0155, 9651-48-5333, 9651-48-4201,  
& 9651-48-3142

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### SUMMARY OF REQUEST

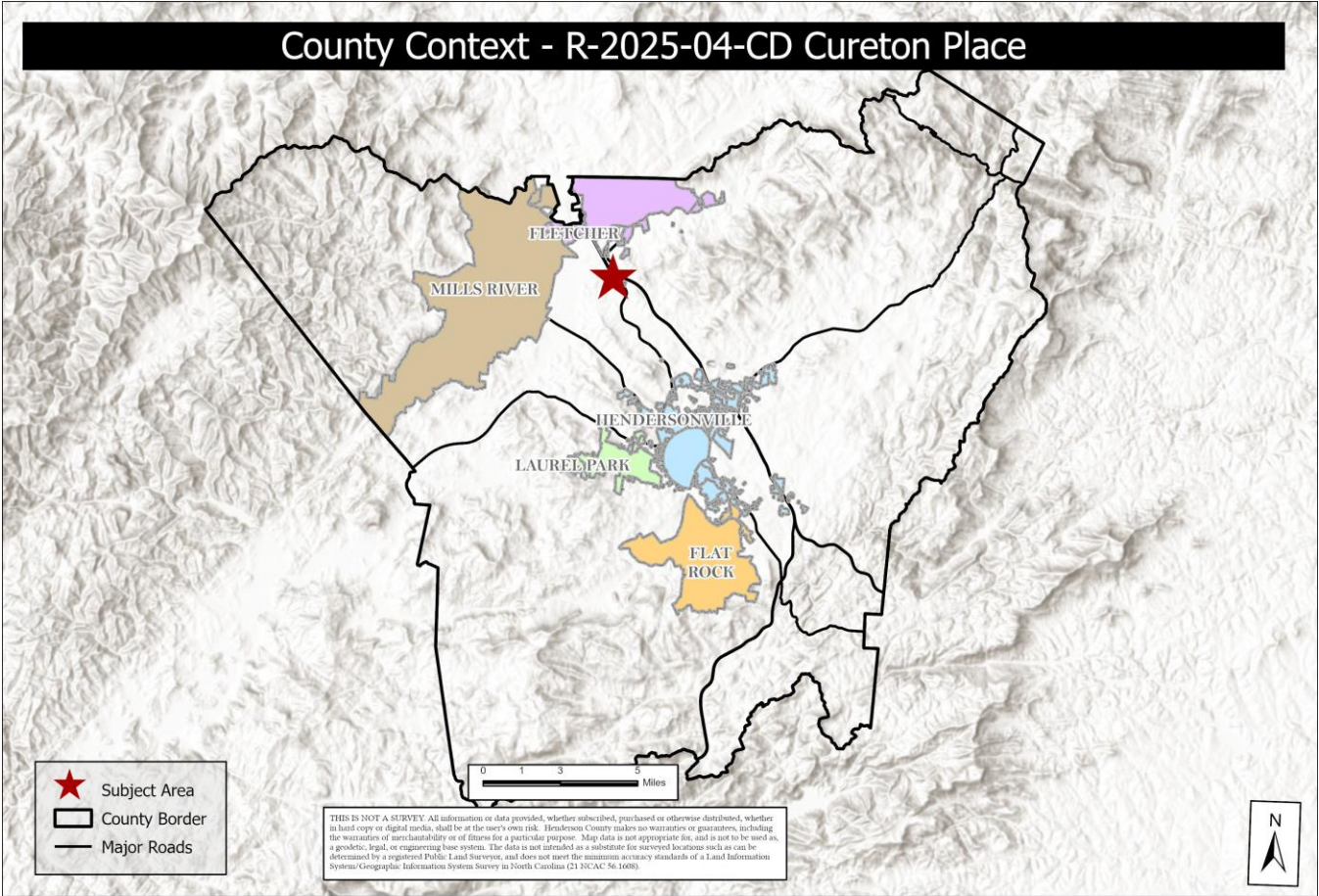
A rezoning of the above-referenced PINs (hereafter the subject area) from **Regional Commercial (RC)** to **Conditional District (CD-2025-04)** for the Cureton Place development.

<b>Existing Zoning</b>	Regional Commercial (RC)
<b>FLUM Character Area</b>	Community Center
<b>Existing Land Use</b>	Vacant
<b>Site Improvements</b>	N/A
<b>Request Acreage</b>	8.64 acres per engineer site plan

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ADJACENT ZONING		USE OF LAND
North	R2R	Vacant
East	R2R, I	Residential, Vacant
South	I	Residential, Agriculture
West	R2R	Residential, Vacant

Map A: County Context



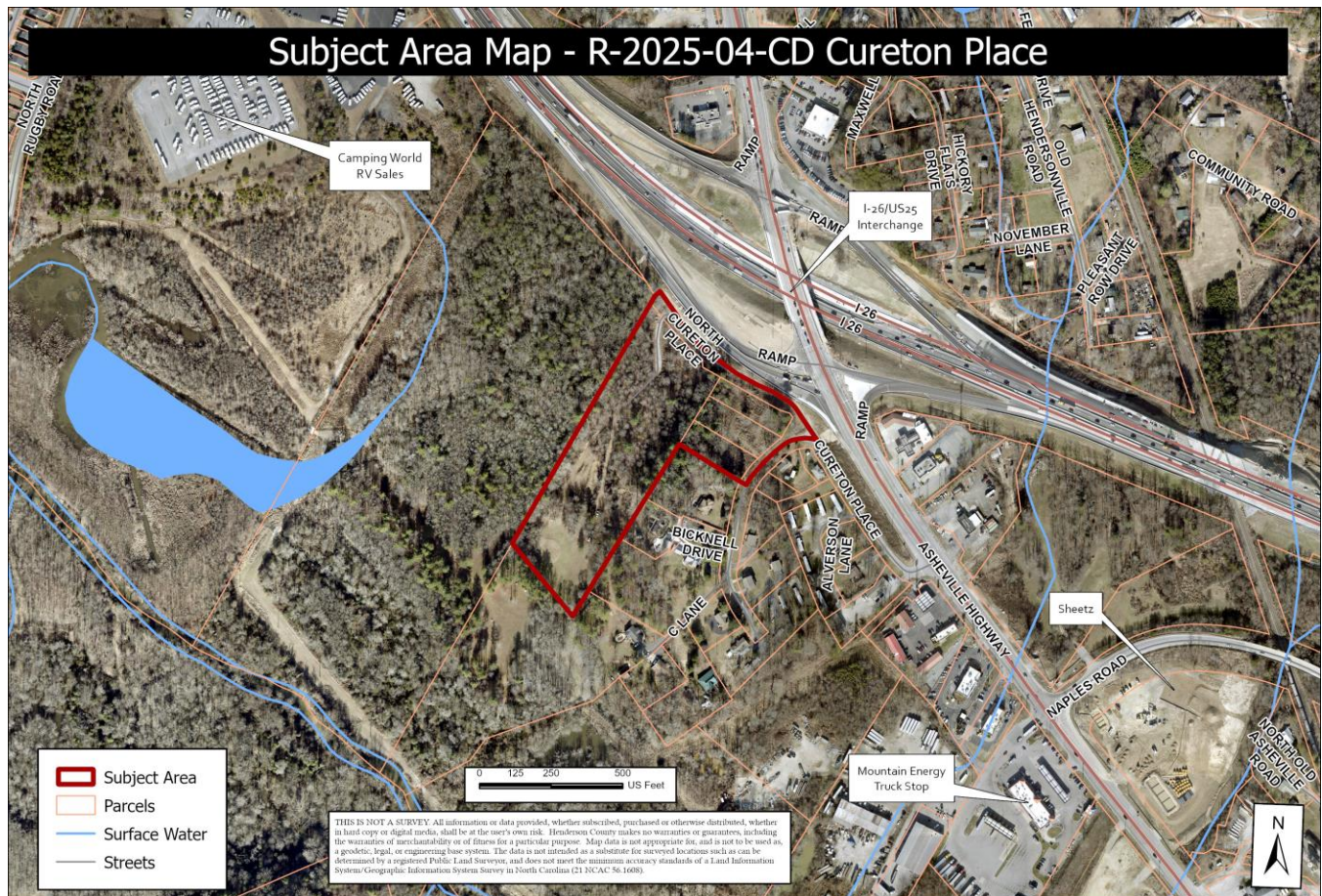
Property Owner: Egolf Properties, LLC Applicant: Sands Companies (Joe Morrison)  
Acreage: 8.64 Acres PINs: 9651480155, 9651485333, 9651484201, 9651483142  
Current Zoning: Regional Commercial (RC) Requested Zoning: Conditional District (CD)





**BACKGROUND:**

The applicants, the Cottages at Sands Companies, seek to rezone PINs 9651480155, 9651485333, 9651484201, and 9651483142 from Regional Commercial (RC) to Conditional District (CD-2025-04). The subject area is approximately 8.64 acres. The attached site plan proposes a 69-unit residential development through a combination of single-family and two-family attached structures.

**Map B: Subject Area**

Property Owner: Egolf Properties, LLC Applicant: Sands Companies (Joe Morrison)  
 Acreage: 8.64 Acres PINs: 9651480155, 9651485333, 9651484201, 9651483142  
 Current Zoning: Regional Commercial (RC) Requested Zoning: Conditional District (CD)

**SUBJECT AREA & ADJACENT PROPERTIES:****Subject Area**

All parcels included in this application are currently vacant. On June 6, 2022, the Board of Commissioners held a public hearing to close a portion of the right-of-way for N. Cureton Place at the request of NCDOT. The request was approved.



### Adjacent Uses

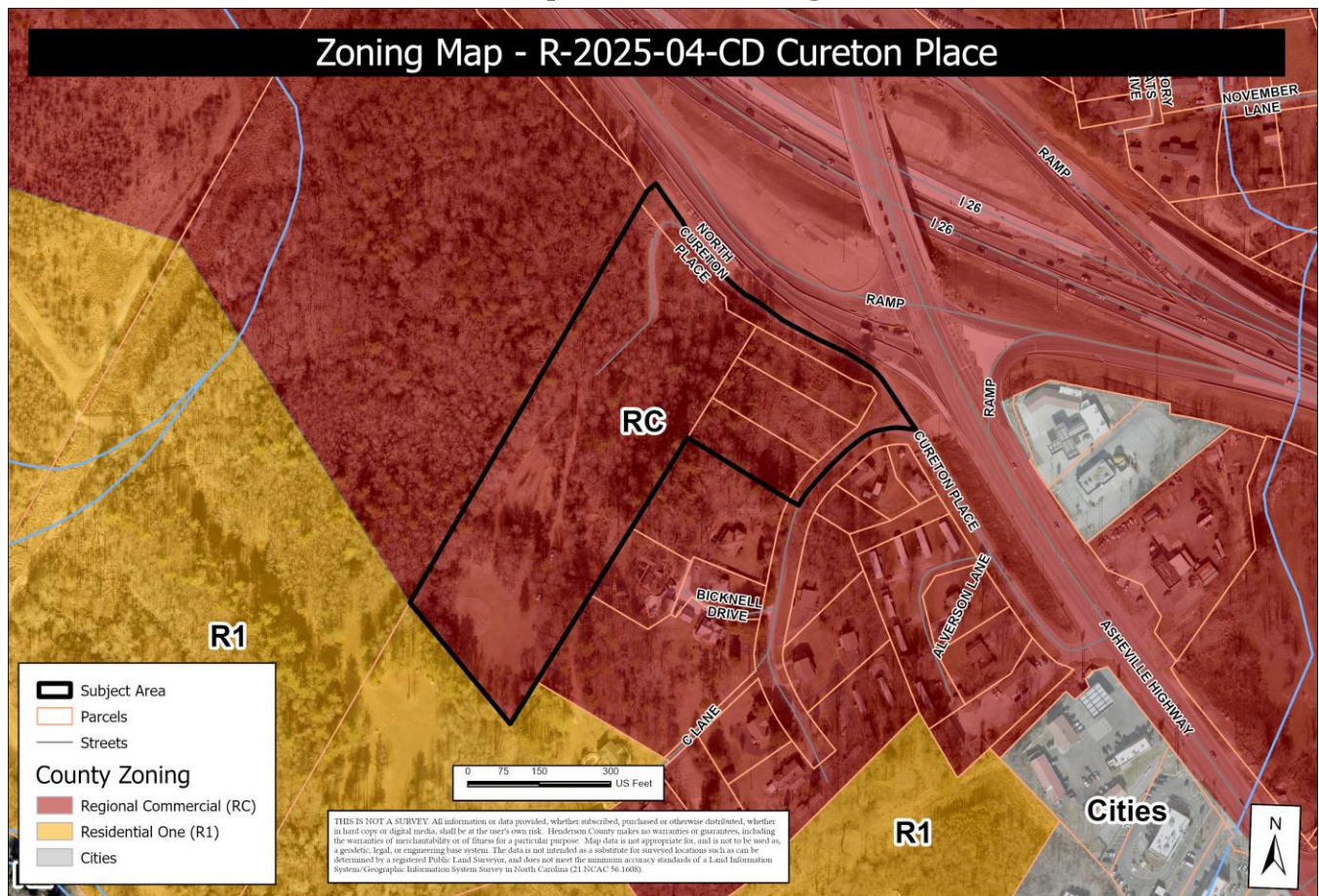
**West:** The parcel to the West of the subject area is vacant land.

**South:** The parcels to the South of the subject area contain residential structures and vacant land.

**East:** The parcels to the East of the subject area contain residential structures.

**North:** The parcels to the North of the subject area, across I-26, contain commercial structures.

**Map C: Current Zoning**



Property Owner: Egolf Properties, LLC Applicant: Sands Companies (Joe Morrison)

Acreage: 8.64 Acres PINs: 9651480155, 9651485333, 9651484201, 9651483142

Current Zoning: Regional Commercial (RC) Requested Zoning: Conditional District (CD)



### District Comparison:

**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 that 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. This general use district is meant to be in the Utility Service Area

(USA) as defined in the *Comprehensive Plan*.” Residential density in Regional Commercial is 16 units per acre, a maximum impervious surface allowance of 80%, and a maximum height of 50’ (LDC §42-28). The subject area has been zoned Regional Commercial (RC) since the adoption of the Henderson County Land Development Code in September 2007.

**Conditional District (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.

**Nearby Development:** The Farmhouse at Tap Root, CD-2023-02, was approved by the Board of Commissioners on April 3, 2023. The proposed residential development was originally located within the Regional Commercial (RC) zoning district that consisted of 19.12 acres. The project proposed 306 residential units within 12 structures. The Board of Commissioners approved the conditional rezoning for 270 residential units within 12 structures.

**Conditional Zoning Approval:** If a petition for conditional zoning is approved, the development and use of the property shall be governed by the existing Chapter requirements applicable to the district’s category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Only those uses and structures indicated in the approved petition and site plan shall be allowed on the subject property.



## Map D: 2045 Future Land Use Map



Property Owner: Egolf Properties, LLC Applicant: Sands Companies (Joe Morrison)  
 Acreage: 8.64 Acres PINs: 9651480155, 9651485333, 9651484201, 9651483142  
 Current Zoning: Regional Commercial (RC) Requested Zoning: Conditional District (CD)



### 2045 Comprehensive Plan Compatibility

The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in the **Community Center** character area.

**Community Center:** From Part 2, page 46, “Community Centers are larger commercial nodes that serve broader geographic areas than Neighborhood Anchors. These areas typically have higher concentrations of nonresidential uses and commercial services that contribute to the tax base.

**However, mixed-use development is also encouraged, especially to offer multi-story units** that provide commercial use on the bottom and residential units or office space above.” (The proposed use is consistent with the defined uses for the Community Center character area)

- **Where:** Typically found at intersections of State Roads or thoroughfares in areas near residential development that can be served by commercial uses. (This property is accessed off US25 and is within easy access to I-26)
- **Uses:** Medium to large-scale retail, services, restaurants, some offices, businesses, light industry, and institutional uses. **Mix of housing, including single-family homes,**



**townhomes, and apartments.** (This proposal is consistent with the mix of housing and is surrounded by many varied uses, including commercial, light industry, and residential.)

- **Utility Access:** Typically served by water and potentially sewer.  
(This property is served by both water and sewer)

### Plan Outcomes & Goals:

Of the three outcomes described in the Comprehensive Plan, this project will help to accomplish the outcome of Connectivity due to its ideal location for future residents to live and work in a walkable and transit accessible area.

The 2045 Comprehensive Plan describes the need for Henderson County to allow for more types of housing to accommodate a wider range of occupants, especially *Middle Housing* options (see page 88). Goal 7 of the plan states specifically to “diversify housing choices and increase availability”. This project would help to accomplish this goal.

**Map F: Utilities Map**



Property Owner: Egolf Properties, LLC Applicant: Sands Companies (Joe Morrison)  
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Current Zoning: Regional Commercial (RC) Requested Zoning: Conditional District (CD)

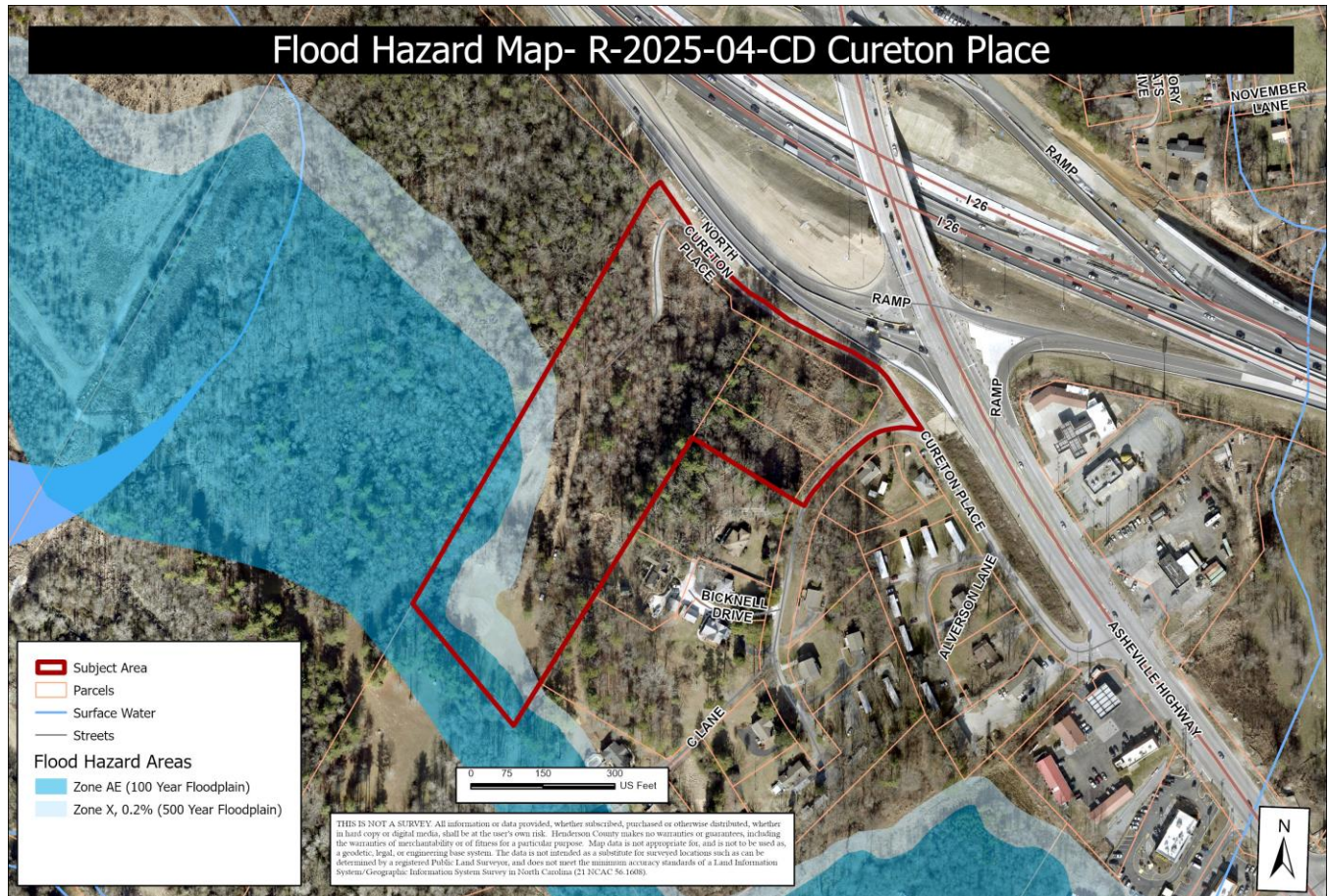




## Water and Sewer

The applicant is proposing connections to Metropolitan Sewerage District (MSD) public sewer and City of Hendersonville public water, which are located on the adjacent parcel. Staff has received allocation letters from both the City of Hendersonville and MSD.

**Map E. Flood Hazard Area Map**



Property Owner: Egolf Properties, LLC Applicant: Sands Companies (Joe Morrison)  
 Acreage: 8.64 Acres PINs: 9651480155, 9651485333, 9651484201, 9651483142  
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## Flood Hazard Area

The subject area is partially encumbered by the 100-year and the 500-year flood hazard areas. Henderson County's Floodplain Development Ordinance only regulates the area within the 100-year flood hazard area. The subject area does not contain any "floodway" designation.

The applicant proposes 5 structures: 3 single-family dwellings and 2, two-family dwellings within the 100-year flood hazard area. According to Henderson County's Floodplain Administrator, the applicant can fill up to 0.18 acres of the 100-year flood hazard area located in the subject area. If

fill is not utilized to bring the structures out of the flood hazard area, the structures would have to be elevated 2' above base flood elevation.

**Proposed Conditional District (CD-2025-04) Development**

As part of the rezoning application, the applicant has submitted a site plan of the proposed development. The applicant is proposing to use the site for a residential development with on-site amenities for the residents. The standard density of RC is sixteen (16) units per acre. The Conditional District allows the Board of Commissioners to place conditions or restrictions on the property that binds this specific development and location. The site plan limits the development size and density as shown if approved. Any changes would require an amended site plan and approval of the Board of Commissioners. Below is an overview of the proposed development.

- 69 total residential units
  - 41 single-family residential units
  - 28 two-family residential units (14 structures)
  - 8.1 units per acre
  - Minimum of 10' between dwelling units
- Amenities
  - Clubhouse with mailroom and rental office
  - Sidewalks throughout development
- 142 total parking spaces proposed
  - 5 ADA parking spaces
- Landscaping
  - Proposed 30' landscape buffer along eastern property line
- Private roadway
  - 24' wide drive aisles throughout development
  - 2 driveway connections to N Cureton Place (SR 2049)
- Public utilities
  - City of Hendersonville public water
  - Metropolitan sewerage district public sewer
- Open Space is shown as 1.72 acres (20%)
- Common Space is shown as 0.86 acres (10%)
- Impervious area post development is shown as 3.19 acres (35%)
- Pervious area post development is shown as 5.45 acres (65%)

**Traffic Impact Analysis (TIA)**

The Traffic Impact Analysis (TIA) was submitted and reviewed by NCDOT as required. The NCDOT required a TIA due to the State's threshold for traffic generation associated with the proposed use. The applicant worked with NCDOT to determine which intersections to be studied, the peak hours for traffic counts, and any other potential impacts of the development. Any required road improvements identified in the TIA, and as approved and required by NCDOT, will be included as a county condition if the rezoning is approved.



**Neighborhood Compatibility Meeting**

The Neighborhood Compatibility Meeting will be held on April 3, 2025, and a meeting summary will be provided to the Planning Board and Board of Commissioners

**Technical Review Committee (TRC) Recommendations**

TRC will meet on April 15, 2025. Any conditions placed on the project will be included in the attached conditions list.

**Planning Board Recommendations**

The Planning Board will review the application on April 18, 2025. Any conditions placed on the project will be included in the attached conditions list.

**Board of Commissioners Public Hearing**

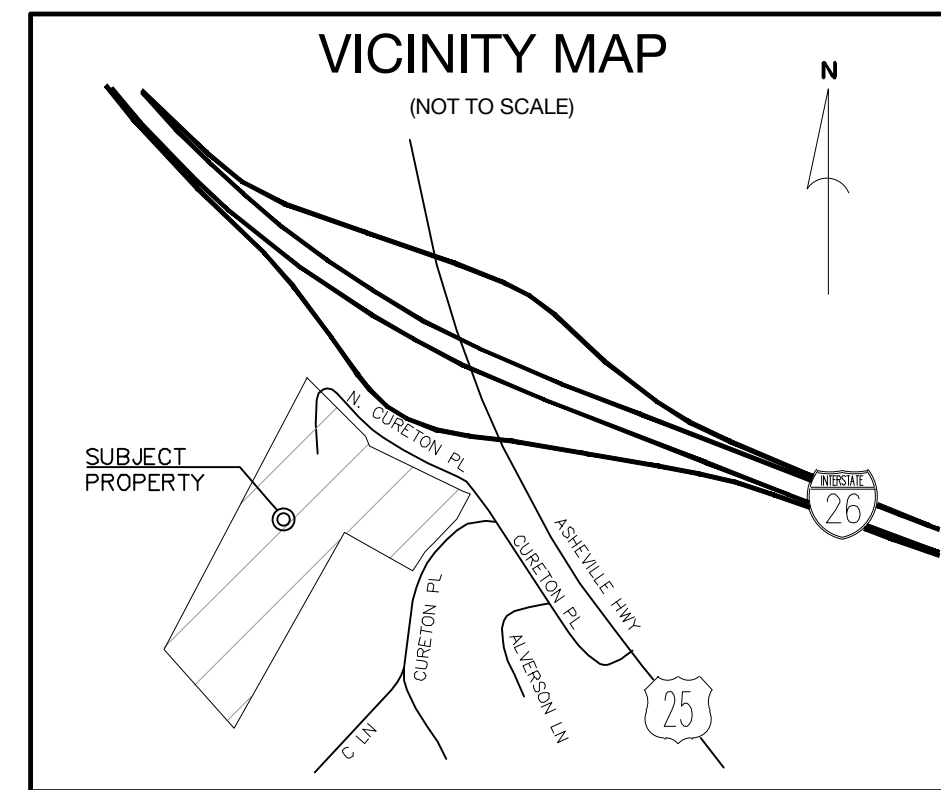
TBD

# N. CURETON PLACE

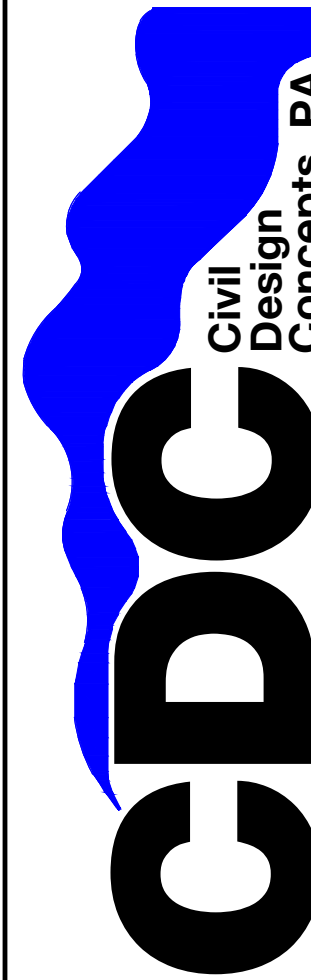
HENDERSON COUNTY, NORTH CAROLINA

PREPARED FOR:  
SANDS COMPANIES  
9654 N. KINGS HIGHWAY, SUITE C-2  
MYRTLE BEACH, SC 29572  
JOE MORRISON  
(843) 839-4634

INDEX OF SHEETS	
SHEET NO	TITLE
C000	COVER
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN
C601	SEWER PLAN
C701	WATER PLAN



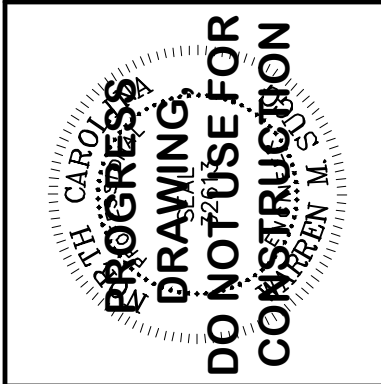
DEVELOPMENT DATA	
OWNER/DEVELOPER:	SANDS COMPANIES 9654 N. KINGS HIGHWAY, SUITE C-2 MYRTLE BEACH, SC 29572
CONTACT:	JOE MORRISON (843) 839-4634
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388



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

52 WALNUT STREET - SUITE 9  
WAYNEVILLE, NC 28086  
PHONE (828) 252-5388  
FAX (828) 455-5455

NO.	DATE	DESCRIPTION	BY
1	03/07/2025		



COVER FOR:

N. CURETON PLACE

SANDS COMPANIES - HENDERSON COUNTY, NORTH CAROLINA

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

AMP  
12428  
XXXX

SHEET

C000



I, Andrew M. Wolfe certify the following information was used in conjunction with the GNSS portion of the survey:

(1) Class of survey: Vertical Control (21 NCAC 56.1605(a)); Class C (GPS)  
Horizontal Accuracy (21 NCAC 56.1606(c)(1)); Class A  
Vertical Accuracy (21 NCAC 56.1606(c)(2)); Class C (GPS)

(2) Type of GNSS field procedure: Real Time Kinematic

(3) Horizontal Positional accuracy (2σ): 0.07 ft  
Vertical Positional accuracy (2σ): 0.12 ft

(4) Dates of GNSS survey: 8/6/2024-8/7/2024

(5) Datum/Epoch: NAD 83(2011) Epoch 2010.00 NAVD 88

(6) Published/Fixed-control use: NGS Monument "Barb"

(7) Geoid model: Geoid 12B

(8) Combined grid factor(s): 0.999780349

(9) Units: U.S. Survey Feet

I, Andrew M. Wolfe, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this survey is a combination of ground and aerial LIDAR and was performed at the 95 percent confidence level to meet Federal Geographic Data Committee standards to produce a digital terrain model suitable for one foot contour mapping; that the local horizontal accuracy for survey control and distinct surveyed features is 0.07 uft; that the local vertical accuracy for survey control and distinct surveyed features is 0.12 uft; that the original data was obtained from 6/6/2024 - 2/13/2025, and updated on 2/13/25; that the survey was completed on 2/26/2025; that the LIDAR data set was produced to meet ASPRS Positional Accuracy Standards for Digital Geospatial Data, edition 1 (2014) for a 5.0 cm RMSE horizontal accuracy class and tested to meet a 10.0 cm RMSE non-vegetated vertical accuracy (NVA) class; the data in areas labeled as obscured or low confidence, if any, may not meet the stated standard; and all coordinates are based on NC grid NAD83(2011); and all elevations are based on NAVD88 (GEOID12B).

Professional Land Surveyor  
License Number L-5444

I, Andrew M. Wolfe, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1230, Page 387, Book 1230, Page 385, Book 1230, Page 389, and Book 1312, Page 306); that the boundaries not surveyed are dashed and indicated as drawn from information in reference sources as shown herein; that the ratio of precision or positional accuracy is Class A (+0.10' + 50ppm); and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 26th day of February, 2025.

Professional Land Surveyor  
License Number L-5444

#### Notes

- This survey is of existing parcels of land.
- Areas if shown are calculated by coordinate computation method.
- This property may be subject to rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded, not discovered during the course of this survey.
- The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
- Adjoining property owner information shown per the Henderson County GIS website.
- This survey was conducted without benefit of title search.
- Underground utilities shown are based upon paint markings and above ground structures. Call 811 before digging.
- All distances shown hereon are grid distances (U.S. survey feet) unless otherwise noted.
- The subject property lies within special flood hazard zone "AE" according to the National Flood Insurance Program, flood insurance rate map 3709961001, revised date 10/2/2008.
- All coordinates shown are N.C. grid, NAD 83 (2011) coordinates.
- The subject properties are zoned RC (Regional Commercial District) per the Henderson County Zoning Ordinance. Depiction of setbacks requires interpretation and they are not shown hereon.
- Note that creeks, rivers and wetlands shown, or not shown hereon may be subject to buffers.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988 utilizing Geoid12B and NGS monument "Barb". See GNSS certification. Contour intervals shown are 1 foot and 5 feet for minor and major contours, respectively.
- This topographic and planimetric mapping is derived from ground and airborne survey methods. In the digital CAD version(s) of the delivered geospatial data, layer prefix V, indicates data derived from conventional field measurements, and layer prefix VL indicates data derived from LIDAR.
- LIDAR data used to complete portions of the topographic mapping was taken from the North Carolina Spatial Data website and was tested to meet current ASPRS standards in order to produce a one-foot contour interval. Ground survey for checkshot locations was performed at the 95 percent confidence level to meet FGDC Standards.
- Surveyor was provided an exhibit titled "Property Described in Civil Action Entitled State of North Carolina Department of Transportation VS Stuart I. Rubin, As Trustee of the Stuart I. Rubin Revocable Truited Dated February 11, 2003" with revision date of 09/17/2024. This exhibit shows a revision to the controlled access line on the Rubin property which differs from that shown on highway plans for project I-4400C as provided to the surveyor by NCDOT. A recorded deed was not recovered which matches this judgement and it is advised that this line may affect the Rubin property as shown hereon.

#### ABBREVIATION LEGEND

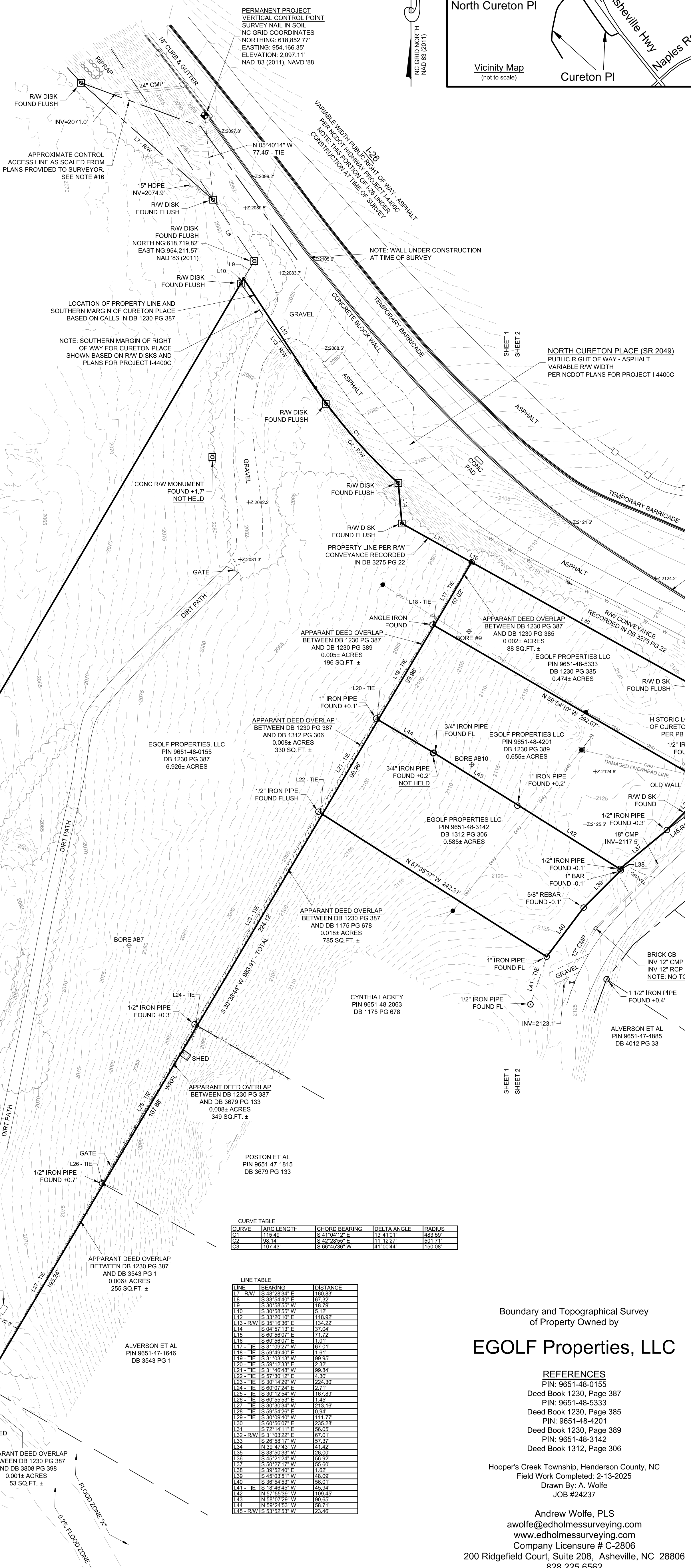
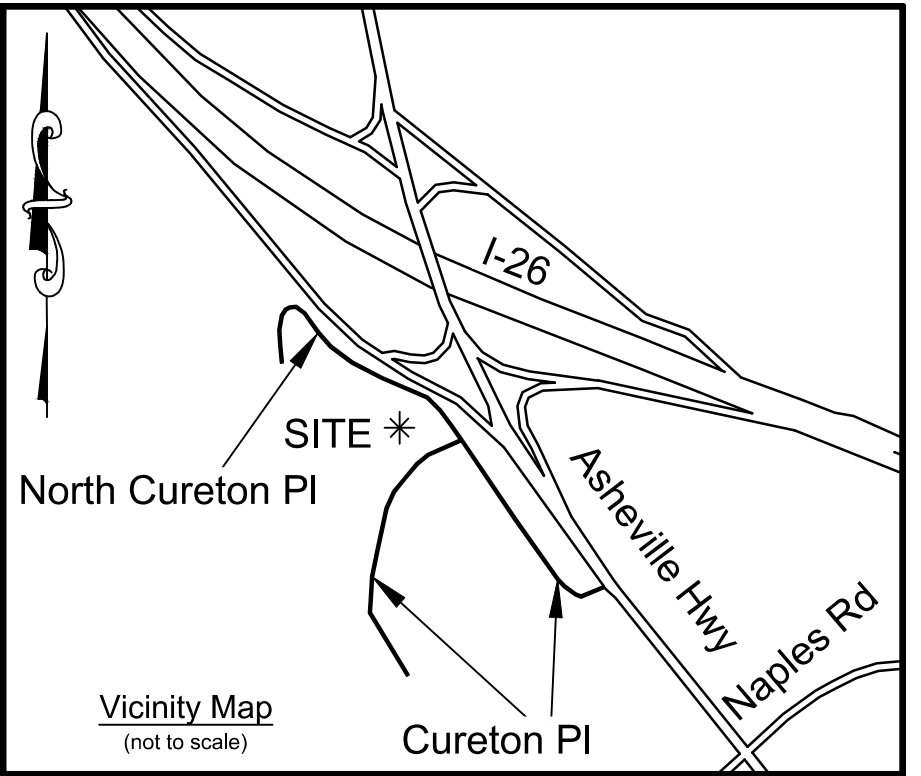
▲/FL ABOVE/BELOWFLUSH WITH ADJACENT GRADE  
▲/F APPROXIMATE  
▲/F BARBED WIRE FENCELINE  
CB CATCH BASIN  
CI CURB INLET  
CIR CIRCLE  
CLFL CHAIN LINK FENCELINE  
CONC CONCRETE  
CMP CORRUGATED METAL PIPE  
DB DEED BOOK  
DIP DROP INLET  
DIP DUCTILE IRON PIPE  
DR DRIVE  
E EASTING  
FO FIBER OPTICS  
HDPE HIGH-DENSITY POLYETHYLENE PIPE  
HWY HIGHWAY  
N NORTHING  
PB PLAT BOOK  
PG PAGE  
PIN PARCEL IDENTIFIER NUMBER  
PVC POLYVINYL CHLORIDE PIPE  
RCP REINFORCED CONCRETE PIPE  
RD ROAD  
R/W RIGHT-OF-WAY  
SR SECONDARY ROAD (NCDOT)  
SSMH SANITARY SEWER MANHOLE  
ST STREET  
SW SIDEWALK  
WRFL WIRE FENCELINE  
UB UTILITY BOX

#### SYMBOL LEGEND

▲ SURVEY CONTROL POINT  
● UNMARKED POINT  
○ MONUMENT FOUND (AS DESCRIBED)  
▲ 5/8" REBAR WITH "ED HOLMES AND ASSOC." CAP SET  
▲ MAGNETIC NAIL FOUND  
○ NCDOT MONUMENT  
○ CLEANOUT  
○ CURB INLET  
○ DOWNSPOUT  
○ ELECTRICAL METER  
○ ELECTRICAL SERVICE  
○ FIRE HYDRANT  
○ GAS MARKER  
○ GAS STUB  
○ GAS VALVE  
○ GENERAL MAP SYMBOL - FEATURE EXTENDS BEYOND THIS POINT - UNABLE TO LOCATE  
○ IRRIGATION CONTROL VALVE  
○ MAILBOX  
○ MANHOLE (SANITARY SEWER)  
○ MANHOLE (STORMWATER)  
○ MANHOLE (WATER LINE ACCESS)  
○ SIGN  
○ SPRIGOT  
○ TELEPHONE PEDESTAL  
○ UTILITY POLE  
○ UTILITY POLE WITH GUY WIRE  
○ WATER METER  
○ WATER VALVE  
○ POST (AS DESCRIBED)  
○ SPOT ELEVATION (TYPICAL)

#### LINE TYPE LEGEND

— PROPERTY LINE - SURVEYED  
--- ADJOINING PARCEL LINE - NOT SURVEYED  
--- UNDERGROUND COMMUNICATION LINE  
--- UNDERGROUND GAS LINE  
--- UNDERGROUND POWER LINE  
--- UNDERGROUND SANITARY SEWER LINE  
--- UNDERGROUND WATER LINE  
--- OVERHEAD UTILITY LINE  
--- EDGE OF CONCRETE  
--- EDGE OF GRAVEL  
--- CHAIN LINK FENCE (AS DESCRIBED)  
--- METAL FENCE (AS DESCRIBED)  
--- WIRE FENCE (AS DESCRIBED)  
--- GUARDRAIL  
--- RIPRAP  
--- TREELINE  
--- BUILDING



CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE	RADIUS
C1	115.42'	S 41°10'12" E	134°10'12"	603.59'
C2	88.74'	S 22°28'45" E	111°22'27"	561.71'
C3	107.43'	S 36°42'36" W	41°30'44"	150.08'

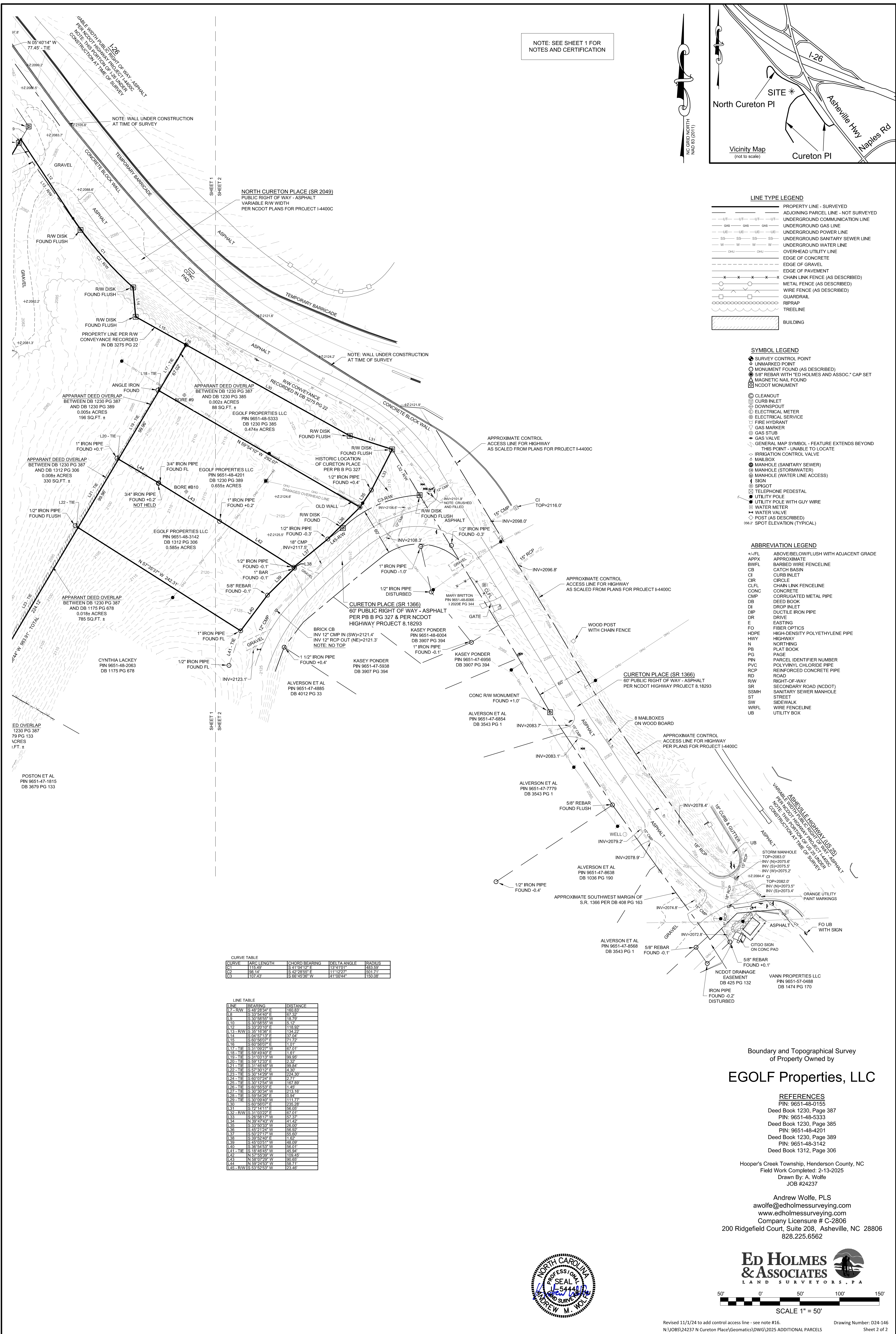
LINE	BEARING	DISTANCE
L7 - R/W	S 48°28'34" E	160.83'
L8	S 31°54'30" E	67.81'
L9	S 30°56'50" W	18.79'
L10	S 30°56'50" W	15.12'
L11	S 33°20'10" E	115.92'
L12 - R/W	S 35°16'36" E	134.22'
L13	S 33°50'33" W	127.04'
L14	S 60°56'07" E	71.72'
L15	S 39°52'40" E	116.92'
L16 - TIE	S 31°09'27" W	67.01'
L17 - TIE	S 29°49'40" E	1.61'
L18 - TIE	S 31°03'13" W	188.59'
L19 - TIE	S 59°12'33" E	2.33'
L20 - TIE	S 31°46'55" W	98.84'
L21 - TIE	S 57°30'12" E	4.30'
L22 - TIE	S 30°14'24" E	225.80'
L23 - TIE	S 60°07'24" E	2.71'
L24 - TIE	S 30°12'54" W	167.89'
L25 - TIE	S 60°56'50" E	1.42'
L26 - TIE	S 30°30'34" W	213.16'
L27 - TIE	S 59°44'00" E	0.34'
L28 - TIE	S 30°09'40" W	111.77'
L29 - TIE	S 39°52'40" E	58.06'
L30 - R/W	S 21°03'22" E	67.01'
L31	S 28°48'11" E	52.47'
L32	N 39°47'43" W	41.42'
L33	S 33°50'33" W	28.07'
L34	S 45°21'24" W	56.92'
L35	S 39°52'40" E	116.92'
L36	S 39°52'40" E	116.92'
L37 - TIE	S 18°46'45" W	45.84'
L38	S 18°46'45" W	109.48'
L39	N 56°07'29" W	80.69'
L40	S 59°24'33" W	58.11'
L41 - R/W	S 53°52'53" W	23.48'

Andrew Wolfe, PLS  
awolfe@edholmessurveying.com  
www.edholmessurveying.com  
Company License # C-2806  
200 Ridgefield Court, Suite 208, Asheville, NC 28806  
828.225.6562

Ed Holmes & Associates  
LAND SURVEYORS, P.A.







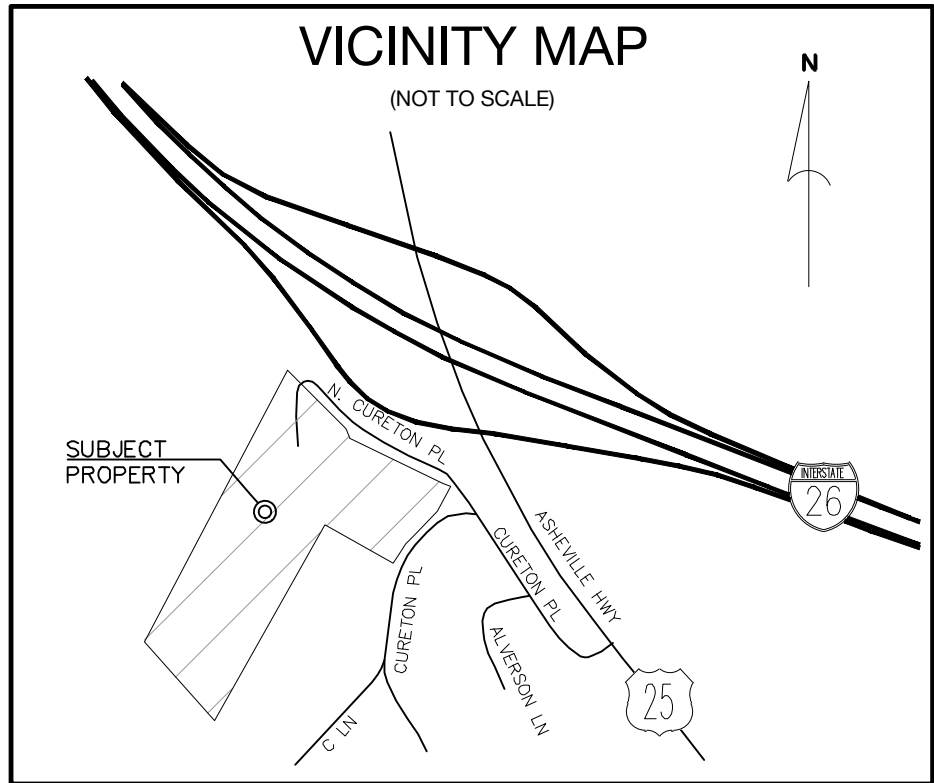












DEVELOPMENT DATA	
OWNER/DEVELOPER:	SANDS COMPANIES 9654 N. KINGS HIGHWAY, SUITE C-2 MYRTLE BEACH, SC 29572 JOE MORRISON (843) 839-4634
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGGS, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES 200 RIDGEFIELD COURT, SUITE 208 ASHEVILLE, NORTH CAROLINA 28806 ANDREW M. WOLFE, P.L.S. (828) 225-6562
CONTACT:	

PROJECT DATA	
PIN:	9651-48-5333, 9651-48-4201, 9651-48-3142, 9651-48-0155
ADDRESS:	35 N. CURETON PL., 44 CURETON PL. N. CURETON PL., CURETON PL. 1230/385; 1230/389; 1312/306; 1230/387
DEED BOOK/PAGE:	
PROJECT ACREAGE:	8.64± ACRES
CURRENT ZONING:	RC (REGIONAL COMMERCIAL)
PROPOSED ZONING:	CZ (CONDITIONAL ZONING)
SETBACKS:	
FRONT:	20'
SIDES:	10'
REAR:	10'
*10' BETWEEN EACH BUILDING*	
DISTURBED AREA:	8.0± AC
IMPERVIOUS AREA:	PBE 0.0± ACRES (0%) POST 3.19± ACRES (35%)
PERVIOUS AREA:	8.64± ACRES (100%) 5.45± ACRES (65%)

ZONING DATA			
COUNTY/TOWNSHIP:	HENDERSON/HOOPERS CREEK		
WATERSHED:	FRENCH BROAD RIVER BASIN		
FIRE DISTRICT:	FLETCHER FIRE		
WATER:	CITY OF HENDERSONVILLE		
SEWER:	MSD		
<u>PARKING CALCULATIONS:</u>			
VEHICULAR: (2 SPACES/DWELLING UNIT)			
DWELLING UNIT:	69		
REQUIRED:	138 (5 ADA SPACES)		
PROVIDED:	142 (5 ADA SPACES)		
<u>BUILDING DATA:</u>			
<u>BUILDING</u>	<u>DESCRIPTION</u>	<u>UNITS</u>	<u>FOOTPRINT</u>
TYPE A	2 STORIES	1	±1,020 SF
TYPE B	2 STORIES	1	±1,207 SF
TYPE C	2 STORIES	2	±1,201 SF
CLUBHOUSE	2 STORIES	1	±751 SF
<u>DENSITY CALCULATIONS:</u>			
ALLOWED:	144 UNITS MAX - 16.0 UNITS/ACRE		
PROJECT UNITS:	69 UNITS - 8.1 UNITS/ACRE		
<u>OPEN SPACE CALCULATIONS:</u>			
REQUIRED:	1.72 AC (20%)	PROVIDED:	1.72 AC
COMMON:			
REQUIRED:	0.86 AC (10%)	PROVIDED:	0.86 AC
LANDSCAPE REQUIREMENTS:		SEE LANDSCAPE PLAN	

Know what's below.  
Call before you dig.

NORTH

GRADING, EROSION CONTROL, &  
STORM DRAINAGE PLAN

GRAPHIC SCALE

811

Know what's below.  
Call before you dig.

CDC INSPECTIONS HOTLINE:  
828-771-4755 OR INSPECTIONS@CDCGO.COM

Civil Design Concepts, PA

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

52 WALNUT STREET - SUITE 9  
WYOMING, NC 28406  
PHONE (828) 252-5400  
FAX (828) 456-5455

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

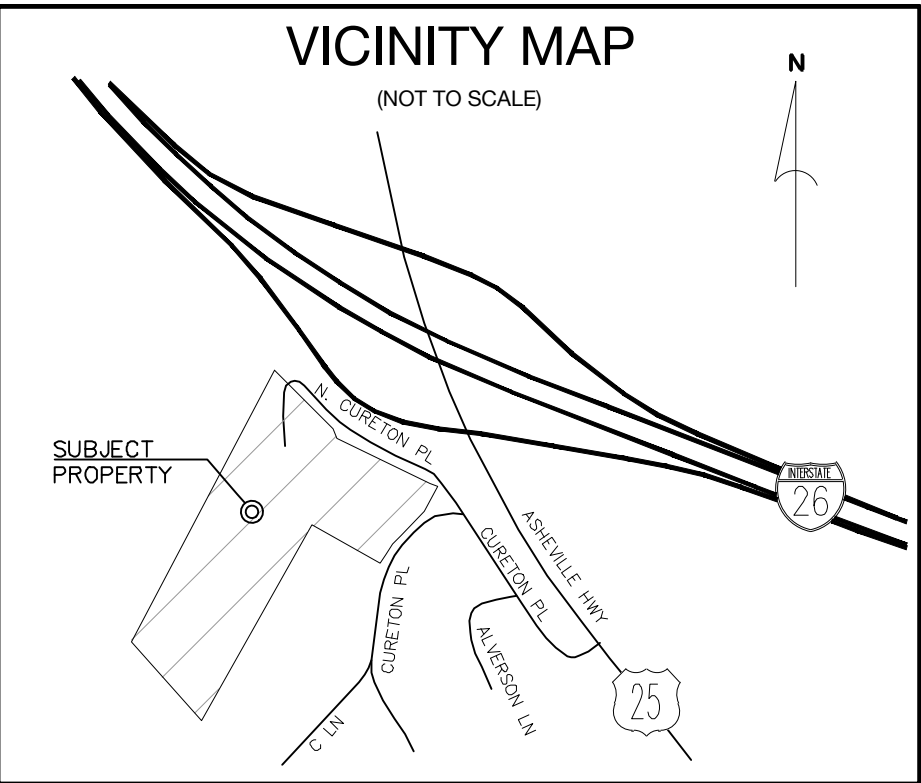
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C301

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DEVELOPMENT DATA	
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CONTACT:	
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EXISTING 12' SEWER EASEMENT TO BE WIDENED TO 20' PER COORDINATION WITH ADJACENT PROPERTY OWNER

EXISTING SEWER CLEANOUT TO BE REPLACED WITH PROPOSED MANHOLE TO CONNECT TO EXISTING SEWER SYSTEM

EXISTING SEWER MANHOLE

EXISTING SEWER LINE

PROPOSED WATER SYSTEM (TYP)

PROPOSED SEWER SERVICE (TYP)

PROPOSED SEWER MANHOLE (TYP)

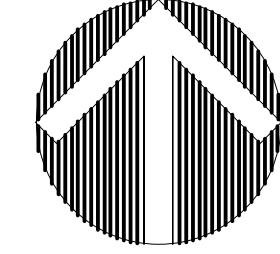
PROPERTY LINE (TYP)

PROPOSED 8" GRAVITY SEWER LINE (TYP)

APPROXIMATE LOCATION OF EXISTING WATER LINE

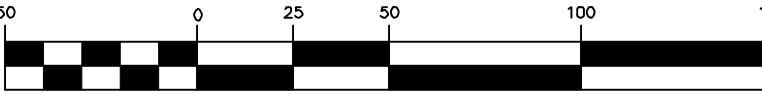
PROPOSED RETAINING WALL (TYP)

CDC INSPECTIONS HOTLINE:  
828-771-4755 OR INSPECTIONS@CDCGO.COM



### SEWER PLAN

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

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

Civil Design Concepts, PA

CDC

www.civildesignconcepts.com

52 WALNUT STREET - SUITE 9  
WYOMING, NC 28406  
PHONE (828) 455-5455  
FAX (828) 455-5455

NCBELS LICENSE # C-2184

MAD	BY
HENDERSON COUNTY CZ SUBMITTAL	
03/07/2025	
1	
NO.	DATE

DO NOT USE FOR CONSTRUCTION

PROGRESS DRAWING

DO NOT USE FOR CONSTRUCTION

SEWER PLAN FOR:

N. CURETON PLACE

SANDS COMPANIES - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY:

CDC PROJECT NO.:

XXX PERMIT NO.

AMP

12428


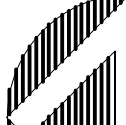
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SHEET

C601



*CDC INSPECTIONS HOTLINE:*  
828-771-4753@CDCGO.COM


 

**Know what's *below*.**  
**Call before you dig.**

**NORTH**

**WATER PLAN**

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 50 ft.





March 25, 2025

**Reference: Cureton Place – Henderson County, NC**

**Subject: Trip Generation Letter**

To Whom This May Concern:

This letter provides a trip generation summary for the proposed Cureton Place residential development that is to be located on Cureton Place, south of the I-26/Asheville Highway interchange, in Henderson County, North Carolina. The development is proposed to consist of up to 71 single-family homes. See attached for a copy of the preliminary site plan.

## **Trip Generation:**

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development was estimated using methodology contained within the ITE Trip Generation Manual, 11.1 Edition. Refer to the table below for the trip generation potential of the proposed development.

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Attached (210)	71 DU	736	14	41	45	27

It is estimated that the proposed development will generate approximately 736 total vehicle trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated the development could generate 55 total trips (14 entering and 41 exiting) during the weekday AM peak hour and 72 total trips (45 entering and 27 exiting) during the weekday PM peak hour. Based on the industry-standard trip generation methodology, the proposed development is anticipated to generate approximately 1 vehicle trip per minute during the peak times of the day.



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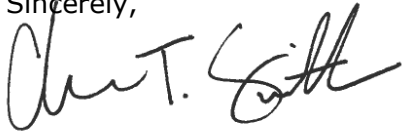
## Findings and Summary:

Based on the Henderson County Code (42-135), further analysis is not required for any development generating less than 1,000 vehicle trips per day or 100 vehicle trips per hour. Based on the ITE trip generation methodology, Cureton Place is expected to generate numbers well below the daily and peak hour thresholds for further analysis.

Additionally, the traffic volumes generated by the proposed development are expected to have minimal impact to the Asheville Highway and I-26 corridor. Recent modifications to the adjacent interchange have worked to accommodate traffic growth in the area by increasing the capacity of the interchange, while also increasing safety along the corridor.

If you should have any questions, please feel free to contact me at [chase.smith@drmp.com](mailto:chase.smith@drmp.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Chase T. Smith", is written over a light gray rectangular background.

Chase Smith, PE

Traffic Analysis Project Manager

**DRMP, Inc.**

License #F-1524

Attachments: Conceptual site plan



