

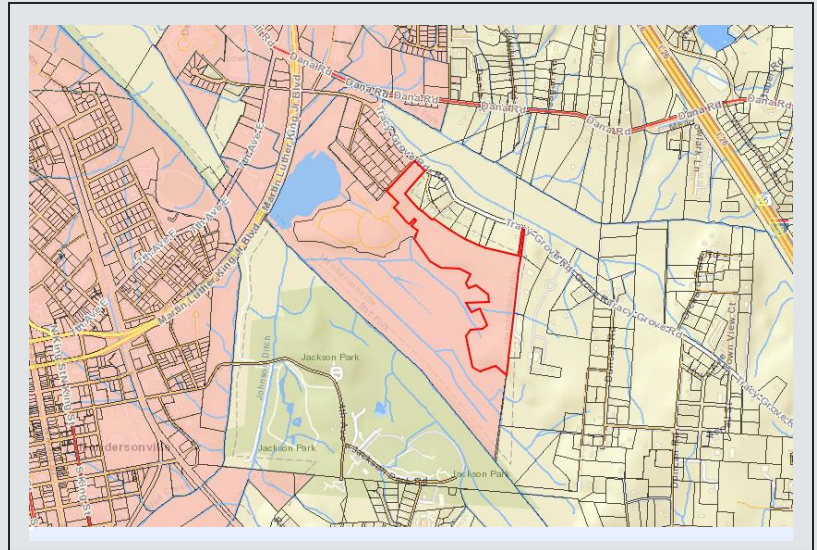
PRELIMINARY PLAT REVIEW- WILMONT ESTATES MAJOR SUBDIVISION
(PHASE II OF WASHBURN TRACT) - (25-53-SUB)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name:
 - Wilmont Estates Major Subdivision (Phase II of Washburn Tract Development) 25-53-SUB
- Applicant & Property Owner:
 - Mike Washburn [Applicant]
 - Creekstone Holdings Hendersonville, LLC. [Owners]
- Property Address:
 - 240 Wilmont Dr
- Project Acreage:
 - 35.44 Acres
- Parcel Identification (PIN):
 - 9579-30-8219
- Parcel Zoning:
 - PRD, Planned Residential Development
- Requested Uses:
 - Residential dwellings, single-family (detached)
 - Number of Units Approved in CZD:
 - 160
 - Number of Units Proposed for Development:
 - 129
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Major Subdivision [preliminary plat] approval from Mike Washburn with Creekstone Holdings Hendersonville, LLC (applicant/owner).

The applicant is proposing to plat 129 single-family home lots on the subject property at 240 Wilmont Dr. (PIN 9579-30-8219). This is Phase II of the development approved as the 'Washburn Tract' in 2022. Phase I was approved for 300 apartment units which are currently under construction.

The preliminary plat for the single-family portion of the project consists of residential home lots, parkland dedication area, common spaces, rights-of-way, and other facilities. The plat also features 6 lots along Wilmont Dr that will be sold to the Housing Assistance Corporation for affordable units.

Since this development is proposed for fee simple single-family dwellings, the land must be subdivided in order to be built and sold in its current configuration. Due to this, the project must also go through the City's subdivision process. Projects involving the division of land into 8 or more lots and the dedication of a new street meet the criteria of a 'major subdivision' and therefore will be reviewed according to the standards of the Subdivision Ordinance. If approved, final site plans can be approved and the construction of public infrastructure may begin. Once infrastructure is installed, the Final Plat can be recorded.

PRELIMINARY PLAT AND MAJOR SUBDIVISION GUIDELINES

Preliminary Plat Standards of review

An application for a Major Subdivision shall be approved, if it complies with the following:

- The Major Subdivision is prepared and sealed by a licensed professional authorized by the state to prepare such documents.
- The Major Subdivision complies with the applicable standards in G.S. 47-30.
- The Major Subdivision includes all required certifications and other pertinent information as required by the city;
- All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT or city standards, as appropriate.
- The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Hendersonville or Henderson County.
- Street names used in the subdivision shall not duplicate or be similar to the names of streets in an existing subdivision in Hendersonville or Henderson County.
- All standards or conditions of any prior applicable permits and development approvals.
- The Major Subdivision complies with all other applicable requirements in this ordinance and the City Code of Ordinances.

Major Subdivision

Major Subdivisions include all divisions of land involving 8 or more lots; and/or involve the dedication of a new street or change in existing streets. Major Subdivisions must be reviewed by staff and must undergo an administrative review hearing by the Planning Board.

The Planning Board shall make an administrative decision after the conclusion of a public meeting. The procedure for a public meeting is as follows:

- Public meetings shall comply with the notice requirements of section 2.03.F.
- A public meeting shall be open to the public and shall be conducted in accordance with the planning board's adopted rules of procedure for administrative hearings.
- There is no requirement to allow general public comments during a public meeting, though it may be allowed by the chair or other presiding officer. However public input and comment shall be allowed as required by applicable laws, the standards of this ordinance, and the Planning Board's adopted rules of procedure.

The Planning Board's decision shall be one of the following. All the following decisions are administrative in nature:

- Approval of the Major Subdivision as proposed.
- Approval of a revised Major Subdivision.
- Denial of the Major Subdivision.

The Planning Board shall render a decision on an application for a Major Subdivision within 32 days of the date of the first public meeting to consider the application unless a different review schedule is agreed to by the Planning Board, the City, and the Applicant.

Approval of a required Major Subdivision **shall not** constitute the approval for recording a subdivision with the Register of Deeds, or approval for the conveyance of lots. Approval of a required Major Subdivision authorizes the submittal of street and utility construction plans, and soil erosion and sedimentation control plan.

SITE IMAGES



New Right Turn Lane from Tracy Grove Rd to Wilmont Drive



New Sidewalk installed along Tracy Grove Rd

SITE IMAGES



View of utilities and curb & gutter installation along Wilmont Dr



View of Phase I construction equipment located in Phase II common space

SITE IMAGES



View of new main street through Phase II. 35' tall dirt excavations in the distance



View from center of Phase II. Phase I apartments visible in distance



View of far southern edge of Phase II. Pisgah National Forest visible in distance.



View of center of Phase II. Jackson Park visible across Bat Fork. Pisgah National Forest visible in distance.

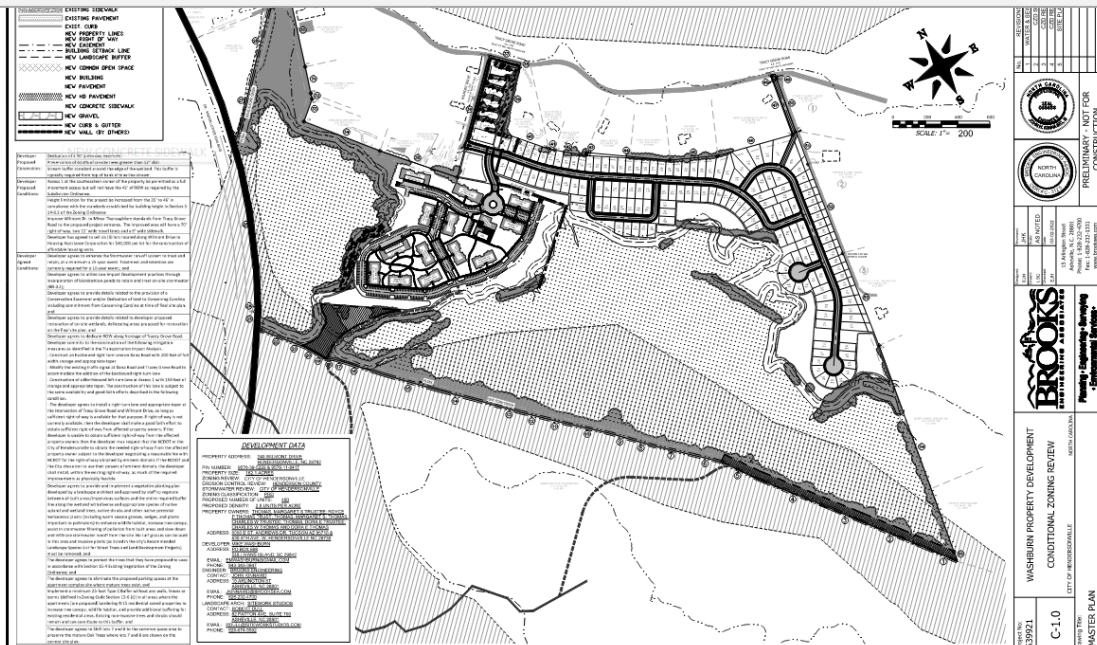
REZONING REQUEST

Previous Rezoning Request	Summary of Prior Petition	Result
PRD-CZD	See Below	June 2, 2022

The Wilmont Estates Subdivision was approved as part of a Conditional Zoning District in June of 2022. The original proposal was for 300 apartments and 160 single-family homes and the project included the restoration of a large floodplain across from Jackson Park.

The CZD was approved with a number conditions including the following relevant to Phase II:

1. Dedication of a 50' greenway easement.
2. Preservation of 62.6% of on-site trees greater than 12" dbh
3. Stream buffer standard around the edge of the wetland. This buffer is typically required from top of bank of blue line stream.
4. Access 1 at the southeastern corner of the property be permitted as a full movement access but will not have the 45' of ROW as required by the Subdivision Ordinance.
5. Improve Wilmont Dr. to Minor Thoroughfare standards from Tracy Grove Road to the proposed project entrance. The improved area will have a 70' right-of-way, two 12' wide travel lanes and a 6' wide sidewalk.
6. Developer has agreed to sell six (6) lots located along Wilmont Drive to Housing Assistance Corporation for \$40,000 per lot for the construction of affordable housing units.
7. Developer agrees to enhance the Stormwater run-off system to treat and retain, at a minimum a 25-year event. Treatment and retention are currently required for a 10-year event.
8. Developer agrees to utilize Low Impact Development practices through incorporation of bioretention ponds to retain and treat on-site stormwater (NR-3.2).
9. Construction of a Northbound left-turn lane at Access 1 with 150 feet of storage and appropriate taper. The developer agrees to install a right turn lane and appropriate taper at the intersection of Tracy Grove Road and Wilmont Drive,
10. Developer agrees to provide and implement a vegetative planting plan
11. The developer agrees to protect the trees that they have proposed to save in accordance with Section 15-4 Existing Vegetation of the Zoning Ordinance.



PROPOSED DEVELOPMENT DETAILS

- **Units**
 - 129 Detached Single-Family Home Lots
 - Lots range in size from .10 acres to .27 acres with a typical lot size of .15 acres
- **Proposed Use:**
 - Residential, Single Family
- **Acres/Density**
 - 35.44 Acres
 - Proposed density: 3.4 units per acre
- **Parkland Dedication**
 - The development is required to provide 500 Sq Ft of parkland per lot for a total of 64,500 Sq Ft. They are proposing to dedicate 67,000 Sq Ft with parking, view platform and trail improvements.
- **Environment**
 - Lots 102, 103, & 104 were required to meet the additional requirements for steep slopes
 - Open Space standards (60%) were met with the provision of 97.6 Acres (83.5%)
- **Streets**
 - All internal streets to the site will be built to public street standards and dedicated to the City.
 - Wilmont Drive is also being improved to the standard of a minor thoroughfare and will be maintained by the City.
 - Off-site improvements will be maintained by NCDOT.
- **Sidewalks**
 - The development shows sidewalks along all internal streets.
- **Trails & Greenways**
 - A Greenway Easement is required along Bat Fork.
 - A publicly-accessible trail is provided to connect to Jackson Park.
 - A publicly-accessible trail within the development connects from a trailhead to the public parkland proposed for dedication to the City.
- **Public Utilities**
 - The site is within the City limits and will be served by all City services including water, sewer, trash, fire, police, etc.

OUTSTANDING PRELIMINARY PLAT COMMENTS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The preliminary plat accompanying this petition meets the standards established by the Subdivision Ordinances with the following exceptions:

- None

CITY ENGINEER

Preliminary Site Plan Comments:

- None

WATER / SEWER

Preliminary Site Plan Comments:

- None

FIRE MARSHAL

Preliminary Site Plan Comments:

- None

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- None

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- None

PUBLIC WORKS

Preliminary Site Plan Comments:

- None

NCDOT

Preliminary Site Plan Comments:

- None

TRANSPORTATION CONSULTANT

Preliminary Site Plan Comments:

- None. The TIA was performed and reviewed as part of the CZD process.

STAFF ANALYSIS

Subdivision Ordinance Compliance:

Based on the review by staff, the submitted preliminary plat for the Wilmont Estates Major Subdivision meets the Subdivision Ordinance standards established for Major Subdivisions (Section 2.04 H).