

HENDERSON COUNTY
Planning Department

213 1st Avenue East • Hendersonville, NC 28792
Phone 828.697.4819 • Fax 828.697.4533

MEMORANDUM

TO: Henderson County Planning Board

FROM: Matt Cable, Planner

DATE: March 15, 2007

SUBJECT: Combined Master Plan and Development Plan Review for Williams Commercial Subdivision (File # 07-M08)

ATTACHMENTS:

- 1. Vicinity Map**
- 2. Combined Master and Development Plan**
- 3. Review Agency Response Form – Fire Marshal’s Office**
- 4. Review Agency Response Form – Zoning Department**

Project Overview

Mr. David Huntley, agent for Ernest and Nancy Williams, owner, submitted a Combined Master Plan and Development Plan for a commercial subdivision off of US Highway 176. The applicant is proposing a total of two lots on approximately 2.17 acres of land which will be used for commercial purposes.

Tract A currently contains a single story commercial structure which appears currently to be vacant. Tract B currently has businesses operating on the property in two existing single story structures. The commercial uses of Tract B are currently operating under Conditional Use Permit #CU-14-02 granted by the Board of Adjustment on October 30, 2002 which allowed the Williams to develop a shopping center with two buildings on the property. The project site is in the C-4 highway commercial zoning district which regulates the commercial use of land. Public water and public sewer (City of Hendersonville for both) are available on site.

Staff Comments

Staff has reviewed the submitted Combined Master Plan and Development Plan for Ernest and Nancy Williams for conformance with the Henderson County Subdivision Ordinance (HCSO) and offers the comments that follow.

1. **Final Plat Requirements.** The final plat(s) must meet the requirements of Appendix 7 of the Subdivision Ordinance.
2. **Buffers.** The Climenhaga property is currently zoned C-4 (Highway Commercial) but contains a single-family residential use. Fencing and evergreen shrubbery, located within a vegetated strip (a minimum of 28 feet in width), currently provides a buffer from the Climenhaga property. The Planning Board may require a buffer strip in accordance with HCSO §170-33; however, a buffer has already been provided.

Review Agency Comments

3. **Comments from the Fire Marshal.** The Henderson County Fire Marshal's Office submitted comments regarding the subdivision (Attachment 3). Note: The Planning Board can only require the applicant to meet the minimum standards of the Henderson County Subdivision Ordinance; the Planning Board may not have the authority to require any additional standards to the subdivision.
4. **Comments from the Zoning Administrator.** Ms. Natalie Berry, Henderson County Zoning Administrator, submitted comments regarding the proposal (Attachment 4).

Staff Recommendation

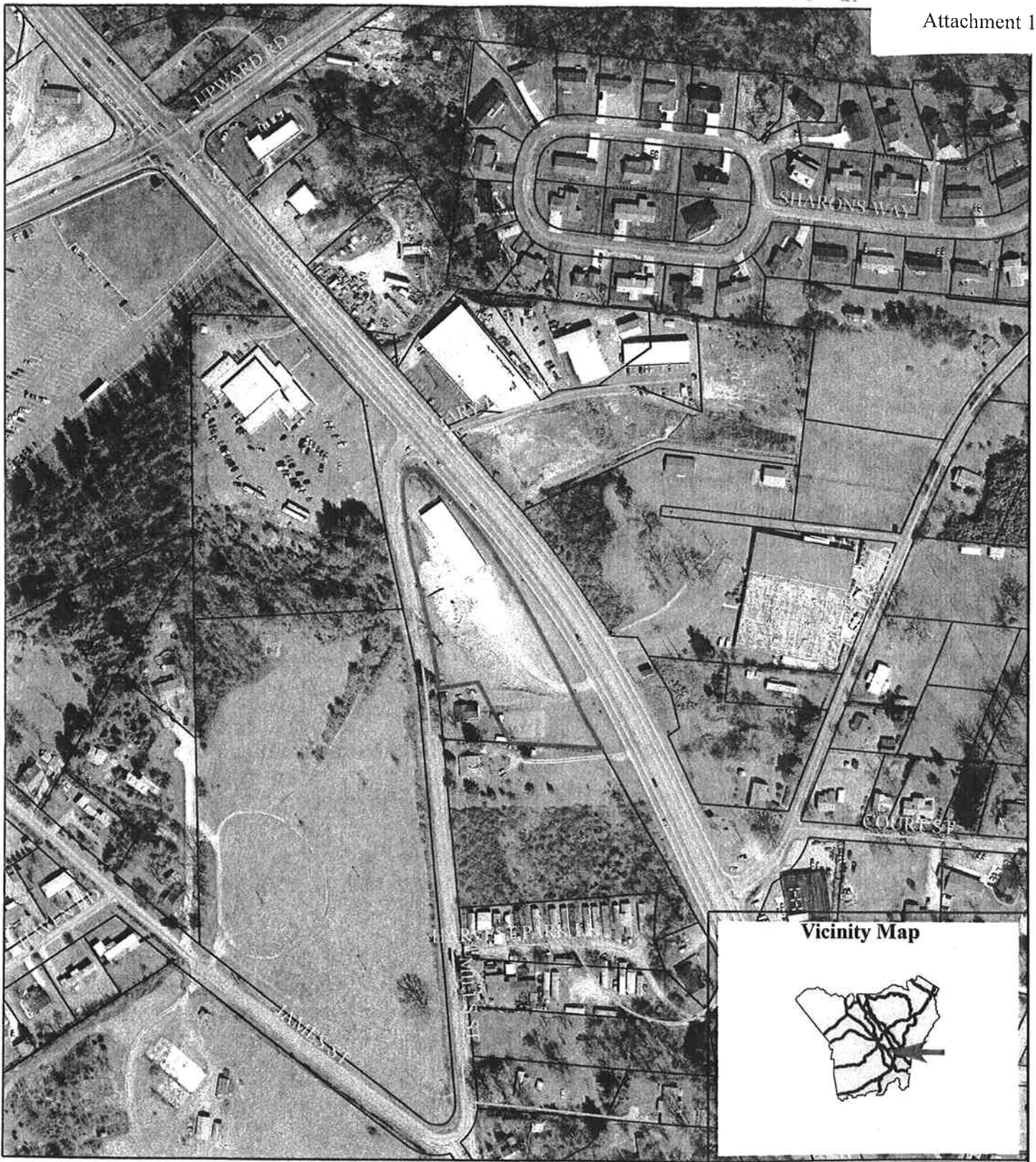
Staff has found that the proposed Combined Master Plan and Development Plan appears to meet the technical standards of the Henderson County Subdivision Ordinance except for the comments listed above in Staff Comments. Staff recommends approval of the Combined Master Plan and Development Plan subject to the developer addressing any issues raised by the Planning Board and addressing the comments listed above.

Planning Board Action

Suggested Motion. I move that the Planning Board find and conclude that the Combined Master Plan and Development Plan complies with the provisions of the Subdivision Ordinance except for those matters addressed in Staff Comments section of the memo that need to be addressed;

AND

I further move that the Combined Master Plan and Development Plan be approved subject to the following conditions: the applicant satisfies any conditions that result from the comments listed above and other conditions that may result from discussion at the Planning Board meeting.



Williams Commercial Subdivision

Current Owner: Ernest and Nancy Williams

Agent: Mr. David Huntley

Zoning: C4





Roads System: None

Water System: Public

Sewer System: Public



Legend

-  Streets
-  Parcels
-  Major Streams
-  Project Site

Henderson County Planning Department 2/26/07

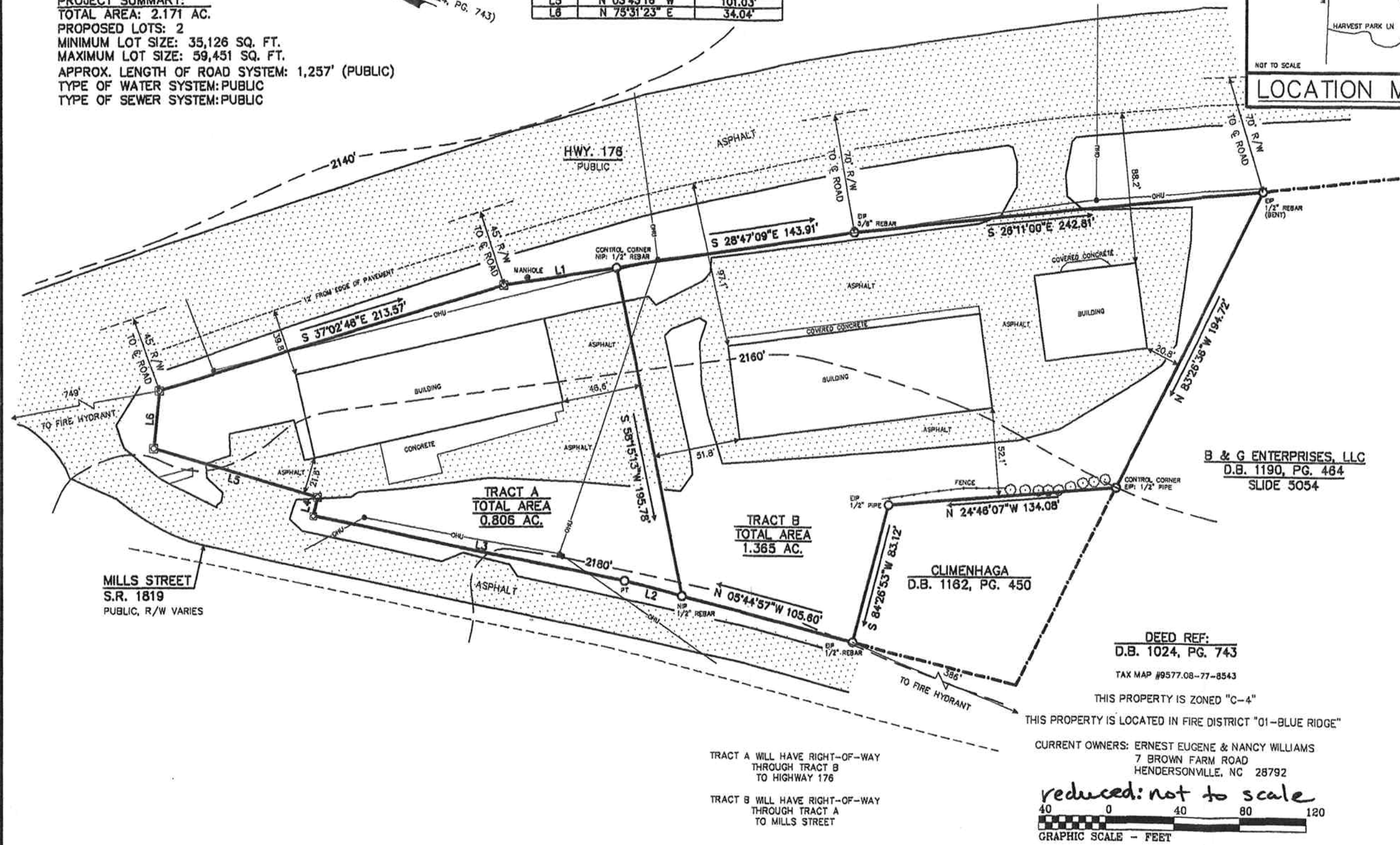
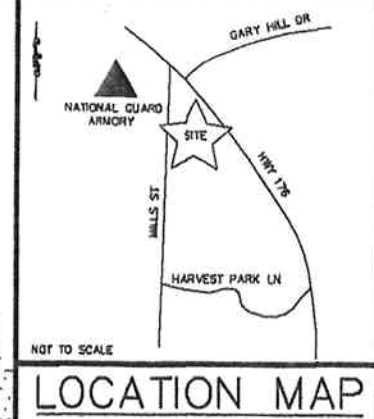
Refer to the Combined Master Plan and Development Plan for the exact location of the subdivision.

PROJECT SUMMARY:
TOTAL AREA: 2.171 AC.
PROPOSED LOTS: 2
MINIMUM LOT SIZE: 35,126 SQ. FT.
MAXIMUM LOT SIZE: 59,451 SQ. FT.
APPROX. LENGTH OF ROAD SYSTEM: 1,257' (PUBLIC)
TYPE OF WATER SYSTEM: PUBLIC
TYPE OF SEWER SYSTEM: PUBLIC

DEED NORTH (D.B. 1024, PG. 743)

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | S 28°47'09" E | 66.21' |
| L2 | N 05°44'57" W | 35.55' |
| L3 | N 08°34'38" W | 187.71' |
| L4 | N 83°58'03" E | 11.18' |
| L5 | N 03°43'16" W | 101.03' |
| L6 | N 75°31'23" E | 34.04' |

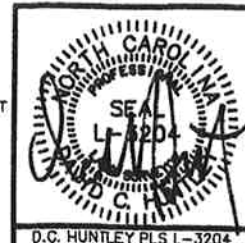
BUILDING SETBACKS PER "C-4" ZONING:
FRONT = 75' FROM A POINT IN THE PAVEMENT WHICH IS
12' FROM THE NEAREST EDGE OF PAVEMENT
SIDES & REAR = 30' FROM PROPERTY LINES (PER O & I ZONING)



Revised Plans
received
2/14/07

LEGEND

| | |
|-------|-------------------------|
| EIP | EXISTING IRON PIN |
| NIP | NEW IRON PIN |
| ☑ | RIGHT-OF-WAY MONUMENT |
| PT | UNMARKED POINT |
| CONC. | CONC. CONCRETE MONUMENT |
| ● | PP POWER POLE |
| LP | LIGHT POLE |
| CL | CENTER LINE |
| R/W | RIGHT OF WAY |
| CONC. | CONCRETE |
| REF. | REFERENCE |
| OHU | OVERHEAD UTILITIES |



STATE OF NORTH CAROLINA
HENDERSON COUNTY
HENDERSONVILLE TOWNSHIP

TRACTS A & B
DIVISION OF D.B. 1024, PG. 743
COMBINED MASTER & DEVELOPMENT PLAN

DAVID C. HUNTLEY & ASSOC.
LAND SURVEYING
675 MAPLE STREET
HENDERSONVILLE, NC 28792
(828) 693-8077

SURVEY DCH
DRAWN KMC
SCALE 1" = 40 FT.
DATE: 01/17/07

HENDERSON COUNTY PLANNING DEPARTMENT REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application #2007-M08 (Williams Commercial) and offer the following comments:

Hydrants – Pursuant to the NC Fire Prevention Code, a fire hydrant must be located within 400 feet of any portion of a commercial building.

Roads – Access roads must be at least 20 feet wide with 13'6" vertical clearance and extend to within 150 feet of any portion of a commercial building.

| | | |
|--------------------|---------------------------|----------------|
| <u>Rocky Hyder</u> | <u>Emergency Services</u> | <u>2/27/07</u> |
| Reviewed By | Agency | Date |

Please return to: Matt Card, Planner
Henderson County Planning Department
101 E. Allen Street
Hendersonville, NC 28792
mscard@hendersoncountync.org

File No. 2007- M08

Matthew Card

From: Natalie Berry
Sent: Wednesday, February 28, 2007 8:04 AM
To: Matthew Card
Subject: Williams Commercial Project #2007-M08

Matt,

I forgot one comment to add to the Williams Commercial Project. They are subject to the City of Hendersonville Area of Consideration. The applicant must get with the City's planning department and find out if they have any interest in annexation before they can proceed with County Zoning issues. This includes parking, landscaping, setbacks and such. Please add this to the form I turned in ok.

Natalie Berry
Zoning Administrator
Code Enforcement Services
240 2nd Avenue East
Hendersonville, NC 28792
(828) 697-4857 x1130 telephone
(828) 697-4658 telefax
(828) 691-5081 cellphone
nberry@hendersoncountync.org email
www.hendersoncountync.org website

2/28/2007