

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, March 7, 2017

SUBJECT: Combined Master and Development Plan for Henderson County Fairgrounds,
Industrial Major Subdivision (M-2017-01)

STAFF CONTACT: Brian Burgess, Planner

ATTACHMENTS: 1. Staff Report
2. Master Plan

SUMMARY OF REQUEST:

Henderson County, owner, submitted a Combined Master and Development Plan for the project known as Henderson County Fairgrounds commercial major subdivision for three (3) lots. The project is located on approximately 17.13 acres of land off of Mills St (S.R. 1819).

The Combined Master and Development Plan proposes a total of 3 lots for industrial purposes. The property is serviced by Hendersonville Water and Sewer.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Combined Master and Development Plan appears to meet the technical standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC).

Staff recommends approval of the Combined Master and Development Plan subject to the developer addressing any issues raised by the Technical Review Committee and addressing the comments listed in the Staff Report.

Suggested Motion: I move that the TRC approve the Combined Master and Development Plan with the conditions noted in the staff report and any others noted by the TRC.

Henderson County Planning Department Staff Report

**Combined Master and Development Plan Review For
Henderson County Fairgrounds
SR 1819 Mills Street, Hendersonville Township**

**File #M-2017-01
Henderson County**

Combined Master and Development Plan Comments:

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Combined Master and Development 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 Master and Development Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County 2020 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.

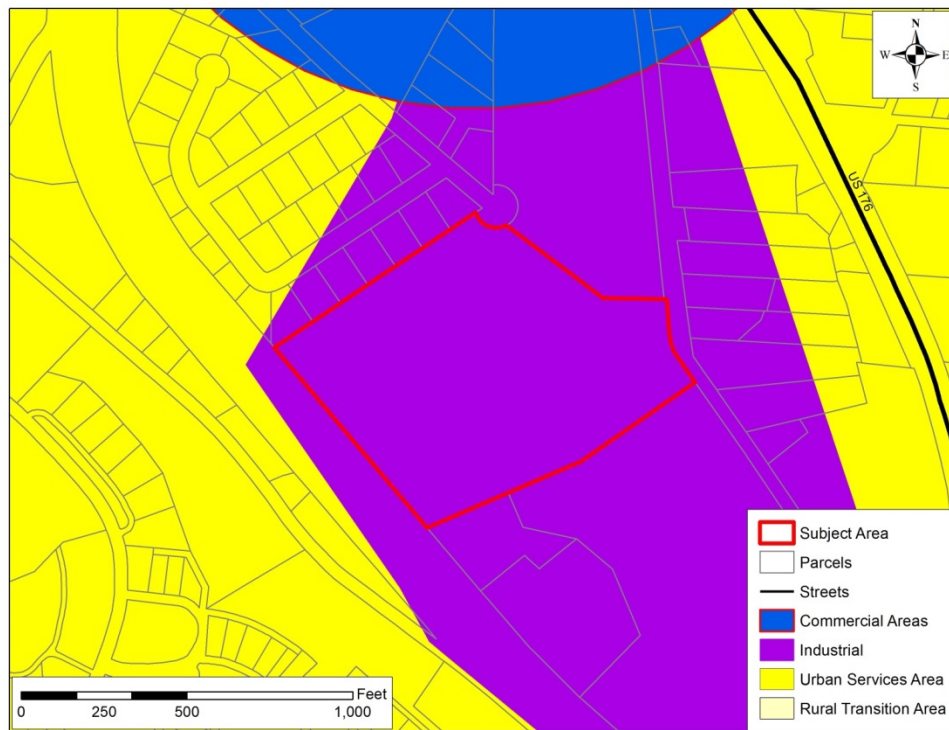
When reviewing the Combined Master and Development Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42A-75).

Staff has reviewed the submitted the Combined Master and Development Plan for the Henderson County Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

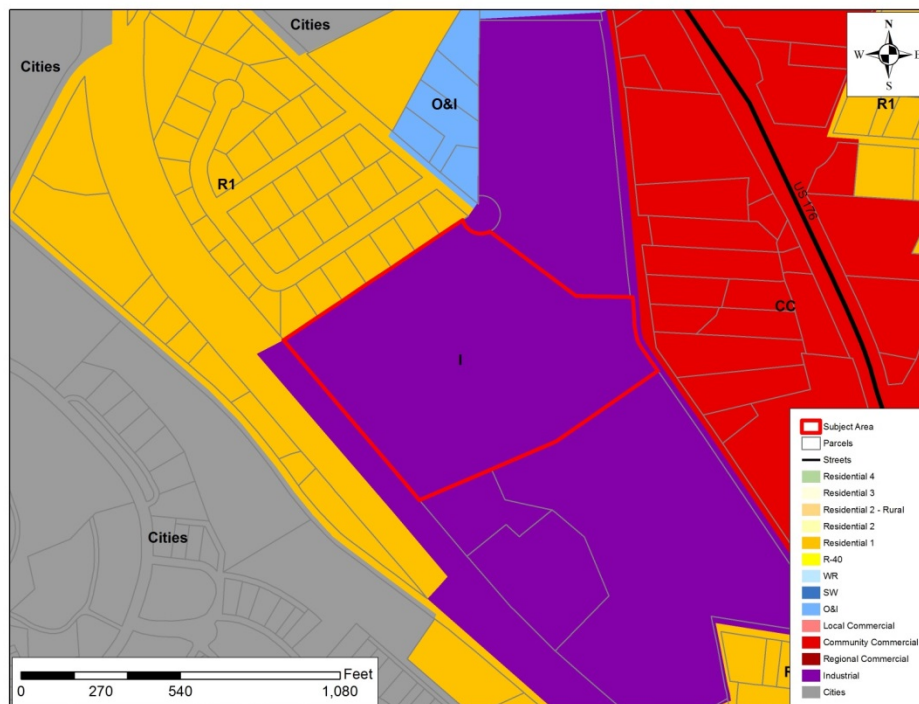
Map A: Aerial Map

1. ***Henderson County 2020 Comprehensive Plan (CCP).*** The Future Land Use Map of the CCP shows the Subject Area as being located within the Industrial Area (See Map B: CCP Future Land Use Map).

(a) See the Current Land Use Definition of Industrial, in Appendix IV, Glossary. 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 with the exception of 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. It is intended that the Countywide Industrial / Commercial Zoning Study and Community Plans will further refine the location, extent, and intensity of future industrial areas.

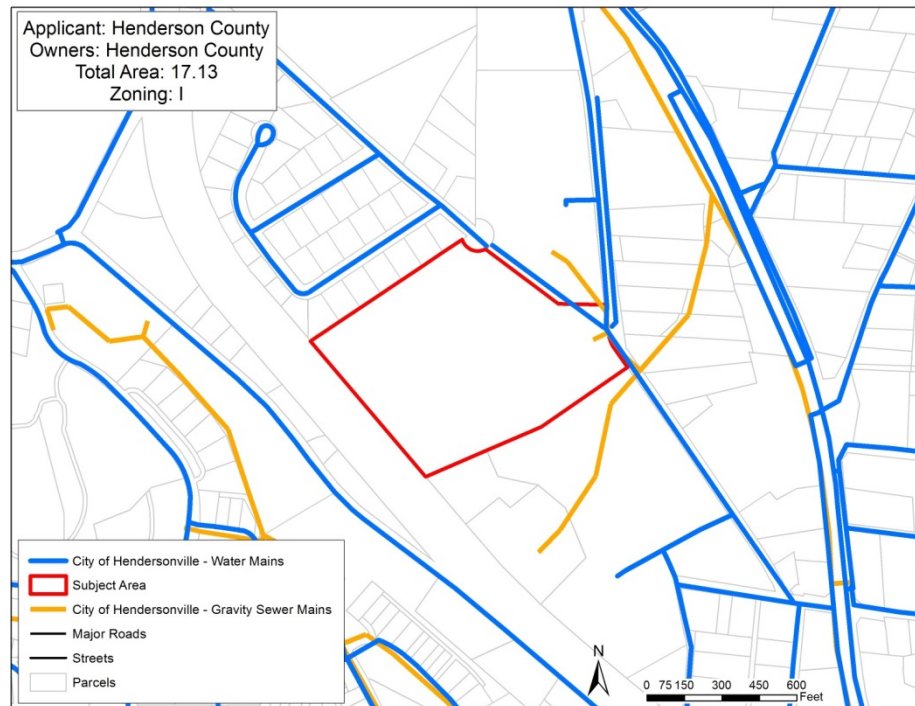
Map B: County Comprehensive Plan Future Land Use Map

2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, 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 Industrial zoning district. (See Map C: Official Zoning Map). The applicant is proposing 3 lots.

Map C: Official Zoning Map

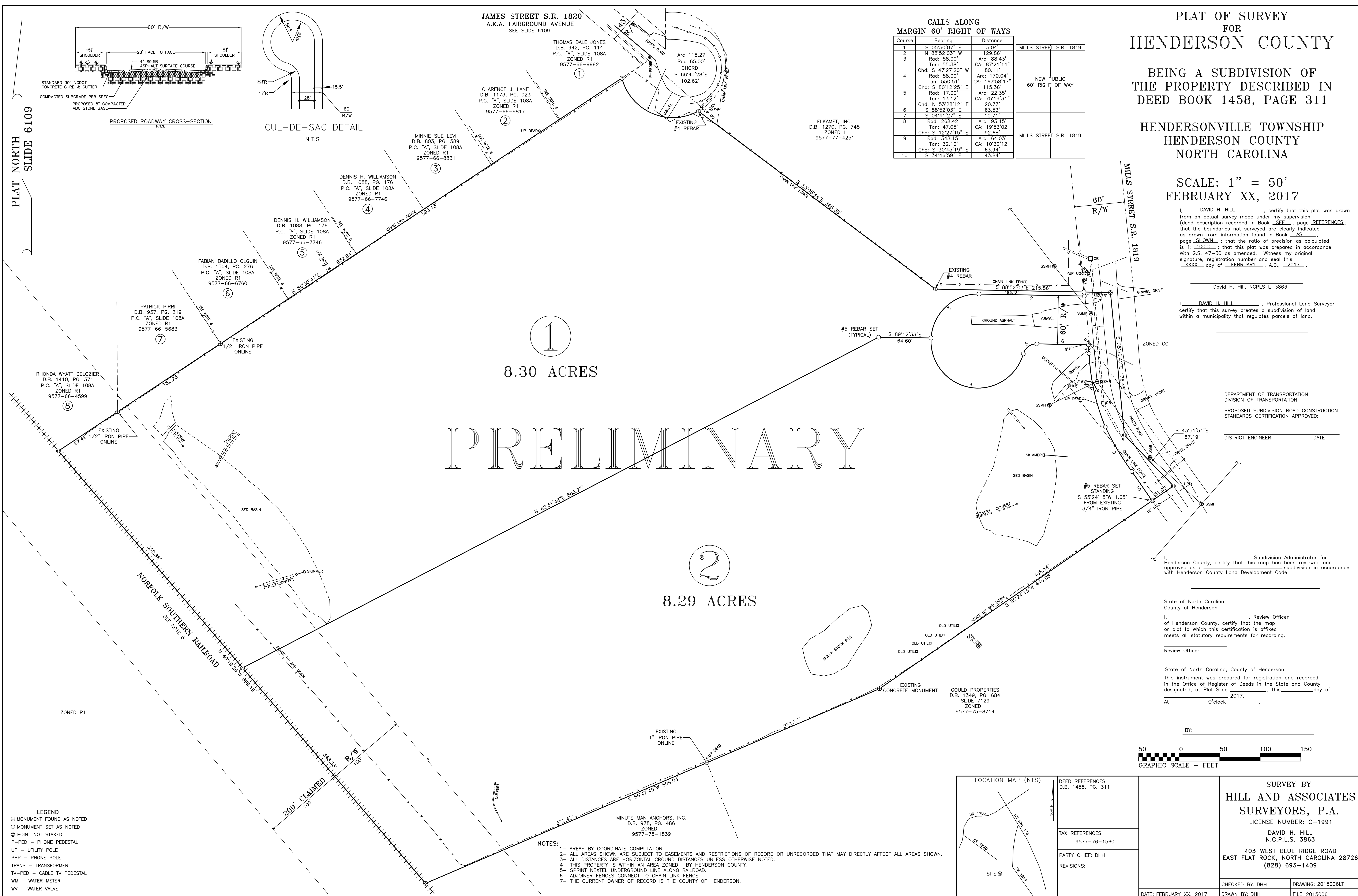
3. **Water and Sewer Availability.** Applicant is not proposing new public water or public sewer connections. The subject area already has access to public water and existing private sewer system. (Map D: Utilities Map).

Map D: Public Utilities



Combined Master and 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 or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A- 113B).
2. **Private Road Standards.** The Applicant has not indicated that any new roads are proposed. However, all subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1).
3. **Shoulder Stabilization.** All areas disturbed by the construction of a private 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 §42A-97).
4. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42A (LDC §42A-87).
5. **Buffer Requirements.** Buffers will be required for the project based on the zoning districts of adjacent land. The applicant should become familiar with the provisions of the LDC related to buffering (LDC §42A-168 and LDC §42A-169). A B2 buffer will be required as described in tables 5.1 and 5.2.
6. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42A-343).



CALLS ALONG MARGIN 60' RIGHT OF WAYS		
Course	Bearing	Distance
1	S 05°50'07" E	5.04'
2	N 88°52'03" W	129.86'
3	Rod: 58.00'	Arc: 88.43'
	Tan: 55.38'	CA: 87°21'14"
	Chd: S 47°27'20" W	80.11'
4	Rod: 58.00'	Arc: 170.04'
	Tan: 550.51'	CA: 167°58'17"
	Chd: S 80°12'25" E	115.36'
5	Rod: 17.00'	Arc: 22.35'
	Tan: 13.12'	CA: 75°19'31"
	Chd: N 53°28'12" E	20.77'
6	S 88°52'03" E	63.53'
7	S 04°41'27" E	10.71'
8	Rod: 268.42'	Arc: 93.15'
	Tan: 47.05'	CA: 19°53'02"
	Chd: S 12°27'15" E	92.68'
9	Rod: 348.15'	Arc: 64.03'
	Tan: 32.10'	CA: 10°32'12"
	Chd: S 30°45'19" E	63.94'
10	S 34°46'59" E	43.84'

PLAT OF SURVEY
FOR
HENDERSON COUNTY

BEING A SUBDIVISION OF
THE PROPERTY DESCRIBED IN
DEED BOOK 1458, PAGE 311

HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
FEBRUARY XX, 2017

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES; that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this XXXX day of FEBRUARY, A.D., 2017.

David H. Hill, NCPLS L-3863

I, DAVID H. HILL, Professional Land Surveyor certify that this survey creates a subdivision of land within a municipality that regulates parcels of land.

DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION
PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARDS CERTIFICATION APPROVED:

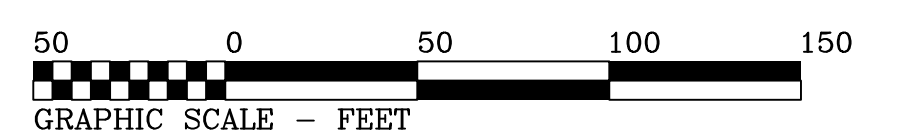
DISTRICT ENGINEER _____ DATE _____

I, _____, Subdivision Administrator for Henderson County, certify that this map has been reviewed and approved as a _____ subdivision in accordance with Henderson County Land Development Code.

State of North Carolina
County of Henderson
I, _____, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Review Officer _____

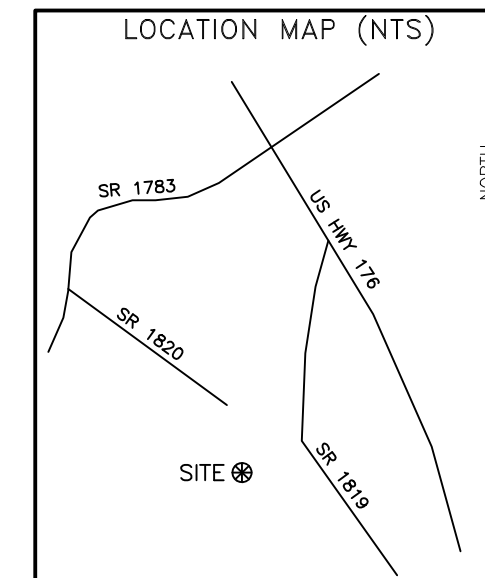
State of North Carolina, County of Henderson
This instrument was prepared for registration and recorded in the Office of Register of Deeds in the State and County designated; at Plat Slide _____, this _____ day of _____, 2017.
At _____ O'clock _____.

BY: _____



- LEGEND
- ⊕ MONUMENT FOUND AS NOTED
 - MONUMENT SET AS NOTED
 - POINT NOT STAKED
 - P-PED - PHONE PEDESTAL
 - UP - UTILITY POLE
 - PHP - PHONE POLE
 - TRANS - TRANSFORMER
 - TV-PED - CABLE TV PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE

- NOTES:
- 1- AREAS BY COORDINATE COMPUTATION.
 - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - 3- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 4- THIS PROPERTY IS WITHIN AN AREA ZONED I BY HENDERSON COUNTY.
 - 5- SPRINT NEXTEL UNDERGROUND LINE ALONG RAILROAD.
 - 6- ADJOINER FENCES CONNECT TO CHAIN LINK FENCE.
 - 7- THE CURRENT OWNER OF RECORD IS THE COUNTY OF HENDERSON.



DEED REFERENCES: D.B. 1458, PG. 311
TAX REFERENCES: 9577-76-1560
PARTY CHIEF: DHH
REVISIONS:

SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991 DAVID H. HILL N.C.P.L.S. 3863 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409	
CHECKED BY: DHH	DRAWING: 2015006LT
DATE: FEBRUARY XX, 2017	FILE: 2015006