

## REQUEST FOR COMMITTEE ACTION

### HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

**MEETING DATE:** April 7, 2009

**SUBJECT:** Combined Master Plan and Development Plan for Edneyville General Store (2009-M02)

**STAFF CONTACT:** Alexis Baker

**ATTACHMENTS:**

1. Staff Report
2. Vicinity Map
3. Subdivision Application
4. Combined Master Plan and Development Plan

#### **SUMMARY OF REQUEST:**

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Associated Land Surveyors, agent, on behalf of Riley Jones, owners, submitted a Combined Master and Development Plan and major subdivision application for a project known as the Edneyville General Store. The applicant is proposing a total of 2 lots. The owners' intention is to subdivide the general store from the remaining property, which contains several mobile homes. The project is located on approximately 34.5 acres of land (PIN 9691-81-3673) located off Chimney Rock Road (US Highway 64 East).

The project is not located in a watershed or floodplain (see Combined Master and Development Plan). According to County records, the project site does not contain slopes in excess of 60 percent. It is located in the R2MH (Residential Two Manufactured Housing) and LC (Local Commercial) Zoning District. The existing commercial use (the Edneyville General Store) is located in the LC Zoning District. No new roads are proposed. An existing private well with public lines extended through the property and an individual septic system serves the project site.

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

Staff has found that the proposed Combined Master and Development Plan appears to meet the technical standards of the subdivision regulations of Chapter 200A, Henderson County Land Development Code (LDC) except for the comments listed in the Staff Report (See Attachment 1). 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 Technical Review Committee find and conclude that the Combined Master and Development Plan appears to comply with the subdivision provisions of Chapter 200A, Henderson County Land Development Code (LDC);

And

I further move that the Combined Master and Development Plan be approved subject to the following conditions: the applicant satisfies any conditions that may result from the comments listed in the Staff Report (Attachment 1) or other comments from discussion at the Technical Review Committee meeting.

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**Henderson County Planning Department Staff Report****Combined Master and Development Plan Review for Edneyville General Store (Riley Jones)  
(File #2009-M02)****Riley L. Jones, Owners  
Associated Land Surveyors, Agent**

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**Master Plan Comments:**

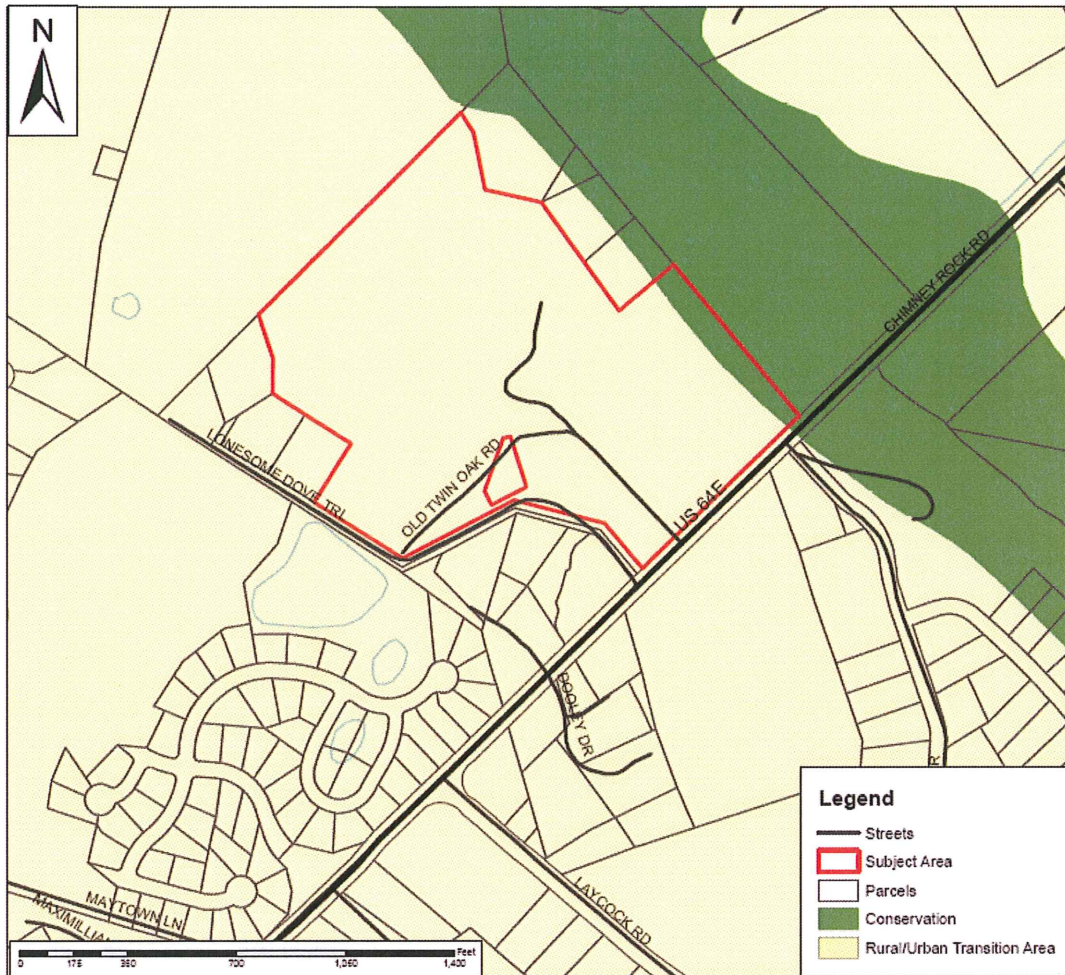
According to Chapter 200A, Henderson County Land Development Code (LDC) §200A-309, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master 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 Master 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 §200A-75).

Staff has reviewed the submitted Combined Master and Development Plan for the Edneyville General Store, 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:

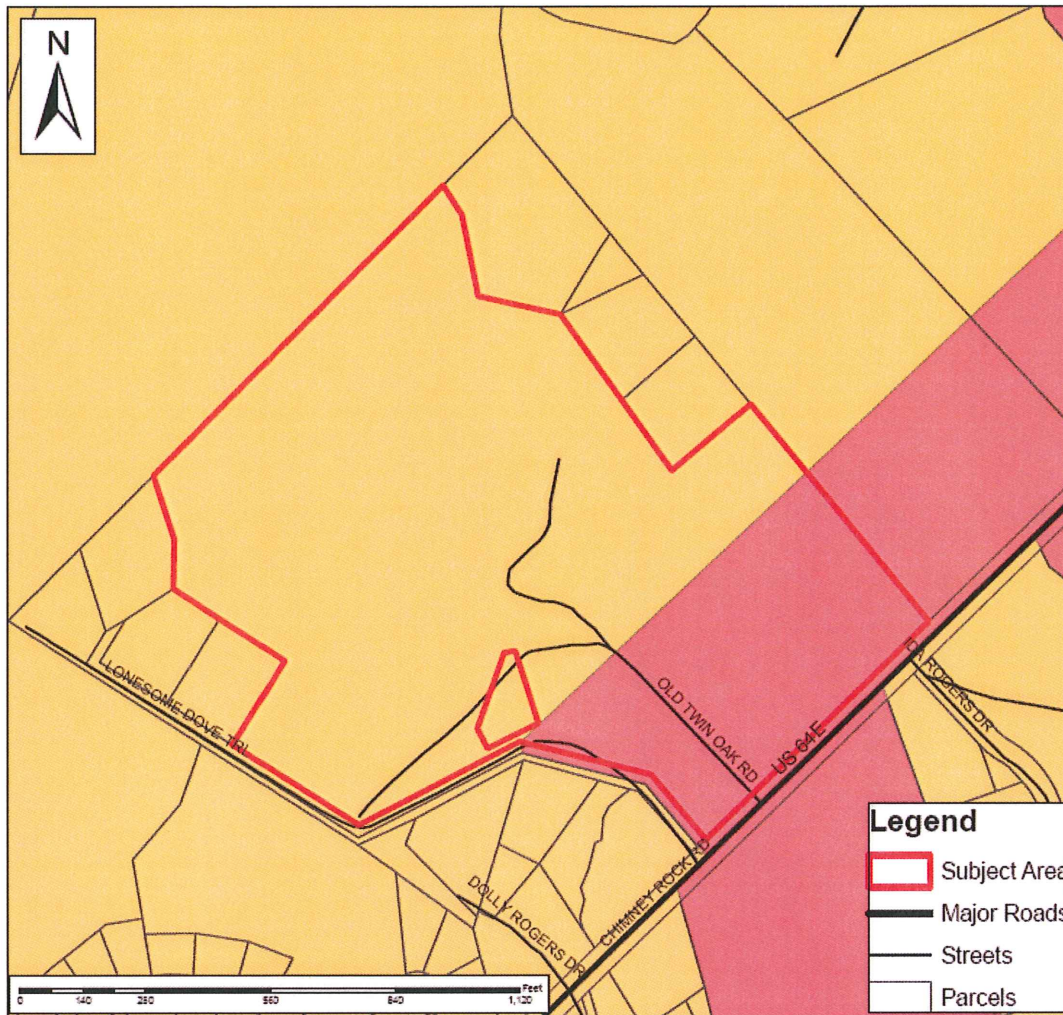
1. ***Henderson County 2020 Comprehensive Plan (CCP)***. The Future Land Use Map of the CCP shows the project site as being located within the: Rural/Urban Transition Area and Conservation Area (See Map A: CCP Future Land Use Map).
  - a. **The Rural/Urban Transition Area** is currently rural in character, with existing pockets of limited higher density residential and commercial development.
  - b. **The Conservation Area** includes land areas that are intended to remain largely in their natural state, with only limited development.

**Map A: CCP Future Land Use**



- 2. Chapter 200A, Henderson County Land Development Code (LDC).**  
According to Chapter 200A, 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 R2MH (Residential Two Manufactured Housing) and the LC (Local Commercial) Zoning Districts (See Map B: Official Zoning Map).

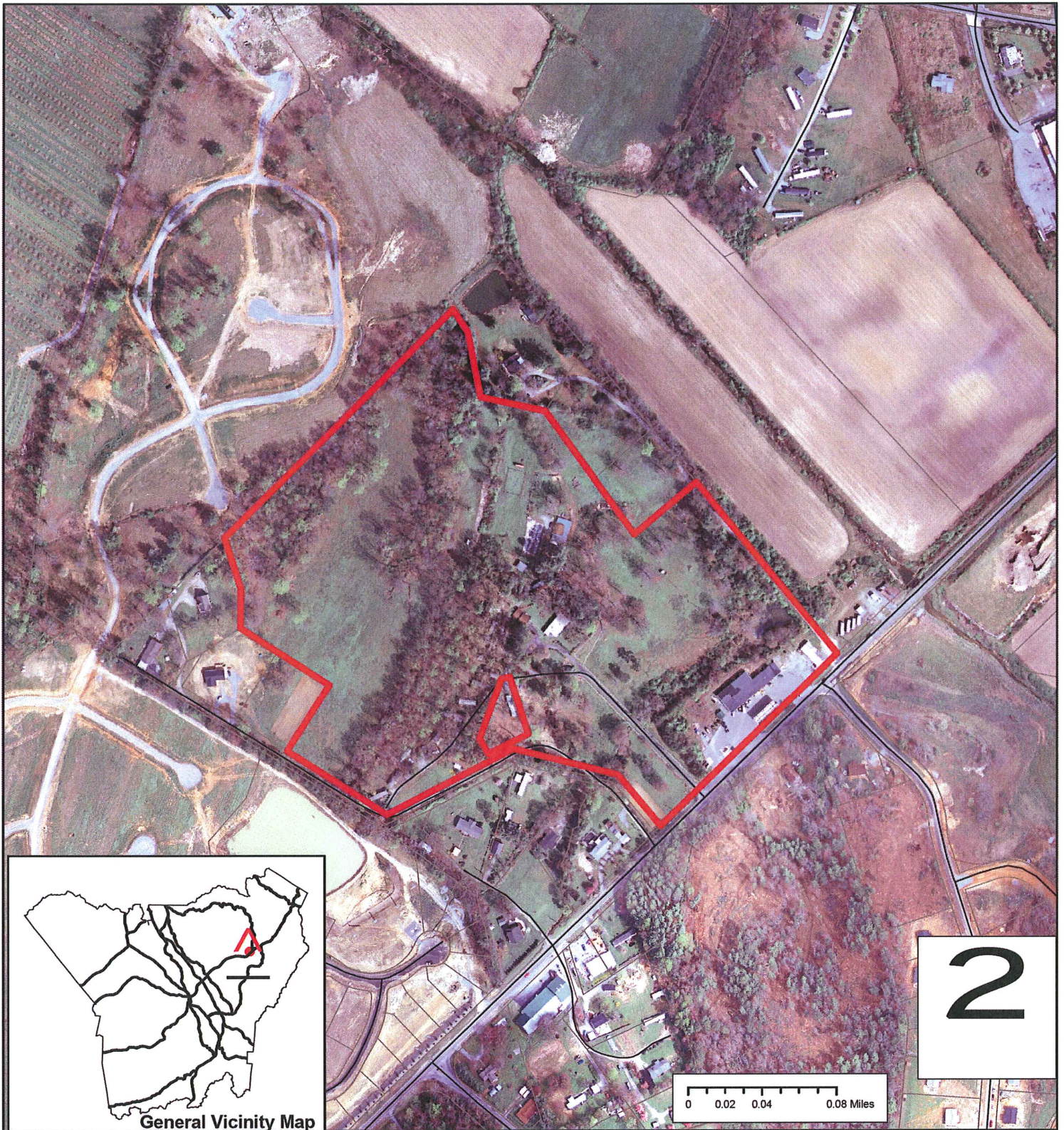
**Map B: Official Zoning Map**



**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 §200A-81 A).

2. **Pre-existing Manufactured Home Park Permit.** The Applicant shall apply for and submit proof of a pre-existing manufactured home park permit from Zoning and Code Enforcement.
3. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §200A-311 B(2)).



# Edneyville General Store

OWNER/DEVELOPER: Riley and Mary Jones  
 ZONING: R2MH and LC

**Legend**

-  Streets
-  Subject Area

Map Created by the Henderson County Planning Department on 4/23/09  
 See Master Plan for exact location of project.

**HENDERSON COUNTY  
SUBDIVISION APPLICATION FORM**  
(Please fill out all applicable items)

**SUBDIVISION INFORMATION**

Subdivision Name: Riley L. Jones  
Subdivision Type (Circle One):  Major    Minor    Non-Standard    Special  
Proposed Use of Property (Circle One): Residential     Commercial    Industrial  
Conservation Subdivision: Yes  No    Gated entrance to property: Yes  No  
Existing Number of Lots: 1    Total Number of Proposed Lots: 2  
Total Number Proposed Units: NA    Proposed Density (units per acre): NA  
Road System:  Public    ( ) Private    ( ) Combination Public and Private  
Water System:  Individual    ( ) Community    ( ) Municipal  
Sewer System:  Individual    ( ) Community    ( ) Municipal

**PARCEL INFORMATION**

PIN: 9691-81-8673    Total Acreage: ±34.5    Deed Book/Page: 410/657    Township: Edneyville  
Location of property to be divided: 3685 Chimney Rock Road

Zoning District: LC + R2-MH    Fire District: Edneyville  
Water Supply Watershed: None    School District: Noeth

Any portion of property within or containing the following:  
Floodplain or floodway:  Yes    No    Perennial streams:  Yes    No  
Protected mountain ridges: Yes  No    Cemetery: Yes  No  
Within 1/2 mile of a Farmland Preservation District:  Yes    No  
Adjacent to a Farmland Preservation District: Yes  No

**CONTACT INFORMATION**

**Property Owner:**  
Name: Riley L. Jones    Phone: 685-7961  
Address: 82 Old Town Oak Rd    City, State, Zip: Hendersonville NC 28792

**Applicant:**  
Name: \_\_\_\_\_    Phone: \_\_\_\_\_  
Address: \_\_\_\_\_    City, State, Zip: \_\_\_\_\_

**Agent:** Agent Form (Circle One):  Yes    No  
Name: Mark Bern    Phone: 890-3507  
Address: \_\_\_\_\_    City, State, Zip: \_\_\_\_\_

**Plan Preparer:**  
Name: Mark Bern    Phone: 890-3507  
Address: PO Box 578    City, State, Zip: Horse Shoe NC 28742

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County.

Riley L. Jones    Riley L. Jones    2-26-09  
Print Applicant (Owner or Agent)    Signature Applicant (Owner or Agent)    Date

**County Use Only**

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Final Plat Approved On: \_\_\_\_\_

**APPOINTMENT OF AGENT FORM (OPTIONAL)**

I Riley L. Jones owner of property located on US Hwy 64 E.  
(Name) (Street Name)

recorded in 410/655 and having a parcel identification number of 9691-81-3673  
(Deed Book/Page) (PIN)

located in Henderson County, North Carolina, do hereby appoint MARK BRN  
(Agent's Name)

to represent me in an **application to the Planning Department** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

Riley L. Jones  
Property Owner

2-9-09  
Date



**AFFIDAVIT OF UNDERSTANDING OF  
FARMLAND PRESERVATION DISTRICT**

I hereby certify that I acknowledge that the Henderson County Board of Commissioners on December 18, 1991, did adopt the HENDERSON COUNTY VOLUNTARY FARMLAND PRESERVATION PROGRAM ORDINANCE whose purpose is to establish and identify designated agricultural districts to encourage the economic and financial well being of farming areas, to increase protection from nuisance suits, undesirable non-farm development and other negative impacts on participating farms, and to increase the identity and pride in the agricultural community and its way of life.

I further certify that the property I intend to develop is within ±1500 feet of Farmland listed in the Farmland Preservation Program and is identified as the EDNEVILLE district on maps provided by the Henderson County Office of the Natural Resources Conservation Service.

Riley L. Jones  
Name of Owner

2-26-09  
Date

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

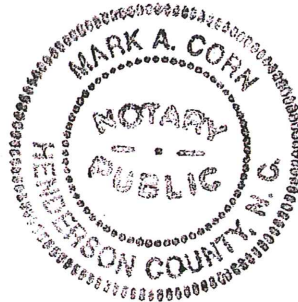
I, MARK A. CORN, a Notary Public for said County and State, do hereby certify that

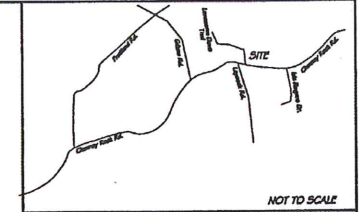
RILEY L. JONES personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness by hand and official seal, this the 26 day of FEBRUARY, 2009.

Mark A. Corn  
Notary Public

My Commission Expires: August 8, 2012

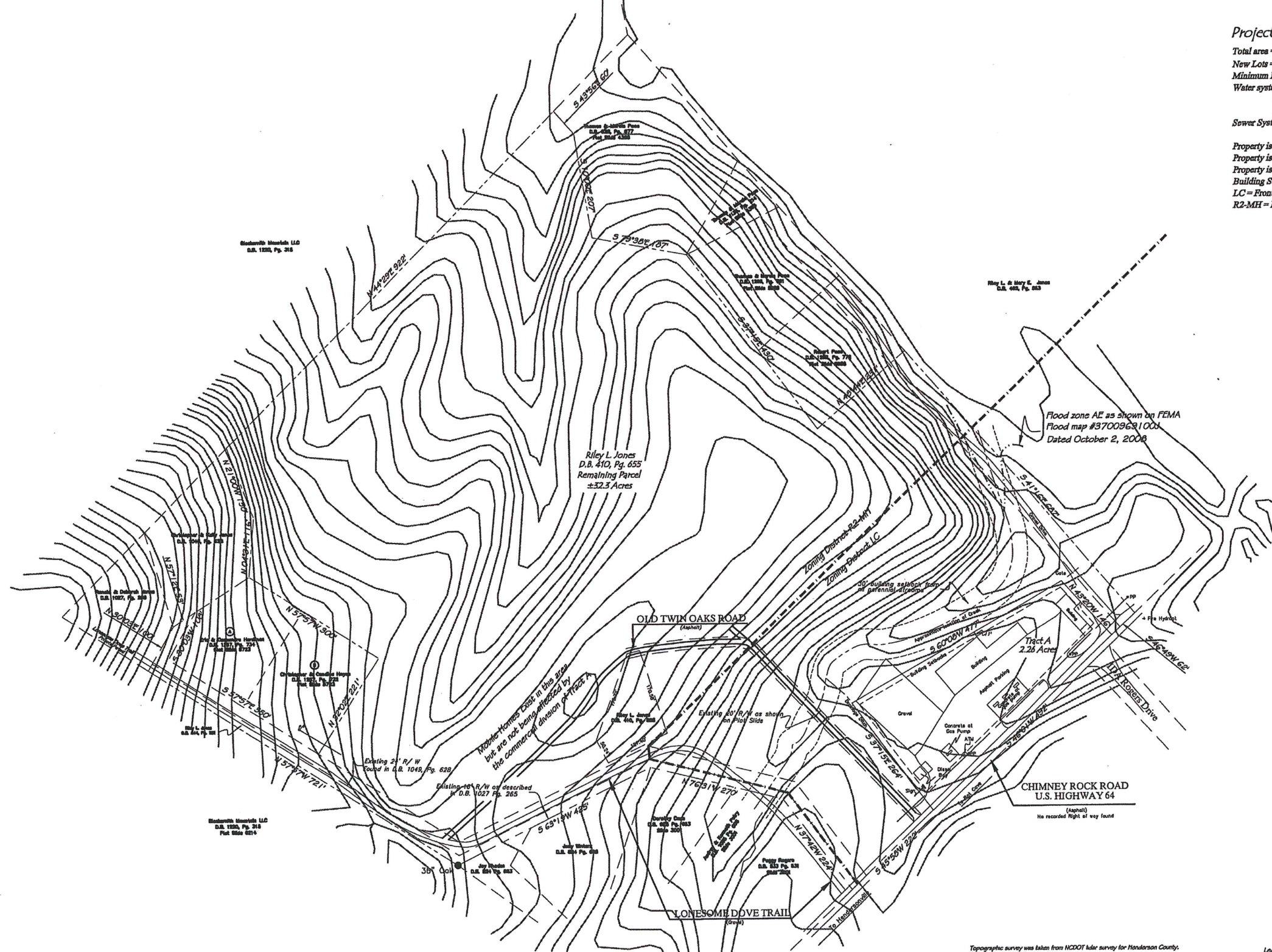




Vicinity Map

Project Summary

Total area = ±34.5  
 New Lots = 2  
 Minimum Lot size = ±2.26  
 Water system = Existing Private Well  
 Public water lines have been extended through property.  
 A Fire Hydrant is located within 75' of this property  
 Sewer System = Individual Septic System  
 No Public Sewer Exist in this area  
 Property is located within 1/2 mile of the Edneyville Farmland Preservation District.  
 Property is not locate in a Water Supply Watershed.  
 Property is currently zoned R-2 MH Local Commercial by Henderson County.  
 Building Setbacks  
 LC = Front 35', Side 10', Rear 10'  
 R2-MH = Front 15', Side 10', Rear 10'



Flood zone AE as shown on FEMA  
 Flood map #37009631001  
 Dated October 2, 2008

Riley L. Jones  
 D.B. 410, Pg. 655  
 Remaining Parcel  
 ±32.3 Acres

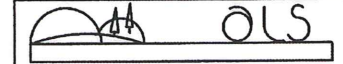
Map of Combined Development & Master Plan For

Riley L. Jones  
 and  
 Mary E. Jones

-Owners-  
 D.B. 410, Pg. 655  
 82 Old Twin Oak Road  
 Hendersonville NC 28792

Pin: 9691-81-3516

Edneyville Township Henderson County, NC



**ASSOCIATED LAND SURVEYORS  
 & PLANNERS PC.**  
 P.O. BOX 578 \* HORSE SHOE, NC 28742  
 (828) 890-3507

SCALE 1 Inch = 60 Feet DATE February 25, 2009  
 JOB NO: S-08-010 DRAWN BY: MAC CAC 20

Topographic survey was taken from NCDDOT lidar survey for Henderson County.  
 Contours are at 2 ft. intervals

Legend  
 PP = Power Pole  
 --- = Lines not surveyed  
 RW = Right of Way

Dead North  
 Dead Book 410, Pg. 655

