

Henderson County Planning Department

213 1st Avenue East • Hendersonville, North Carolina 28792
Phone (828) 697-4819 Fax (828) 697-4533

MEMORANDUM

DATE: September 18, 2008
TO: Review Agencies (see distribution list)
TRC MEETING DATE: October 7, 2008
REGARDING: Mountain Home Commercial Park, #2008-M12
NAME OF APPLICANT: Dice LLC, Owner
DEPARTMENT: Planning
STAFF CONTACT: Parker Sloan, Planner
ATTACHMENTS: Request for Committee Action with Attachments

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on October 7, 2008.

Combined Master Plan and Development Plan for the Mountain Home Commercial Park Major Subdivision (2008-M12)

Mark Corn, agent, on behalf of Dice LLC, owner, submitted a Combined Master and Development Plan and major subdivision application for a project known as Mountain Home Commercial Park. The applicant is proposing a total of 3 lots for commercial purposes. The project is located on approximately 5.93 acres of land (PIN 9652-40-9035) located off Maxwell Road (SR 1684).

The project is not located in a water supply watershed district nor is it located within the 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 currently located in the Regional Commercial zoning district. No roads are proposed, public water and public sewer are proposed to serve the project site.

Please review the attached plans and return any comments to the Henderson County Planning Department by **October 3, 2008** either by printing out the comment sheet provided or sending it back to the Planning Department via email to psloan@hendersoncountync.org. The Henderson County Technical Review Committee will consider your comments when reviewing the proposed plans.

Distribution List

Henderson County Technical Review Committee
Terry Layne, Henderson County EMS Director
Curtis Griffin, Henderson County Property Addressing Coordinator
Dr. Stephen Page, Superintendent, Henderson County Public Schools
Commander Eddie Watkins, Henderson County Sheriff's Dept.
Chief Greg Garland, Fletcher Fire & Rescue Department, Inc.
Josh Lanning, Assistant District Engineer, NCDOT

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: October 7, 2008

SUBJECT: Combined Master Plan and Development Plan for Mountain Home Commercial Park Major Subdivision (2008-M12)

STAFF CONTACT: Parker Sloan

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Pictures of the Site
4. Subdivision Application with Attachments
5. Water and Sewer Availability Letter
6. Combined Master Plan and Development Plan

SUMMARY OF REQUEST:

Mark Corn, agent, on behalf of Dice LLC, owner, submitted a Combined Master and Development Plan and major subdivision application for a project known as Mountain Home Commercial Park. The applicant is proposing a total of 3 lots for commercial purposes. The project is located on approximately 5.93 acres of land (PIN 9652-40-9035) located off Maxwell Road (SR 1684).

The project is not located in a water supply watershed district nor is it located within the 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 currently located in the RC (Regional Commercial) zoning district. No new roads are proposed. Public water, and public sewer are proposed to serve 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.

Henderson County Planning Department Staff Report**Combined Master and Development Plan Review for Mountain Home
Commercial Park (File #2008-M12)****Dice, LLC, owner
Mark Corn, Agent**

Master Plan Comments:

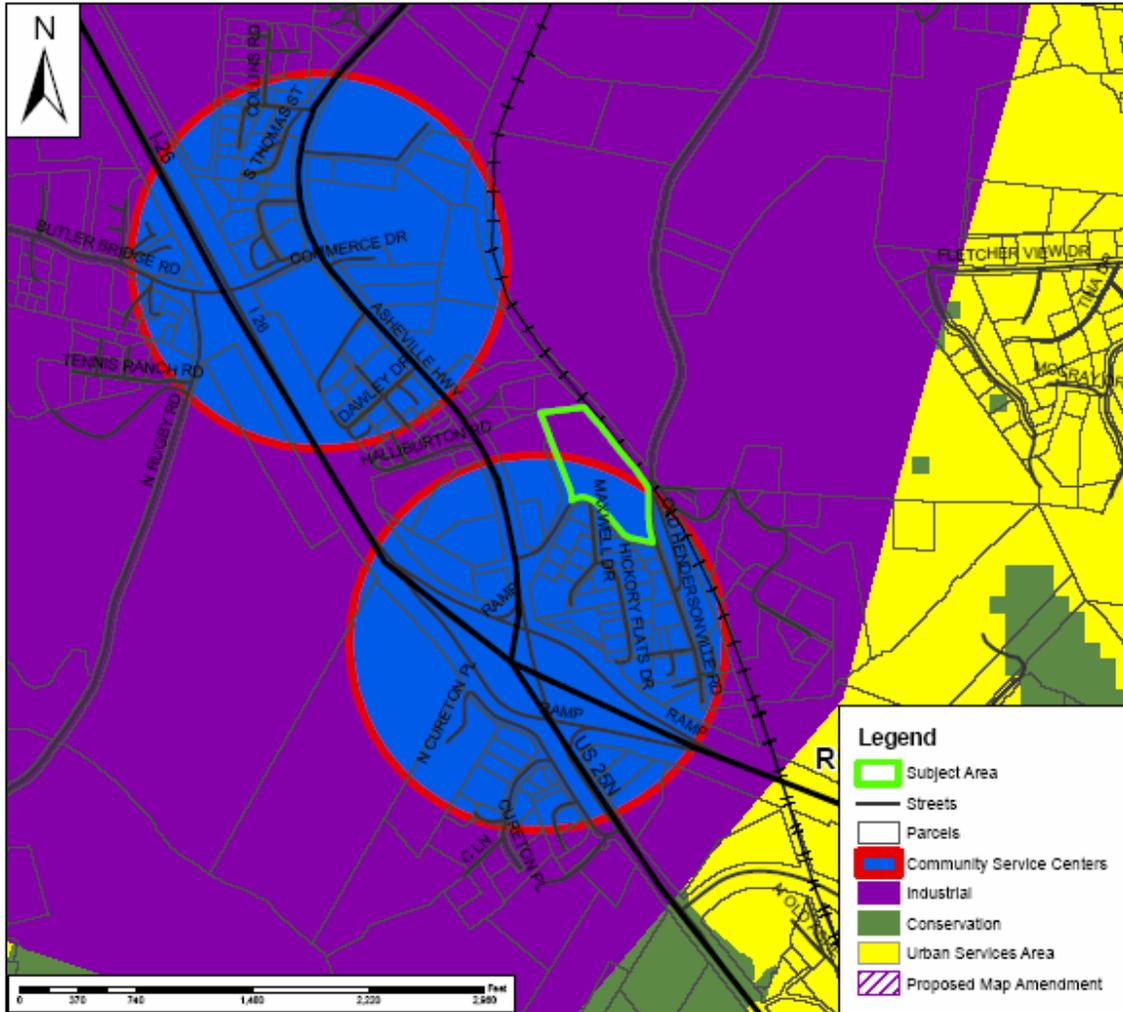
According to Chapter 200A, Henderson County Land Development Code (LDC) §200A-309, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, 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 Mountain Home Commercial Park, 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: Urban Services Area and Industrial Area (See Map A: CCP Future Land Use Map).
 - a. **The Urban Services Area** is that area within which most urban services and urban scale development is currently concentrated. Considerable commercial development at a mixture of scales: Local, Community, and Regional should be concentrated here. Virtually all existing and future industrial developments will be contained in the USA.
 - b. **The Industrial Area** lies within the Urban Services Area. Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses.

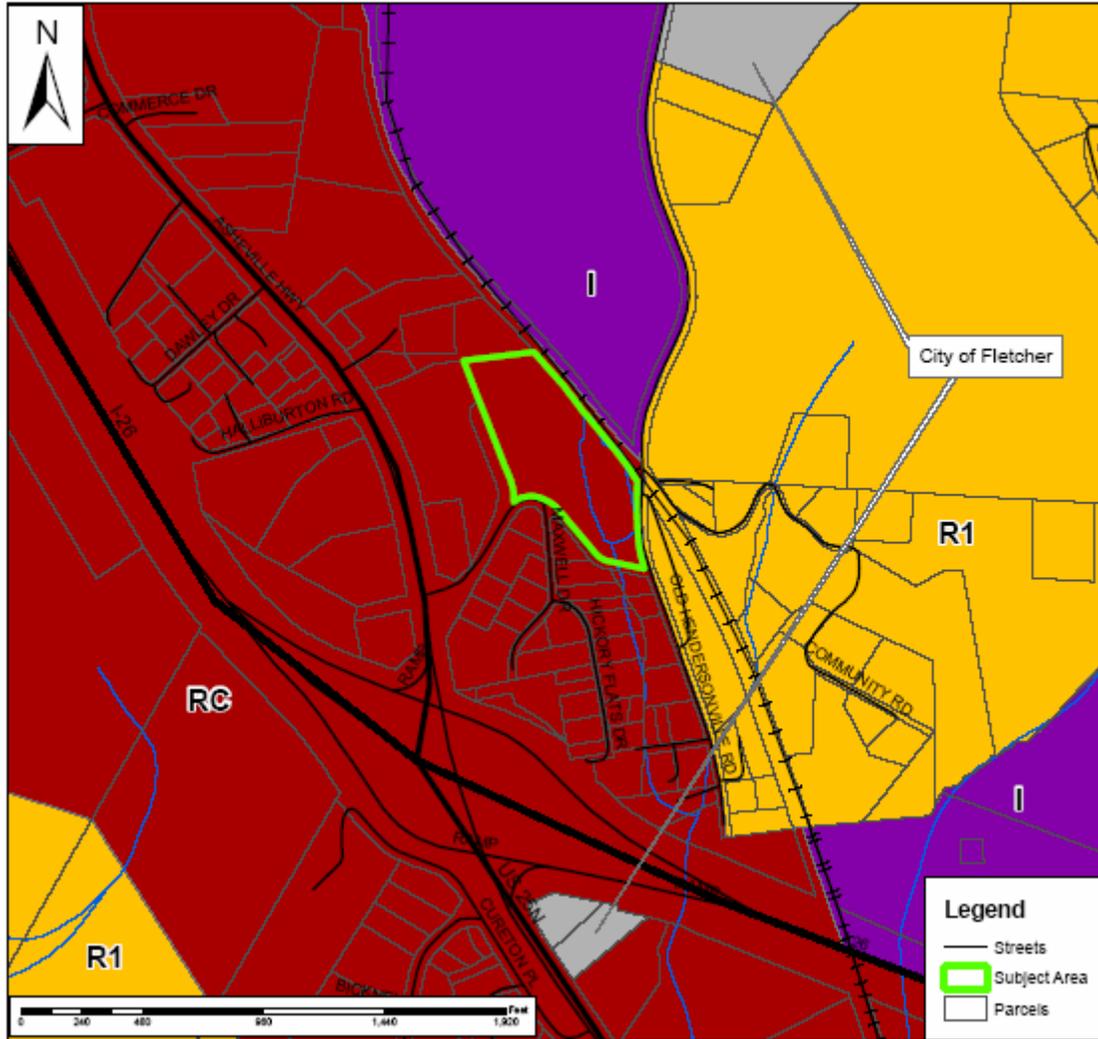
Map A: CCP Future Land Use



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 RC (Regional Commercial) zoning district. (See Map B: Official Zoning Map).

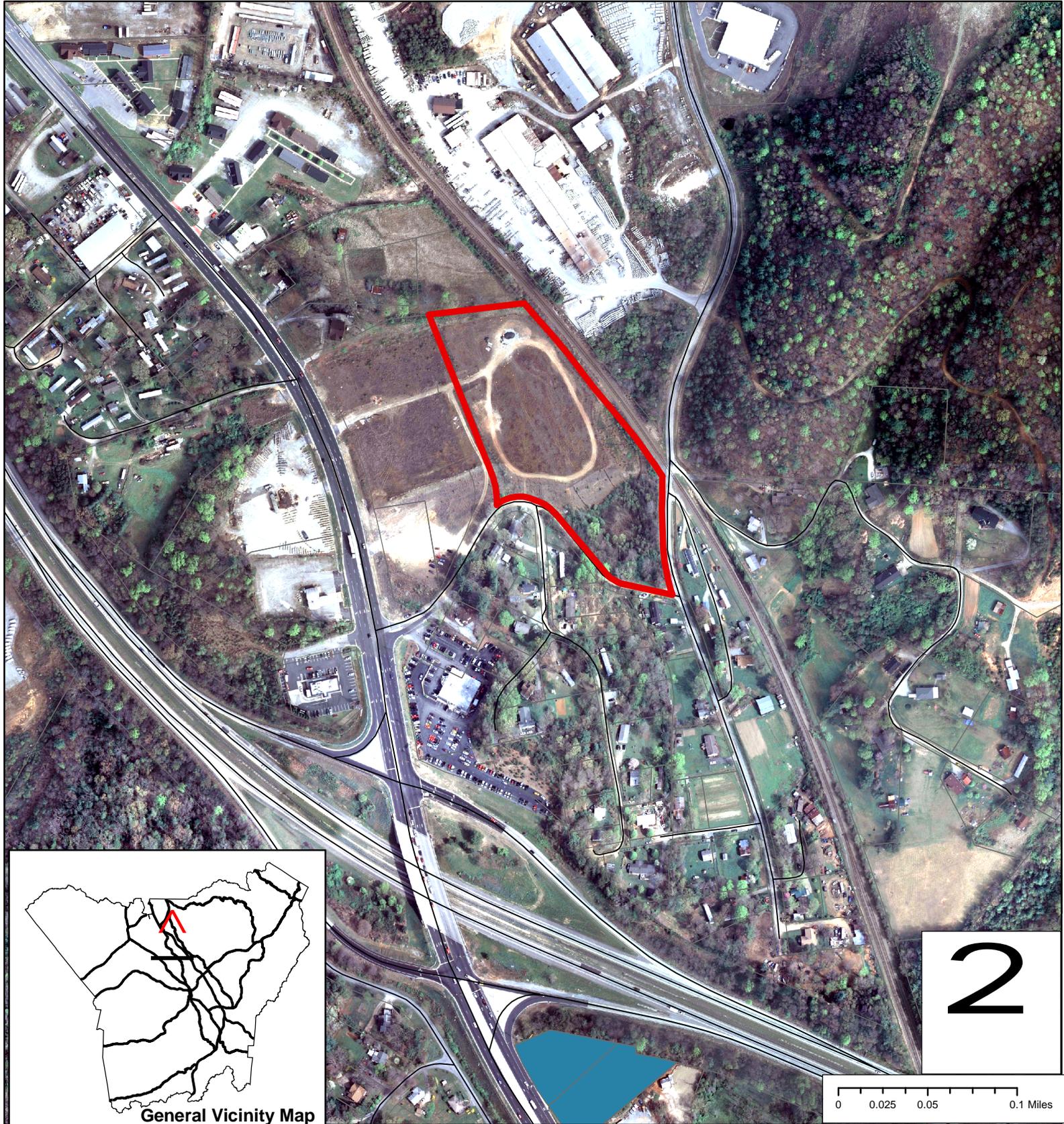
Map B: Official Zoning Map



Development Plan Comments

1. **Public Utilities.** The applicant has proposed public water and sewer (City of Hendersonville). According to the LDC, the applicant must provide evidence that the water supply and sewer plans have been approved by the appropriate agency. The development plan may be approved contingent on final approval from such agency; however, the final plat shall not be approved until all such final approvals have been obtained. Any subdivision served by a public water system shall meet the respective county or municipality’s minimum requirements for fire hydrant installation.
2. **Subdivision Names.** The final plat shall contain certification that the public records of the County have been searched and the proposed subdivision name meets the standards set forth in this Chapter (LDC §200A-81 G).

3. **Subdivision Signs.** All major subdivisions may provide for, at the primary entrance, a community identification/subdivision sign to conform to the sign regulations of Article VII. Such signs should be located in dedicated sign easements, which must be shown on the final plat (LDC §200A-81 G).
4. **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).
5. **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)).



Mountain Home Commercial Park

OWNER/DEVELOPER: Dice, LLC
 ZONING: RC

Legend

-  Streets
-  Subject Area
-  FLETCHER

Map Created by the Henderson County Planning Department on 9/19/08
 See Master Plan for exact location of project.



1. View of Project looking west from Old Asheville Hwy.



2. View of Project looking south west from Old Asheville Hwy.



3. View of Project entrance, looking north east.



4. View of Project site center, looking east.



5. View of Project site center, looking west.



6. View of
“Private Dirt
Drive”,
looking
north.

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

SUBDIVISION INFORMATION

Subdivision Name: MOUNTAIN HOME COMMERCIAL PARK
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: 3
Total Number Proposed Units: _____ Proposed Density (units per acre): _____
Road System: () Public () Private Combination Public and Private
Water System: () Individual () Community Municipal
Sewer System: () Individual () Community Municipal

PARCEL INFORMATION

PIN: 9652-409035 Total Acreage: _____ Deed Book/Page: 977/447 Township HOOPERS CREEK
Location of property to be divided: MAXWELL DRIVE OFF US HWY 25 N

Zoning District: RC Fire District: FLETCHER
Water Supply Watershed: NA School District: FLETCHER / WEST

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: DICE, LLC Phone: 828-779-9020
Address: 1578 HENDERSONVILLE RD City, State, Zip: ASHEVILLE NC, 28803

Applicant:

Name: _____ Phone: _____
Address: _____ City, State, Zip: _____

Agent: Agent Form (Circle One): Yes No

Name: MARK COEN Phone: 890-3507
Address: PO BOX 578 City, State, Zip: HORSE SHOE NC 28742

Plan Preparer:

Name: ASSOCIATED LAND SURVEYORS 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.

CARR SWICEGOOD [Signature] 8/28/08
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 DICE, LLC by Cary Switzer owner of property located on MANWELL DRIVE
(Name) (Street Name)

recorded in 977/747 and having a parcel identification number of _____
(Deed Book/Page) (PIN)

located in Henderson County, North Carolina, do hereby appoint MARK CARL
(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.

[Signature] _____ Date 8/20/08
Property Owner

CITY COUNCIL:

GREG NEWMAN
Mayor
BARBARA VOLK
Mayor Pro-Tem
WILLIAM O'CAIN
JEFF COLLIS
STEVE CARAKER

CITY OF HENDERSONVILLE

"The City of Four Seasons"

WATER AND SEWER DEPARTMENT
Lee Smith, Utilities Director

OFFICERS:
W. BOWMAN FERGLISON
City Manager
SAMUEL H. FRITSCHNER
City Attorney
TAMMIE K. DRAKE
City Clerk

Tuesday, August 19, 2008

John Dean, P.E.
Dean & Associates
220 Forges Creek Lane
Horseshoe, NC 28742

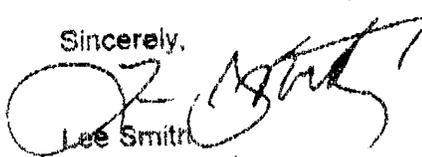
RE: RICK AND BEVERLY MOORE PROPERTY
PARCEL IDENTIFICATION NUMBER 9652409035
WATER AVAILABILITY

Dear Mr. Dean:

We have received and reviewed your request, dated 8/19/08, regarding water availability for the above referenced property. We have determined that City water will be available to this property along U.S. Highway 25 North from a water main located on the northwest side of that road. We have also determined that this property is within the City's water service area and would be eligible for City water service, once the proper easements are acquired and the water service is installed for this property, if so desired. Based on our findings, the above reference property would be eligible for City water service.

This letter is intended to serve as information only and should not be regarded as an approval for the above referenced property to connect to the City's applicable utility systems. If you have any questions or require additional information regarding this correspondence please let us know

Sincerely,


Lee Smith
Utilities Director

cc: Bo Ferguson, City Manager
Dennis Frady, Assistant Utilities Director
Anthony Starr, Henderson County Planning Director
Mason Sexton, Moore & Song Site Contractors

Hendersonville, NC 28792
Phone: 828-694-6608
Fax: 828-694-6610



Doyle Freeman, Manager
Joanna Manley, Administrative Assistant
Dean Ring, Engineering Technician

Henderson County Utilities Department

August 22, 2008

Mr. Rick Moore
103 McDowell Road
Mills River, NC 28759

RE: Cane Creek Water and Sewer District
Sewer Service Request #A01310CC
Property at Maxwell Drive/Old Asheville Hwy. (9652409035)

Dear Mr. Moore:

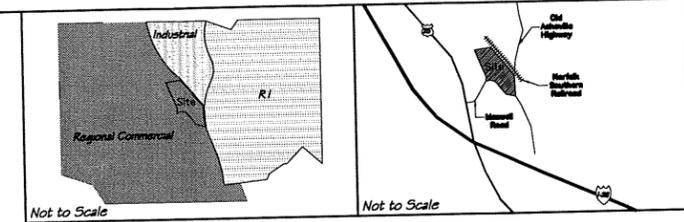
This letter acknowledges your submittal of a sewer service request and capacity depletion fee payment for sewer service for the above referenced property.

CCWSD has a force main sewer line parallel with Highway 25 near the vicinity of the subject property. Sewer capacity is available subject to the construction of your private force main to the CCWSD System.

If you have any questions or need additional information, please let us know.

Sincerely,

Doyle Freeman



Zoning Map

Vicinity Map

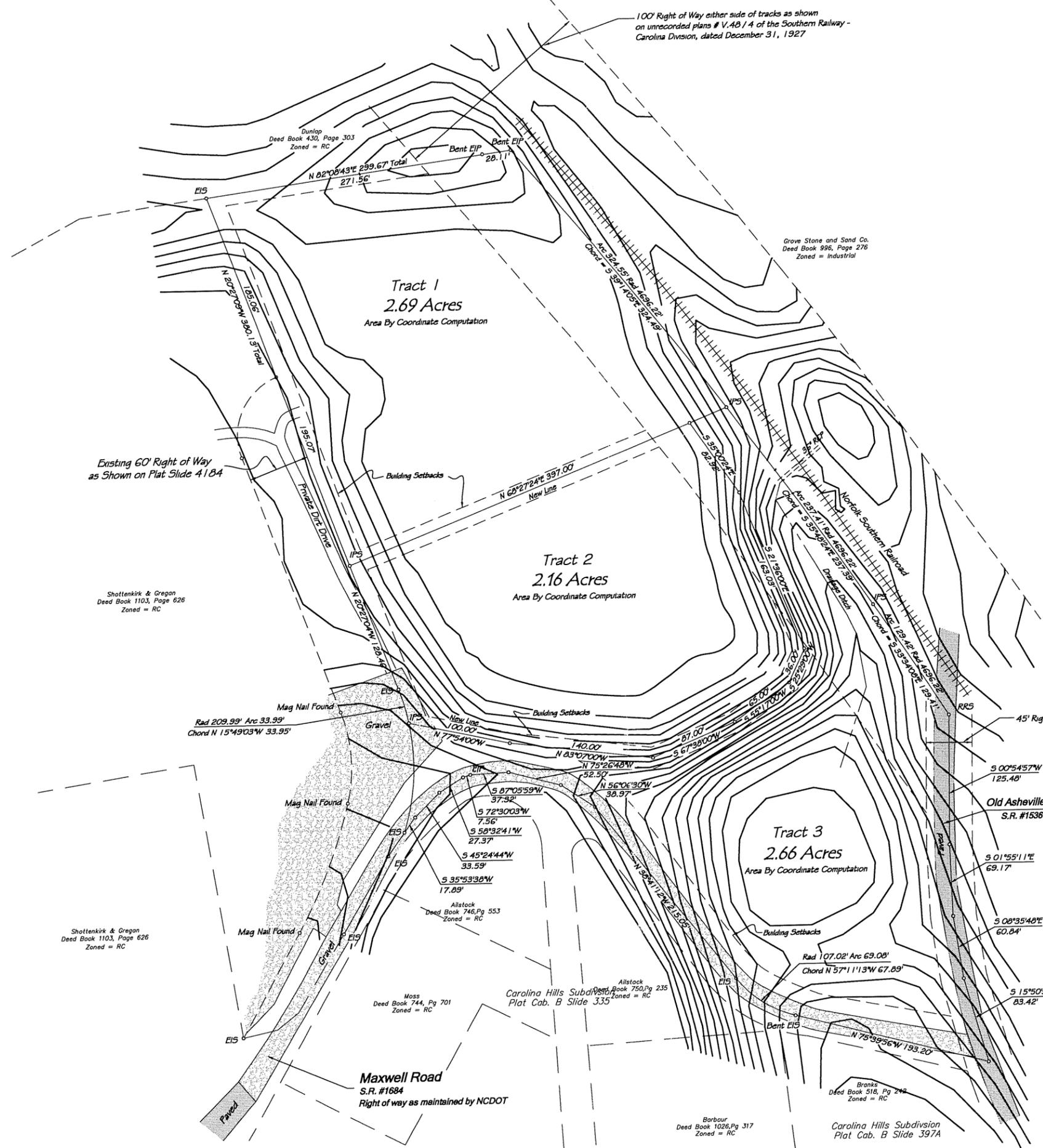


- Notes:
1. This property is not located in a watershed
 2. This property is zoned as a Regional Commercial District
 3. Property is in the Fletcher Fire District
 4. This property does not lie within a designated Flood Zone
 5. This property is not located within 1/2 mile of a Farmland Preservation District

Setbacks per RC zoning:
 15' Front
 10' Side
 10' Rear

Project Summary
 Total Acreage = 5.93 (without Right of Ways)
 Total Number of Proposed Commercial Lots = 3
 Maximum Lot size = 2.69 AC. = 116950 SQ. FT.
 Minimum Lot Size = 2.16 AC. = 94112 SQ. FT.
 Nearest Public Sewer Line is 378'± from property
 Nearest Public Water Line is 478'± from property

Plat North
 Plat Slide 4184



Shottenkirk & Gregon
 Deed Book 1103, Page 626
 Zoned = RC

Shottenkirk & Gregon
 Deed Book 1103, Page 626
 Zoned = RC

Moss
 Deed Book 744, Pg 701
 Zoned = RC

Carolina Hills Subdivision
 Plat Cab. B Slide 335

Barbour
 Deed Book 1026, Pg 317
 Zoned = RC

Carolina Hills Subdivision
 Plat Cab. B Slide 397A

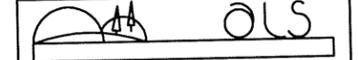
Fender
 Deed Book 4813, Page 485
 Zoned = R1

Combined Master and Development Plan
Mountain Home Commercial Park

Owner/Developer
 Dice, LLC
 1578 Hendersonville Road
 Asheville, NC 28803
 Portion of Deed Book 977, Page 747
 Plat Slide 4184

Pin: 9652-40-9035

Hoopers Creek Township Henderson County, NC



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

Legend:
 EIS = Existing Iron Stake
 EIP = Existing Iron Pipe
 IPS = Iron Pipe Set
 RRS = Railroad Spike
 ROW = Right of Way

SCALE: 1 Inch = 50 Feet DATE: August 28, 2008
 JOB NO.: S-08-158 DRAWN BY: MMD C&E 7.0

