

REQUEST FOR COMMITTEE ACTION

**HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE**

MEETING DATE: Tuesday, June 20, 2017

SUBJECT: Combined Master and Development Plan for Spevines Rex Jones Jr.,
Community Commercial Major Subdivision (M-2017-02)

STAFF CONTACT: Stedman Smith, Planner

ATTACHMENTS: 1. Staff Report
2. Master Plan

SUMMARY OF REQUEST:

Spevines Rex Jones Jr., owner, submitted a Combined Master and Development Plan for the project known as Spevines Rex Jones Jr. Community Commercial major subdivision. The project is located on approximately 1.74 acres of land off of Upward Rd. (S.R. 1783).

The Combined Master and Development Plan proposes a 30' driveway easement. The property is serviced by Hendersonville Water and a privately owned sewer system.

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
Spevines Rex Jones Jr.
SR 1783 Upward Road, Hendersonville Township**

**File #M-2017-02
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).

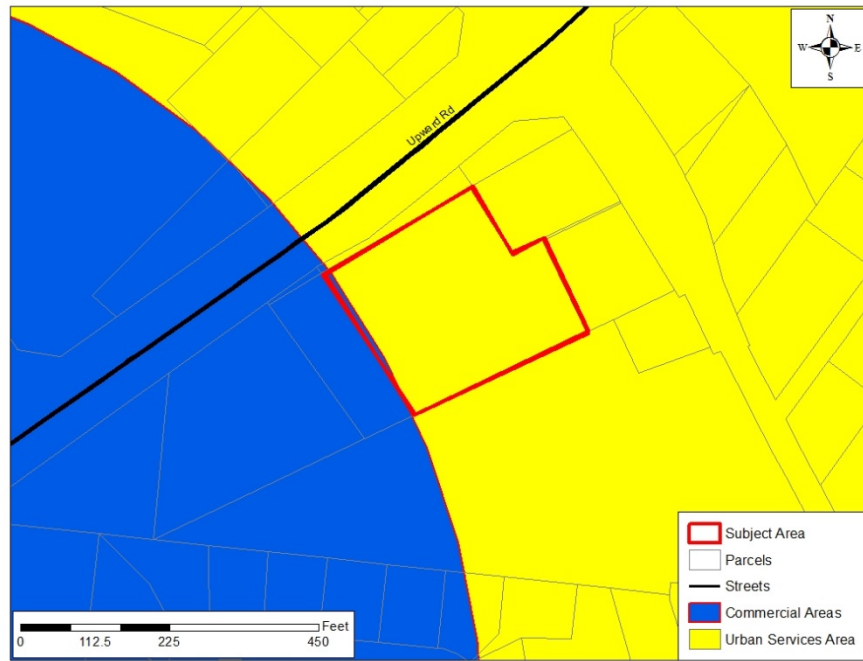
Staff has reviewed the submitted the Combined Master and Development Plan for the Spevines Rex Jones Jr. Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. 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 Urban Services Area (See Map B: CCP Future Land Use Map).

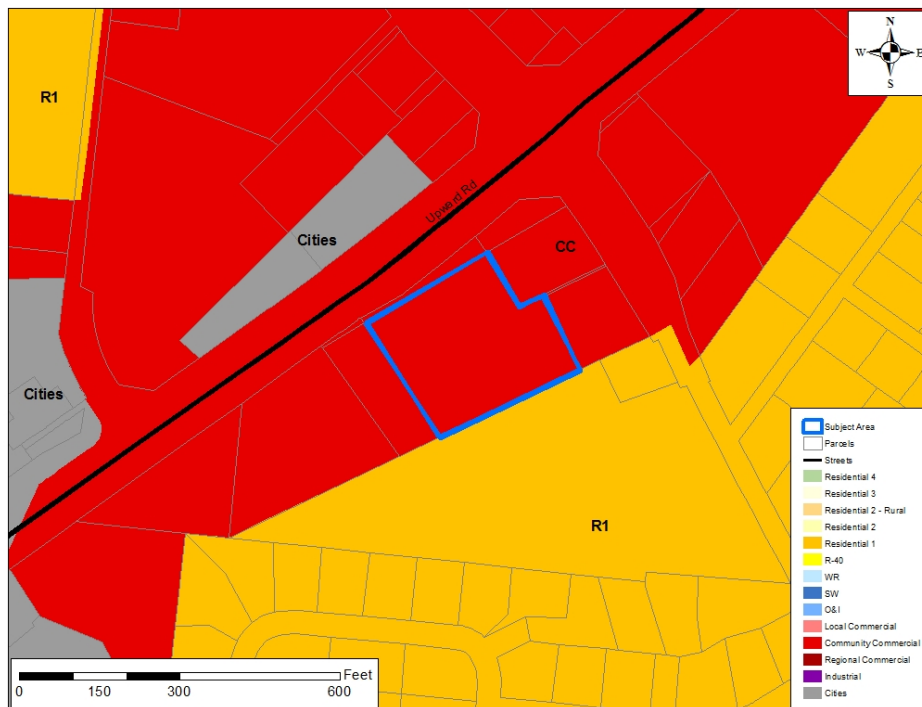
- (a) The Urban Services Area, according to the CCP, is where most urban services and urban-scale development are currently concentrated. The Urban Services Area should contain considerable commercial development at a mixture of scales, including Community, which is where this particular subdivision lies. The CCP suggests that priority be given to commercial districts within the Urban Services Area. Map #20, Growth Management Strategy (Appendix I), shows that this area around Upward Road is considered part of the Urban Services Area. Any economic development opportunities should be pursued that are within this area.

Map B: County Comprehensive Plan Future Land Use Map



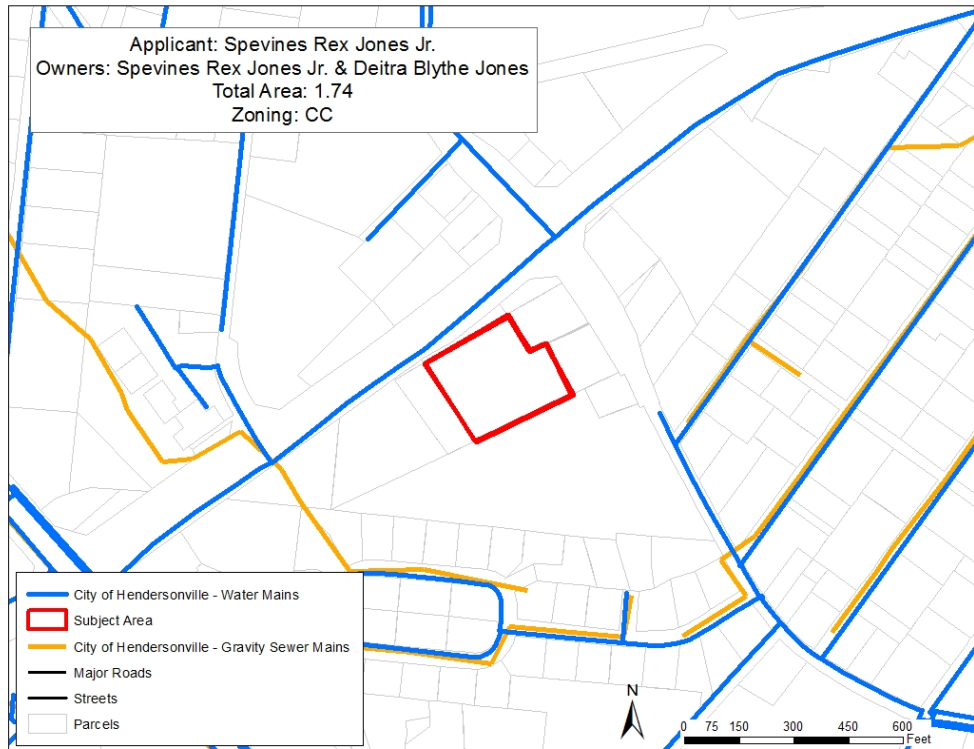
- Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Community Commercial zoning district. (See Map C: Official Zoning Map). The applicant is proposing 2 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. **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).

**PLAT OF
SPECIAL SUBDIVISION FOR
SPEVINES REX JONES JR.**

**HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA**

**APRIL 17th, 2017
SCALE 1" = 60'**

PLAT NORTH
SLIDE 9870

I, _____, SUBDIVISION ADMINISTRATOR for Henderson Co., certify that this plat has been reviewed and approved as _____ in accordance with the Henderson County Subdivision Ordinance.

Date _____ Signed _____

- LEGEND**
- EXISTING CORNER MONUMENT
 - NEW IRON PIPE SET OR MONUMENT
 - AS NOTED
 - COMPUTED POINT-NOT STAKED
 - AS NOTED

CALL TABLE

COURSE	BEARING	DISTANCE
1	S 31°35'27"E	25.01'
2	S 31°35'27"E	229.90'
3	N 66°24'12"E	50.49'
4	N 31°35'27"W	259.64'
5	S 61°01'54"W	50.05'
6	S 68°52'55"W	90.50'
7	N 32°41'32"W	12.66'
8	N 61°02'18"E	89.33'

I, STEVEN LLOYD WAGGONER, a PROFESSIONAL LAND SURVEYOR, certify that this plat was drawn under my supervision on an actual survey made under my supervision (See description recorded in Book _____, Page _____); that the boundaries not surveyed are clearly indicated; drawn from information found in Books _____, Pages _____; that the map or plat is prepared in accordance with G.S. 47-30 as amended; Witness my original signature, registration number and seal, this _____ day of _____, A.D., 20 _____.

PROFESSIONAL LAND SURVEYOR

I, STEVEN LLOYD WAGGONER, a PROFESSIONAL LAND SURVEYOR, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. (G.S. 47-30(c)(1)(g))

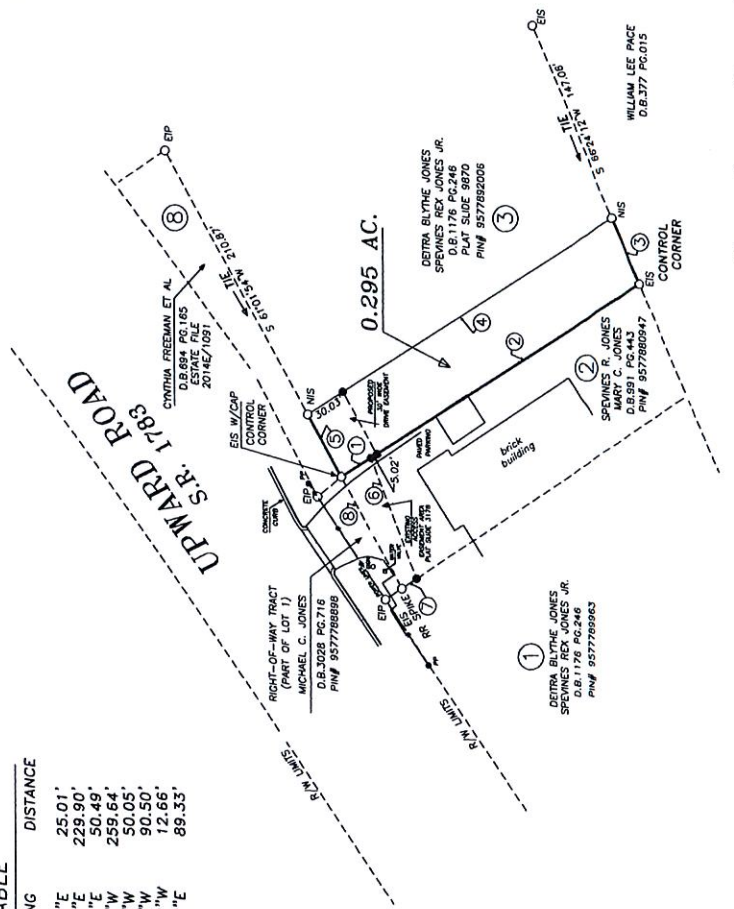
State of North Carolina
County of _____

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

REGISTER OF DEEDS

Filed for registration on the _____ day of _____ at _____ and recorded on plat slide _____

REGISTER OF DEEDS



REFERENCES:
DEED: D.B.1176 PG.246
D.B.956 PG.376
PLAT: PLAT SLIDE 9870
PLAT SLIDE 3176

TAX ID REFERENCE:
SEE MAP ABOVE

SCRN FILE 14-0585

DWG FILE:

REVISIONS:

LOCATION MAP (NTS)

- NOTES:**
- 1) AREAS DETERMINED BY COORDINATE COMPUTATION
 - 2) THE CURRENT OWNERS OF RECORD ARE SPEVINES REX JONES JR. AND WIFE, DETRA BLITHE JONES, AS PER D.B.1176, PG.246.
 - 3) THIS SUBJECT PROPERTY IS CURRENTLY ZONED CC (COMMUNITY COMMERCIAL).
 - 4) AREA INCLUDES ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND/OR EASEMENTS, EITHER ACQUIRED OR CLAIMED.
 - 5) THERE IS RESERVED A 30' BUILDING SETBACK & VEGETATIVE BUFFER FROM ANY AND ALL PERENNIAL STREAMS.
 - 6) THIS SUBJECT PROPERTY DOES NOT LIE WITHIN ONE-HALF MILE OF AN AGRICULTURAL DISTRICT.

SURVEY BY
STEVEN LLOYD WAGGONER
NC PLS 2874

WAGGONER & RHODES
LAND SURVEYORS, PLLC.
445 SOUTH GROVE STREET
HENDERSONVILLE, NC 28751
PHONE: 828-693-1022
FAX: 828-693-4019

DATE: APRIL 17th, 2017 DRAWN BY: SLW/DKS JOB NUMBER: 14-058