

**HENDERSON COUNTY  
TECHNICAL REVIEW COMMITTEE**

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**STAFF REPORT**

**MEETING DATE:** November 6, 2007

**APPLICATION:** Major Subdivision Application #2007-M36

**NAME OF APPLICANT:** Wayne P. Morgan, DWM Investments LLC

**DEPARTMENT:** Planning

**ATTACHMENTS:** Combined Master and Development Plan

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**SUMMARY OF REQUEST:**

Mr. Mark Corn of Associated Land Surveyors and Planners, P.C., agent, on behalf of the owner, Mr. Wayne P. Morgan of DWM Investments LLC, submitted the Combined Master and Development Plan for Upward Commercial Park. The project is located on 5.67 acres of land (PIN: 9588-70-5472) off Upward Road (SR 1783). The applicant is proposing a total of five (5) lots for commercial purposes. The project is located in the Community Commercial (CC) zoning district. The project is not located in a water supply watershed district nor is it located within the floodplain (see Plan). The project site does not contain any slopes in excess of 60 percent. Private roads, public water (City of Hendersonville) and private individual septic are proposed to serve the project site.

Plat North  
Plat Slide 3680

Parris  
D.B. 427 Pg. 428  
Zoned R-1

Blue Lake INC.  
D.B. 1054 Pg. 298  
Zoned R-1

OCT 24 2007  
BY:.....

Upward Baptist Church  
D.B. 374 Pg. 389

④  
0.81 Acres

③  
0.96 Acres

⑤  
0.87 Acres

②  
1.68 Acres

①  
1.18 Acres

**Project Summary**  
5.67 Acres Total  
New Commercial Lots - 5  
Minimum Lot Size = 33116 Sq. Ft.  
There are no slopes of 60% or Greater located on this parcel  
Length of Private Road = 387' Total  
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345' Existing road  
±42' to be constructed

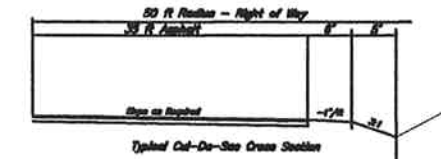
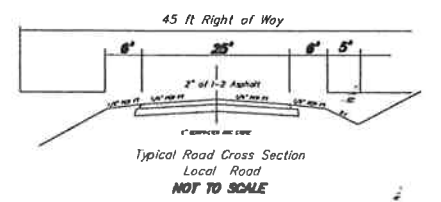
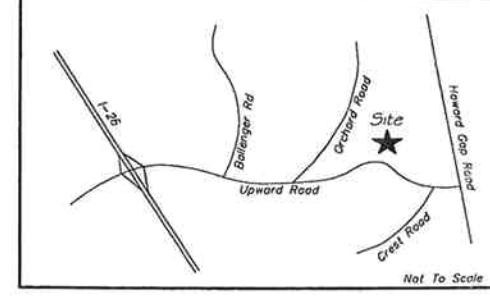
**Public Water**  
Individual Septic Systems  
Distance to Public Water = On Site  
Distance to Private Sewer System = ±1200' Straight Line  
+1500' With road Right of Ways

**Zoning - Community Commercial**

**Building Setbacks**  
Front = 20' From Right of Way  
35' From Right of way of Upward Road  
Side = 10' from Property line  
Rear = 10' from Property line (Except along 20' landscape buffer)  
Maximum Height = 50'

**Notes:** There is a total of 563.52' lineal feet of road frontage property.  
11 Large Street Trees to be placed within 20' of the road right of way and a maximum Distance of 65' apart.  
5 Foot Contour Interval  
This property lies within 1/2 Mi. of an Agricultural Farm Land Preservation District.  
This property is not located within a Watershed.  
This property is not located in a designated flood hazard area.

The Upward Commercial Park subdivision is exempt from acquiring a Sediment and Erosion control plan as only 0.10 acres will be disturbed in the extension of Morgan Hill Drive.  
A Erosion Control Permit is required from the Henderson County Sedimentation Control Administrator as more than 100 Sq. Ft. will be disturbed during construction.



# Combined Master and Development Plan for Upward Commercial Park

Owner and Developer  
DWM Investments, LLC  
P.O. Box 502  
Lake Lure, NC 28746

Revised Street Tree calculations on 10/23/07

Pin: 9588-70-5472

Blue Ridge 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: October 16, 2007  
JOB NO.: S - 07 - 228 DRAWN BY: MAC CAG 7.0

**Legend**  
EIP = Existing Iron Pipe  
EIS = Existing Iron Stake  
PP = Power Pole  
ROW = Right of Way  
RAD = Radius