

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: March 3, 2009

SUBJECT: Combined Master Plan and Development Plan for Etowah and Horse Shoe Fire Department Major Subdivision (2009-M01)

STAFF CONTACT: Alexis Baker

ATTACHMENTS:

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

SUMMARY OF REQUEST:

Mark Corn, agent, on behalf of James and Eve, owners, submitted a Combined Master and Development Plan and major subdivision application for a project known as the Etowah and Horse Shoe Fire Department. The applicant is proposing a total of 2 lots. The lot set aside for the fire station, while allowed by right in the R2 (Residential Two) zoning, is considered an office and institutional use. The project is located on approximately 5.26 acres of land (PIN 9549-27-8633) located off Brevard Road (US Highway 64 West).

The project is located in the WSIV watershed and is within the 100 year 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 R2 (Residential Two) zoning district. No new roads are proposed. Public water and individual septic 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 Etowah and Horse Shoe (File #2009-M01)

James and Eve McCraw, Owners
Mark Corn, Agent

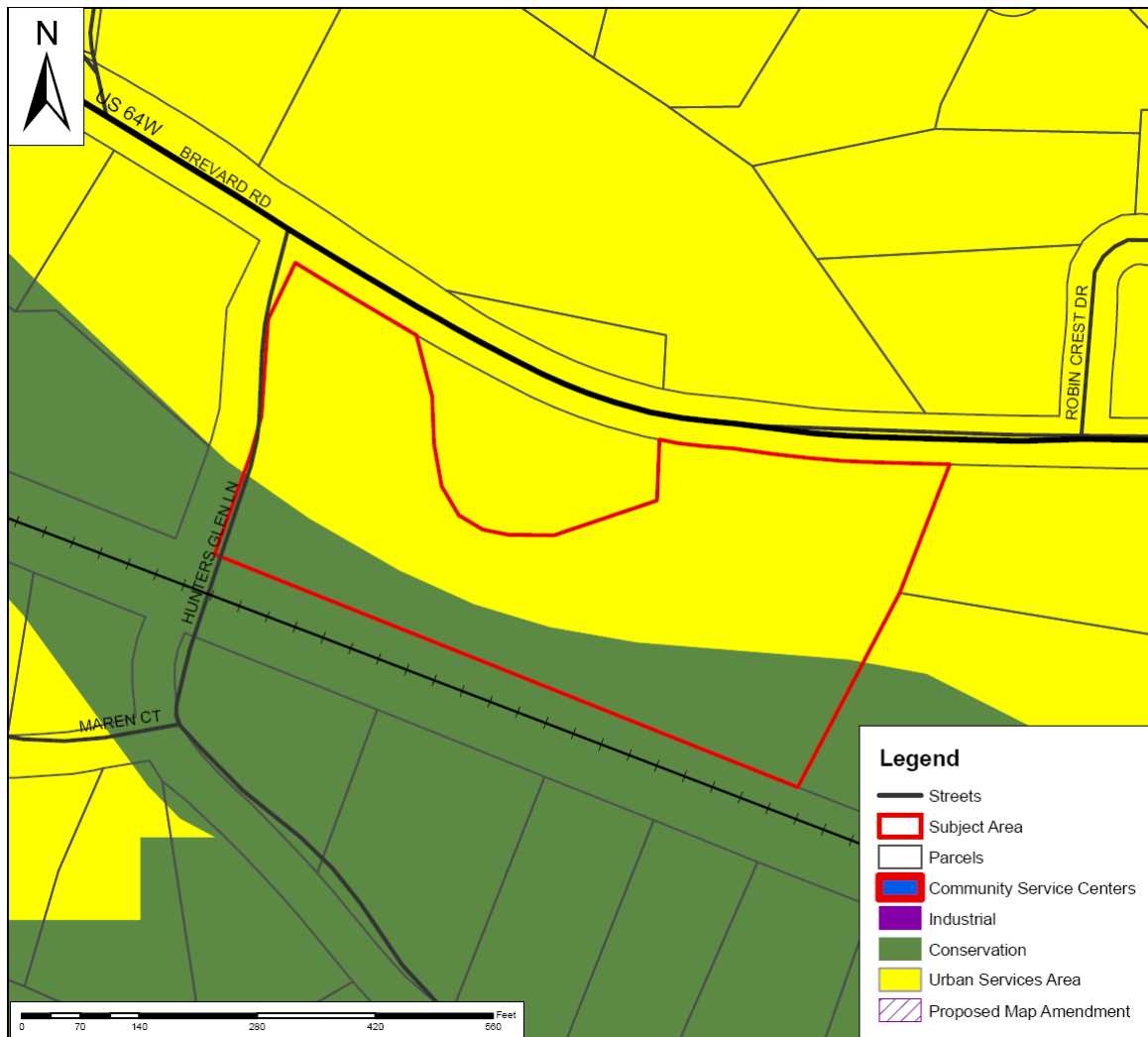
Master Plan Comments:

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.

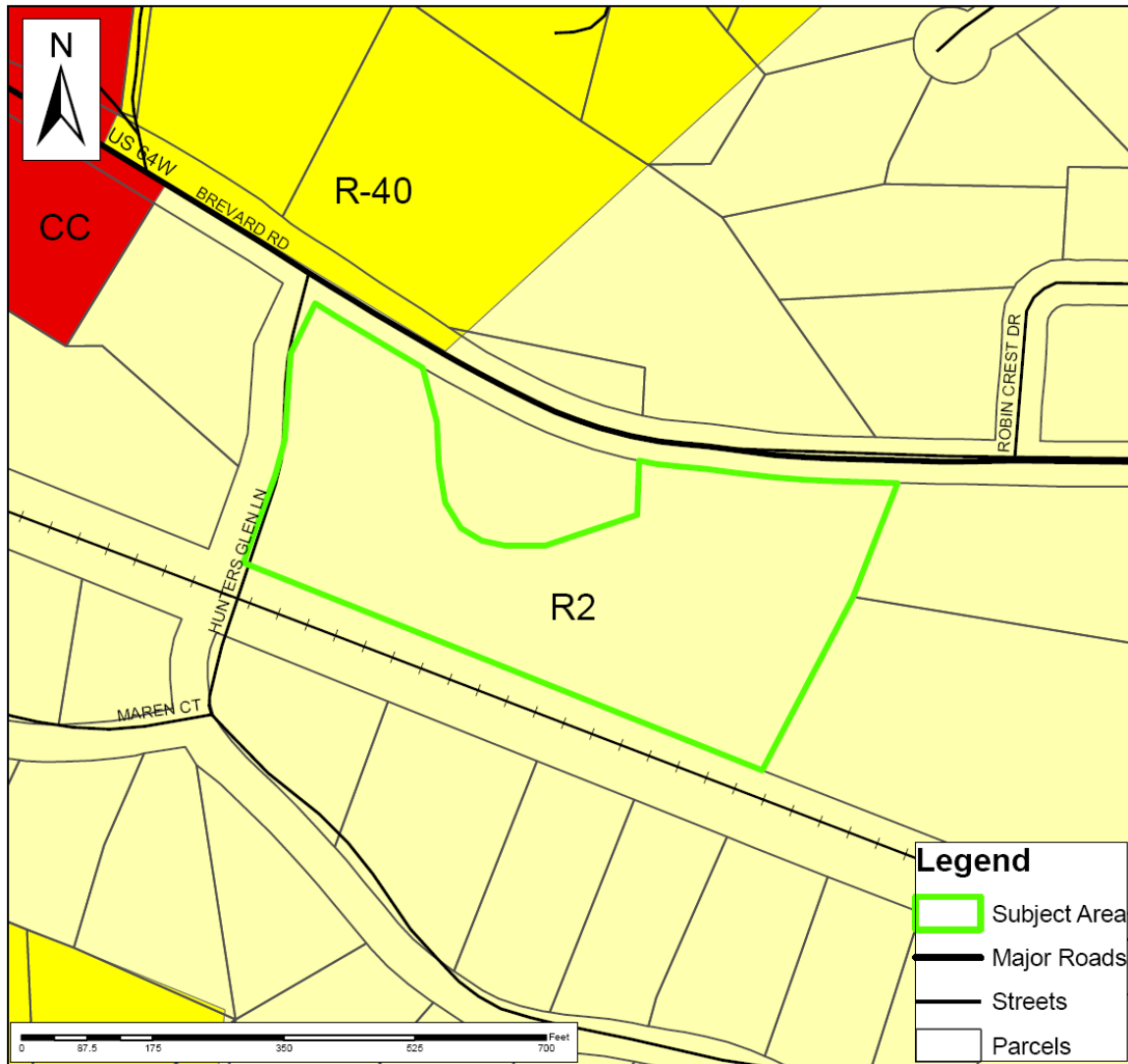
When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and or the proximity to existing and incompatible land uses/zoning, all land 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 Etowah and Horse Shoe Fire Department, 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 Conservation Area** includes land areas that are intended to remain largely in their natural state, with only limited development.

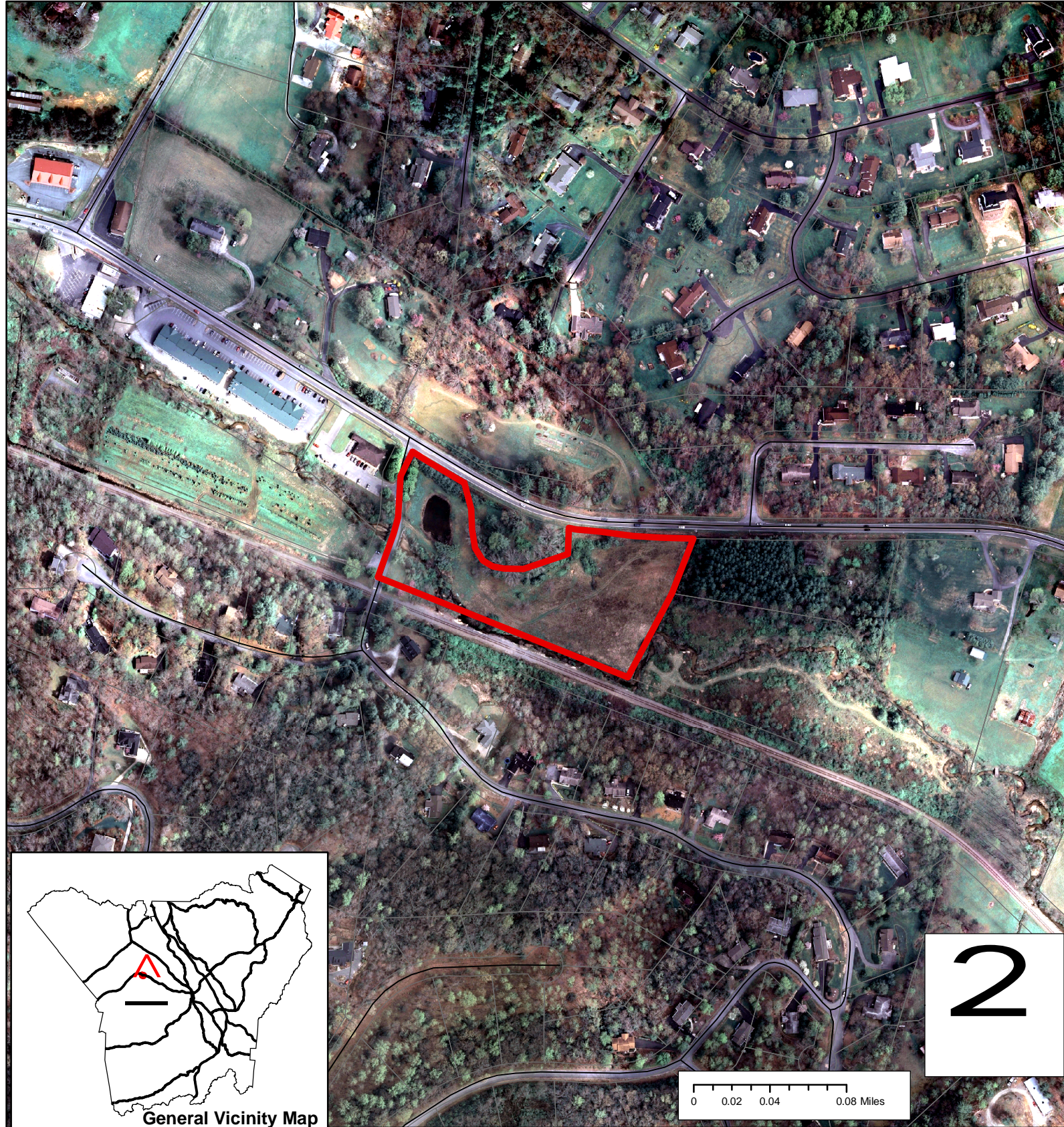
Map A: CCP Future Land Use**2. Chapter 200A, Henderson County Land Development Code (LDC).**

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 R2 (Residential Two) zoning district. (See Map B: Official Zoning Map).

Map B: Official Zoning Map**Development Plan Comments**

1. **Public Utilities.** The applicant has a one inch line to tie into Hunters Glen Subdivision and an individual septic system. 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. **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).
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)).



Etowah and Horse Shoe Fire Department

OWNER/DEVELOPER: James and Eve McCraw
ZONING: R2

Legend

Streets

Subject Area

Application No. _____

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

SUBDIVISION INFORMATION

Subdivision Name: SPECIAL SUBDIVISION FOR EHSPD
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: 1 Proposed Density (units per acre): 1.95 AC
Road System: () Public () Private () Combination Public and Private
Water System: () Individual () Community () Municipal
Sewer System: () Individual () Community () Municipal

PARCEL INFORMATION

PIN: 9549-27-8633 Total Acreage: 1.95 Deed Book/Page: 1120/339 Township: Hendersonville
Location of property to be divided: US Hwy 64 (HORSE SHOE)

Zoning District: R-2 Fire District: ETOWAH HORSE SHOE
Water Supply Watershed: WS IV School District: ETOWAH

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 ½ mile of a Farmland Preservation District: Yes No
Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner:

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

Applicant:

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

Agent: Agent Form (Circle One): Yes No

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

Plan Preparer:

Name: ASSOCIATED LAND SURVEYORS Phone: 910-3507
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.

Eve McIlwain
Print Applicant (Owner or Agent)

William M. Lewis
Signature Applicant (Owner or Agent)

2/20/09
Date

County Use Only

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

**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 1,500 feet of Farmland listed in the Farmland Preservation Program and is identified as the FRENCH BROAD district on maps provided by the Henderson County Office of the Natural Resources Conservation Service.

Evie McCraw
Wm McCraw

Name of Owner

2/20/09

Date

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

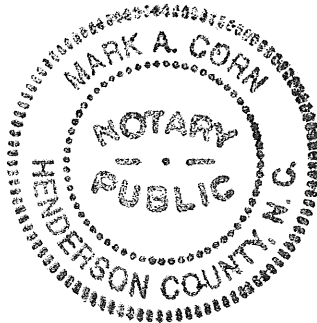
I, MARK A. CORN, a Notary Public for said County and State, do hereby certify that

William McCraw personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness by hand and official seal, this the 20 day of FEBRUARY, 2009.

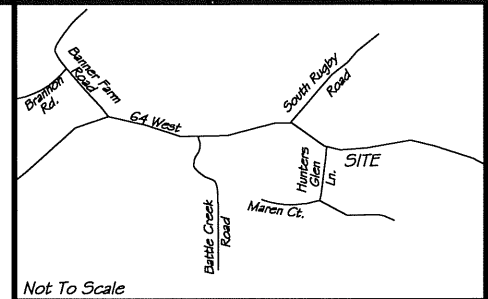
Mark A. Corn
Notary Public

My Commission Expires: August 8, 2012



Watershed IV, Upper French Broad River
 Total Area = 1.95 Acres
 Built upon area = 0.32 Acres
 16% of property to be built upon

Plat North
 Plat Slide 2319



Vicinity Map

Project Summary

Total Acreage : 1.95 Acres
 Area Within Flood Plain : 0.87 Acres
 Area Outside Flood Plain : 1.08 Acres
 Proposed Units = 1
 Proposed Density = 1 unit per 1.95 Acres
 172' of Road Frontage
 Total Proposed Parking Spaces = 6
 Required Spaces = 1 per 500 Sq. Ft.
 2,520 Sq. Ft. = 6 Spaces
 Zoning District = R-2
 Building is located within 400' of an existing dry hydrant
 Water = 1" water line to tie to water line located in Hunters Glenn Subdivision
 Public water located approximately 700' from property
 Sewer = Individual septic system
 Public sewer located approximately 700' from property

Being a portion of that property as described in Deed Book 1120, Page 339.

2' Contour Interval

Map of Master and Development Plan:

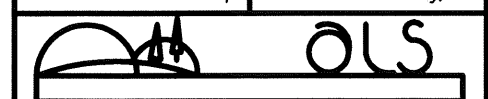
**Etowah Horse Shoe Fire Department
 Station No. 3**

P.O. Box 909
 Horse Shoe, NC 28742
 1-828-891-3102

- Owners -
 James W. McCraw
 - and -
 Eve L. McCraw
 D.B. 1120, Pg. 339

Pin: 9549-27-8633

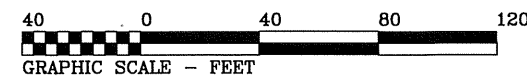
Hendersonville Township Henderson County, NC



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

SCALE: 1 Inch = 40 Feet DATE: February 4, 2009
 JOB NO: S-09-008 DRAWN BY: CSB/JTB CAG 7.0

Legend:
 EIP = Existing Iron Pipe
 EIS = Existing Iron Pin
 IPS = Iron Pin Set
 C/C = Control Corner
 PT = Unmarked Point
 P/P = Power Pole



- Notes:
1. Property is subject to easements, restrictions and right of ways of record.
 2. Property is located within 1/2 mile of a Farmland Preservation District.
 3. Property is located in Watershed IV, Upper French Broad River
 4. Property is zoned R-2.
 5. Site is located in Flood Zone A-E as shown on Fema Flood Map, Community #370125 Panel 9549J, dated October 2, 2008

