

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, June 19th, 2018

SUBJECT: Combined Master and Development Plan for MB NC Properties, LLC,
Community Commercial Major Subdivision (M2018-05)

STAFF CONTACT: Allen McNeill, Planner

ATTACHMENTS: 1. Staff Report
2. Combined Master and Development Plan

SUMMARY OF REQUEST:

Associated Land Surveyors, applicant, on behalf of Scott Donald Miller, owner, submitted a Combined Master and Development Plan for the project known as the MB NC Properties, LLC Community Commercial major subdivision. The project is located on approximately 1.42 acres of land off of South Orchard Rd (S.R. 1792).

The Combined Master and Development Plan proposes the creation of 2 lots. The property is serviced by public water, but is without access to public sewer.

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
MB NC Properties, LLC
South Orchard Rd. (S.R. 1792), Blue Ridge Township****File #M-2018-05
Henderson County**

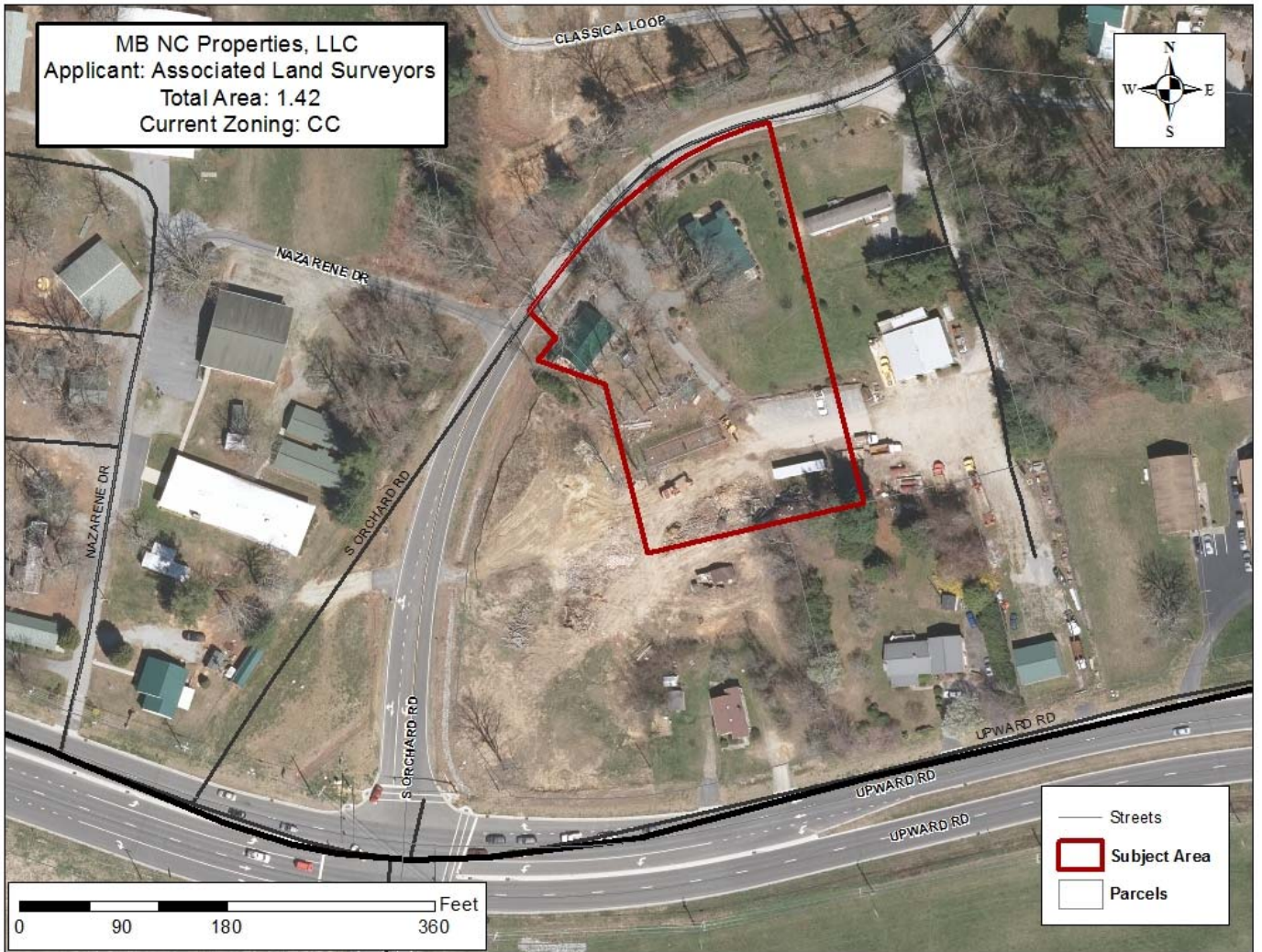
Combined Master and Development Plan Comments:

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 MB NC Properties, LLC 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:

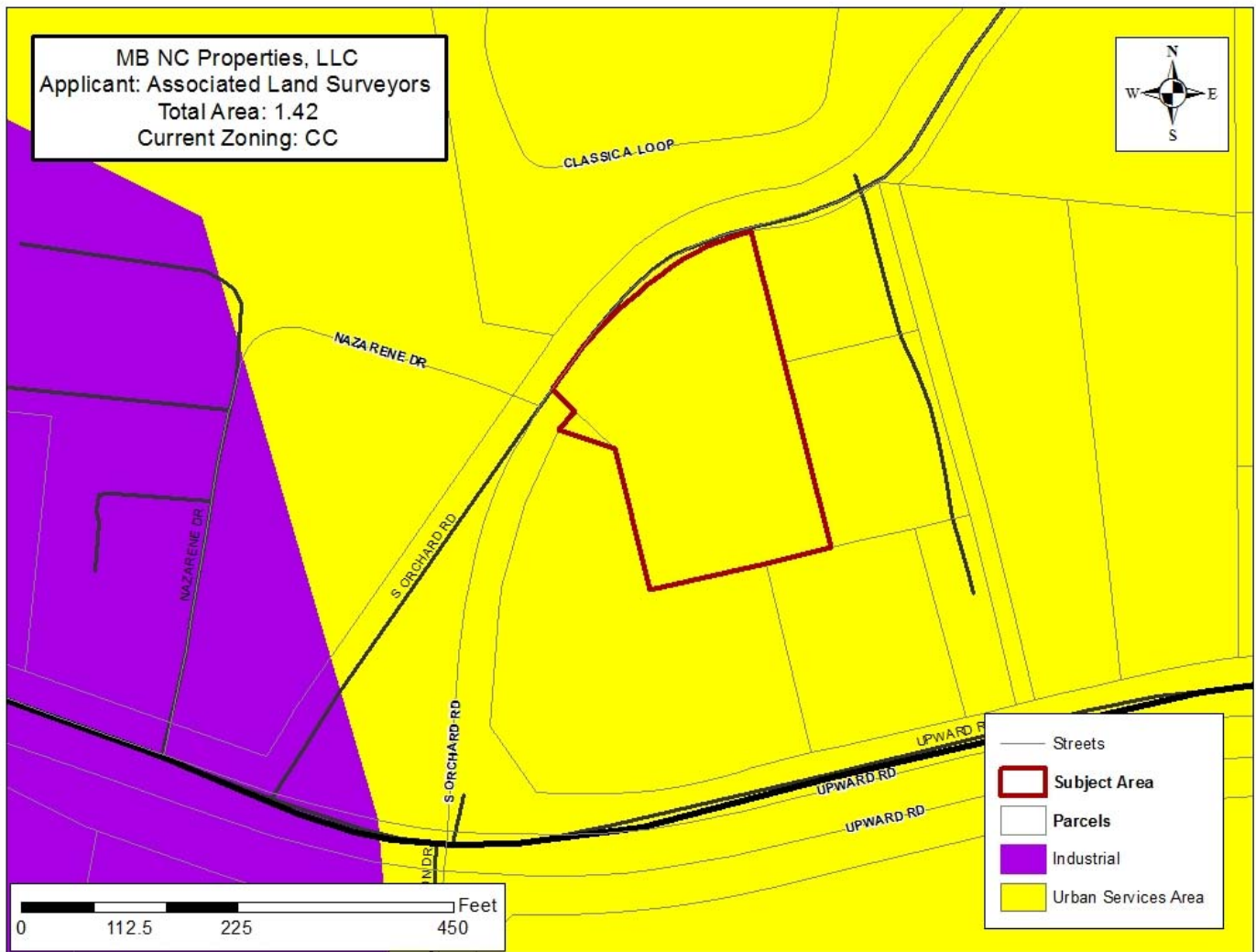
Map A: Aerial Map



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 Service Area. (See Map B: CCP Future Land Use Map).

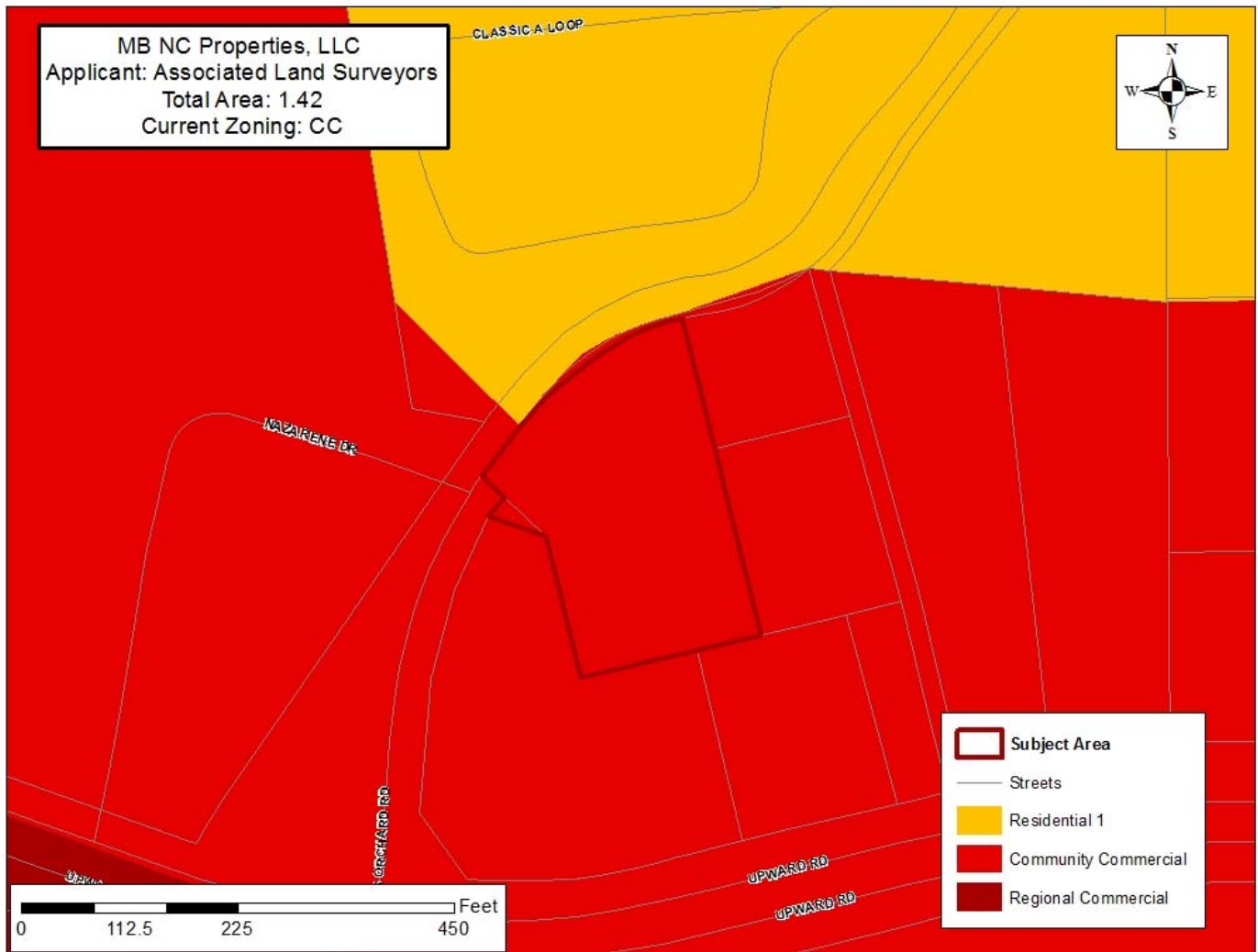
(a) The Urban Services Area is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.

Map B: County Comprehensive Plan Future Land Use Map



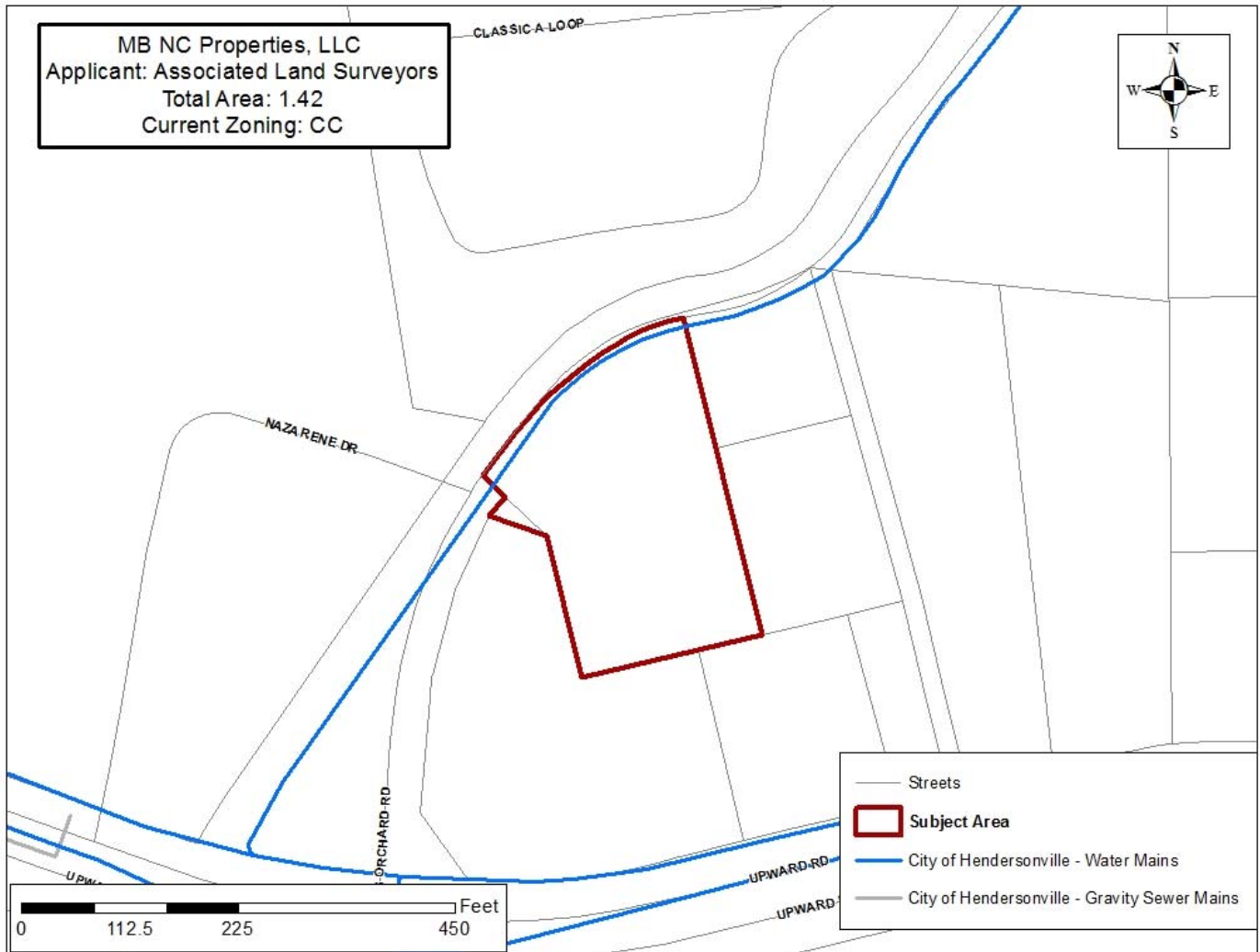
2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Community Commercial zoning district. (See Map C: Official Zoning Map). The applicant is proposing 2 lots, along with a 30' private driveway easement.

Map C: Official Zoning Map



- Water and Sewer Availability.** The applicant is not proposing new public water or public sewer connections. The subject area already has access to public water. (Map D: Utilities Map).

Map D: Public Utilities



Combined Master and Development Plan Comments:

- 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).
- 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).

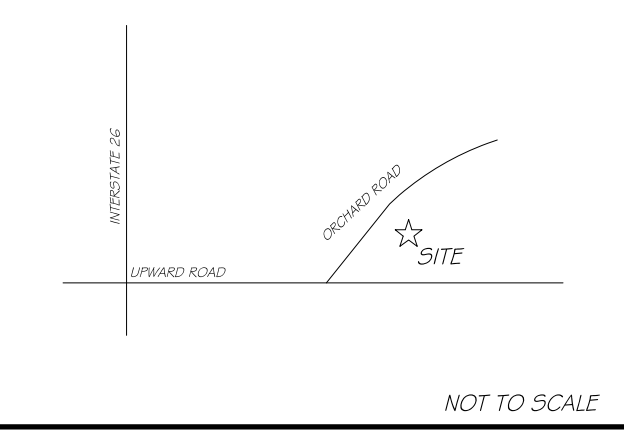
Grid North
NAD 83 (2011)

Project Summary

1.42 Acres Total
 Current Zoning: CC Zone
 Density Allowed: 1.6 Units Per Acre
 Proposed Density: 1 Unit Per 0.71 Acre
 (1.42/2 = 1 Unit per 0.71 Acres)
 2 Total Lots Proposed
 Proposed Minimum Lot Size: 16,323 SqFt.
 Proposed Maximum Lot Size: 45,738 SqFt.
 No Proposed Water System
 No Proposed Sewer System
 Distance to Public Water = On Site
 Distance to Public Sewer System = +/- 700'
 Property Is Located Within A 1/2 mile Of A Farmland Preservation District
 Property Is Not Within A Water Supply Watershed
 Property Is In The Blue Ridge Fire District
 2' Contour Intervals
 Proposed Building: 8,000 SqFt

Road Information

Proposed 30' Driveway Easement
 Across Existing Asphalt Drive

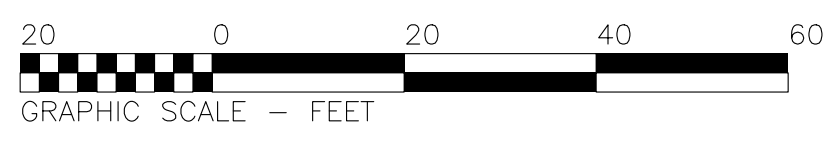


Vicinity Map

~ PRELIMINARY DRAWING ~
 FOR REVIEW PURPOSES ONLY

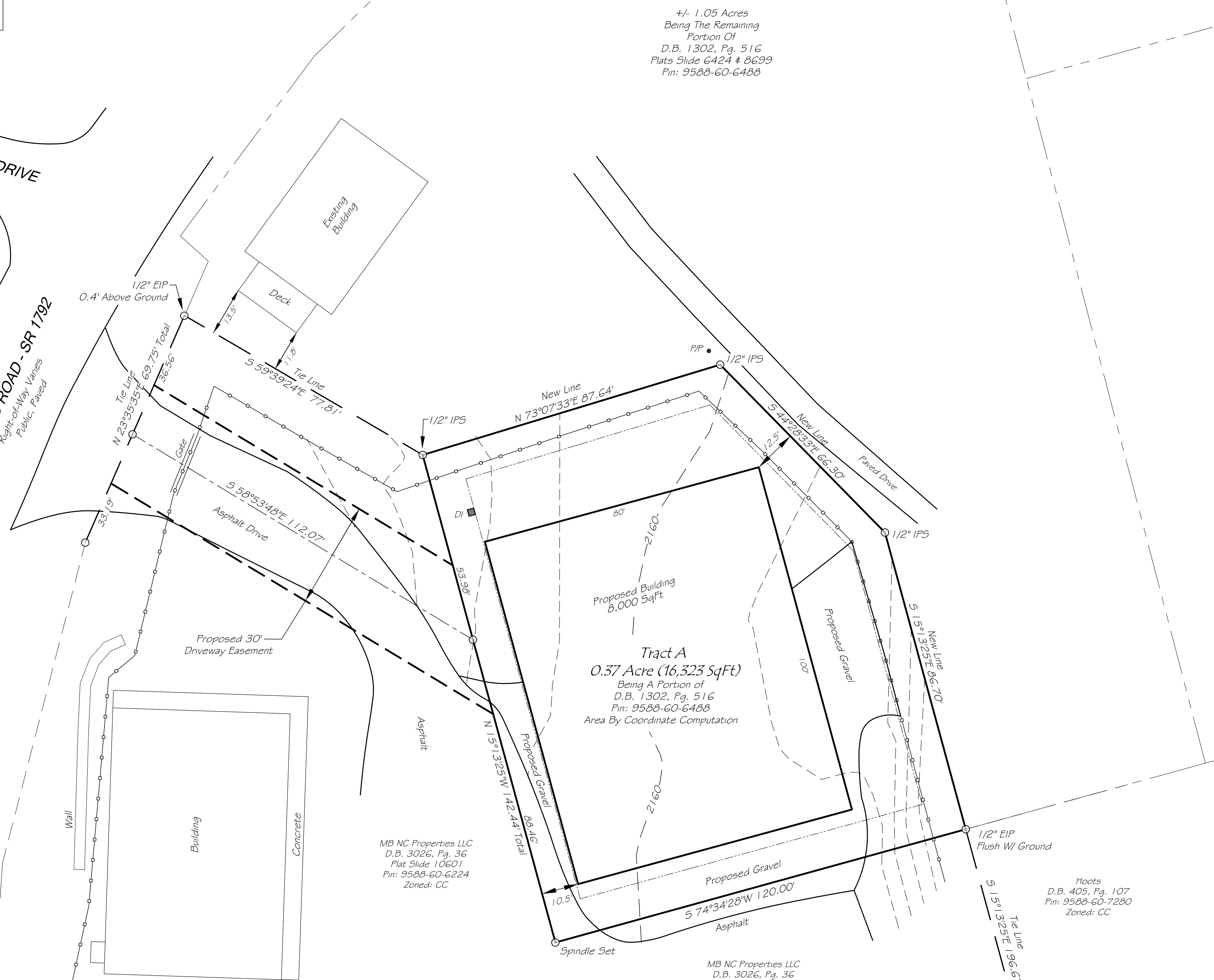
Building Setbacks as per Henderson County CC Zoning:
 Front: 10'
 Side: 10'
 Rear: 10'

- Notes:**
1. Property is subject to all easements, restrictions and right of ways of record.
 2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
 5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
 6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
 7. Property is currently zoned CC By Henderson County.
 8. Property is not located in a Water Supply Watershed.
 9. Property is located within 1/2 mile of a designated Farmland Preservation District.
 10. Property is located in Zone X (Minimal Flood Hazard) As Per FRIS Map Panel 9588, Map # 3700958800J effective date 10/2/2008.
 11. Maintenance responsibility of the proposed driveway easement as shown hereon is conveyed to the homeowner's utilizing it to access their property. Easement must be maintained to allow clear passage for emergency response vehicles.



NAZARENE DRIVE
 Public, Paved

S ORCHARD ROAD - SR 1792
 Right-of-Way Lines
 Public, Paved



MB NC Properties LLC
 D.B. 3026, Pg. 36
 Plat Slide 10601
 Pin: 9588-60-6224
 Zoned: CC

MB NC Properties LLC
 D.B. 3026, Pg. 36
 Plat Slide 10601
 Pin: 9588-60-6224
 Zoned: CC

MB NC Properties LLC
 D.B. 1608, Pg.574
 Zoned: CC

MB NC Properties LLC
 D.B. 1608, Pg.574
 Zoned: CC

Being A Portion Of That Property
 As Described In D.B. 1302, Pg. 516

Combined Master # Development Plan #
 Major Site Plan For:
MB NC Properties LLC

D.B. 1302, Pg. 516
 Plat Slide 6424 & 8699
 Pin: 9588-60-6488

-Owner-
 Scott Donald Miller
 118 S. Orchard Rd
 Flat Rock NC 28731

Pin: 9588-60-6488

- Legend:**
- EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pipe Set
 - = Unmarked Point, Unless Otherwise Noted
 - ROW/MON = Right of Way Monument
 - ROW = Right of Way
 - CCP = Corrugated Concrete Pipe
 - DI = Drop Inlet
 - PP = Power Pole
 - RCP = Reinforced Concrete Pipe
 - WM = Water Meter
 - - - = Setback Line
 - = Fence Line

Blue Ridge Township | Henderson County, NC

ASSOCIATED LAND SURVEYORS
 & PLANNERS PC
 P.O. BOX 578 * HORSE SHOE, NC 28742
 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774
 SCALE: 1 Inch = 20 Feet DATE: May 23, 2018
 JOB NO: S-16-053 DRAWN BY: JTB CDS 7.0