

REQUEST FOR COMMITTEE ACTION

**HENDERSON COUNTY
TECHINICAL REVIEW COMMITTEE**

MEETING DATE: February 5, 2019

SUBJECT: Combined Master and Development of Major Subdivision for Gene A Wilkie and Cathy R Wilkie (2019-M01)

STAFF CONTACT: Eric Warren, Planner

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

SUMMARY OF REQUEST:

Gary Corn, appointed agent for property owners and applicants Gene Wilkie and Cathy Wilkie, submitted an application for a major subdivision of land. Attached to the application is a Combined Master and Development Plan for the 3.97 acre subject parcel (PIN 9651-61-0824). The site is located on Asheville Hwy (US-25) where it intersects Holbert Rd (S.R. 1367). The subdivision is zoned Regional Commercial (RC) and therefore must be considered a major subdivision. Two lots are proposed.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Combined Master and Development Plan appears to meet the standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC).

Suggested Motion: I move that the TRC (approve, approve with conditions, or deny) the Combined Master and Development plan based on the conditions noted in the staff report and any conditions discussed by the TRC.

Henderson County Planning Department Staff Report

**Combined Master and Development Plan
For Gene A Wilkie and Cathy R Wilkie (2019-M01)**

**Property Owner(s): Gene A. Wilkie and Cathy R. Wilkie
Applicant: Gary Corn (Agent for Owner)
PIN: 9651-61-0824**

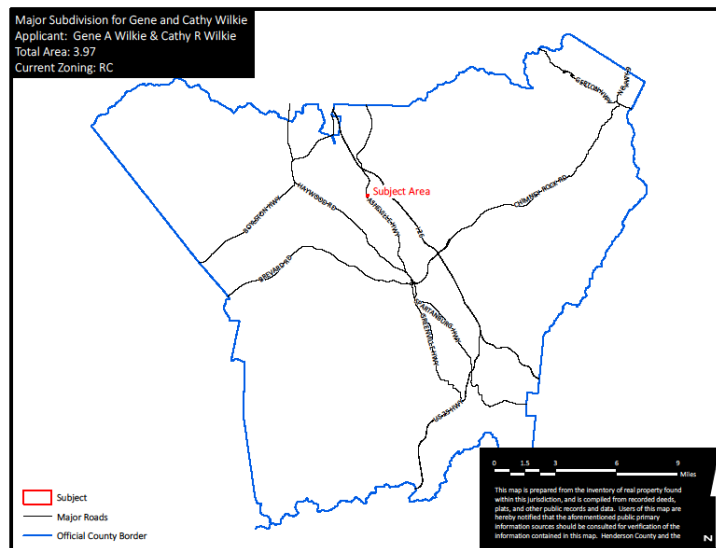
Master Plan Comments:

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, 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 Combined the 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 Combined Master and Development Plan for Gene A. Wilkie and Cathy R. Wilkie, 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:

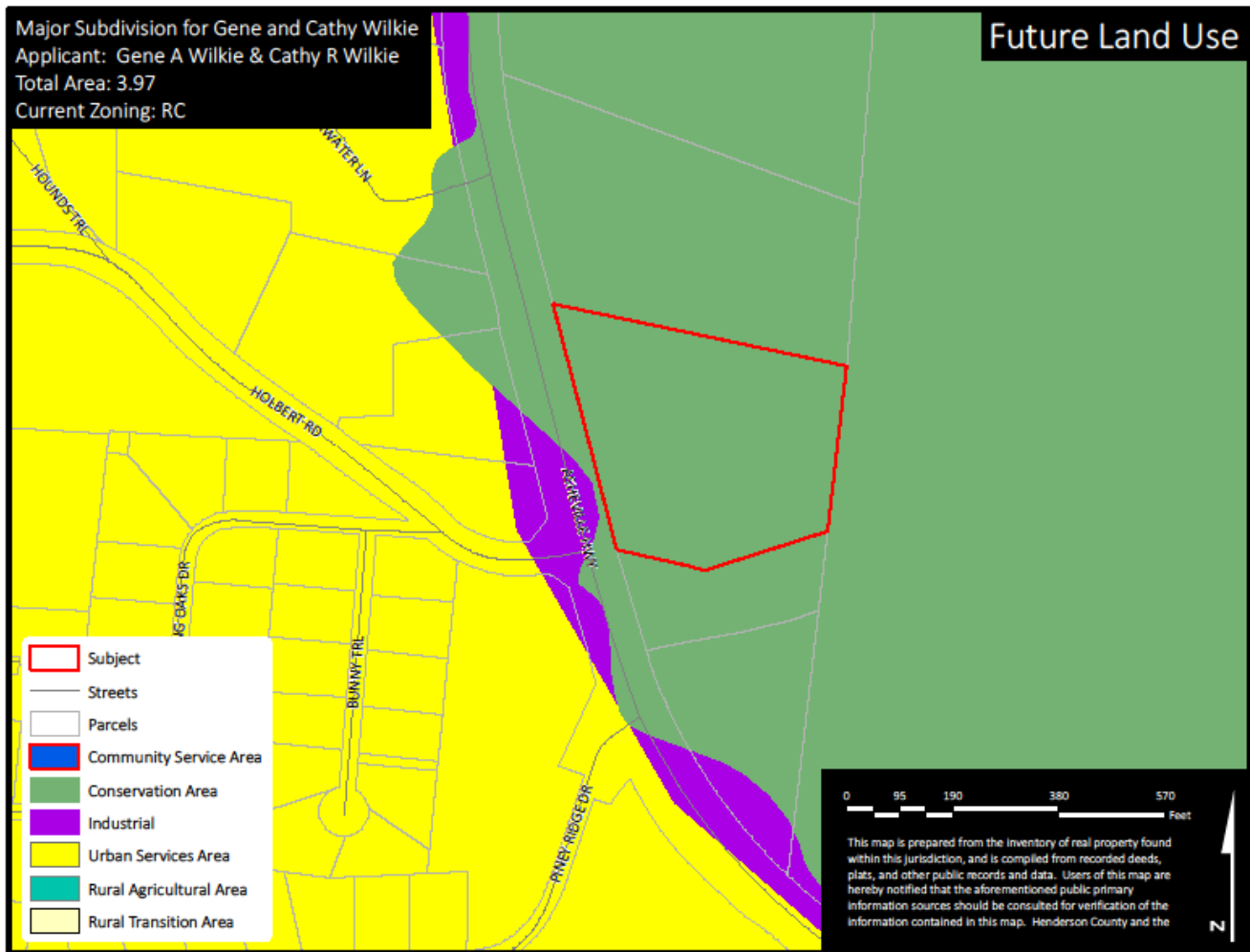
Map A: County Context



Map B: Aerial Imagery



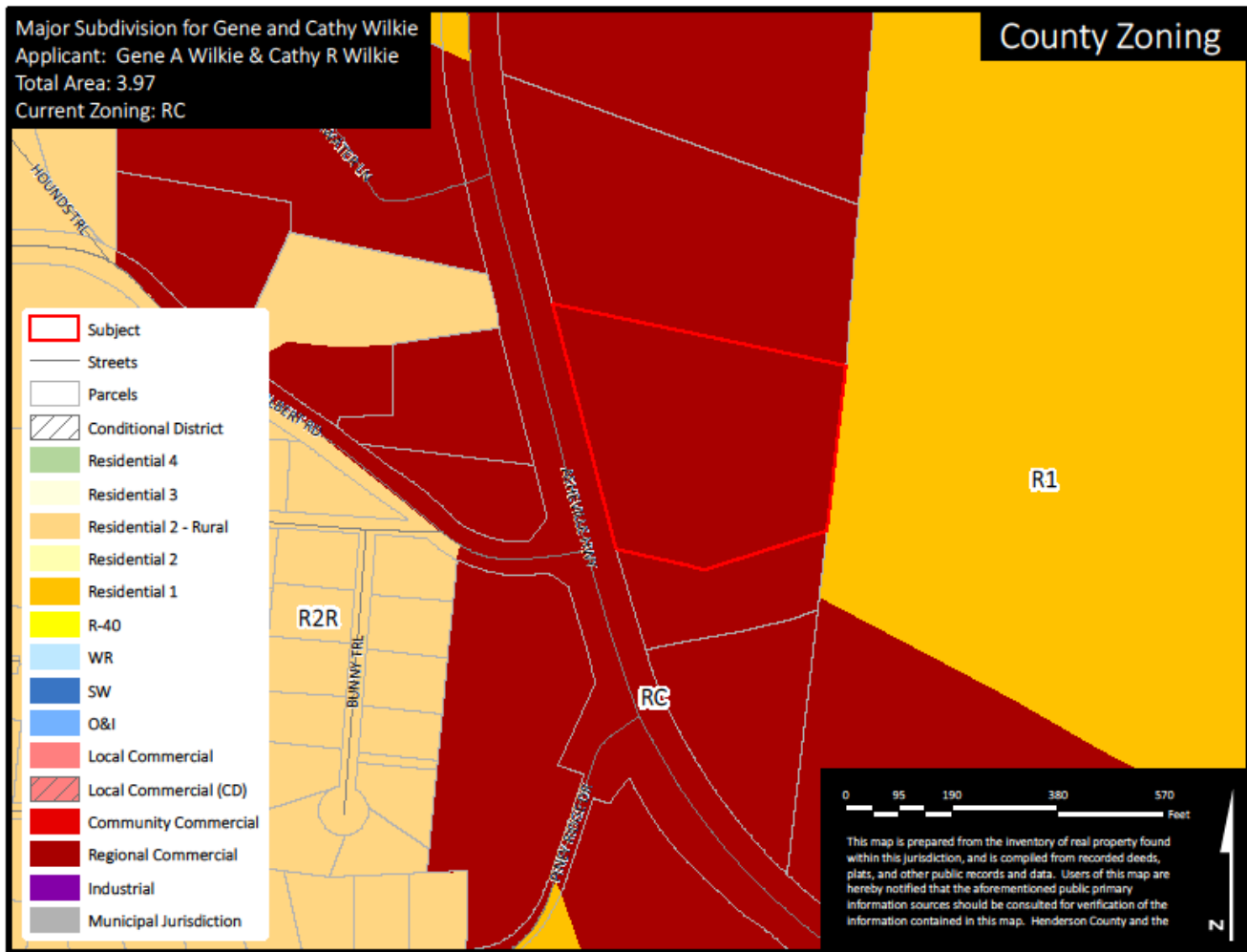
Map C: County Comprehensive Plan Future Land Use Map



1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within a Conservation Area.

- a. **Conservation Area:** “This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives.”
- b. **Current Use:** the current use on the property is Retail Sales and Services.

Map D: Official Zoning 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 subject is located within a Regional Commercial Zoning District (RC). The property is adjacent to a Residential One (R1) zoning district. (See Map D: Official Zoning Map).

- a. **Regional Commercial (RC):** “The purpose of the Regional Commercial District (RC) is to foster orderly growth where the *principal use* of land is commercial. The intent of this district is to allow for *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *commercial development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on the local, community, and regional level; (2) is directed largely to Community Service Centers as defined in the *Comprehensive Plan*; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general *use district* is meant to be utilized in areas designated as Urban (USA) in the *Comprehensive Plan*.”

- 3. **Water and Sewer Availability.** The applicant states that there is an existing connection to the City of Hendersonville public water system and that there is an existing individual septic system.

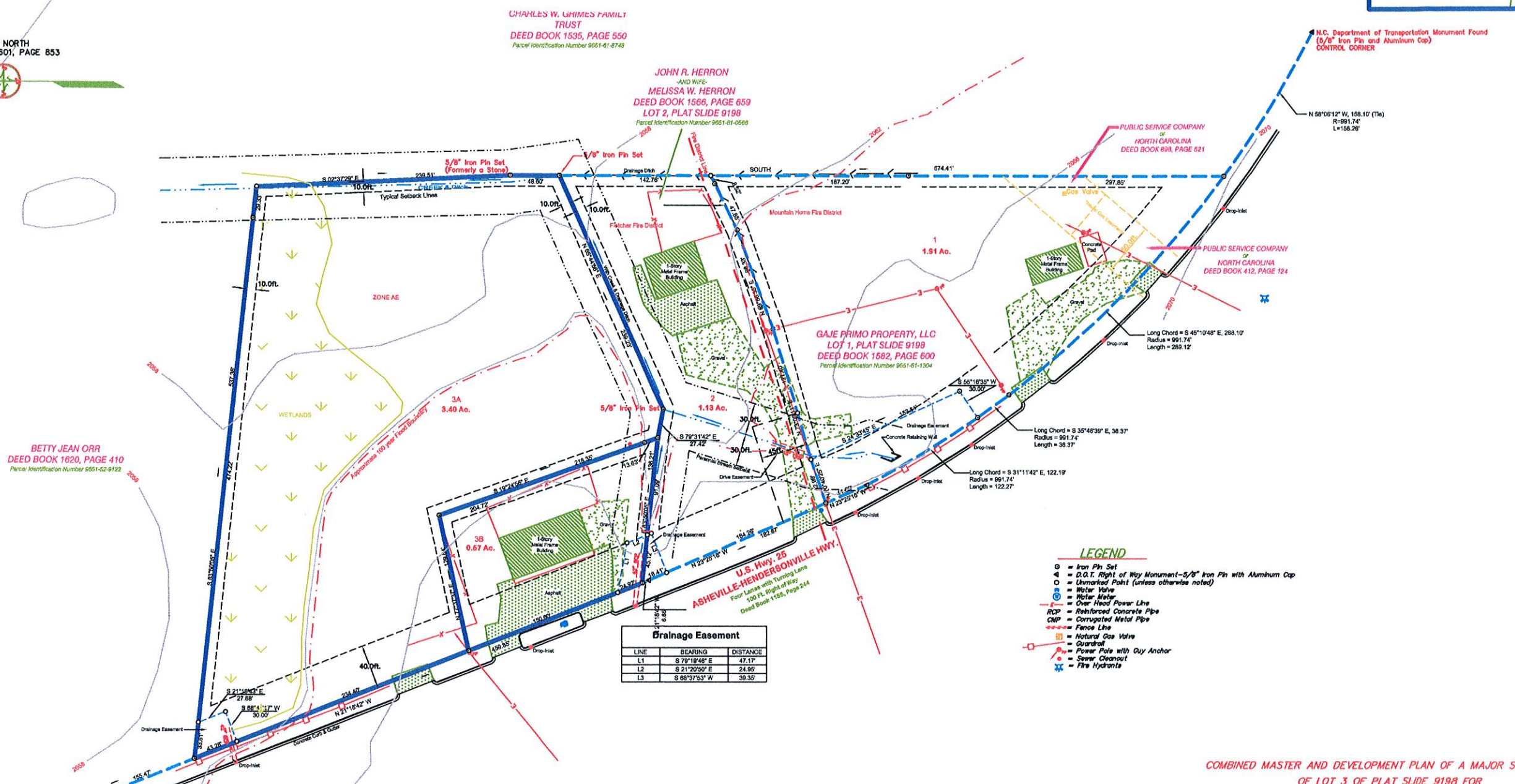
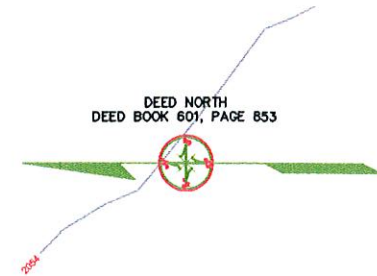
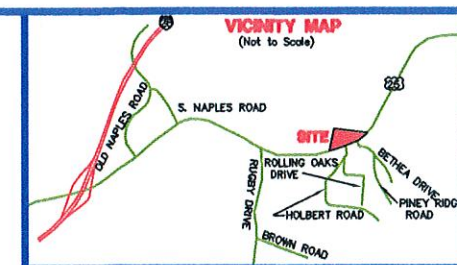
Map E: Flood Zone



- 4. **Flood Zone:**
 - a. The subject is partly in the 100 year and 500 year floodplain as shown in Map E.
- 5. **Project Proposal Summary:**
 - 2 Lots
 - 1.98 units per acre density
 - Existing public water
 - Existing individual septic systems

Master 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. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42A-87).
3. **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).



1-7-19

Drainage Easement	
LINE	BEARING DISTANCE
L1	S 78°18'48" E 47.17'
L2	S 21°20'50" E 24.95'
L3	S 68°37'53" W 39.35'

- LEGEND**
- = Iron Pin Set
 - ◐ = D.O.T. Right of Way Monument - 5/8" Iron Pin with Aluminum Cap
 - = Unmarked Point (unless otherwise noted)
 - = Water Valve
 - ⊙ = Water Meter
 - = Over Head Power Line
 - = Deformed Concrete Pipe
 - = Corrugated Metal Pipe
 - = Fence Line
 - ⊙ = Natural Gas Valve
 - = Conduit
 - ⊙ = Power Pole with Guy Anchor
 - ⊙ = Sewer Cleanout
 - ⊙ = Fire Hydrant

NOTES: THERE ARE NO N. C. GRID MONUMENTS LOCATED WITHIN 2,000 FEET OF PROPERTY SHOWN ON PLAT.
 THE PROPERTY SHOWN IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.
 A MINIMUM THIRTY-FOOT SETBACK FOR BUILDINGS OR OTHER STRUCTURES EXCLUDING BRIDGES OR OVERLAYS IS REQUIRED ALONG ALL PERENNIAL STREAMS IN ACCORDANCE WITH THE HENDERSON COUNTY LAND DEVELOPMENT CODE.
 THE PROPERTY SHOWN ON THIS PLAT IS ZONED HENDERSON COUNTY REGIONAL COMMERCIAL. THE YARD SETBACKS ARE AS FOLLOWS:
 FRONT OR RIGHT OF WAY - 40 FEET
 SIDE - 10 FEET
 REAR - 10 FEET
 HEIGHT - 50 FEET

PROJECT SUMMARY

TOTAL PROJECT AREA IN ACRES - 3.97
 NUMBER OF PROPOSED LOTS - 2
 PROPOSED DENSITY 4 UNITS
 TOTAL ACREAGE OF LAND THAT HAVE SLOPES OF 60 PERCENT OR GREATER - NONE
 MINIMUM LOT SIZE IN SQUARE FEET - 24,652
 LENGTH OF PROPOSED PUBLIC ROADS - N/A
 LENGTH OF PROPOSED PRIVATE ROADS - NONE
 WATER SYSTEM IS PUBLIC
 SEWER SYSTEM IS INDIVIDUAL
 DISTANCE TO PUBLIC WATER SYSTEM - 0
 DISTANCE TO PUBLIC SEWER SYSTEM

GARY L. CORN, INC.
 PROFESSIONAL LAND SURVEYOR
 522 FLEMING STREET
 HENDERSONVILLE, N.C. 28739
 PHONE: 828-292-9310

COMBINED MASTER AND DEVELOPMENT PLAN OF A MAJOR SUBDIVISION OF LOT 3 OF PLAT SLIDE 9198 FOR
GENE A. WILKIE
 -AND WIFE-
CATHY R. WILKIE
 (OWNERS)
 MAILING ADDRESS
 P.O. BOX 1519
 MOUNTAIN HOME, NC 28758
 DEED BOOK 1594, PAGE 004
 Parcel Identification Number 9651-61-0824
HENDERSONVILLE TWP. HENDERSON COUNTY, N.C.

SCALE: 1" = 50'

JANUARY 3, 2011
 REVISED JANUARY 20, 2011
 REVISED FEBRUARY 19, 2014
 REVISED DECEMBER 31, 2018

Received
 1/07/2019