

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHINICAL REVIEW COMMITTEE

MEETING DATE: March 5, 2019

SUBJECT: Combined Master and Development for Appalachian Homes & Development, LLC (2019-M02)

STAFF CONTACT: Eric Warren, Planner

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

SUMMARY OF REQUEST:

Property owner and applicant Robert Rogers of Appalachian Homes & Development, LLC, submitted an application for a major subdivision of land. Attached to the application is a Combined Master and Development Plan for the 1.45 acre subject parcel (PIN 9577-93-4489). The site is located at 2611 Spartanburg Hwy. The subdivision is zoned Community Commercial (CC) 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 Appalachian Homes & Development LLC(2019-M02)

Property Owner & Applicant: Appalachian Homes & Development LLC
PIN: 9577-93-4489

Master Plan Comments:

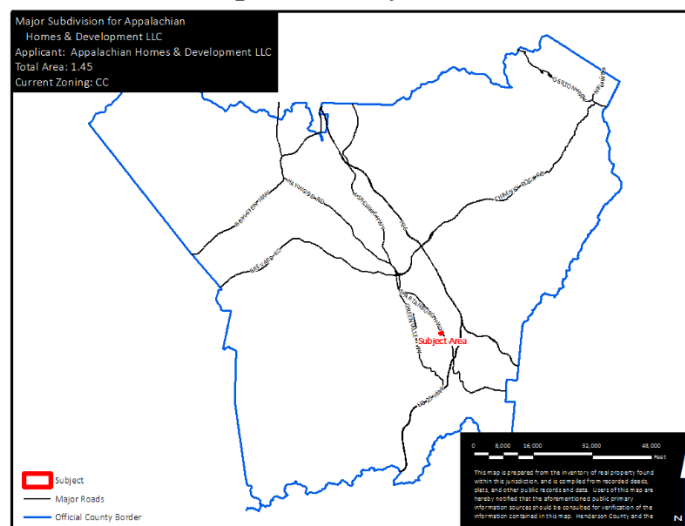
According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development

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 Appalachian Homes & Development LLC, 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:

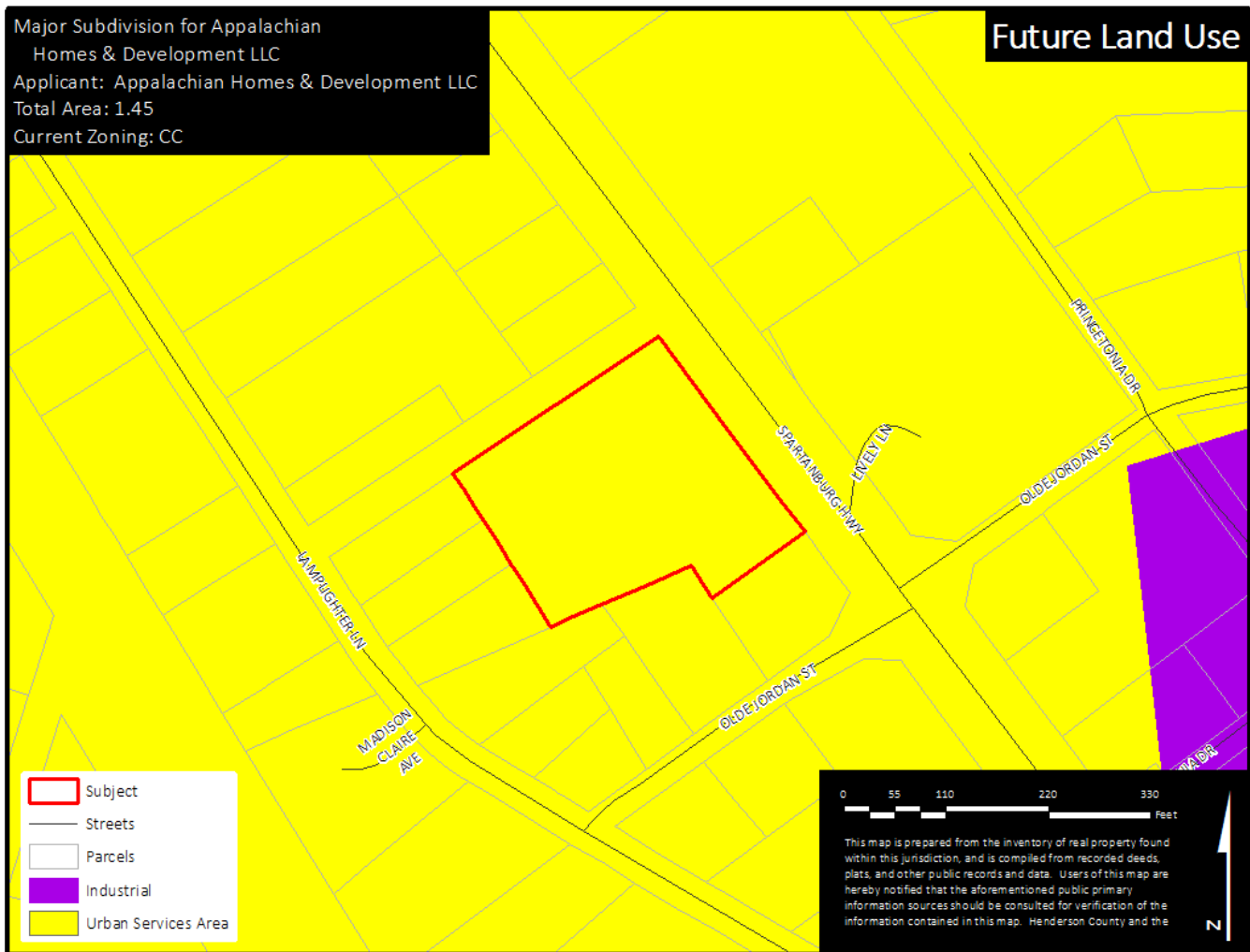
Map A: County Context



Map B: Aerial Imagery

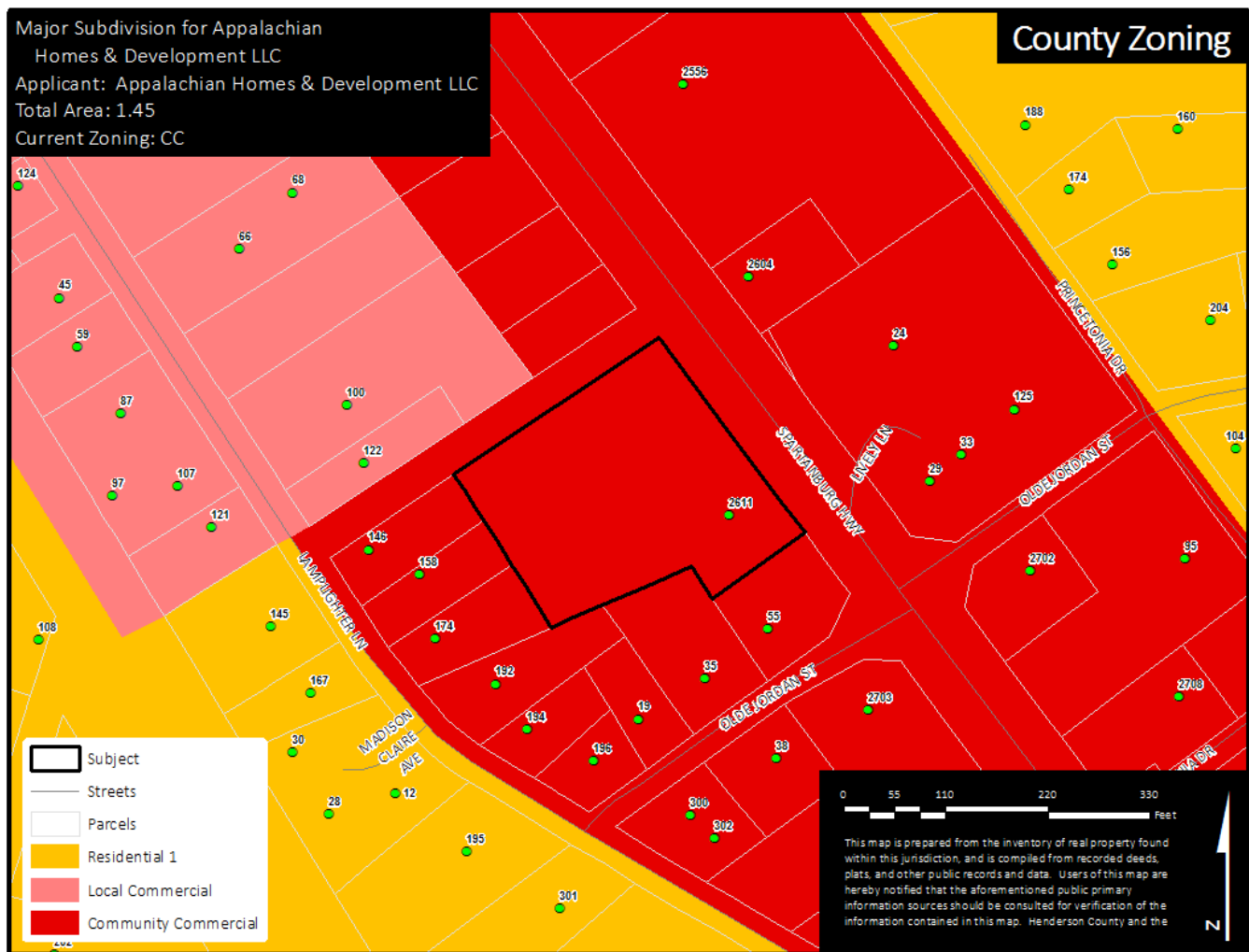


Map C: County Comprehensive Plan Future Land Use Map



1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within a Urban Services Area.
 - a. **Urban Services Area:** “Wide ranges of residential densities will exist. Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time, policies and regulations should protect existing less-intensely developed communities. The USA will contain considerable commercial development at a mixture of scales: *Local*, *Community*, and *Regional*, as defined below. In particular, all *Regional Commercial* development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (CCP pg. 133)
 - b. **Current Use:** the current use on the property is residential.

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 Community Commercial Zoning District (CC). Property is surrounded by Community Commercial (CC) zoning district and close in proximity to Local Commercial zoning (LC)
 - a. **Community Commercial (CC):** The purpose of the Community Commercial District (CC) 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 and community 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 Transitional (RTA) or Urban (USA) in the *Comprehensive Plan*. (LDC §42A-34)
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.

There is a City of Hendersonville force main line adjacent to the property in Spartanburg Hwy, but there is no connection at this time.

4. Project Proposal Summary:

- 2 Lots
- 1.38 units per acre density
- Existing public water
- Existing individual septic systems

Master Plan Comments:

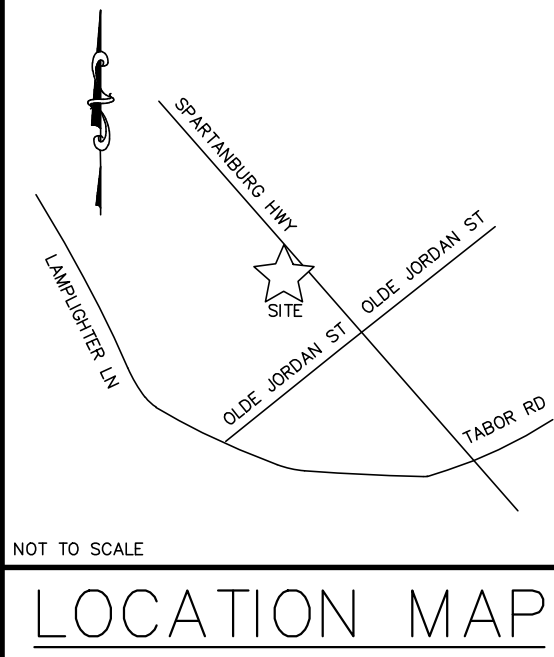
1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, 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).

THIS PROPERTY HAS NO CEMETERIES LOCATED WITHIN IT
THIS PROPERTY HAS NO PERENNIAL STREAMS LOCATED ON IT
THIS PROPERTY IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED
THIS PROPERTY HAS NO PROTECTED RIDGES
THIS PROPERTY IS NOT WITHIN AN AGRICULTURAL DISTRICT NOR WITHIN 1/2 MILE OF ONE
THIS PROPERTY IS ZONED CC (COMMUNITY COMMERCIAL DISTRICT)

BUILDING SETBACKS ARE:
FRONT =20' FROM FRONT OR R/W
SIDES & REAR =10' FROM PROPERTY LINES

THESE STATEMENTS ARE MADE PER HENDERSON COUNTY GIS
TOPOGRAPHIC INFORMATION TAKEN FROM LIDAR

Course	Bearing	Distance
L1	N 35°07'41" W	40.08'



PROJECT SUMMARY:
TOTAL PROJECT AREA =1.45 ACRES
NUMBER OF PROPOSED LOTS BY TYPE =2 UNITS, RESIDENTIAL
PROPOSED DENSITY =1.38 UNITS/ACRE
TOTAL ACREAGE OF LAND WITH SLOPES 60% + =0
MINIMUM LOT SIZE IN SQUARE FEET =
LENGTH OF PROPOSED PUBLIC ROADS =0
LENGTH OF PROPOSED PRIVATE ROADS =0
WATER SYSTEM = PUBLIC
SEWER SYSTEM = INDIVIDUAL

PRELIMINARY; FOR REVIEW

PARCEL A
TOTAL AREA
1.00 AC.

PARCEL B
TOTAL AREA
0.45 AC.

SPARTANBURG HIGHWAY
90' R/W
ASPHALT

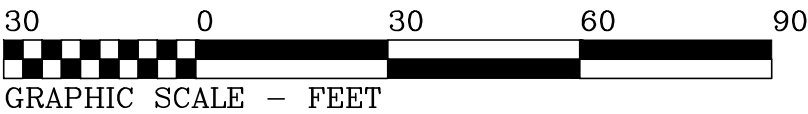
WHISENANT
D.B. 1113, PG. 280
PIN #9577.16-93-2444

part of LOTS 4, 5, & 6
BUSINESS SECTION
PROPERTY OF R.G. RAND
TURNER
D.B. 714, PG. 759
CAB. B, SLIDE 182A
PIN #9577.16-93-2470

STEPHENS
D.B. 1336, PG. 67
PIN #9577.16-93-6357

DEED REF:
part of D.B. 1345, PG. 288
part of PIN #9577.16-93-4489

CURRENT OWNER: APPALACHIAN HOMES & DEVELOPMENT, LLC



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

Review Officer _____ Date _____

I, _____, Subdivision Administrator for _____ Henderson _____
County, certify that this plat/plan has been reviewed and approved as a
Minor Subdivision in accordance with the _____ Henderson _____ County
Subdivision Ordinance.

Subdivision Administrator _____ Date _____

This plat was presented for registration and recorded in this office in Plat
Slide _____ this the _____ day of _____ 2019 A.D.
at _____ o'clock _____ M.

Register of Deeds _____

Area was determined by Coordinate Computation.

part of LOTS 6, 7, & 8
BUSINESS SECTION
PROPERTY OF R.G. RAND
TURNER
D.B. 714, PG. 760
CAB. B, SLIDE 182A
PIN #9577.16-93-3315

LOT 4
S.O. EDNEY SUBD.
DUNCAN
D.B. 3164, PG. 503
CAB. B, SLIDE 27A
PIN #9577.16-93-3350

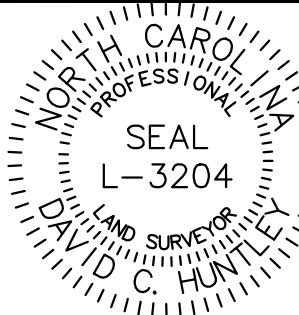
LOTS 5 & 6
S.O. EDNEY SUBD.
FLORES/RENTERIA
D.B. 1657, PG. 402
CAB. B, SLIDE 27A
PIN #9577.16-93-6357

This survey creates a subdivision of land
within the area of a county or municipality
that has an ordinance that regulates
parcels of land

I, David C. Huntley, certify that this plat was drawn
under my supervision from an actual survey made
under my supervision (Deed description recorded in
Bk. 1345, Pg. 288); that the boundaries not
surveyed are clearly indicated as drawn from infor-
mation found in Bk. N/A, Pg. N/A; that the
ratio of precision as calculated is 1:10,000; that
this plat was prepared in accordance with G.S.47-30
as amended. Witness my original signature, registra-
tion number, and seal this _____ day of _____
2019.

David C. Huntley

PLS L-3204



STATE OF NORTH CAROLINA
HENDERSON COUNTY
HENDERSONVILLE TOWNSHIP

PARCELS A & B
COMBINED MASTER & DEVELOPMENT PLAN
APPALACHIAN HOMES &
DEVELOPMENT, LLC

DAVID C. HUNTLEY
& ASSOCIATES, INC.
675 MAPLE STREET
HENDERSONVILLE, NC 28792
(828) 693-8077

SURVEY DCH
DRAWN KMC
SCALE 1" = 30 FT.
DATE:
DWG. NO.