

REQUEST FOR COMMITTEE ACTION

**HENDERSON COUNTY
TECHINICAL REVIEW COMMITTEE**

MEETING DATE: October 15, 2019

SUBJECT: Combined Master and Development for Blue Ridge Technical Institute
AKA Blue Ridge Community College (2019 – M05)

STAFF CONTACT: Eric Warren, Planner

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

SUMMARY OF REQUEST:

A subdivision application was submitted on behalf of property owners Blue Ridge Technical Institute on September 27, 2019. The application is for a Major Subdivision, consisting of 2 lots for educational use. The subject area is located off Airport Rd. (SR 1779) and contains 89.60 acres in one parcel (PIN: 9578-84-9017).

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 for Blue Ridge Technical Institute Major Subdivision 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
Blue Ridge Technical Institute (2019 – M05)**

**Property Owner(s): Blue Ridge Technical Institute
Applicant: Phillip White, Ed Holmes & Associates (Agent for Owner)
PIN: 9578-84-9017**

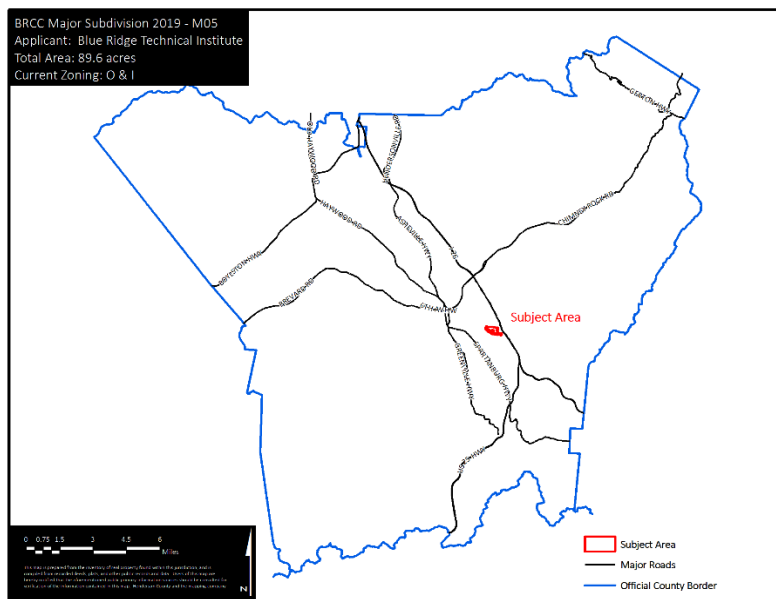
Master & Development Plan Comments:

According to Chapter 42, Henderson County Land Development Code (LDC) §42-341), 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 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 §42-75).

Staff has reviewed the submitted Combined Master and Development Plan for the Blue Ridge Technical Institute Major Subdivision, taking into consideration the recommendations of the *Henderson County Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

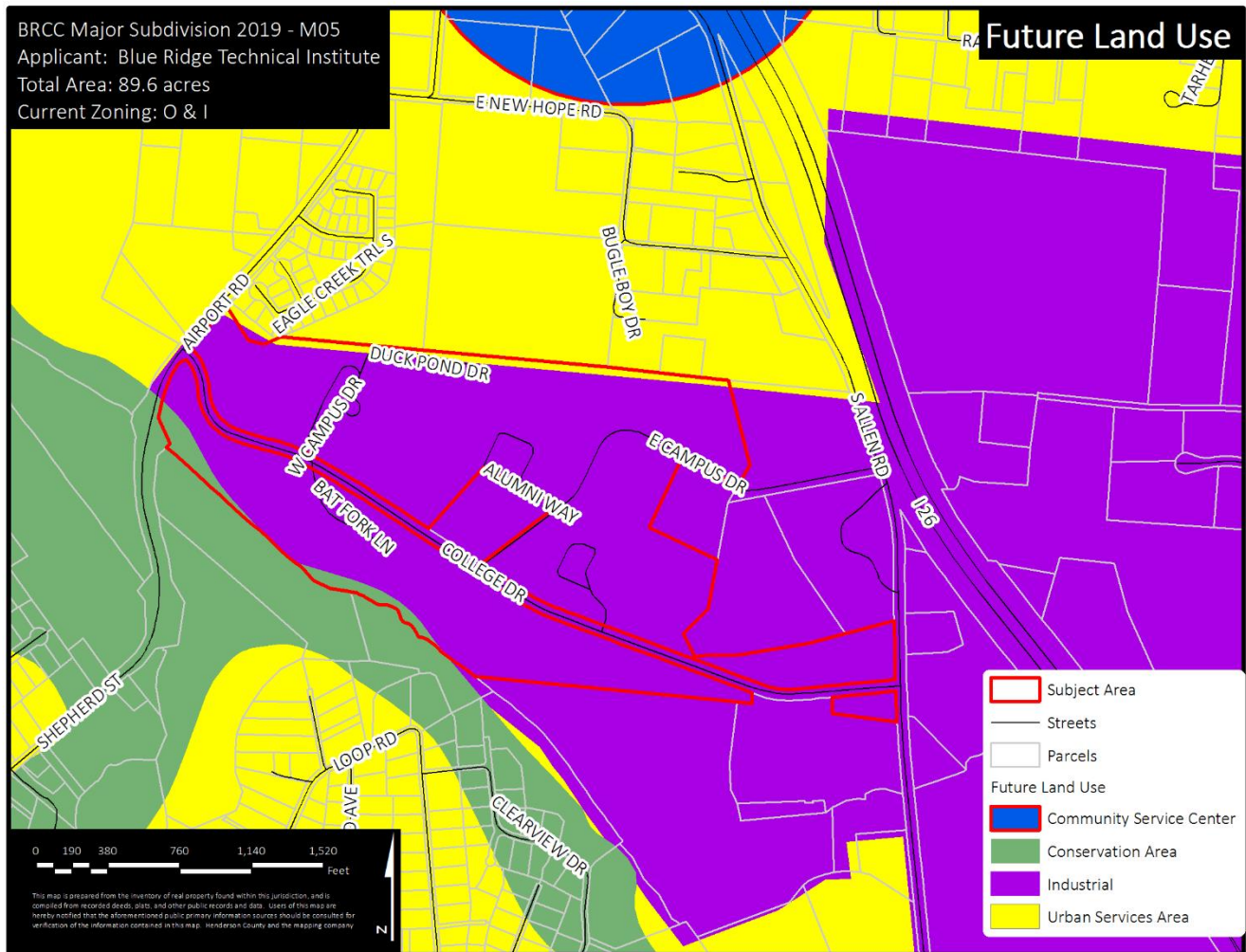
Map A: County Context



Map B: Aerial Imagery

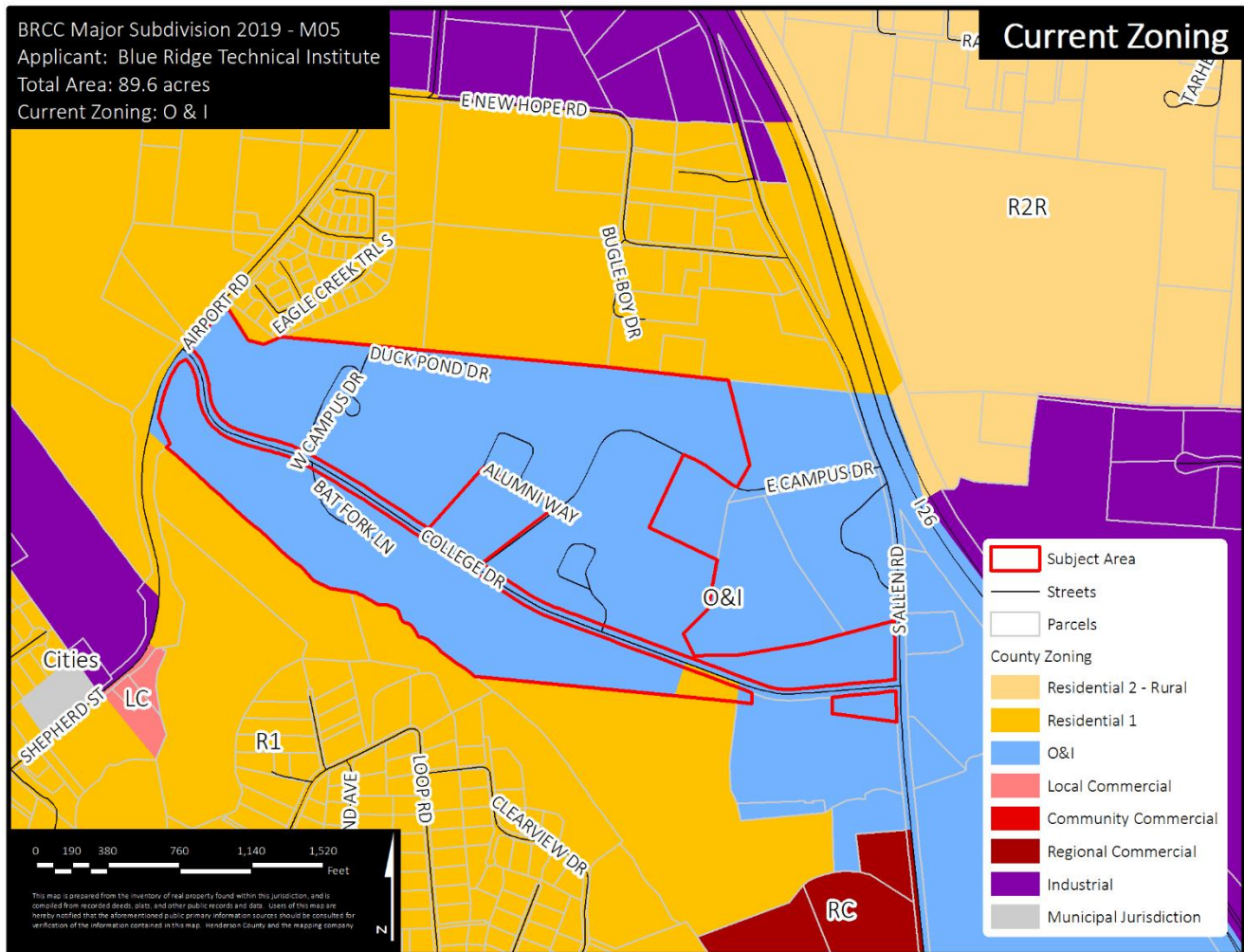


Map C: County Comprehensive Plan Future Land Use Map



1. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within an area of Industrial future land use.
 - a. **Industrial:** “Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.” (CCP, Appendix IV pg. 12)

Map D: Official Zoning Map



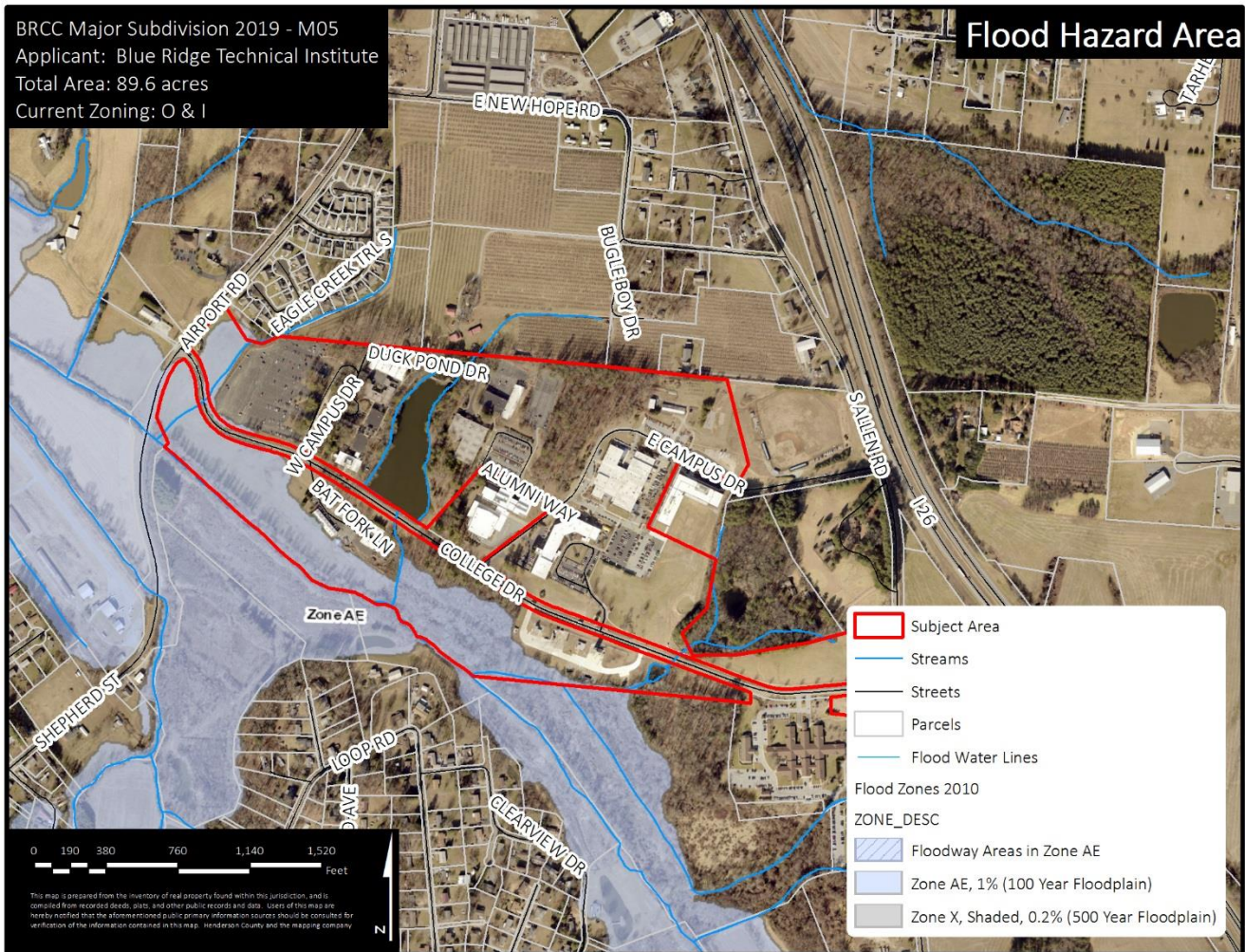
2. **Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Office Institutional (OI) zoning district.

Office Institutional (OI): The purpose of the Office Institutional District (OI) is to foster orderly growth where the principal use of land is a mixture of office, institutional, and residential. The intent of this district is to allow for office, institutional and residential development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide office, institutional, and residential development that: (1) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (2) is compatible with adjacent development and the surrounding community; and (3) will minimize congestion and sprawl. (LDC §42-32)

- a. Building Setbacks are 10’ side and rear and 20’ from the right of way for a local road.

3. **Water and Sewer Availability.** The subject area is served by public water and sewer systems
4. **Road System:** The subject area is served by public roads, Airport Rd (SR 1779) and College Dr (SR 1920). There are existing private roads running through the subject area, West Campus Dr and Duck Pond Dr, both are built to LDC standard.

Map E: Flood Hazard Area



5. **Flood Hazard Area:** The proposed subdivision is not impacted by any flood hazard area.

Master & Development 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 §42-113B).

2. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-104).
3. **Shoulder Stabilization.** All areas disturbed by the construction of a public road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42-97).
4. **Road Drainage, Culverts and Shoulder Stabilization.** Road or drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff (LDC §42-100). All areas disturbed by the construction of a public road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42-97).
5. **Perennial and Intermittent Surface Water Buffer.** All built – upon area shall be a minimum of 30 feet landward of all perennial and intermittent surface water, as defined in LDC §42-145.
6. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
7. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).

NCS MONUMENT "HEN 5"
N 58859.51
E 969293.84
EL. 2122.12

GRID TIE
S 64°42'58" E
GROUND DISTANCE: 9493.73'
COMBINED FACTOR: 0.999770

BENCHMARK
MAGNETIC NAIL SET IN
ASPHALT PAVEMENT
EL: 2093.29'
N 584206.44
E 973274.59

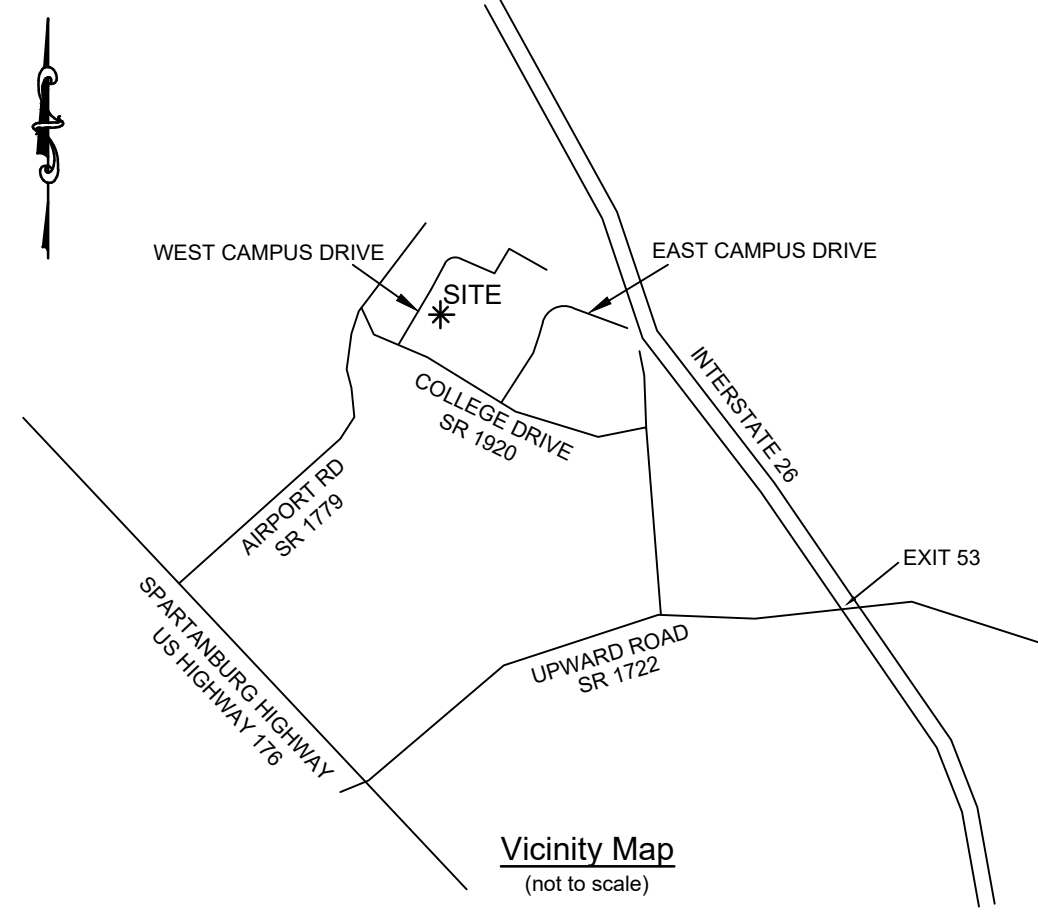
PERMANENT
CORNER TO BE SET
(TYPICAL)

LOT 1
6.81± ACRES

ARC LEN: 195.08'
RAD: 1681.73'
BRNG: N 61°10'47" W
CH LEN: 194.97'

OLA HENDERSON NEWMAN
PIN 9578853024
D.B. 301, PG. 593

OLA HENDERSON NEWMAN
PIN 9578859184
D.B. 241, PG. 490



NOTES

- * This survey is a topographic survey of a portion of Blue Ridge Community College. No boundary lines were surveyed.
* All areas calculated by coordinate computation method.
* This property may be subject to rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded, not discovered during the course of this survey.
* The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
* Adjoining property owner information taken from deeds and plats of record as referenced.
* Underground utilities shown are based upon paint markings and above ground structures. No underground utilities were surveyed. Call 1-800-632-4949 before digging.
* All distances shown hereon are horizontal ground distances unless otherwise noted. To obtain grid distances, utilize a combined factor of 0.999770.
* The portion of the subject property surveyed does not lie within any special flood hazard area according to the National Flood Insurance Program, Flood Insurance Rate Map 3700957800J revised date October 2, 2008.
* This survey is oriented to NC Grid North NAD 83 (2011) based upon GNSS observations of NGS Monument "HEN 5" and on site control points. Elevations are NAVD 88 based upon GNSS observations on said monument.
* No certification is given to the accuracy of tree species descriptions shown hereon. A person qualified in tree identification should be consulted for verification of more accurate identification is needed.
* According to documentation provided by the North Carolina Department of Transportation, there is a 60' wide right-of-way centered on College Drive, S.R. 1520, said documentation dated September 20, 1972. No documentation of conveyance or taking was found. Existence of said right-of-way is unknown. No other documentation of right-of-way for College Drive was found. No right-of-way information was found for West Campus Drive or Duck Pond Drive. They appear to be privately maintained.
* According to the Henderson County GIS website, the portion of the property surveyed is zoned O1. Front yard setback is 20', Rear and Side yard setbacks are 10'.
* Major Contour Interval: 5', Minor Contour Interval: 1'

Certificate of Understanding: I (we) hereby certify that I am (we are) the owner(s) of the property located within the subdivision-regulation jurisdiction of Henderson County as shown and described herein, and that I (we) hereby adopt this plan of subdivision. I (we) acknowledge that all lots created from a parent tract will count toward the total number of lots permitted under density regulations. I (we) further acknowledge that upgrading existing improvements (including roads) may be necessary in order to expand this subdivision. This certification is required per Henderson County Land Development Code 200A-84.

DATE _____ OWNER _____

DATE _____ OWNER _____

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, _____ REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THIS MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

REGISTERED THIS THE _____ DAY OF _____ 2017 AT _____ M, RECORDED IN BOOK _____ AT PAGE _____

BY _____ DEPUTY

I, _____ SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT THIS PLAN HAS BEEN REVIEWED AND APPROVED AS A SPECIAL SUBDIVISION IN ACCORDANCE WITH HENDERSON COUNTY ORDINANCE.

DATE _____

SYMBOL LEGEND

- TEMPORARY BENCHMARK
UNMARKED POINT
MONUMENT FOUND (AS DESCRIBED)
5/8" REBAR WITH "ED HOLMES AND ASSOC." CAP SET
NGS MONUMENT FOUND
MAGNETIC NAIL FOUND
MAGNETIC NAIL SET
STORMWATER MANHOLE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
TELEPHONE MANHOLE
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
TELEPHONE PEDESTAL
UTILITY POLE
UTILITY POLE WITH GUY WIRE
LIGHT POLE (SINGLE HEAD)
LIGHT POLE (DOUBLE HEAD)
LIGHT POLE (TRIPLE HEAD)
LIGHT POLE (QUADRUPLE HEAD)
SPOT ELEVATION
HANDICAP SIGN/BOLLARD
BOLLARD
TREE (AS DESCRIBED)

LINE LEGEND

- UNDERGROUND STORM DRAIN LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND SANITARY SEWER LINE
EDGE OF MULCH
UNDERGROUND GAS LINE
FENCE LINE (AS DESCRIBED)
BUILDING LINE
EDGE OF CONCRETE
EDGE OF ASPHALT PAVEMENT
CURB AND GUTTER
PROPERTY LINE (SURVEYED)
TIE LINE (SURVEYED)
DEED / PLAT LINE (NOT SURVEYED)
EDGE OF GRAVEL/SOIL PATH
UNDERGROUND WATER LINE
UNDERGROUND TELECOMMUNICATION LINE
MAJOR CONTOUR LINE
MINOR CONTOUR LINE

ABBREVIATION LEGEND

- NGS NATIONAL GEODETIC SURVEY
NAVD NORTH AMERICAN VERTICAL DATUM
EL ELEVATION
NORTH NORTHING
E EASTING
INV. INVERT
CWP CORRUGATED PLASTIC PIPE
CMP CORRUGATED METAL PIPE
HDPE HIGH DENSITY POLYETHYLENE
GNSS GLOBAL NAVIGATION SATELLITE SYSTEM
EB ELECTRICAL BOX
NAD NORTH AMERICAN DATUM
NTS NOT TO SCALE
CH CHERRY
POP POPLAR
MAP MAPLE
SW SWEETWOOD
DBL DOUBLE

I, PHILLIP B. WHITE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND TRADITIONAL FIELD PROCEDURES. THAT THE LINES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM DEED BOOKS AND PLAT BOOKS AS REFERENCED. THAT THE RATIO OF PRECISION AS CALCULATED (21 NCAC 56.1603) IS 1:40,000 OR BETTER (CLASS AA); THAT THE TOPOGRAPHIC SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS (21 NCAC 56.1608); THAT THE HORIZONTAL ACCURACY MEETS CLASS AA AND THE VERTICAL ACCURACY MEETS CLASS A AS DESCRIBED IN 21 NCAC 56.1606 (C); THAT THE VERTICAL CONTROL WAS COMPLETED TO MEET THE CLASS C STANDARD AS DESCRIBED IN 21 NCAC 56.1605; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 1600).

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN GS-30 (IV)(11)(a): THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 17th DAY OF SEPTEMBER, A.D., 2019

PHILLIP B. WHITE, PLS
N.C. PROFESSIONAL LAND SURVEYOR
LICENSE # L-4994

The following information applies to the GNSS portion of the survey:

Horizontal Positional Accuracy: 0.003 Meters
Vertical Positional Accuracy: 0.009 Meters
Type of GNSS Field Procedure: Static, OPUS-RS
Date of Survey: 8/1/19
Horizontal Datum/EPOCH: NAD 83 (2011)
Vertical Datum: NAVD 88, Geoid 128
Horizontal/Vertical Control: NGS Monument "Hen 5"
Horizontal orientation based upon OPUS-RS. Vertical data based upon published elevation of "Hen 5"
Combined Grid Factor: 0.999770
Units: U.S. Survey Feet

Combined Master and Development Plan for a Portion of Property Owned by Blue Ridge Technical Institute Also Known As Blue Ridge Community College

REFERENCES
PIN 9578849017
DEED BOOK 491, PAGE 569, PAGE 490, PAGE 373
Hendersonville Township, Henderson County, N.C.
Field Work Completed: 9-17-2019 DRAWN BY: P. White
JOB # 19177
Phillip B. White, PLS
Ed Holmes & Associates Land Surveyors, PA
300 Ridgefield Ct., Suite 301, Asheville, NC 28806
Company Licensure # C-2806
828.225.6562



SCALE 1" = 40'

