

## **REQUEST FOR COMMITTEE ACTION**

### **HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE**

**MEETING DATE:** Tuesday, February 18<sup>th</sup>, 2020

**SUBJECT:** Combined Master & Development Plan and Major Site Plan for Dan Ducote Enterprise, INC, Major Commercial Subdivision (2020-M02)

**STAFF CONTACT:** Matt Champion, Project Development Planner  
Toby Linville, Code Enforcement Services Director

**ATTACHMENTS:** 1. Staff Report  
2. Combined Master and Development Plan  
3. Major Site Plan for Tract C

#### **SUMMARY OF REQUEST:**

Scott Houk of Associated Land Surveyors & Planners PC, applicant, on behalf of Dan Ducote Enterprise, INC, owner, submitted a Combined Master and Development Plan for the project known as the Major Subdivision for Dan Ducote Enterprises, INC. The project is located on approximately 3.51 acres of land off Brevard Rd (US 64).

The Combined Master and Development Plan proposes the creation of 3 lots. The property shown to have access to public water and sewer, via the Etowah Sewer Company.

#### **TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

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

Staff recommends approval of the Combined Master & Development Plan and Major Site 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 & Development Plan and Major Site Plan with the conditions noted in the staff report and any others noted by the TRC.

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**Henderson County Planning Department Staff Report****Combined Master and Development Plan For  
Dan Ducote Enterprises, INC  
Brevard Rd. (US 64), Mills River Township****File 2020-M02  
Henderson County**

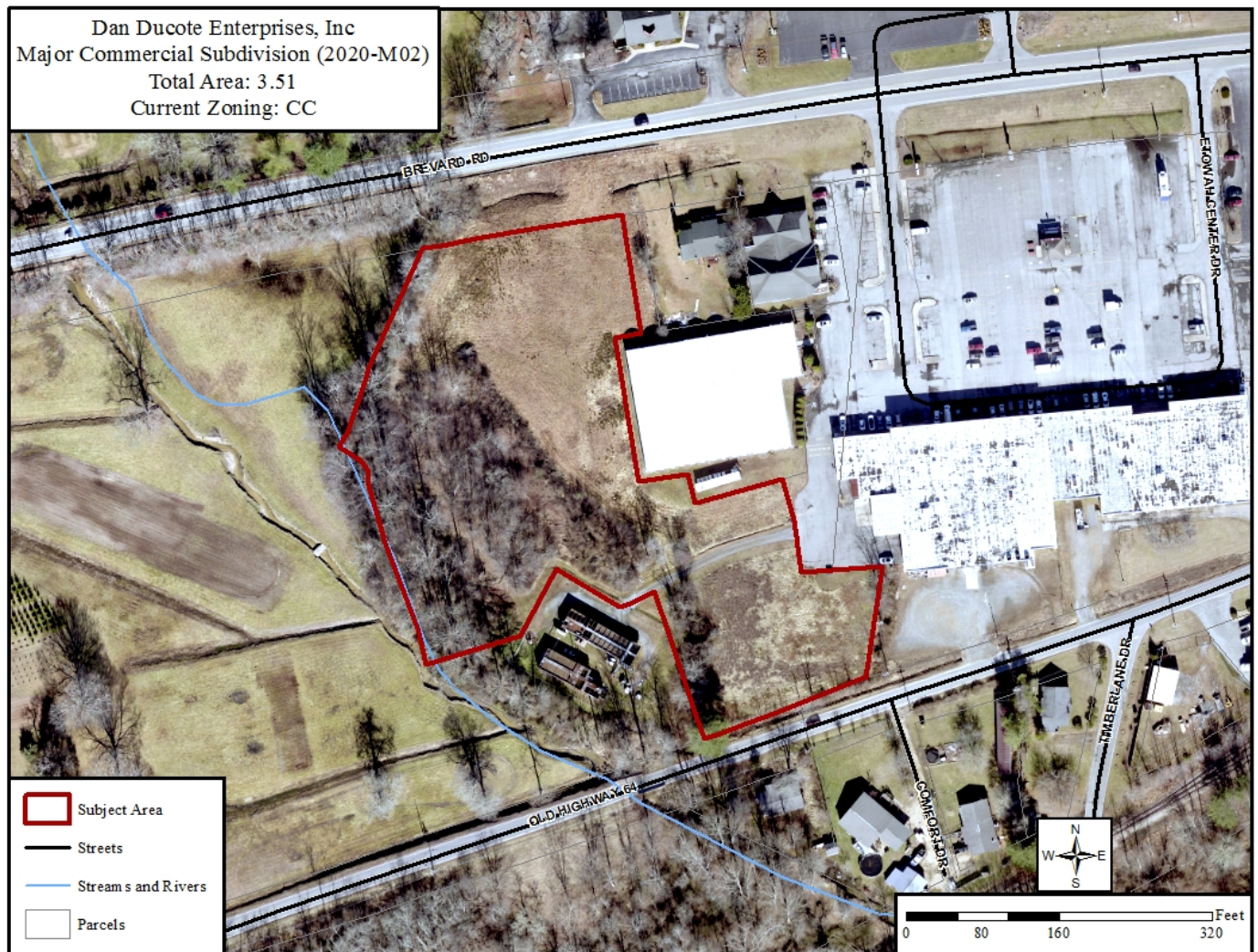
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**Combined Master and Development Plan Comments:**

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

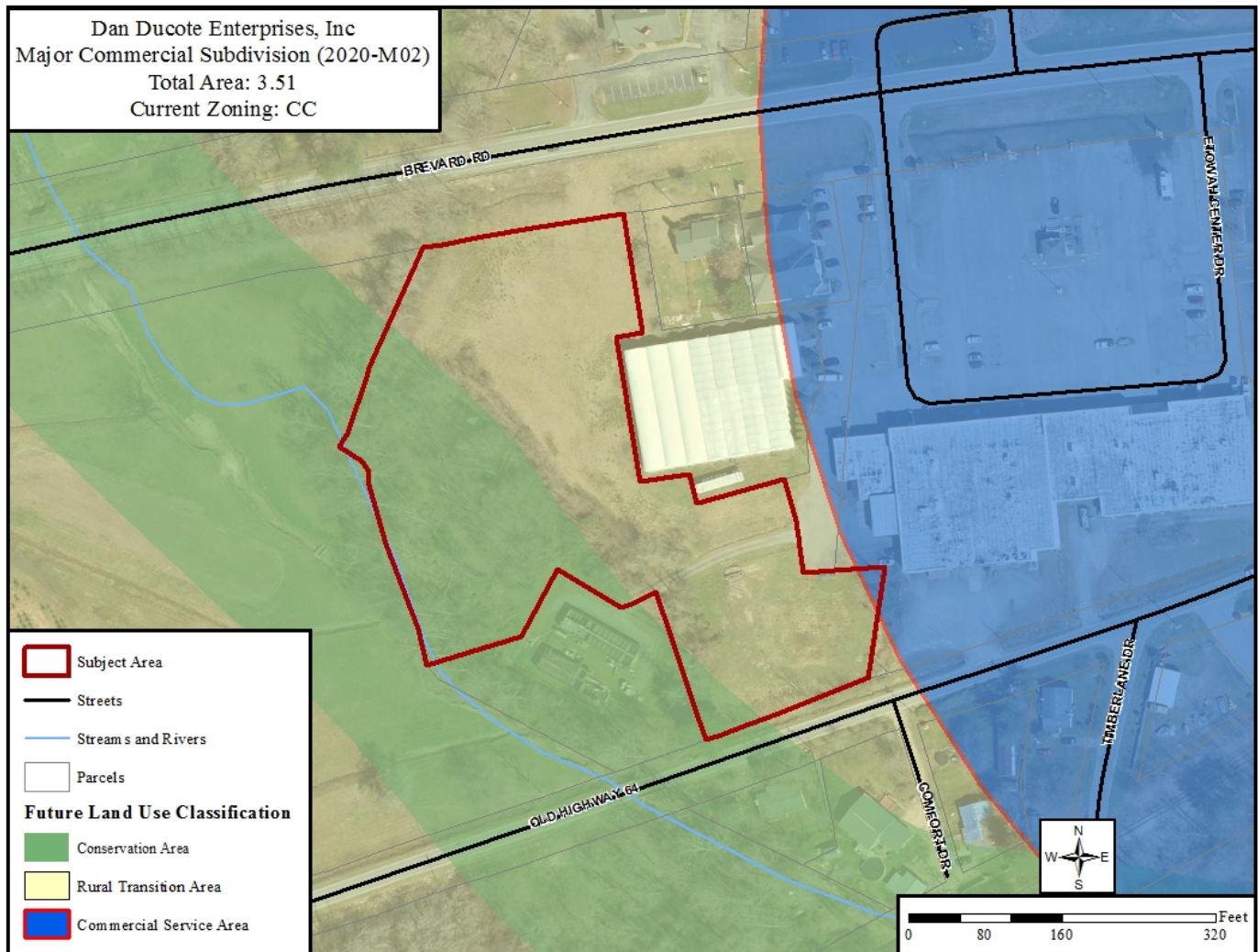
Staff has reviewed the submitted the Combined Master and Development Plan for the Dan Ducote Enterprises, Inc Major Commercial Subdivision, taking into consideration the recommendations of the *Henderson County Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

**Map A: Aerial Map**

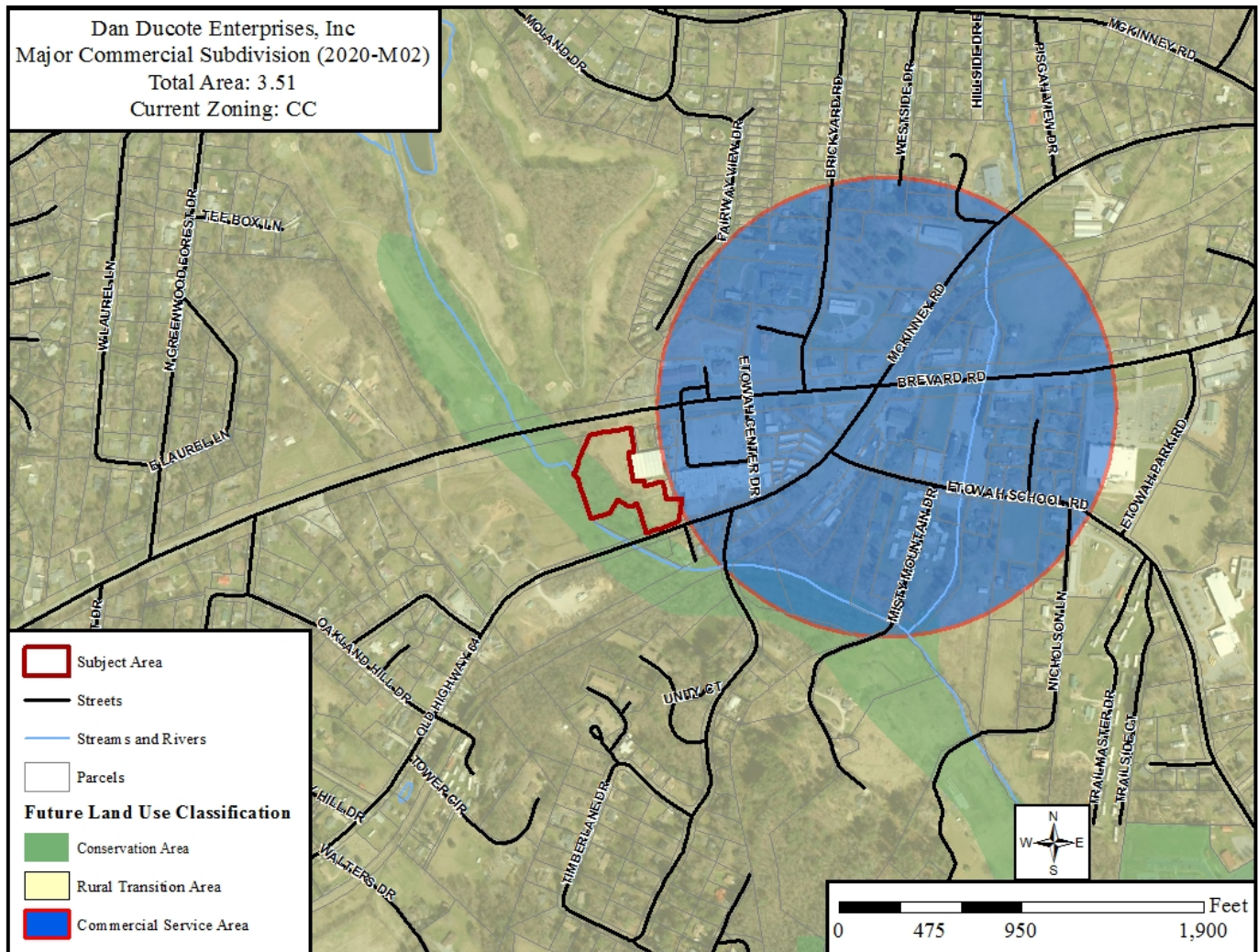
1. ***Henderson County Comprehensive Plan (CCP).*** The Future Land Use Map of the CCP shows the Subject Area as being located largely within an Urban Service Area. (See Map B-1: CCP Future Land Use Map). While the majority of the property is within an Urban Service Area, a portion of the property's western boarder is within a Conservation Area and a small portion of the property on the eastern border falls within a Commercial Service Area.



### Map B-1: County Comprehensive Plan Future Land Use Map



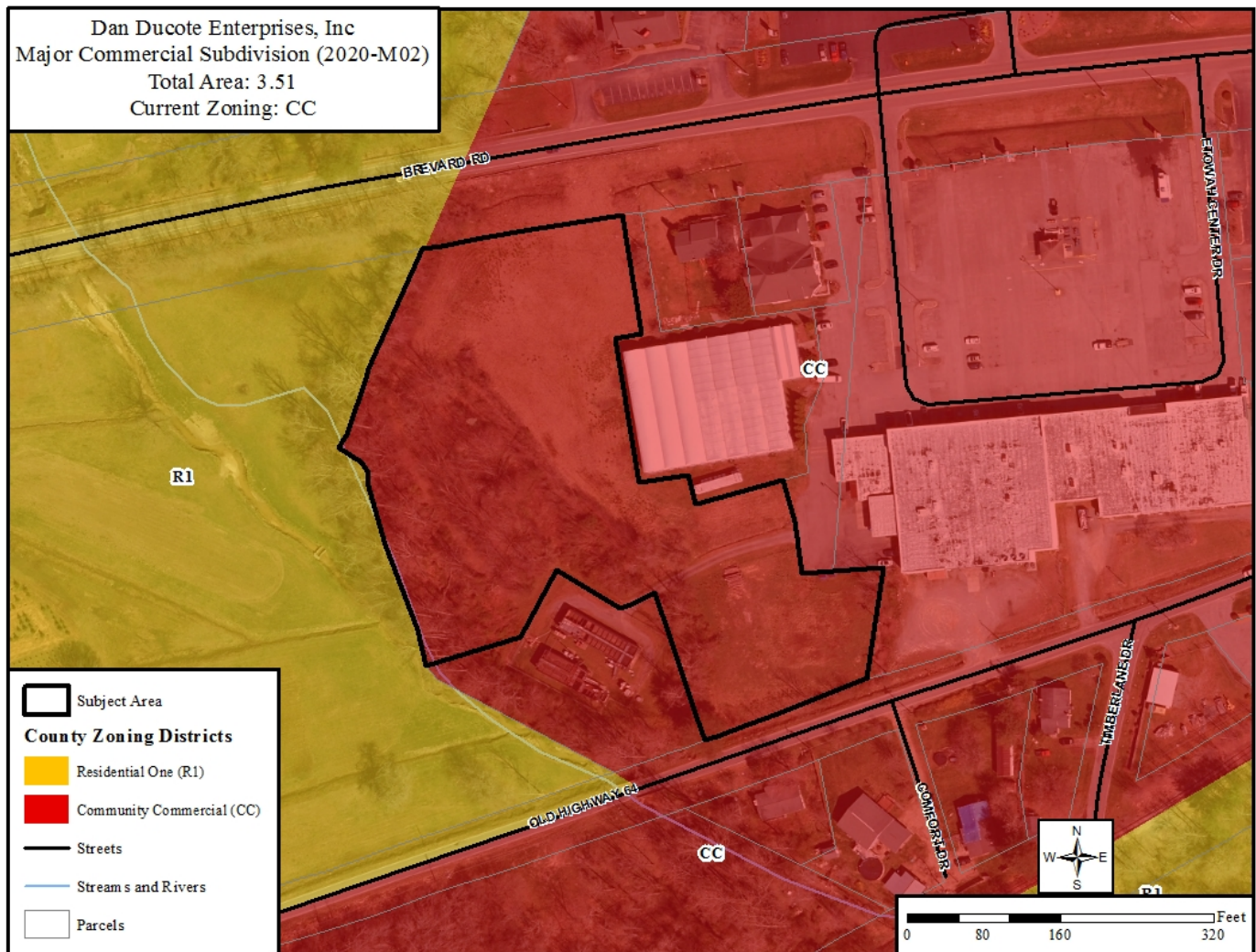
- (a) As indicated in Map B-2: CCP Future Land Use Contextual Map, the subject area is largely surrounded by Urban Service Area, with scattered portions of Conservation Area, and the noted Commercial Service Area directly to the east. According to the Future Land Use Map of the CCP, the Urban Service Area will contain considerable commercial development at a mixture of scales.

**Map B-2: County Comprehensive Plan Future Land Use Contextual Map**

- 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 Community Commercial zoning district. (See Map C: Official Zoning Map). The applicant is proposing 3 lots, with Tract A containing 1.76 acres, Tract B containing 1.10 acres, and Tract C containing 0.65 acres. Tract C has submitted a major site plan with proposed improvements. The major site plan review is attached and will be processed in conjunction with the master and development plan.



### Map C: Official Zoning Map



- Water and Sewer Availability.** The applicant proposes that the site is served with access to public water and sewer connections. According to Map D: Utilities Map, the subject area is within proximity to existing water and sewer access points. It should be noted that the sewer access proposed is assumed to be with the Etowah Sewer Company, and not the City of Hendersonville.

Dan Ducote Enterprises, Inc.  
Major Commercial Subdivision (2020-M02)  
Total Area: 3.51  
Current Zoning: CC

BREVARD RD

OLD HIGHWAY 64

CHICKADEE DR

WILSON AVE

0 80 160 320 Feet

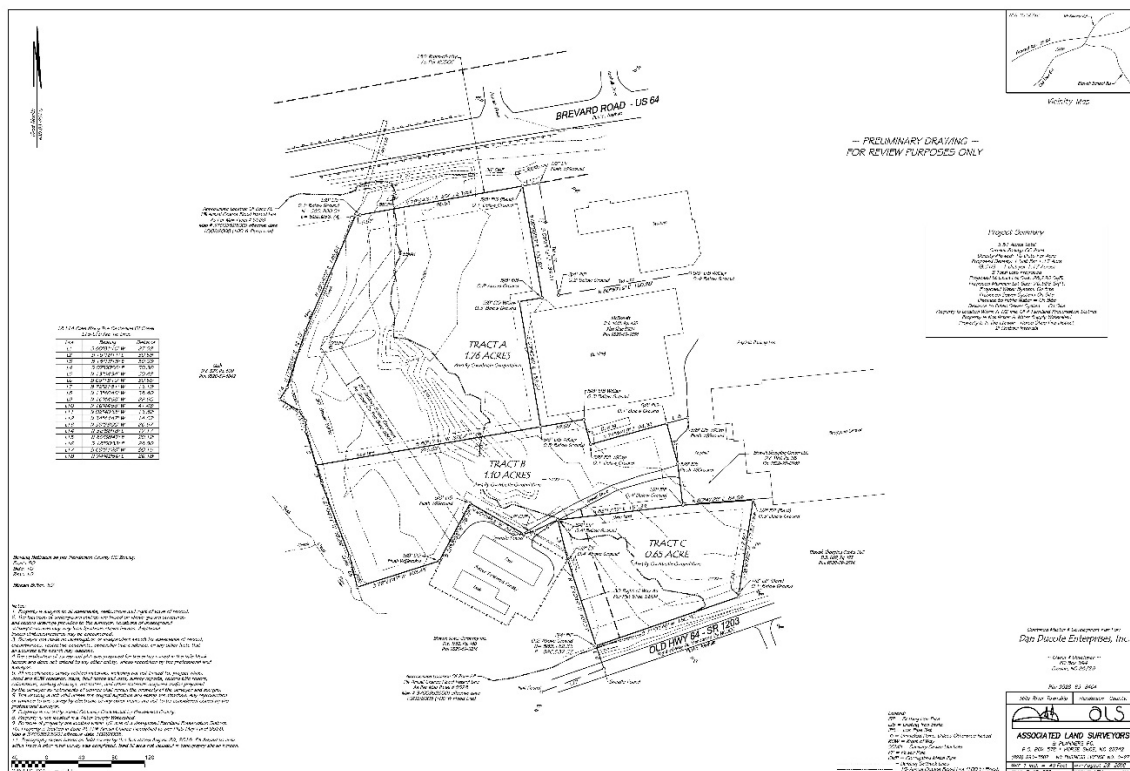
Legend:

- Subject Area
- City of Hendersonville Water Main
- Streets
- Streams and Rivers
- Parcels

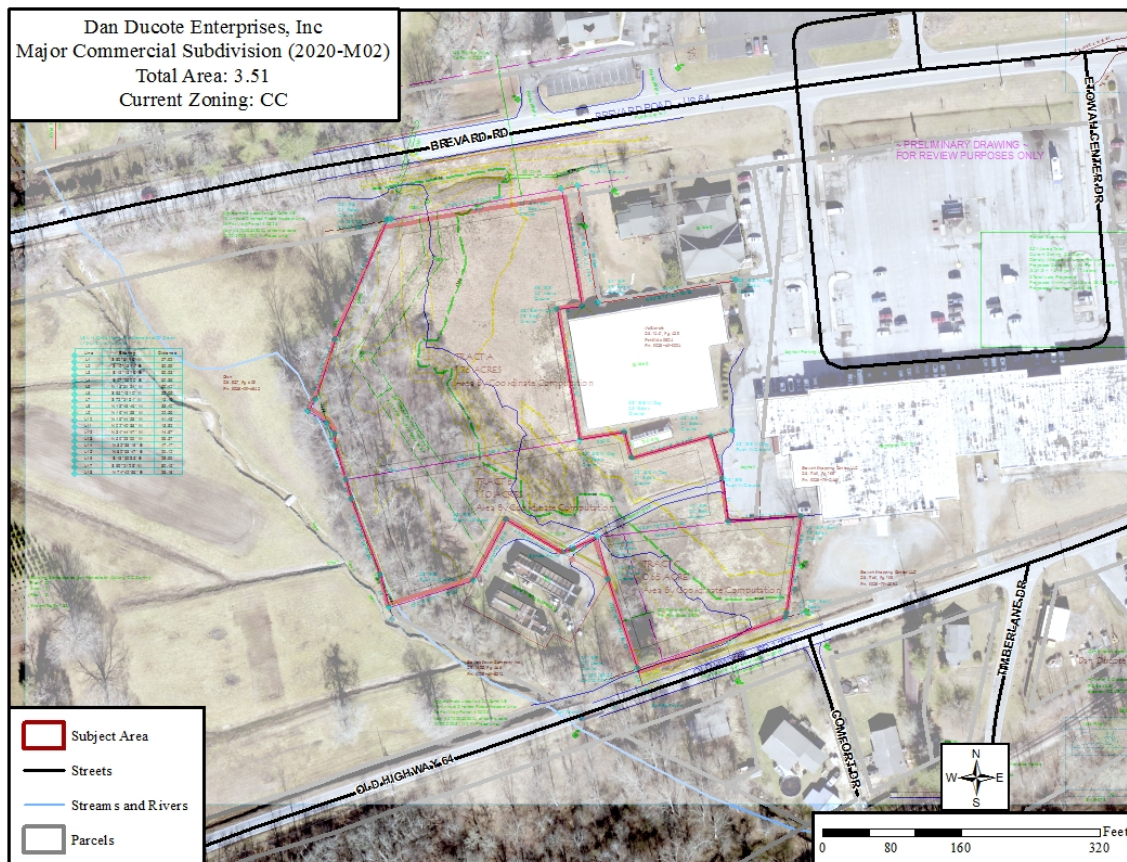
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# Map E: Master & Development Plan



# Map F: Master & Development Plan Overlay





**Combined Master and 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. **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).
3. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property lies within one-half (½) mile of land in a Farmland Preservation District (LDC §42-81 P).

**Supplemental Requirements****SR 6.9. Office: Business, Professional and Public**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.

NOT TO SCALE

McKunney Rd

Brevard Rd - US 64


SITE

Old Hwy 64

Etowah School Rd

Project Summary

0.65 Acres Total  
Current Zoning: CC Zone  
Density Allowed: 16 Units Per Acre  
Proposed Density: 1 Unit Per 0.65 Acre  
( $0.65/1 = 1$  Unit per 0.65 Acre)  
1 Total Lot Proposed  
Proposed Minimum Lot Size: 28,220 SqFt.  
Proposed Maximum Lot Size: 28,220 SqFt.  
Proposed Water System: On Site  
Proposed Sewer System: On Site  
Distance to Public Water = On Site  
Distance to Public Sewer System = On Site  
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 Etowah - Horse Shoe Fire District  
2' Contour Intervals  
Limits Of Disturbance: 0.22 Acre As Shown Hereon  
Impervious Surface: 0.10 Acre As Shown Hereon  
Proposed 4 Parking Spaces Including 1 Handicap Space  
Exterior Lighting Mitigation Compliant

Mills River Township	Henderson County, NC
	
<p><b>ASSOCIATED LAND SURVEYORS</b>          &amp; PLANNERS PC.          P.O. BOX 578 * HORSE SHOE, NC 28742          (828) 890-3507 NC BUSINESS LICENSE NO. C-2774</p>	
SCALE: 1 Inch = 30 Feet	DATE: January 28, 2020
JOB NO.: S-18-278 TR C	DRAWN BY: ASH      IntelliCAD 8.0