

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, January 5th, 2021

SUBJECT: Combined Master & Development Plan and Major Site Plan for Associated Land Surveyors & Planners Major Commercial Subdivision (2020-M06)

STAFF CONTACT: Matt Champion, Project Development Planner

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

SUMMARY OF REQUEST:

Cameron Baker of Associated Land Surveyors & Planners, applicant and agent, on behalf of Terry Arthur Baker, property owner, submitted a Combined Master & Development Plan and Major Site Plan for the project known as the Associated Land Surveyors & Planners Major Commercial Subdivision. The project is located on approximately 7.51 acres of land off Brevard Road (US64 W).

The Combined Master and Development Plan proposes to recombine 5 existing lots into 4 lots. The property shown to have access to public water and sewer, via the City of Hendersonville and Etowah Sewer.

TECHINCAL 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 with the conditions noted in the staff report and any others noted by the TRC.

I move that the TRC approve the Major Site Plan with the conditions stated in the staff report and noted by the TRC.

**Henderson County Planning Department Staff Report:
 Combined Master & Development Plan and Major Site Plan
 For Associated Land Surveyors & Planners (2020-M06)**

**Applicant & Agent: Cameron Baker
 6475 Brevard Road (US64 W), Mills River Township**

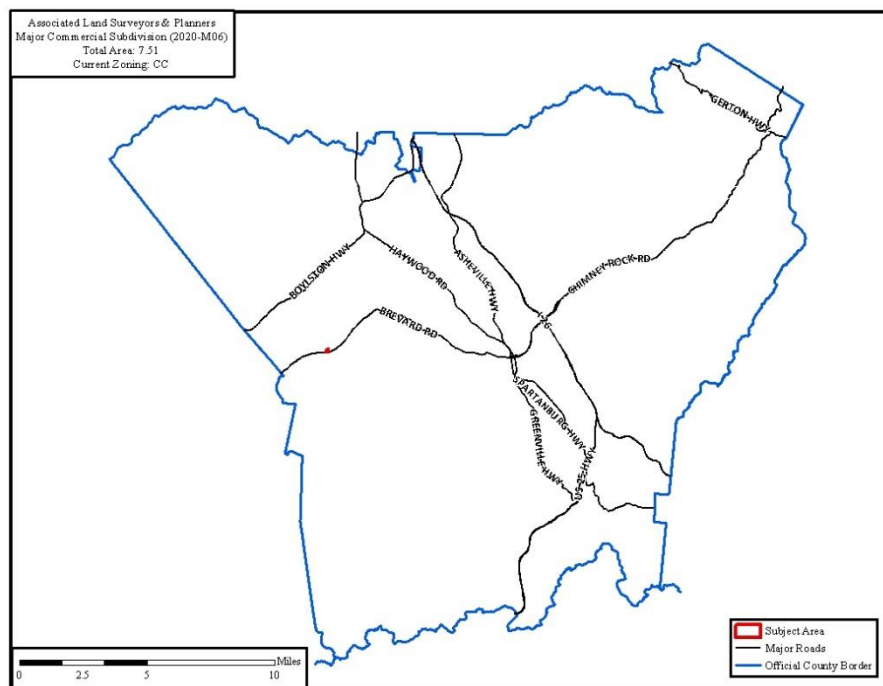
Combined Master and Development Plan Comments:

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 Associated Land Surveyors & Planners 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: County Context Map



Map B: Aerial Map



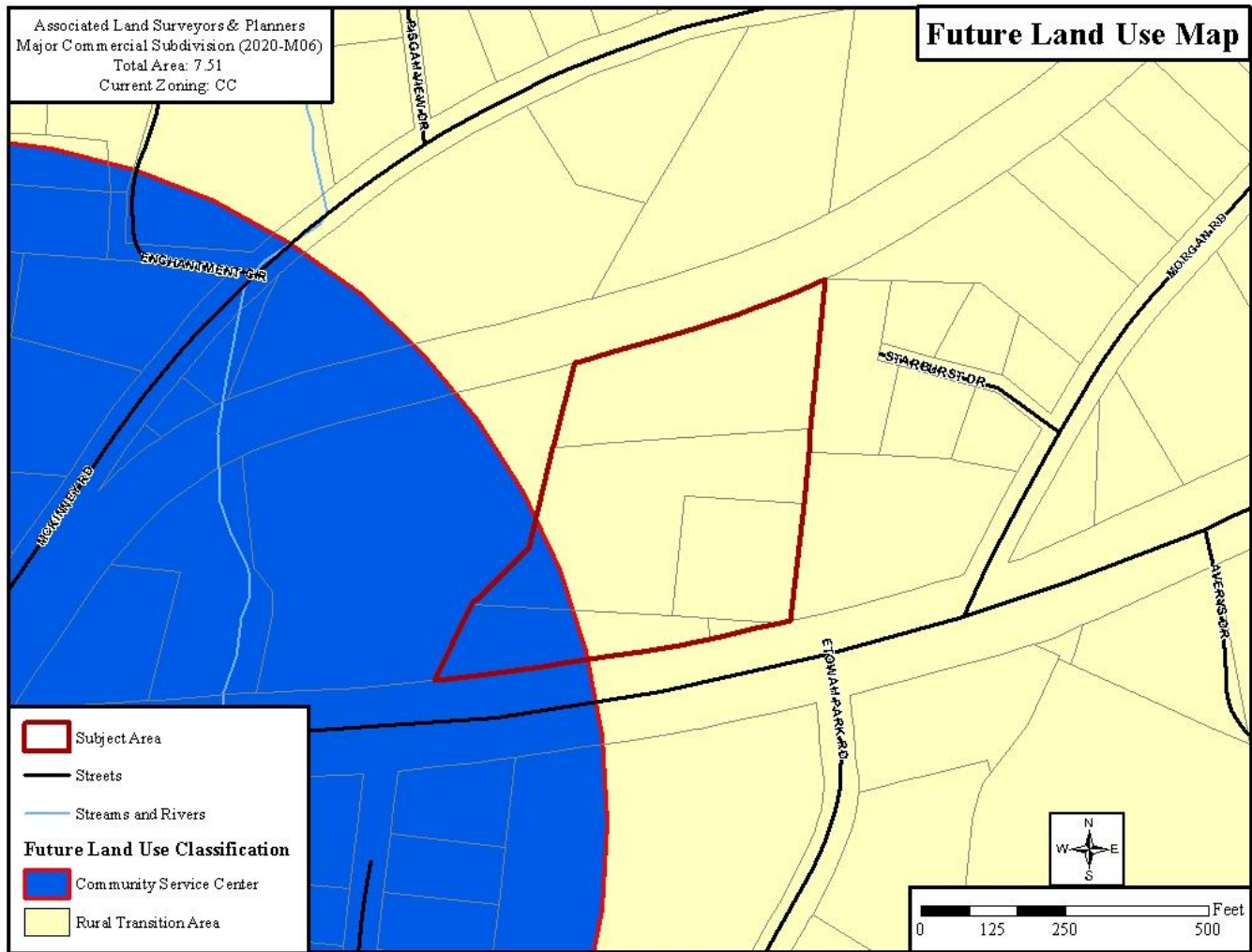
Map C: Existing Parcel Map



1. Existing Conditions

1. The subject area is approximately 7.51 acres with access to Brevard Road (US64 W). The site contains two existing structures. A residential structure and the current office for Associated Land Surveyors & Planners.
 - 1.1.1. The subject area is surrounded by a mixture of commercial and residential structures. The site is bound by a gas station to the east, the new self-storage facility to the west, and Ingles grocery store to the south. A railroad owned by Watco is found to the north of the site.
2. The subject area is currently made up of five (5) individual tracts as shown in Map C: Existing Parcel Map.
 - 1.2.1. The PIN's associated with this Combined Master and Development Plan include: 9529-90-2150, 9529-90-5121, 9529-90-5244, 9529-90-3333, and 9529-90-4575.

Map D: Future Land Use Map



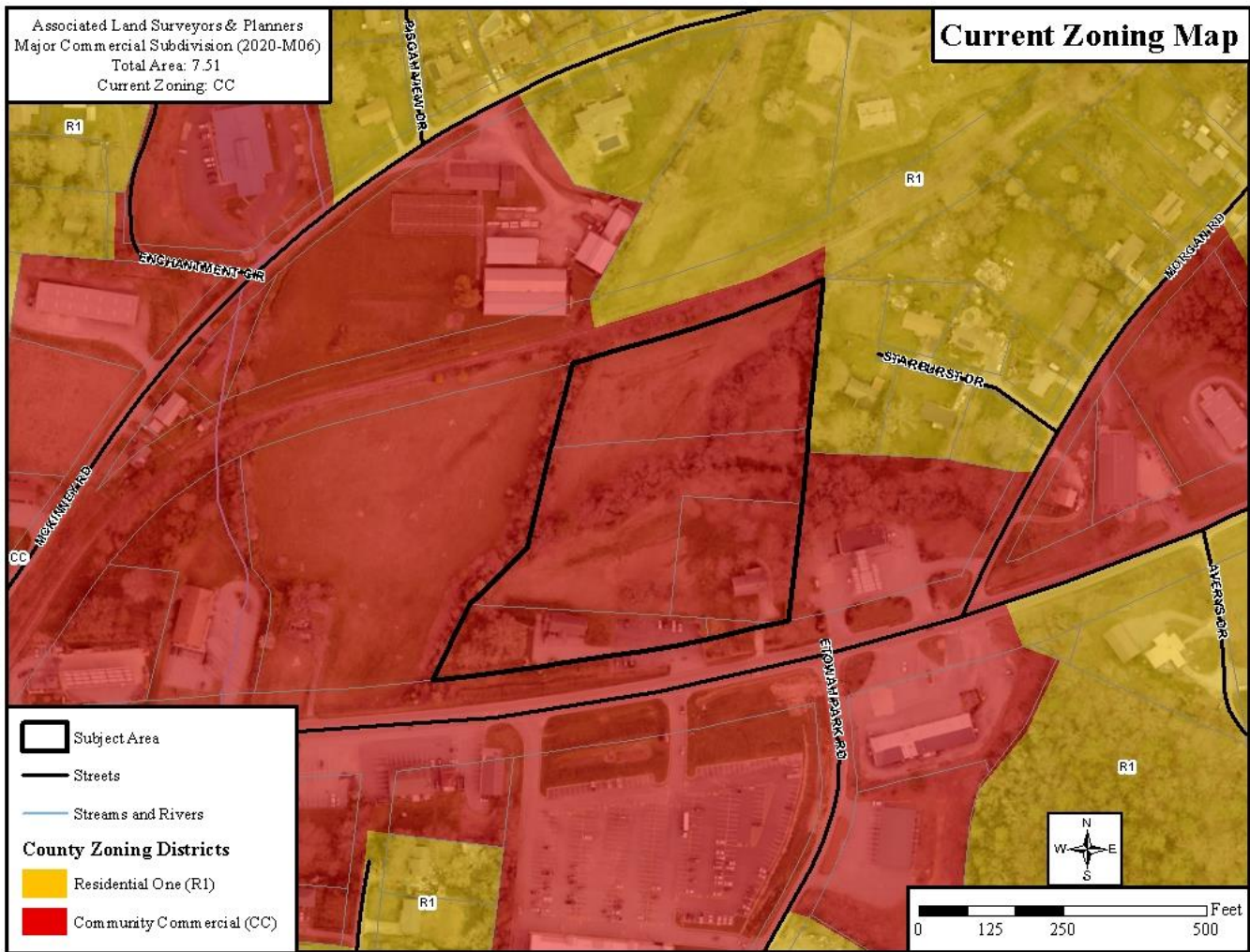
2. The Henderson County Comprehensive Plan (CCP)

2. The CCP Future Land Use Map identifies the subject area as primarily being in a Rural Transition Area with a small portion of the subject area being in the Community Service Centers (CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map D).

2.2.1. **Rural Transition Area:** The CCP states that, “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development.” (CCP, Pg. 134).

2.2.2. **Community Service Centers:** The CCP states that, “CSC are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. CSC are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services. The mixture and intensity of land uses contained within CSC are intended to be appropriate within the context of the surrounding community and intended service area.” (CCP, Pg. 138).

Map E: Official Zoning Map

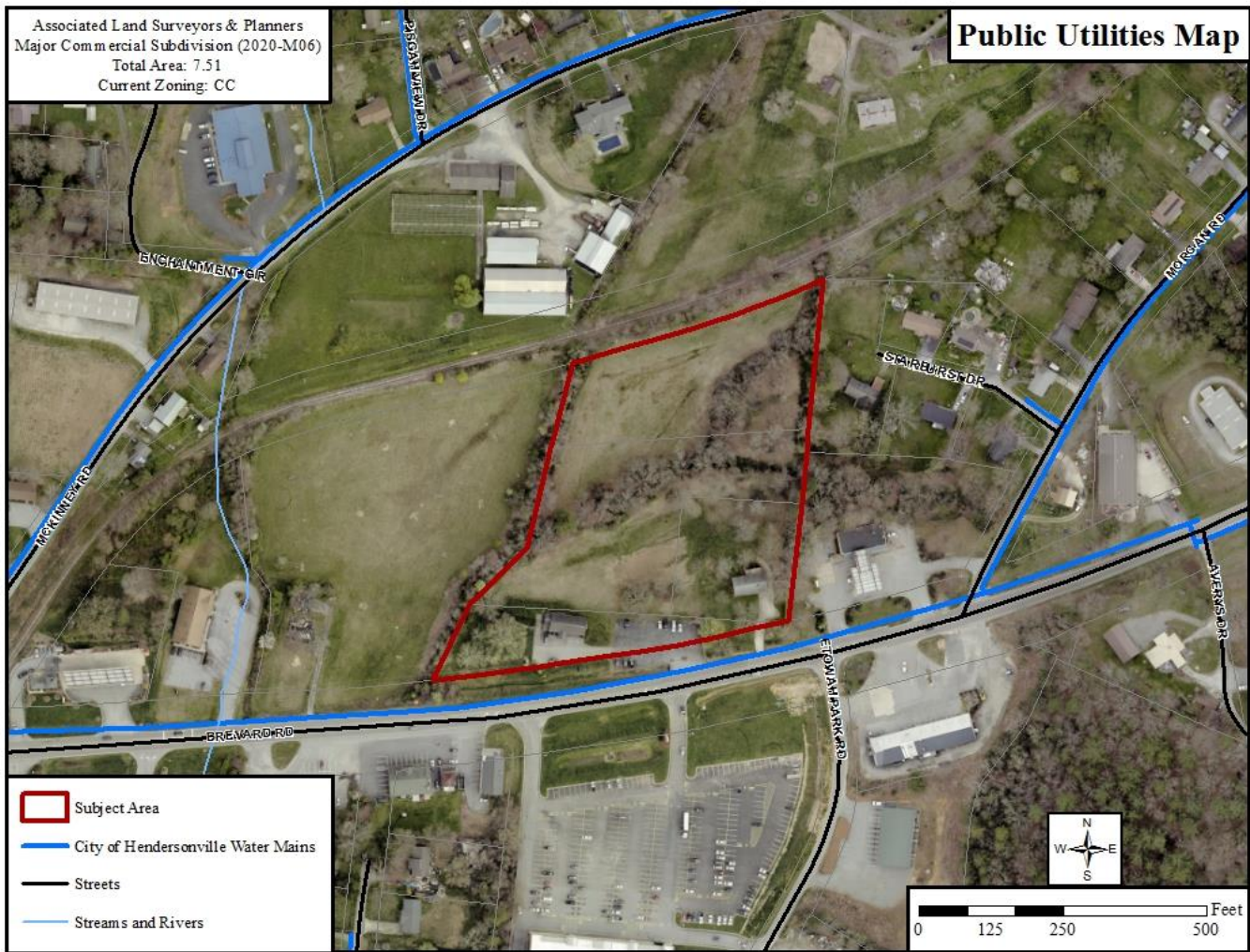


3. **Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Community Commercial (CC) zoning district. (See Map E: Official Zoning Map).

3.2.1. **Community Commercial:** The purpose of the Community Commercial (CC) Zoning District 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.

4. **Water and Sewer Availability.** The applicant proposes that the site is to be served by the City of Hendersonville public water and Etowah private sewer. According to Map F: Public Utilities, the subject area is within proximity to existing water and sewer access points.

Map F: Public Utilities



5. **Proposed Subdivision.** As indicated in Map G, the existing 5 parcel 7.51-acre subject area is proposed to be recombined into 4 tracts: Tract A-2.42 acres, Tract B-1.00 acre, Tract C-0.74 acres, and Tract D-3.34 acres. The Combined Master & Development Plan shows a new 45’ private driveway easement to access Tract D. Tract A includes the existing office and Tract C includes the existing residential structure.

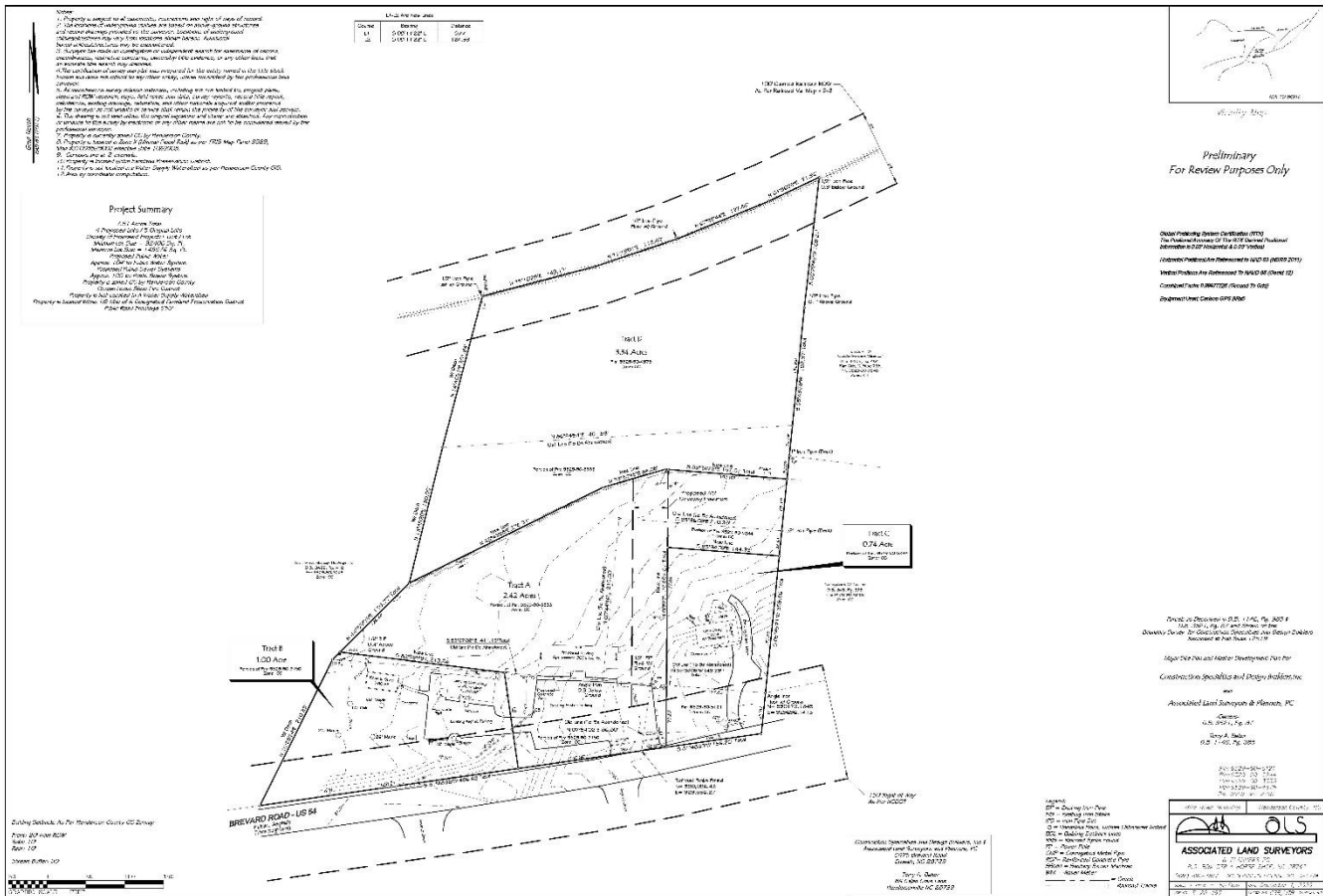
5.2.1. **Major Site Plan:** The applicant has submitted a Major Site Plan with proposed improvements for Tract A. The Major Site Plan review is attached and will be processed in conjunction with the Combined Master & Development Plan

6. **Major Site Plan.** The Major Site Plan shows a 3,096 sqft building that will ultimately house the existing business currently located on Tract B. The proposed use is *Office: Business, Professional, and Public* and is permitted by right in the Community Commercial (CC) zoning district. The Supplemental Requirements are as follows:

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.

Map G: Master & Development Plan



Combined Master & Development Plan and Major Site Plan Comments:

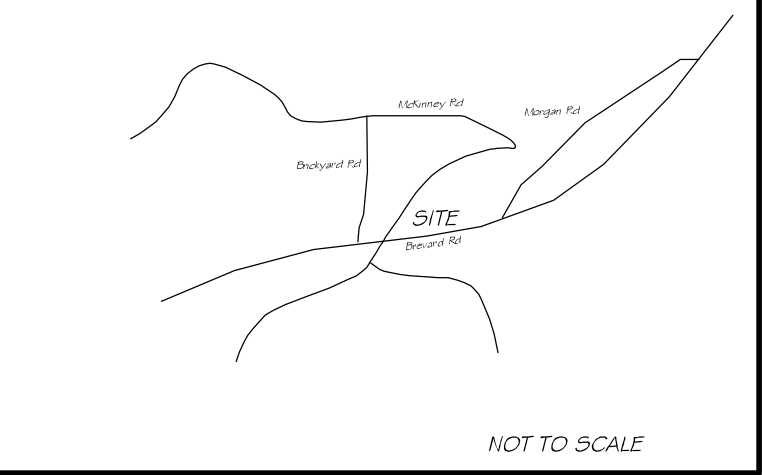
1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42-95B).
2. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-109).
3. **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 §42-105).
4. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42-103). The names of the proposed roads and easements should be confirmed with the development plan approval.

5. **Road Name Signs and Regulatory Signs.** Road name signs and regulatory signs shall be provided in accordance with Chapter 142 of the Henderson County Code. Road name signs and regulatory signs must be acquired and installed prior to final plat approval (LDC §42-104).
6. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
7. **NCDOT Driveway Permit.** An NCDOT Driveway Permit is required for the proposed access the site.
8. **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).
9. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property does not lie within one-half (½) mile of land in a Farmland Preservation District (LDC §42-81 P).

- 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 located in Zone X (Minimal Flood Risk) as per FRIS Map Panel 9529, Map #37009529001 effective date 10/2/008.
 9. Contours are at 2' intervals.
 10. Property is located within Farmland Preservation District.
 11. Property is not located in a Water Supply Waterdhed as per Henderson County GIS.
 12. Area by coordinate computation.

L1-L2 Are New Lines

Course	Bearing	Distance
L1	S 08°11'22"E	0.44'
L2	S 08°11'22"E	124.59'

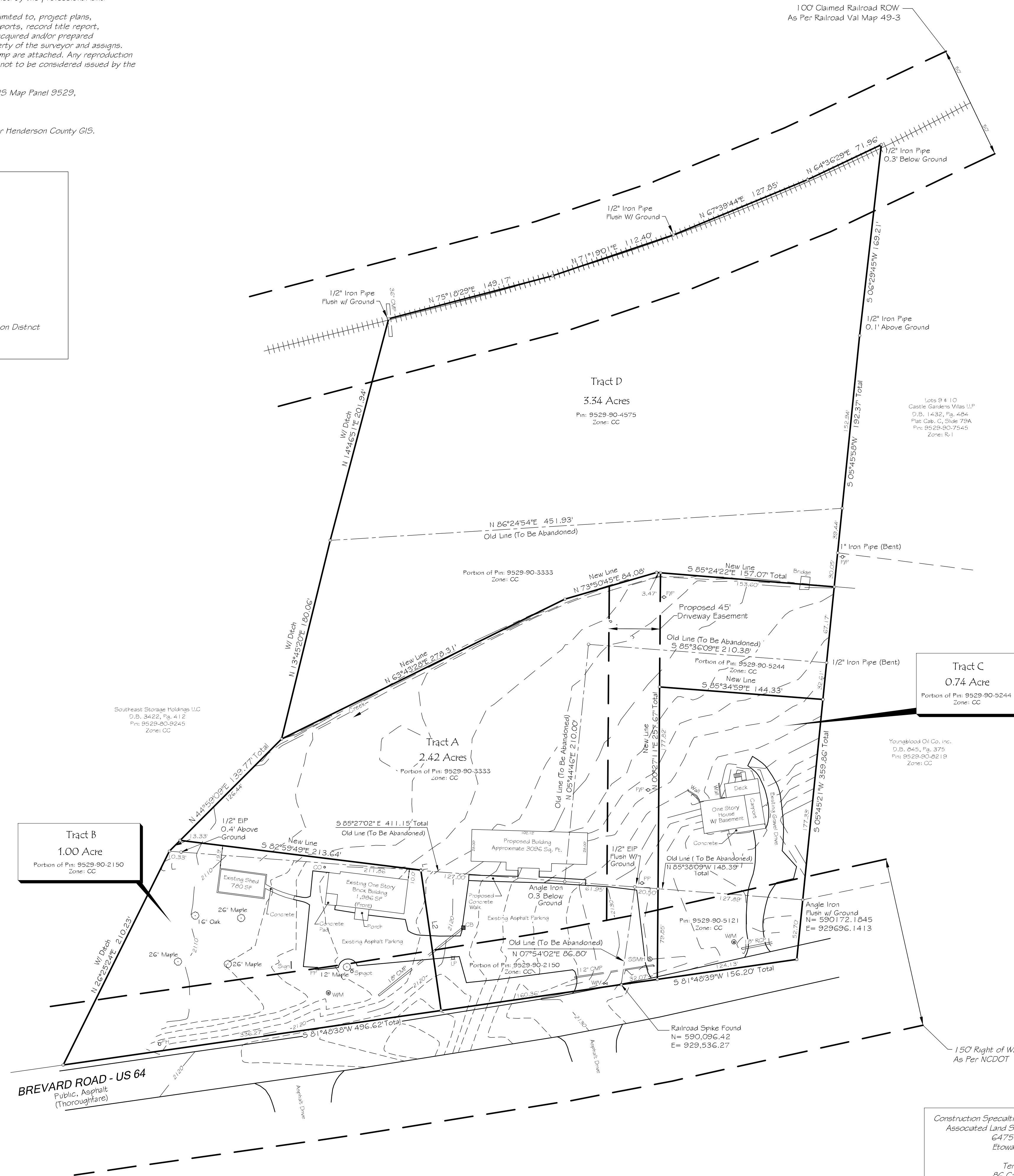


Vicinity Map
 Preliminary
 For Review Purposes Only

Global Positioning System Certification (RTK)
 The Positional Accuracy Of The RTK Derived Positional Information is 0.03' Horizontal & 0.03' Vertical
 Horizontal Positional Are Referenced to NAD 83 (NSRS 2011)
 Vertical Positions Are Referenced To NAVD 88 (Geoid 12)
 Combined Factor 0.99977726 (Ground To Grid)
 Equipment Used: Carlson GPS BRx6

Project Summary

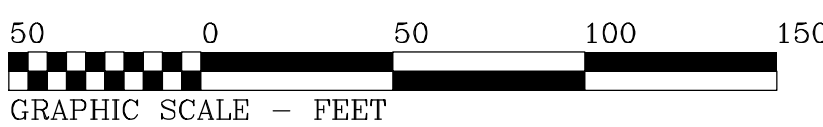
7.51 Acres Total
 4 Proposed Lots / 5 Original Lots
 Density of Proposed Project: 1 Unit / Lot
 Minimum Lot Size = 32406 Sq. Ft.
 Maximum Lot Size = 145576 Sq. Ft.
 Proposed Public Water
 Approx. 104' to Public Water System
 Proposed Public Sewer Systems
 Approx. 100' to Public Sewer System
 Property is zoned CC by Henderson County
 Etowah Horse Shoe Fire District
 Property is Not Located in A Water Supply Watershed
 Property is located Within 1/2 Mile of A Designated Farmland Preservation District
 Public Road Frontage 653'



Building Setbacks As Per Henderson County CC Zoning:

Front: 20' from ROW
 Side: 10'
 Rear: 10'

Stream Buffer: 30'



Construction Specialties and Design Builders, Inc &
 Associated Land Surveyors and Planners, PC
 6475 Brevard Road
 Etowah, NC 28729

Terry A. Baker
 86 Cabin Cove Lane
 Hendersonville NC 28739

- Legend:
- EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pipe Set
 - U = Unmarked Point, Unless Otherwise Noted
 - BSL = Building Setback Lines
 - RRS = Railroad Spike Found
 - PP = Power Pole
 - CMP = Corrugated Metal Pipe
 - RCP = Reinforced Concrete Pipe
 - SSMH = Sanitary Sewer Manhole
 - WM = Water Meter
 - = Creek
 - ==== = Railroad Tracks

Parcels as Described in D.B. 1146, Pg. 385 &
 D.B. 3521, Pg. 87 and Shown on the
 Boundary Survey for Construction Specialties and Design Builders
 Recorded at Plat Slide 12519

Major Site Plan and Master Development Plan For

Construction Specialties and Design Builders, Inc

and
 Associated Land Surveyors & Planners, PC

-Owners-
 D.B. 3521, Pg. 87
 Terry A. Baker
 D.B. 1146, Pg. 385

Pin: 9529-90-5121
 Pin: 9529-90-5244
 Pin: 9529-90-3333
 Pin: 9529-90-4575
 Pin: 9529-90-2150

Mills River 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 = 50 Feet DATE: December 1, 2020 JOB NO.: S-20-165 DRAWN BY: CSB/JTB CHECKED BY:	