

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHINICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, August 30, 2016

SUBJECT: Combined Master and Development for Upward Commercial Park, Major Subdivision (2007-M36)

STAFF CONTACT: Kyle Guie, Planner

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Combined Master & Development Plan

SUMMARY OF REQUEST:

Cameron Baker of Associated Land Surveyors (ALS) on behalf of DWM Investments LLC, submitted a Combined Master and Development Plan for Upward Commercial Park major commercial subdivision. The project site is located on 5.5 acres of land (PIN 9588-705-472) located off Upward Road. The applicant is proposing a total of 5 lots that will be used for commercial purposes. The project is not located within a water supply watershed district nor is it located within the floodplain (see Attachment 4, Combined Master and Development Plan). The project is located in the Community Commercial (CC) zoning district and does meet the density requirements. A private road is proposed to serve the project site. City of Hendersonville water services the property and on-site septic is proposed.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Combined Master and Development Plan appear to meet the standards of the subdivision regulations of Chapter 42A, Henderson County Land Development Code (LDC) except for the comments listed in the Staff Report (See Attachment 1).

Staff recommends approval of the Combined Master and Development Plan subject to the developer addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

Suggested Motion: I move that the TRC recommend approval the Combined Master and Development plan with the conditions noted in the staff report and any others noted by the TRC.

Henderson County Planning Department Staff Report**Revised Combined Master and Development Plan Review For
Upward Commercial Park
921 Upward Road, Blue Ridge Township
8/19/2016
File #M-2007-36
Upward Commercial Park**

Master and Development Plan Comments:

If, during the development of a project, a master plan is revised to increase the number of lots to be created, the applicant shall submit a revised master plan for the reviewing agency to review in accordance with Article III (Subdivision Regulations) and the applicable review process as outlined in this Article XI (Review Process and Procedures) Subpart C (Subdivision Review and Approval).

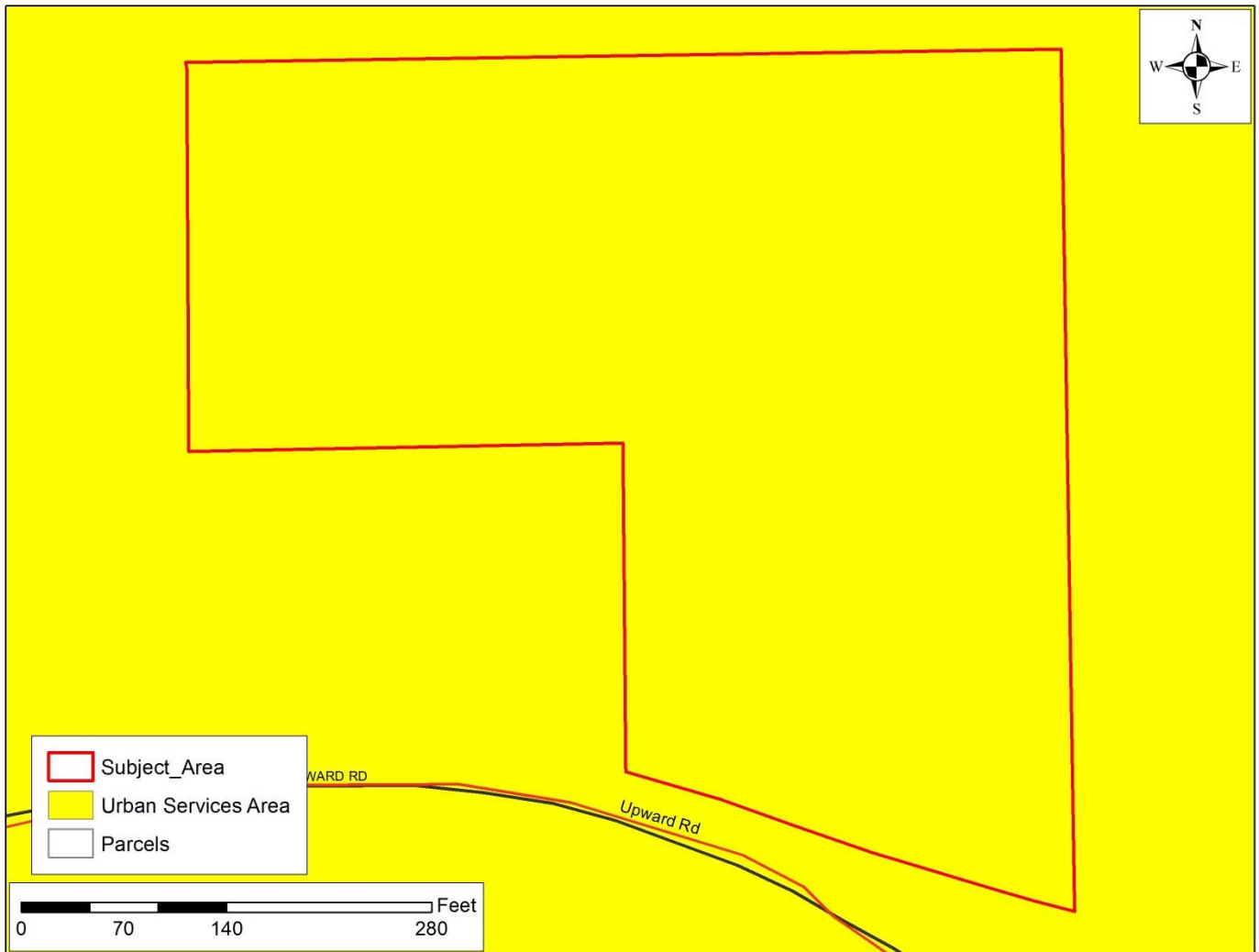
According to Chapter 200A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master 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 Master 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).

The TRC first reviewed the initial master plan at its November 6, 2007 meeting. Staff has reviewed the submitted revised Combined Master and Development Plan for the Upward Commercial Park Major Subdivision, 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:

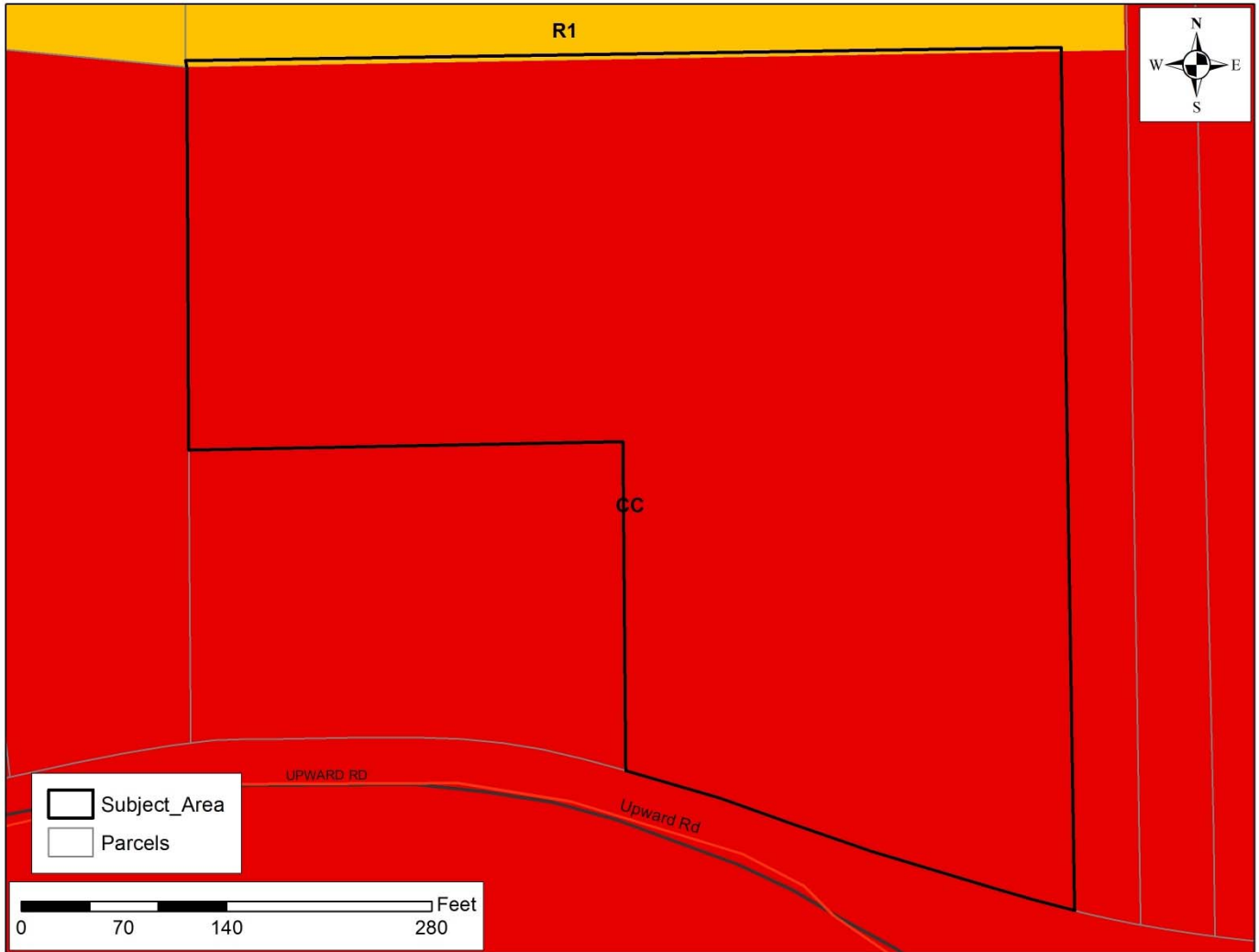
- 1.1. ***Henderson County 2020 Comprehensive Plan (CCP)***. The Future Land Use Map of the CCP shows the project site as being located within the **Urban Services Area** (See Map A: CCP Future Land Use Map). The Urban Services Area is that area within which most urban services and urban- scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.

Map A: County Comprehensive Plan Future Land Use Map



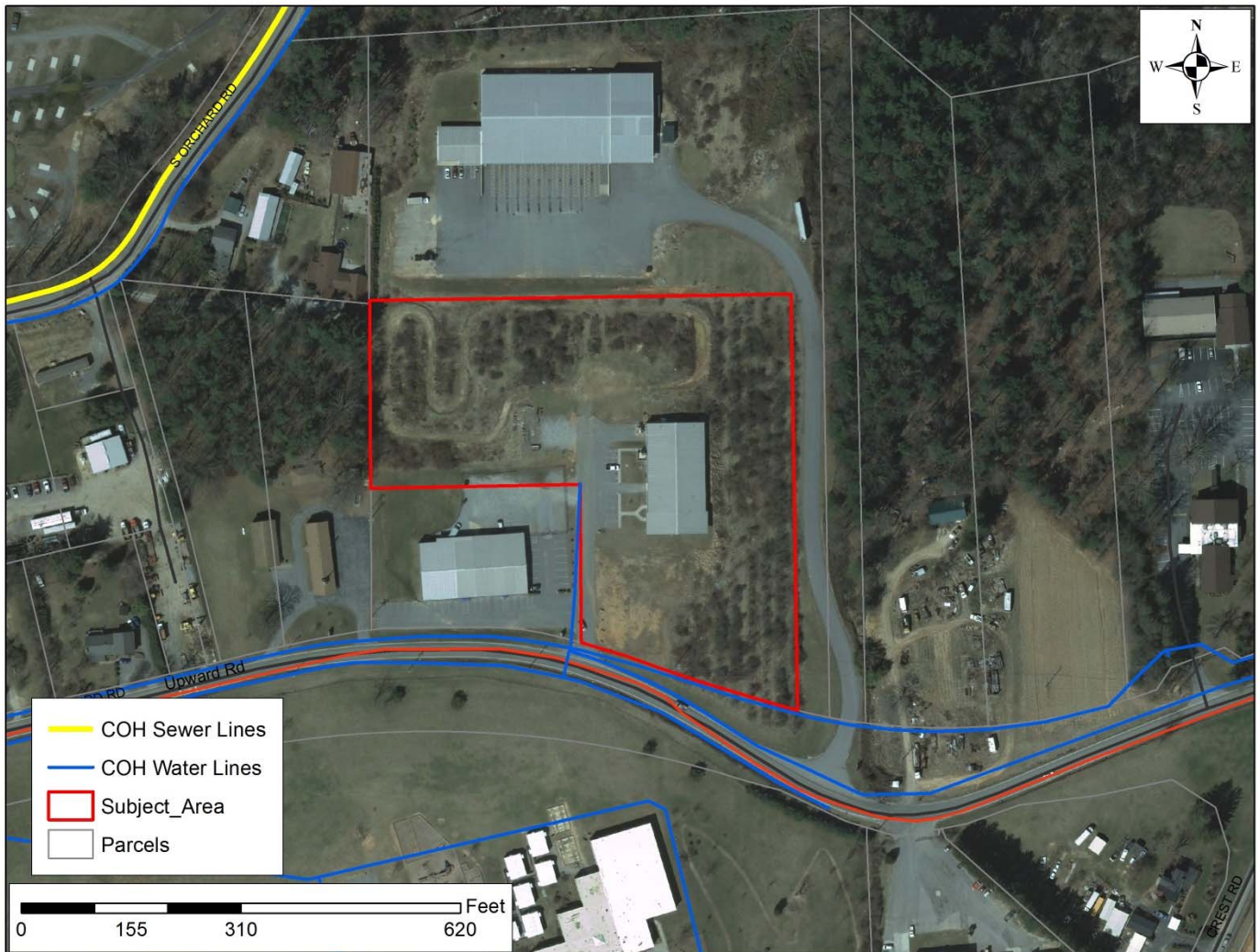
- Chapter 200A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Community Commercial (CC) zoning district. (See Map B: Official Zoning Map). The applicant is proposing 5 lots.

Map B: Official Zoning Map



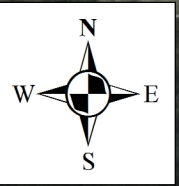
- 3. Water and Sewer Availability.** The applicant proposes connections to the City of Hendersonville water system. One hydrant is currently in place. On site septic is proposed. (Map C: Utilities Map).

Map C: Public Utilities Map

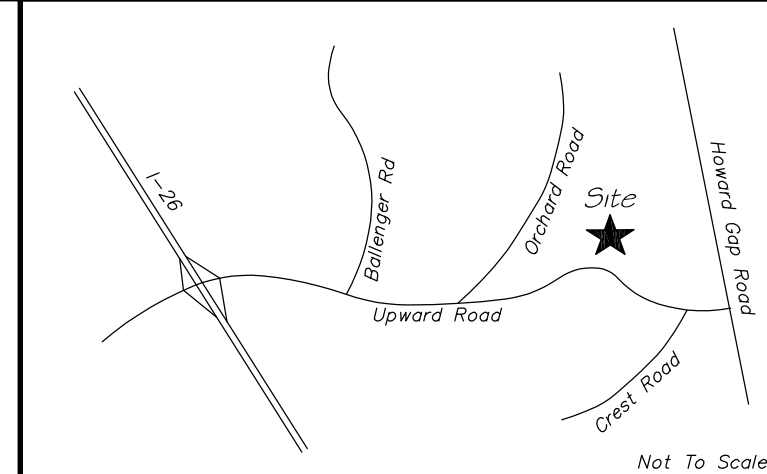


Master and Development Plan Comments

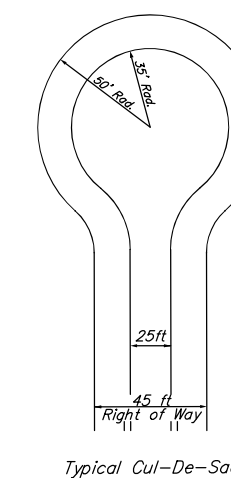
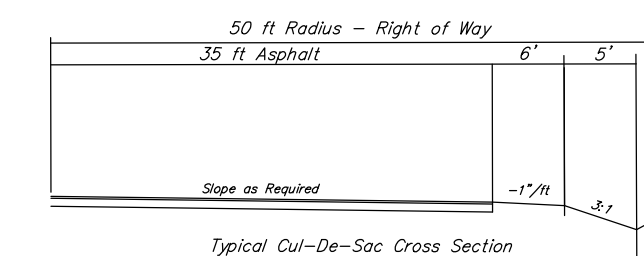
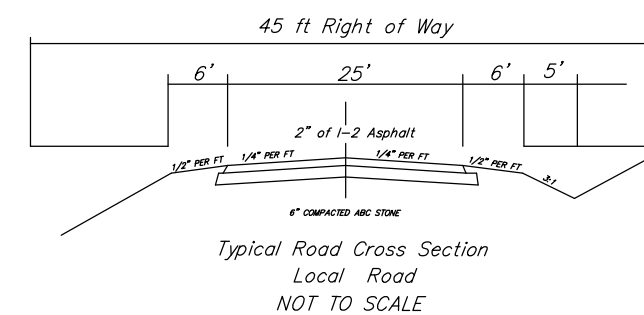
1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A-113B).
2. **Private Roads.** The final plat(s) must contain a note stating: *The private roads indicated on this final plat may not meet the requirements of the North Carolina Department of Transportation for acceptance into the state road system.*
3. **Shoulder Stabilization.** All areas disturbed by the construction of a private 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 §42A-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 §42A-100). All areas disturbed by the construction of a private 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 §42A-97).
5. **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 §42A-98). The applicant lists the proposed road names for most road segments. The names of the shared drives should be confirmed with the development plan approval.
6. **Street Tree Requirements.** According to the street tree requirements of Chapter 42A (LDC §42A-145 and LDC §42A-146) the applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet. The trees may be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees in accordance with LDC §42A-153 instead of planting new trees. These existing trees must also be located within the right-of-way or 20 feet off the edge of the right-of-way as required by LDC §42A-146
7. **Floodplain.** A Floodplain Permit is required for any proposed development parcel that contains Floodplain.
8. **Gates.** Entry gates shall be constructed and maintained as required by and in accordance with Chapter 89 of the Henderson County Code, Entry Gates, and SR 3.7 (Gates and/or Guardhouses). LDC §42A-105 C
9. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42A (LDC §42A-87).
10. **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).



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1557.50'	244.19'	243.94'	N 72°58'59" W	8°58'59"
C2	872.50'	63.48'	63.46'	N 70°34'33" W	4°10'07"



Vicinity Map



Parris
D.B. 427 Pg. 428
Zoned R-1

Blue Lake INC.
D.B. 1054 Pg. 298

Zoned R-1

R-1 Zoning
Community Commercial

R-1 Zoning
Community Commercial

Plat North
Plat Slide 3680

Upward Baptist Church
D.B. 374 Pg. 389

Hatch
D.B. 1197 Pg. 595

Blue Lake INC.
D.B. 1054 Pg. 298

Project Summary

5.67 Acres Total
New Commercial Lots - 5
Minimum Lot Size = 33116 Sq. Ft.
There are no slopes of 60% or Greater located on this parcel
Length of Private Road = 387' Total
Length of Private Road = 387' Total
345' Existing road
±42' to be constructed

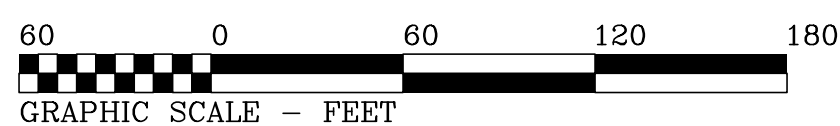
Public Water
Individual Septic Systems
Distance to Public Water = On Site
Distance to Private Sewer System = ±1200' Straight Line
+1500' With road Right of Ways

Zoning - Community Commercial

Building Setbacks

Front = 20' From Right of Way
35' From Right of way of Upward Road
Side = 10' from Property line
Rear = 10' from Property line (Except along 20' landscape buffer)
Maximum Height = 50'

Notes: There is a total of 563.52' linear feet of road frontage property.
11 Large Street Trees to be placed within 20' of the road right of way and a maximum Distance of 65' apart.
5 Foot Contour Interval
This property lies within 1/2 Mi. of an Agricultural Farm Land Preservation District.
This property is not located within a Watershed.
This property is not located in a designated flood hazard area.



Combined Master and Development Plan for
Upward Commercial Park

Owner and Developer
DWM Investments, LLC
P.O. Box 502
Lake Lure, NC 28746

Pin: 9588-70-5472

Blue Ridge Township Henderson County, NC



ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507

SCALE: 1 Inch = 60 Feet DATE: August 16, 2016
JOB NO.: S - 16 - 287 DRAWN BY: CSB C&G 7.0

Legend
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
PP = Power Pole
ROW = Right of Way
RAD = Radius