

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, December 15, 2015

SUBJECT: Combined Master and Development Plan for Ronnie Forester, Commercial Major Subdivision (2015-M01)

STAFF CONTACT: Kyle Guie, Planner

ATTACHMENTS:

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

SUMMARY OF REQUEST:

Charles Hampton, land surveyor, submitted a Combined Master Plan and Development Plan for the project known as Ronnie Forester commercial major subdivision for two (2) lots. The project is located on approximately 2.00 acres of land off Morgan Road.

The Master Plan proposes a total of 2 lots for commercial purposes. The project is located in a WS-IV water supply watershed district. A portion of the subject area is located within the 100 year and 500 year floodplain. Private individual septic systems, a private well, and public water are already found on the site.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Combined Master Plan and Development Plan appear to meet the technical 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 Master Combined Master Plan and Development 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 Plan and Development Plan with the conditions noted in the staff report and any others noted by the TRC.

Henderson County Planning Department Staff Report

Combined Master and Development Plan Ronnie Forester, Commercial Major Subdivision (2015-M01)

Ronnie J. Forester, Owner
Charles O. Hampton, Land Surveyor

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 Master Plan, the Planning Board 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.

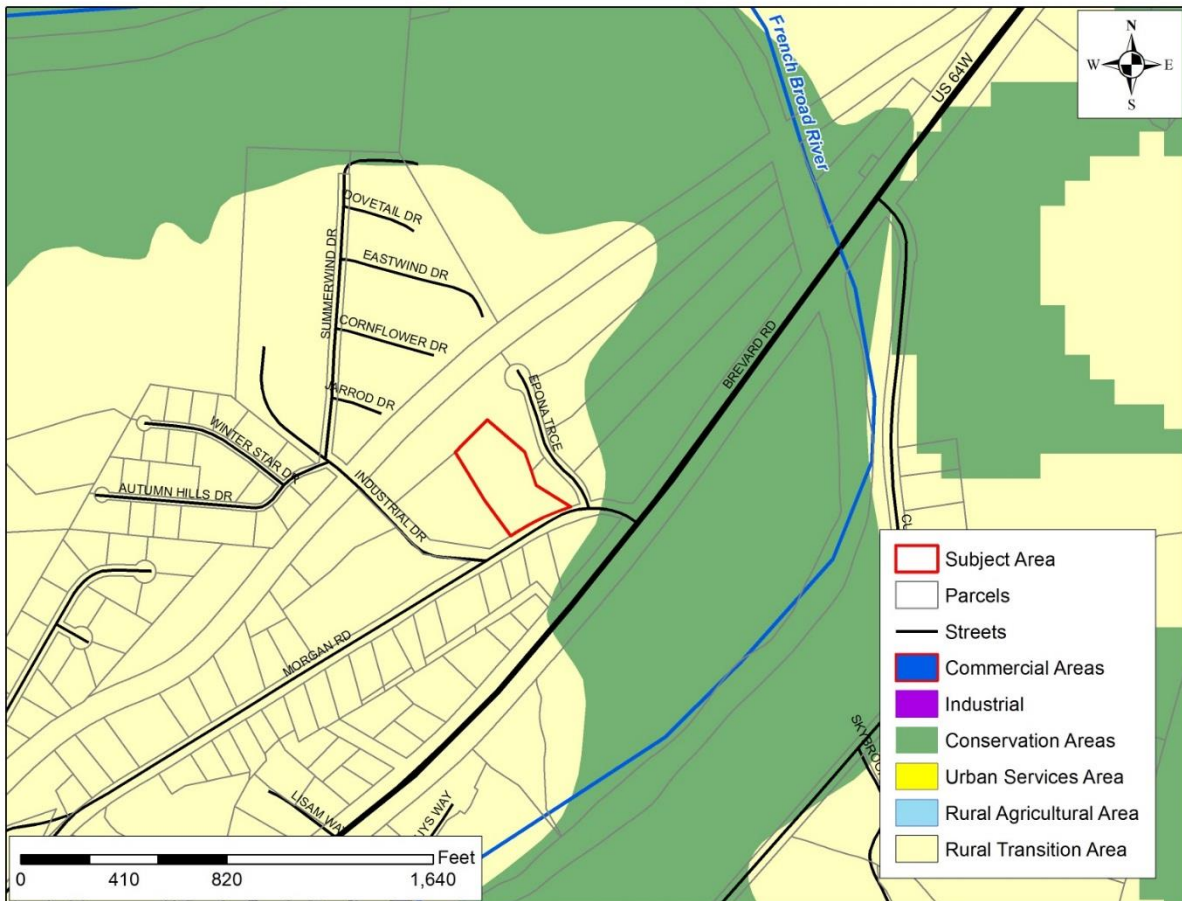
When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42A-75).

Staff has reviewed the submitted Combined Master Plan and Development Plan for Ronnie J. Forester, commercial 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. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the project site as being located within the Rural Transition Area (RTA) (See Map A: CCP Future Land Use Map).
 - (a) **Rural Transition Area.** The Rural Transition designation of the Growth Management Strategy is applied to the project site. The CCP state that, "the primary factor preventing urban development in the RTA is the absence of sewer and water service" (2020 CCP, Pg. 130). The plan indicates that public water will be available to the development. The CCP also states that "Commercial development and Community Facilities will be encouraged within defined Community Service Centers. Commercial

development will be at Local and Community Scales, while Regional Commercial development will be generally discouraged within the RTA” (2020 CCP, Pg. 131).

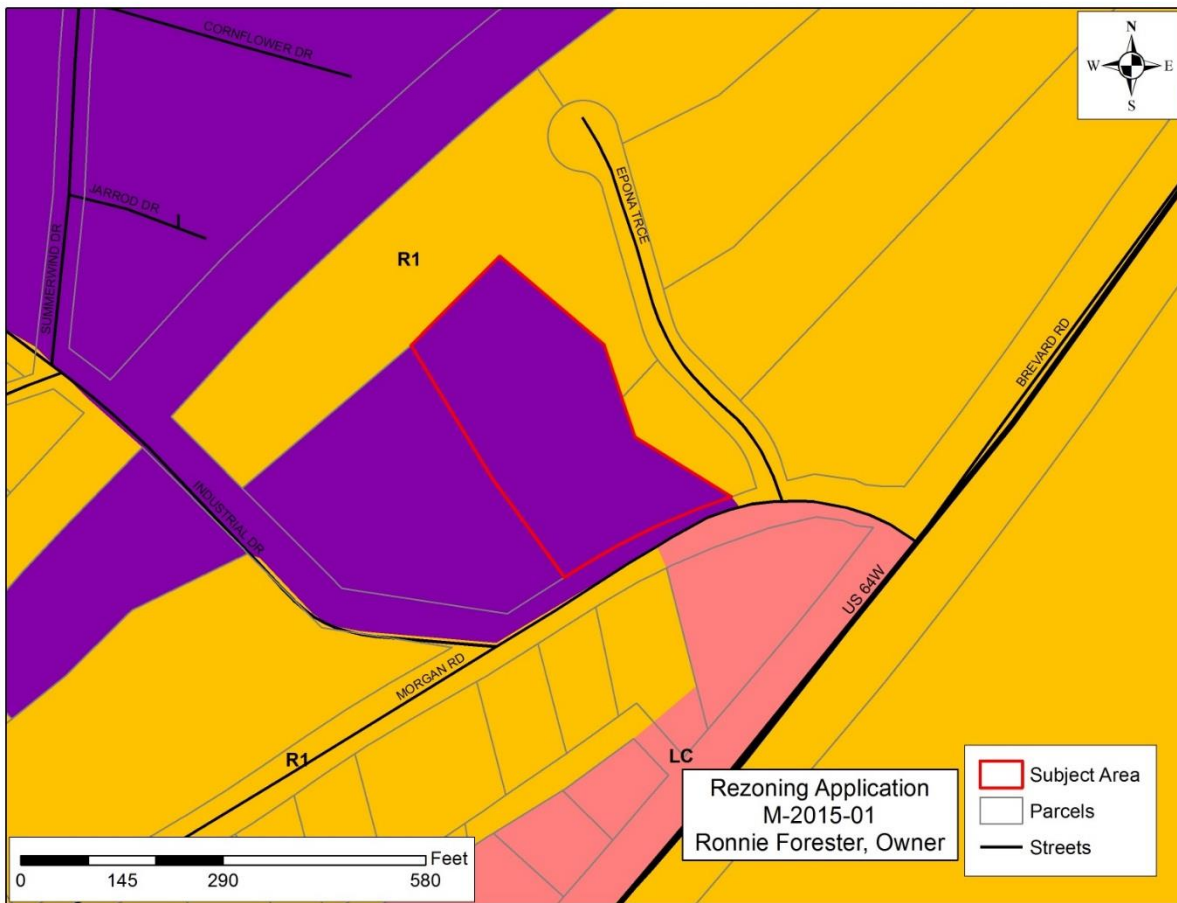
Map A: CCP Future Land Use Map



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 proposed project site is located within the Industrial (I) zoning district. (See Map B: Official Zoning Map)..

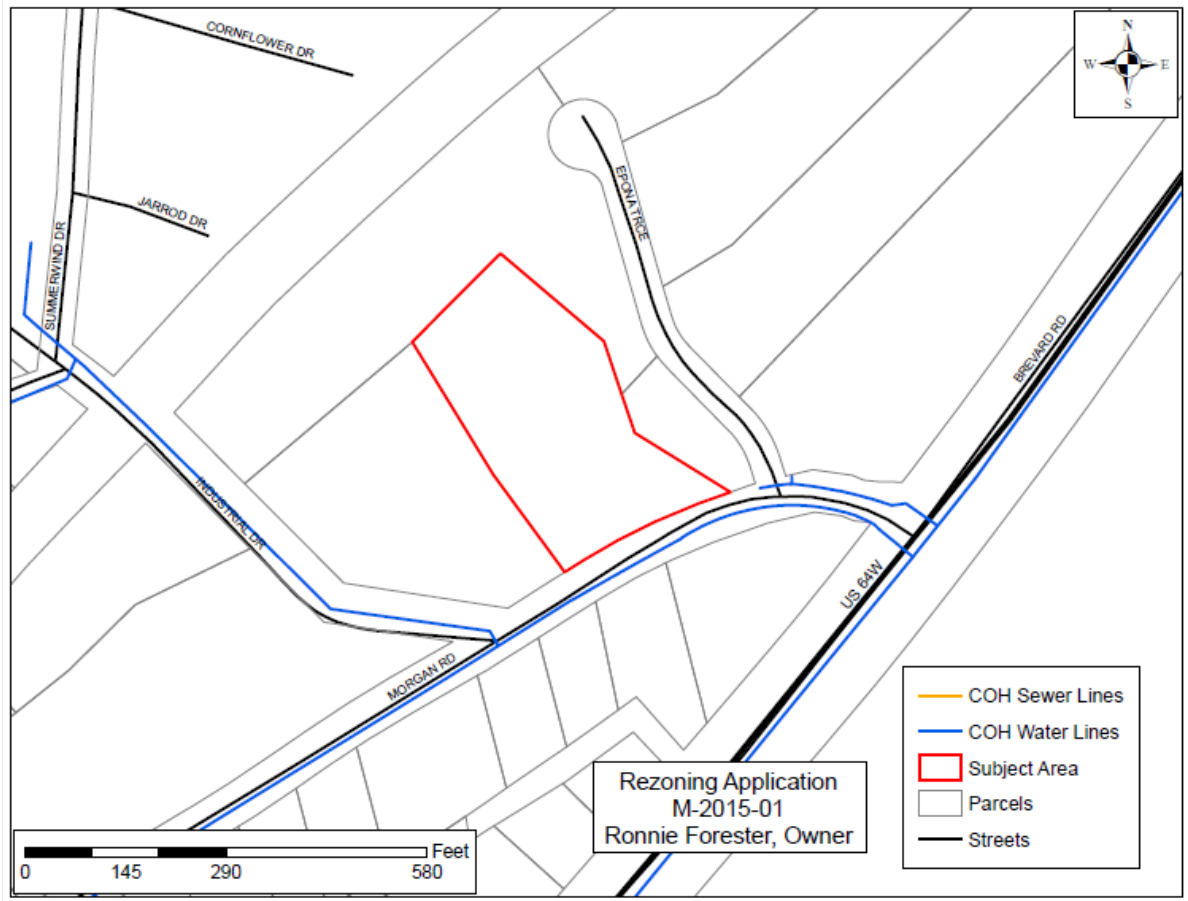
Combined, the property totals 2.00 acres. The Master Plan proposal of 2 lots would fall within the density permitted by the LDC. (See Attached, Master Plan & Development Plan)

Map B: Official Zoning Map



3. **Water and Sewer Availability.** Applicant is not proposing new public water or public sewer connections. The subject area already has access to public water and existing private sewer system. (Map C: Utilities Map).

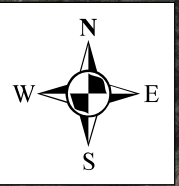
Map C: Utilities Map



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 §42A- 113B).
2. **Private Road Standards.** The Applicant has not indicated that any new roads are proposed. However, all subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1).

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. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42A (LDC §42A-87).
5. **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 §42A-81 P).
6. **Water Supply Watershed.** The Applicant must adhere to the water supply watershed regulations pertaining to subdivisions and storm water management regulations since the Subject Area is found within the Water Supply Watershed WS-IV PA (LDC §42A-239.6 and §42A-240.1).
7. **Buffer Requirements.** Buffers will be required for the project based on the zoning districts of adjacent land. The applicant should become familiar with the provisions of the LDC related to buffering (LDC §42A-168 and LDC §42A-169). A B2 buffer will be required as described in tables 5.1 and 5.2.
8. **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).



Professional Land Surveyor's Certificate

I, Charles O. Hampton, Jr., certify that under my direction and supervision this map was drawn from an actual field land survey; that the error of closure of the survey as calculated by latitudes and departures does not exceed 1:10,000; that this map was prepared in accordance with G.S. 47-30 as amended. In accordance with G.S. 47-30(f)(11)(a) I further certify that this plat represents a subdivision of land within the jurisdiction of Henderson County which has an ordinance that regulates the parcels of land.

Witness my hand and seal this the 16th day of November, 2015.

Registration No.: L-2466

Planning Department, Henderson County, NC

I, _____, Subdivision Administrator for Henderson County, North Carolina certify that this plat has been approved as a Subdivision in accordance with the Henderson County Subdivision Ordinance.

Land Development Administrator

Plat Review Officer, Henderson County, NC

I, _____, Review Officer of Henderson County Certify that the Map or Plat to which this Certification is affixed meets the statutory requirements

Henderson County Review Officer Date

Watershed Administrator, Henderson County, NC

I certify that the property shown on this plat is located in a Watershed area classified _____ The plat shown hereon complies with the Henderson County Water Supply Watershed Protection Ordinance and is approved for recordation in the Register of Deeds office.

Watershed Administrator Date

Register of Deeds, Henderson County, NC

This instrument was filed for registration

This the _____ day of _____, 2015

at _____ o'clock _____ M.

In Plat Slide Number _____

Register of Deeds Henderson County

By: _____ Deputy

Plat Notes

This plat represents a survey of the property standing in the name of Ronnie J. Forester, Reference deed book 656, page 475.

Ties to building foundation corners are perpendicular to property lines, unless noted.

Reference : Plat Cabinet A, Slide 195A.

Parcel ID No. = Map 9539, Block 22, Lot 5519

No Geodetic control within 2000'.

This property is located in a Water Supply Watershed (WS-IV)

Property is not located within 1/2 mile of a Farmland Preservation District.

Property is not located within Etowah Fire District.

No NCGS control within 2000'

Site triangle measures 10' by 70'.

A portion of this property is located within a flood zone, as shown on FEMA-FIRM map number 3700953900J Dated 10/2/2008

Property is zoned: (I) Industrial District

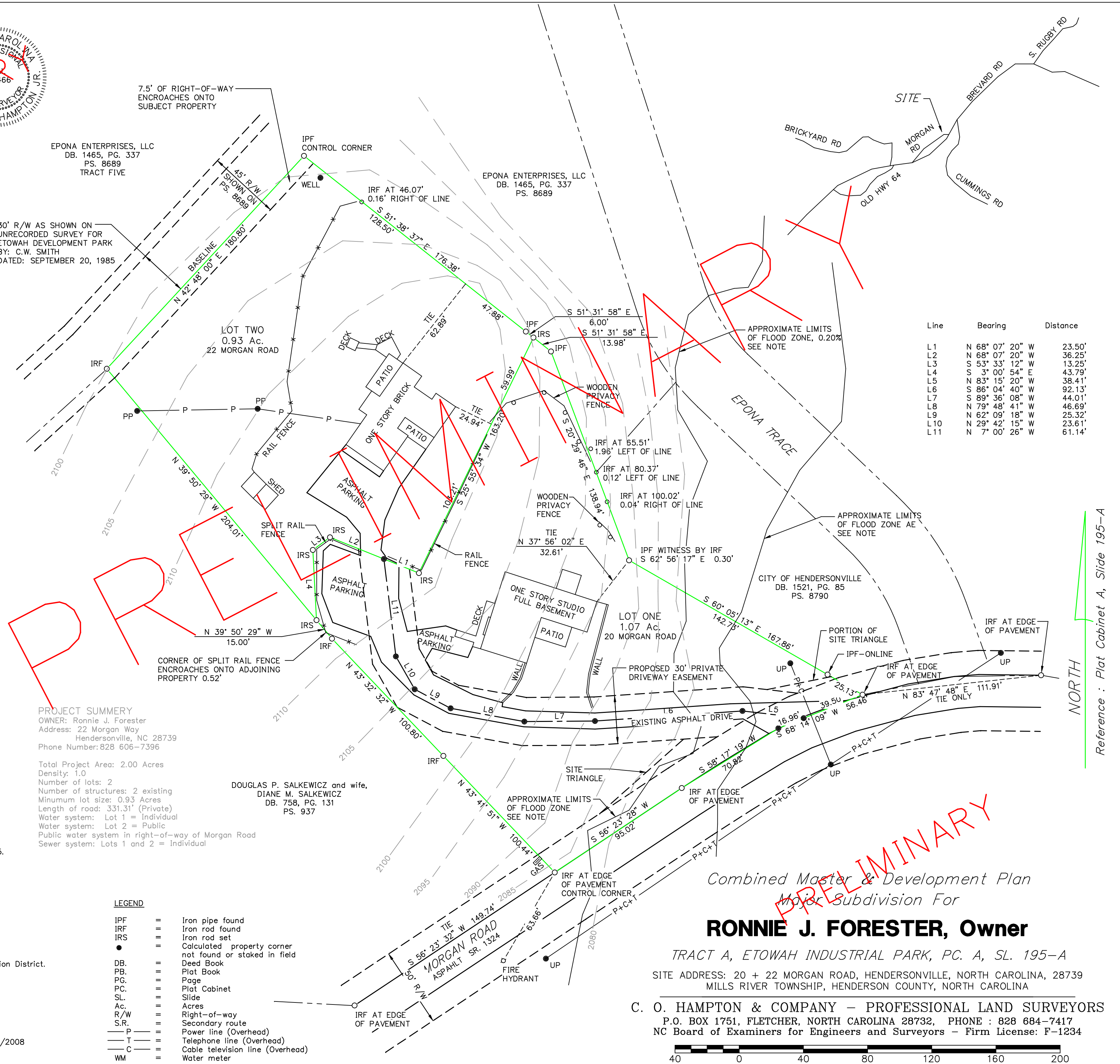
Setbacks: Front=20
Side=20
Rear=20



EPONA ENTERPRISES, LLC
DB. 1465, PG. 337
PS. 8689
TRACT FIVE

30' R/W AS SHOWN ON UNRECORDED SURVEY FOR ETOWAH DEVELOPMENT PARK BY: C.W. SMITH DATED: SEPTEMBER 20, 1985

7.5' OF RIGHT-OF-WAY ENCLOSES ONTO SUBJECT PROPERTY



Line	Bearing	Distance
L1	N 68° 07' 20" W	23.50'
L2	N 68° 07' 20" W	36.25'
L3	S 53° 33' 12" W	13.25'
L4	S 3° 00' 54" E	43.79'
L5	N 83° 15' 20" W	38.41'
L6	S 86° 04' 40" W	92.13'
L7	S 89° 36' 08" W	44.01'
L8	N 79° 48' 41" W	46.69'
L9	N 62° 09' 18" W	25.32'
L10	N 29° 42' 15" W	23.61'
L11	N 7° 00' 26" W	61.14'

PROJECT SUMMARY
OWNER: Ronnie J. Forester
Address: 22 Morgan Way
Hendersonville, NC 28739
Phone Number: 828 606-7396

Total Project Area: 2.00 Acres
Density: 1.0
Number of lots: 2
Number of structures: 2 existing
Minimum lot size: 0.93 Acres
Length of road: 331.31' (Private)
Water system: Lot 1 = Individual
Public water system: Lot 2 = Public
Sewer system: Lots 1 and 2 = Individual

DOUGLAS P. SALKIEWICZ and wife,
DIANE M. SALKIEWICZ
DB. 758, PG. 131
PS. 937

LEGEND

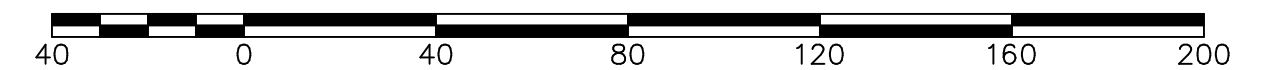
- IPF = Iron pipe found
- IRF = Iron rod found
- IRS = Iron rod set
- = Calculated property corner not found or staked in field
- DB. = Deed Book
- PB. = Plat Book
- PG. = Page
- PC. = Plat Cabinet
- SL. = Slide
- Ac. = Acres
- R/W = Right-of-way
- S.R. = Secondary route
- P = Power line (Overhead)
- T = Telephone line (Overhead)
- C = Cable television line (Overhead)
- WM = Water meter

Combined Master & Development Plan
Major Subdivision For

RONNIE J. FORESTER, Owner

TRACT A, ETOWAH INDUSTRIAL PARK, PC. A, SL. 195-A
SITE ADDRESS: 20 + 22 MORGAN ROAD, HENDERSONVILLE, NORTH CAROLINA, 28739
MILLS RIVER TOWNSHIP, HENDERSON COUNTY, NORTH CAROLINA

C. O. HAMPTON & COMPANY - PROFESSIONAL LAND SURVEYORS
P.O. BOX 1751, FLETCHER, NORTH CAROLINA 28732, PHONE : 828 684-7417
NC Board of Examiners for Engineers and Surveyors - Firm License: F-1234



Drawing No. 2015016 Point File No. 2015016
Scale: 1" = 40' Job No. 2015016 Date: November 16, 2015

SLIDE

Reference : Plat Cabinet A, Slide 195-A

PRELIMINARY