

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, October 17th, 2017

SUBJECT: Combined Master and Development Plan for David L. Bayless, Community Commercial Major Subdivision (M-2017-09)

STAFF CONTACT: Stedman Smith, Planner

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

SUMMARY OF REQUEST:

David L Bayless, owner, submitted a Combined Master and Development Plan for the project known as the David L. Bayless Community Commercial major subdivision. The project is located on approximately 64.97 acres of land off of US Hwy 25 (Asheville Highway).

The Combined Master and Development Plan proposes the creation of 3 lots. The property is serviced by Hendersonville Water.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

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

Staff recommends approval of the Combined Master 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 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 Review For

David L. Bayless

US Hwy 25, Hendersonville Township

File #M-2017-09

Henderson County

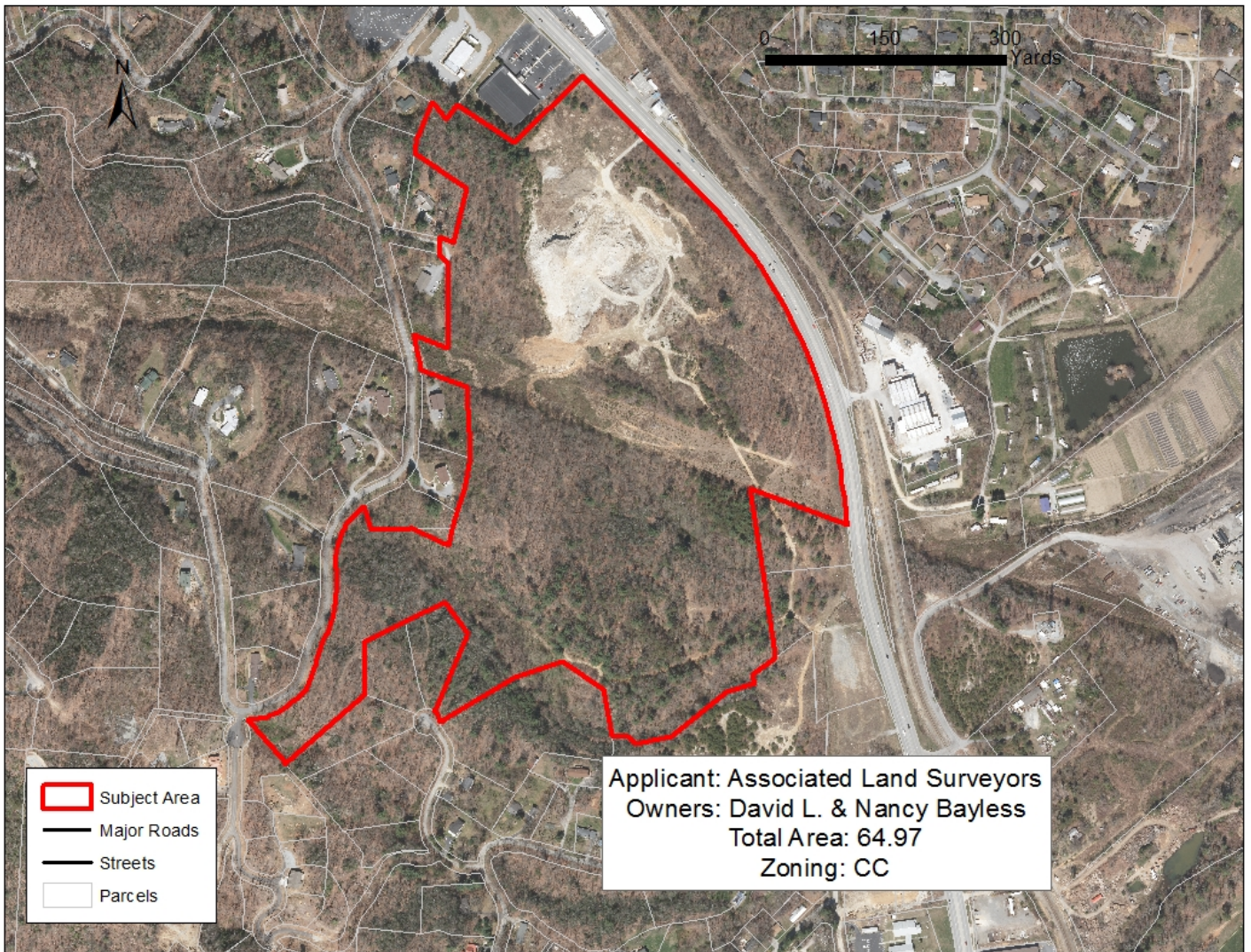
Combined Master and Development Plan Comments:

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

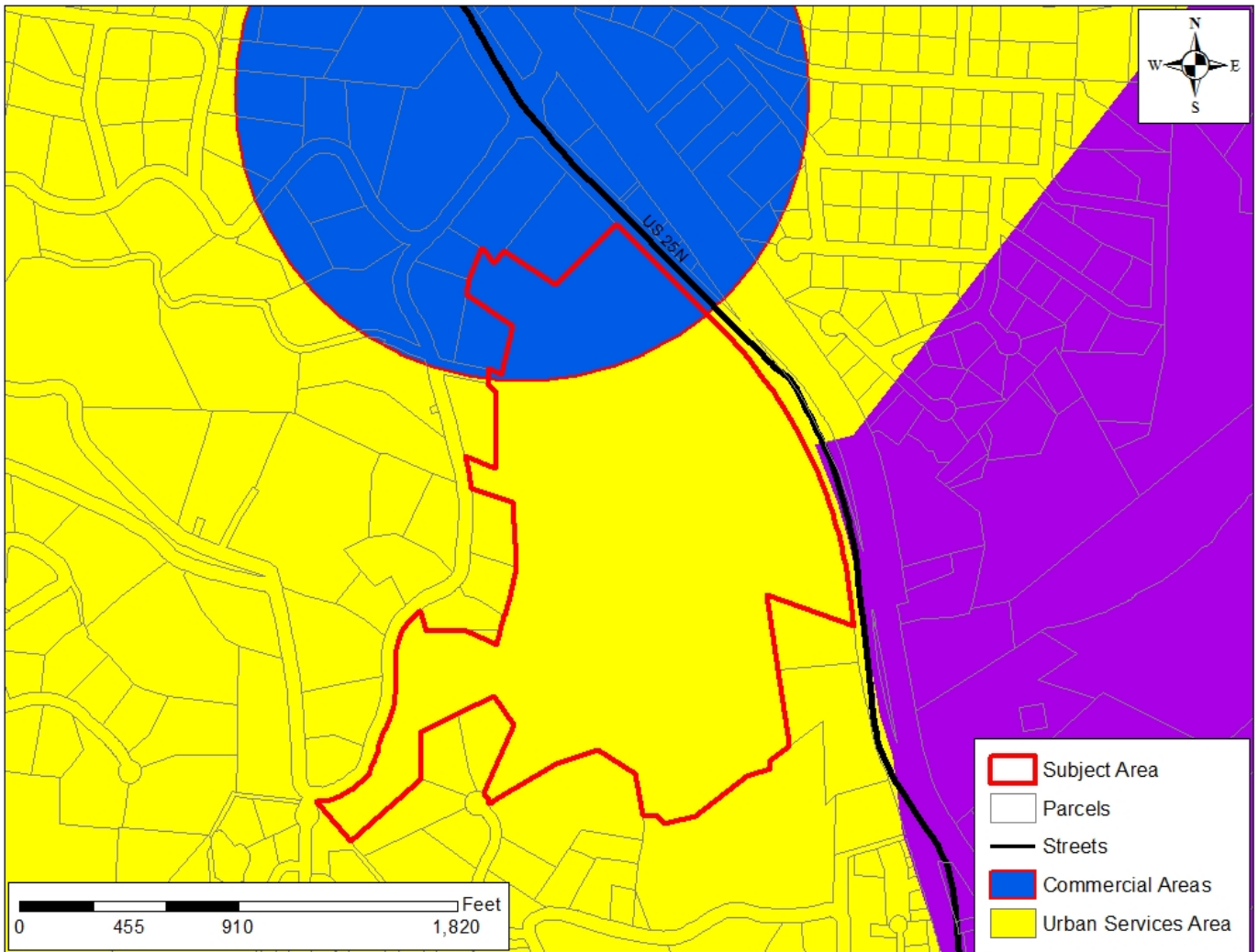
Staff has reviewed the submitted the Combined Master and Development Plan for the David L. Bayless Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

Map A: Aerial Map



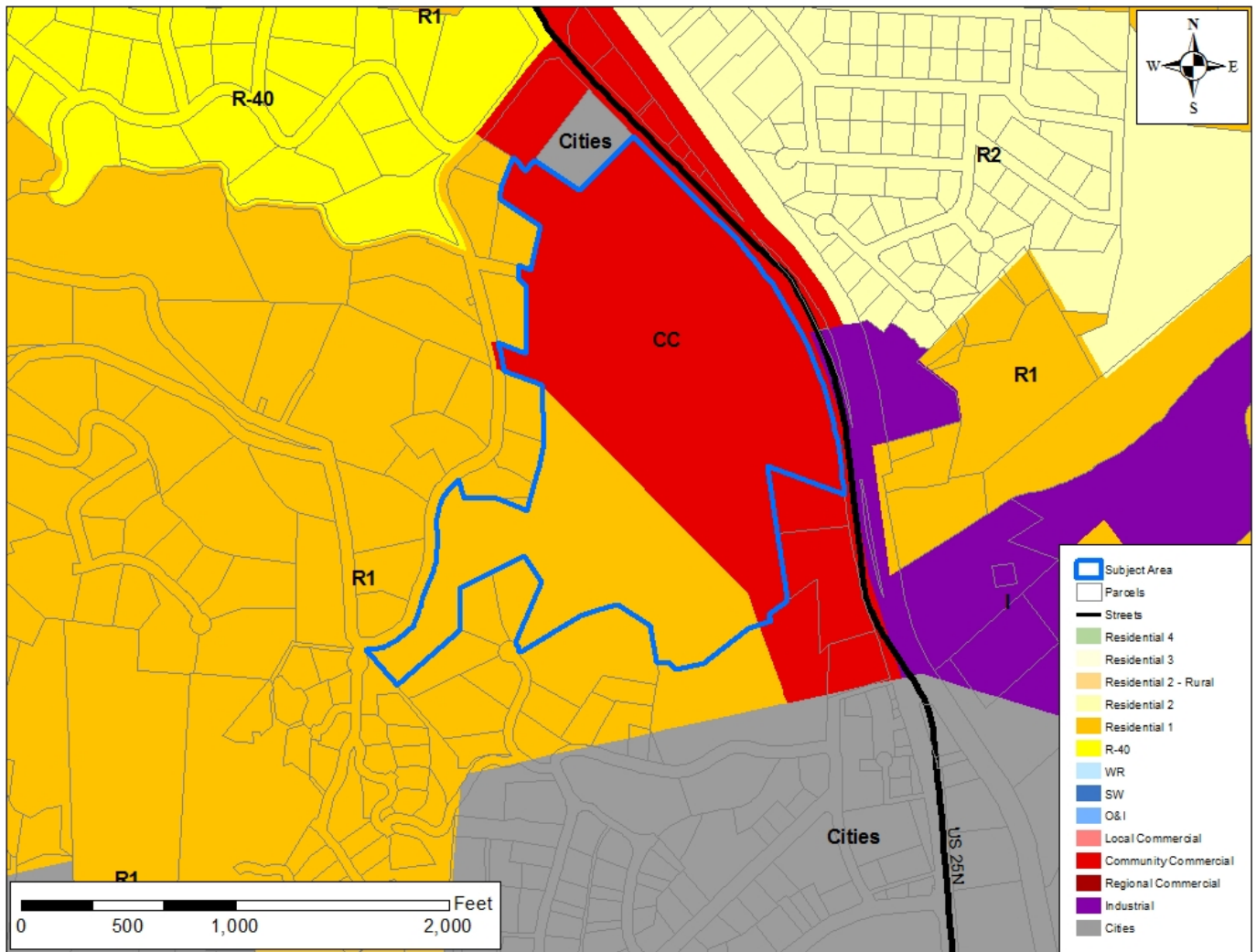
1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Urban Services Area and a Community Service Center Area (See Map B: CCP Future Land Use Map).
 - (a) The Urban Services Area, according to the CCP, is where most urban services and urban-scale development are currently concentrated. The Urban Services Area should contain considerable commercial development at a mixture of scales, including Community, which is where this particular subdivision lies. The CCP suggests that priority be given to commercial districts within the Urban Services Area. Map #20, Growth Management Strategy (Appendix I), shows that this area around US Hwy 25 is considered part of the Urban Services Area. Any economic development opportunities should be pursued that are within this area.
 - (b) *Community Service Centers* are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. *Community Service Centers* are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and *Community Facilities* such as schools, parks, community centers, and other similar *Community Facilities*. The mixture and intensity of land uses contained within *Community Service Centers* are intended to be appropriate within the context of the surrounding community and intended service area. *Community Service Centers* should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.

Map B: County Comprehensive Plan Future Land Use Map



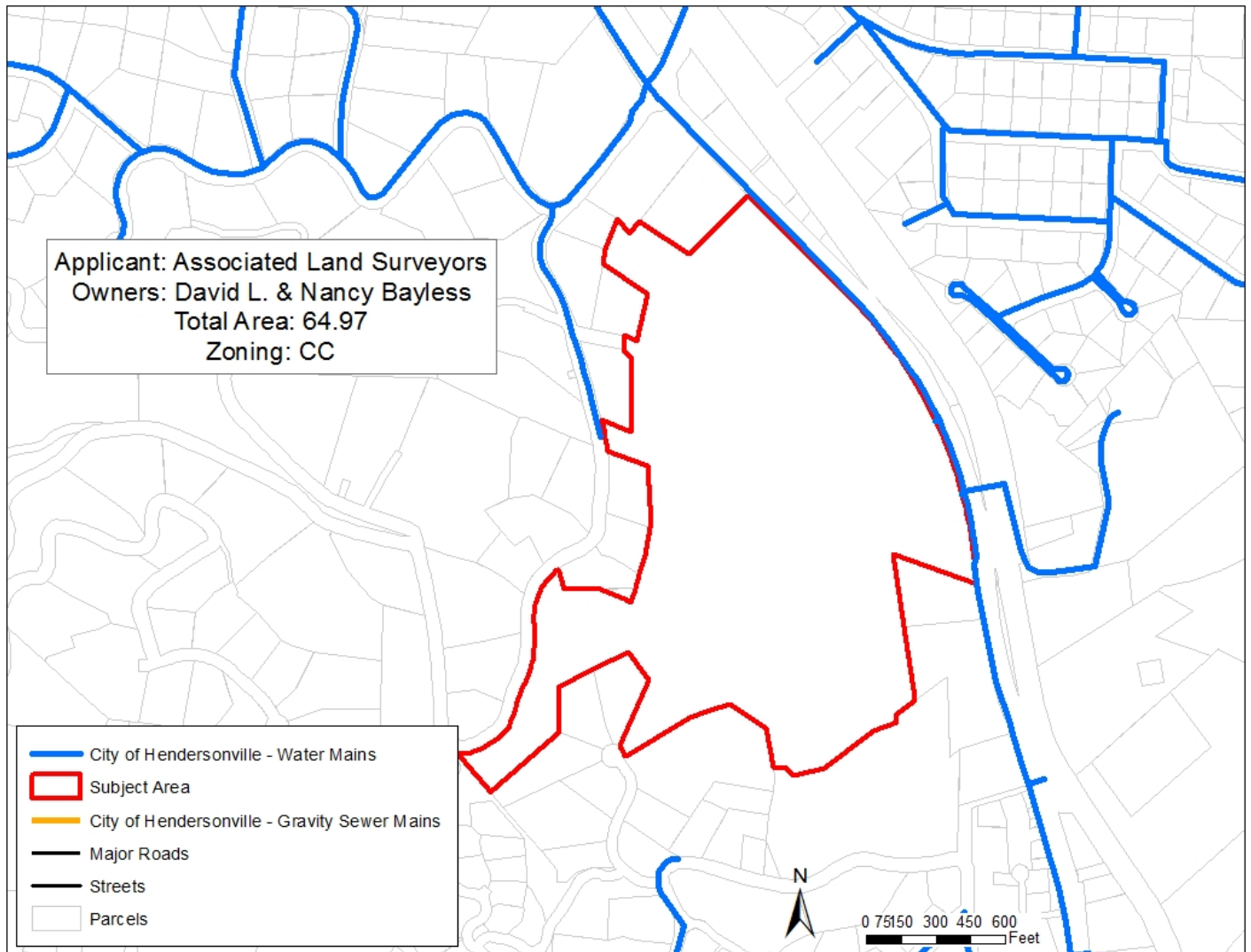
2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Community Commercial zoning district. (See Map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

Map C: Official Zoning Map



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

Map D: Public Utilities



Combined Master and Development Plan Comments:

- 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).
- 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).



Project Summary

2.67 Acres Total
 New Commercial Lots - 2
 Proposed Density -
 Minimum Lot Size = 54, 396 Sq Ft
 There are no slopes of 60% or greater located on this parcel
 Length of Existing Public Road = 322' Total

Public Water
 Public Sanitary Sewer
 Distance to Public Water = In Right-of-Way of Asheville Highway
 Distance to Public Sewer = In Right-of-Way of Asheville Highway

Zoning - Community Commercial

Building Setbacks

Front = 30' from Right-of Way
 Side = 10' from Property Line
 Rear = 10' from Property Line

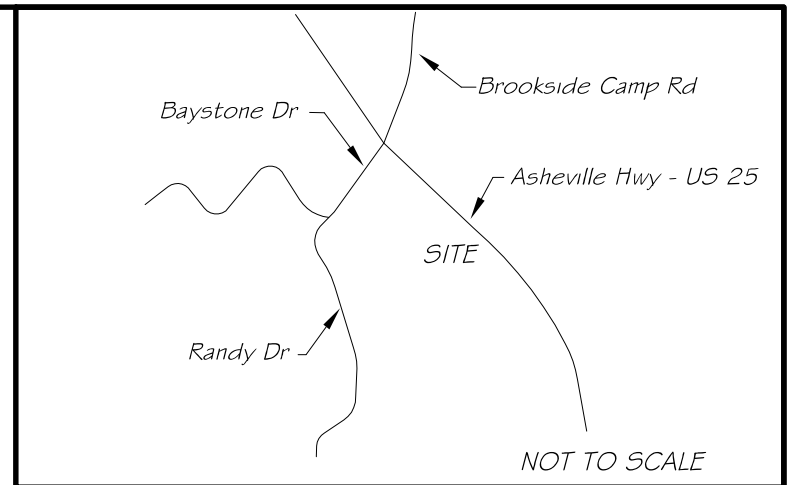
Maximum Height = 50'

Tarheel Lanes, Inc.
 D.B. 682, Pg. 349
 Pin: 9660-24-4039

Bayless, Quinn, & Sheffield
 D.B. 1511, Pg. 182
 Remaining Portion of
 Pin: 9660-22-7862

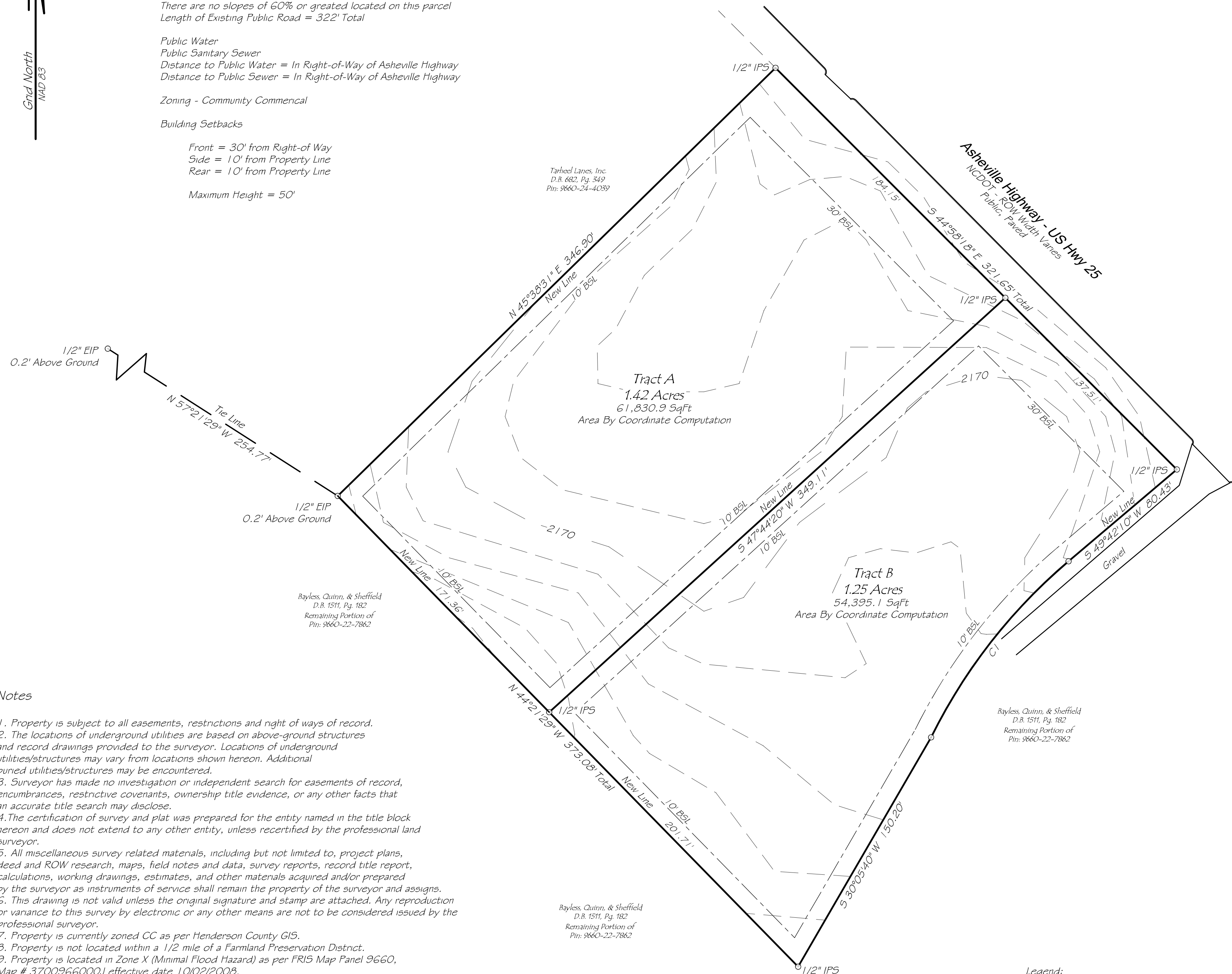
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Vicinity Map

~ PRELIMINARY DRAWING ~
 FOR REVIEW PURPOSES ONLY



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 as per Henderson County GIS.
8. Property is not located within a 1/2 mile of a Farmland Preservation District.
9. Property is located in Zone X (Minimal Flood Hazard) as per FRIS Map Panel 9660, Map # 3700966000J effective date 10/02/2008.
10. Property is not located in a Water Supply Watershed.
11. Contours are 2' intervals as per Henderson County Lidar.



C1 Is A New Line

Curve	Arc Length	Radius	Chord Bearing	Chord Length
C1	127.43'	311.35'	S 37°58'40" W	126.54'

Legend:
 EIP = Existing Iron Pipe
 EIS = Existing Iron Stake
 IPS = Iron Pin Set
 O = Unmarked Point, Unless Otherwise Noted
 ROW = Right Of Way
 BSL = Building Setback Line

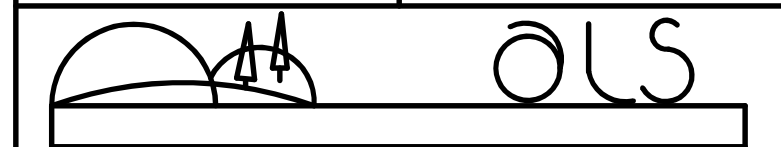
Combined Master & Development Plan For:

David M. Bayless

- Owners & Developer -
 David L. Bayless & Nancy Bayless, Melinda Bayless Quinn
 Beth Bayless Sheffield & David M. Bayless
 290 Randy Drive
 Hendersonville, NC 28791

Pin: 9660-22-7862

Hendersonville 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 = 40 Feet | DATE: September 7, 2017
 JOB NO.: S-17-273 | DRAWN BY: ASH | C&G 7.0