
Henderson County Planning Department Staff Report**Revised Combined Mater and Development Plan Review For
The Mountain View Industrial Park Major Subdivision****File #2011-M02
Ray and Katelynn Fussell**

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).

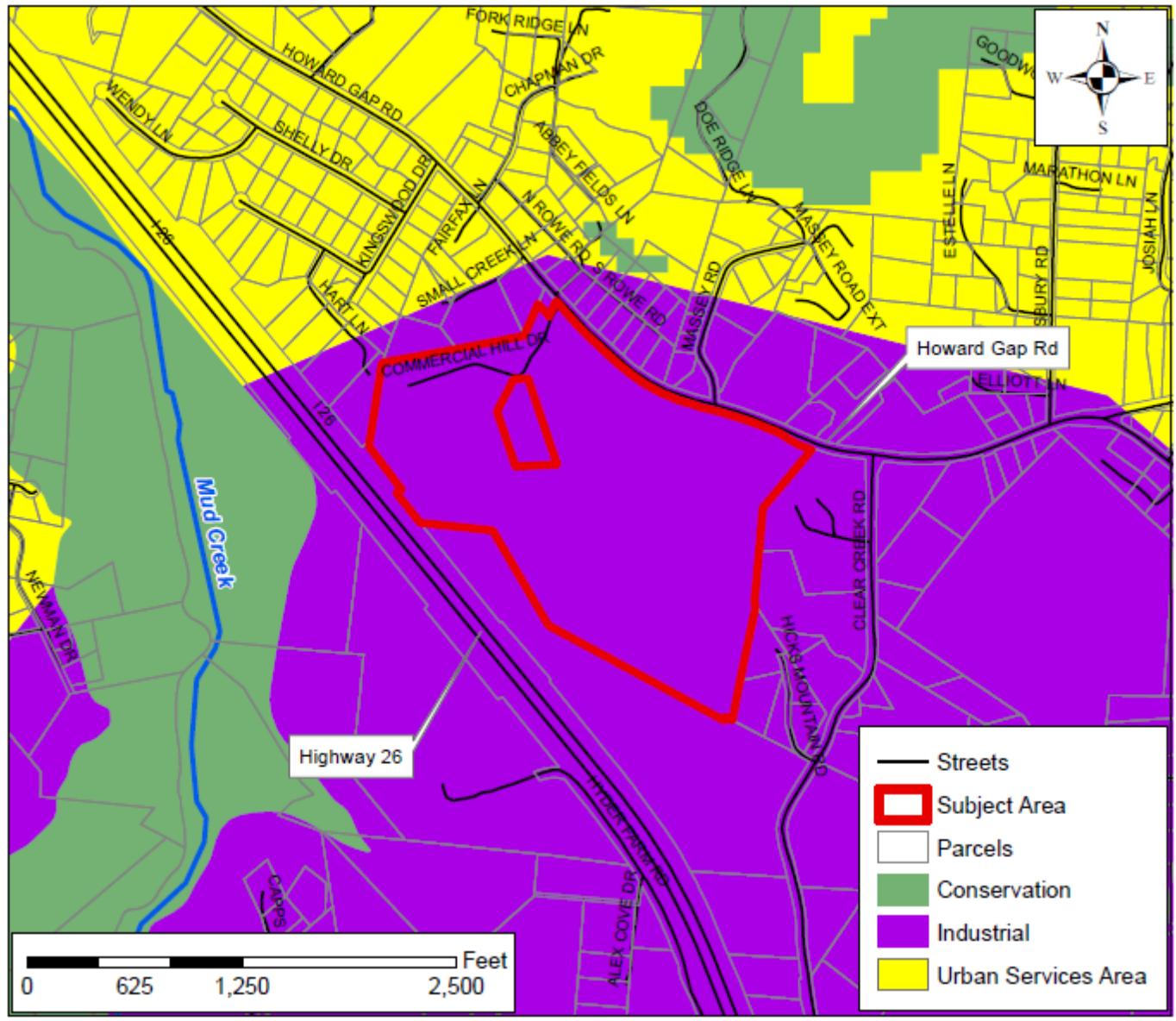
According to Chapter 200A, Henderson County Land Development Code (LDC) §200A-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, 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 §200A-75).

Staff has reviewed the submitted Revised Combined Master and Development Plan for The Mountain View Industrial 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:

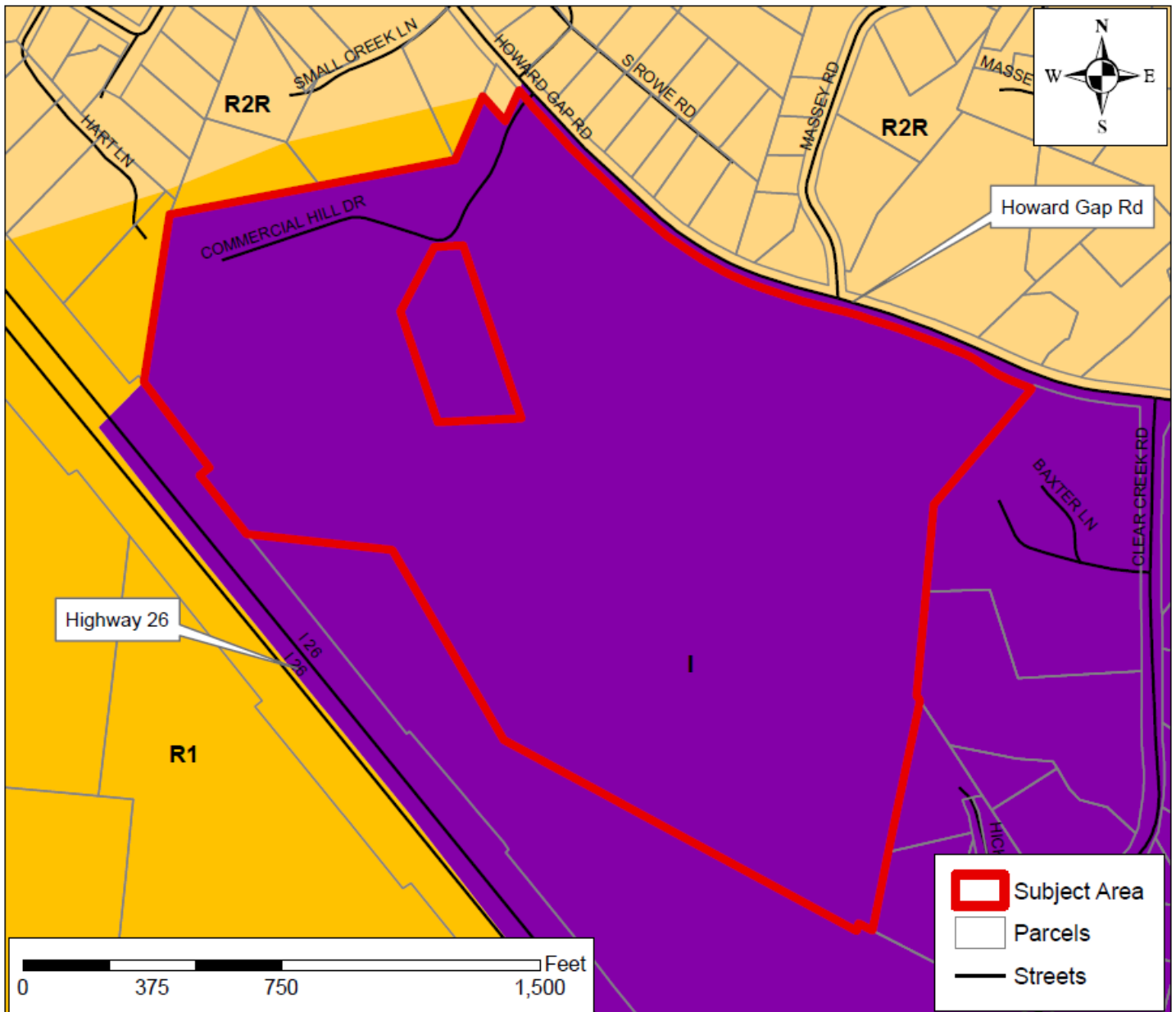
1. ***Henderson County 2020 Comprehensive Plan (CCP)***. The Future Land Use Map of the CCP shows the project site as being located within the Urban Services Area and Industrial Area (See Map A: CCP Future Land Use Map). The Urban Services Area is that area within which most urban services and urban scale development is currently concentrated. Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services.
 - 1.1. **Industrial Area**. The CCP Future Land Use Map identifies the Subject Area as being located in an Industrial Area, a special designation within the urban services area (2020 CCP Pgs. Pgs. 136, 137 & Appendix 1, Map 24). The CCP states, "most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses" (2020 CCP, Pg. 136).

Map A: County Comprehensive Plan Future Land Use Map



2. **Chapter 200A, Henderson County Land Development Code (LDC).** According to Chapter 200A, 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). The applicant is proposing 3 lots.

Map B: Official Zoning Map



Master and Development Plan Comments

1. **Public Utilities.** Public Water or Sewer is not proposed. The subdivision is not within the required distance to hook up to public water (300ft) or public sewer (150ft).
2. **Stream Setbacks.** All built-upon area shall be at a minimum of 30 feet landward of all perennial and intermittent surface waters. (§200A-219)
3. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the miscellaneous advisory provisions contained in LDC §200A-81S.
4. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §200A-311B(2)).
5. **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 §200A-168 and LDC §200A-169). A B2 buffer will be required as described in tables 5.1 and 5.2.