

REQUEST FOR COMMITTEE ACTION

**HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE**

MEETING DATE: Tuesday, May 3, 2016

SUBJECT: Master Plan for Quattlebaum Properties LLC, Commercial Major Subdivision (M-2016-02)

STAFF CONTACT: Kyle Guie, Planner

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Master Plan

SUMMARY OF REQUEST:

Carolina Specialties, developer, submitted a Master Plan for the project known as Quattlebaum Properties commercial major subdivision for two (2) lots. The project is located on approximately 21.38 acres of land off of Upward Road.

The Master Plan proposes a total of 2 lots for commercial purposes. The property is serviced by Hendersonville Water and Sewer.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Master 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 Master 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 Master Plan with the conditions noted in the staff report and any others noted by the TRC.

Henderson County Planning Department Staff Report

Master Plan Review For Tracts A and B, Quattlebaum Properties SR 1722 Upward Road, Blue Ridge Township

File #M-2016-02 Quattlebaum Properties F, LLC

Master Plan Comments:

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.

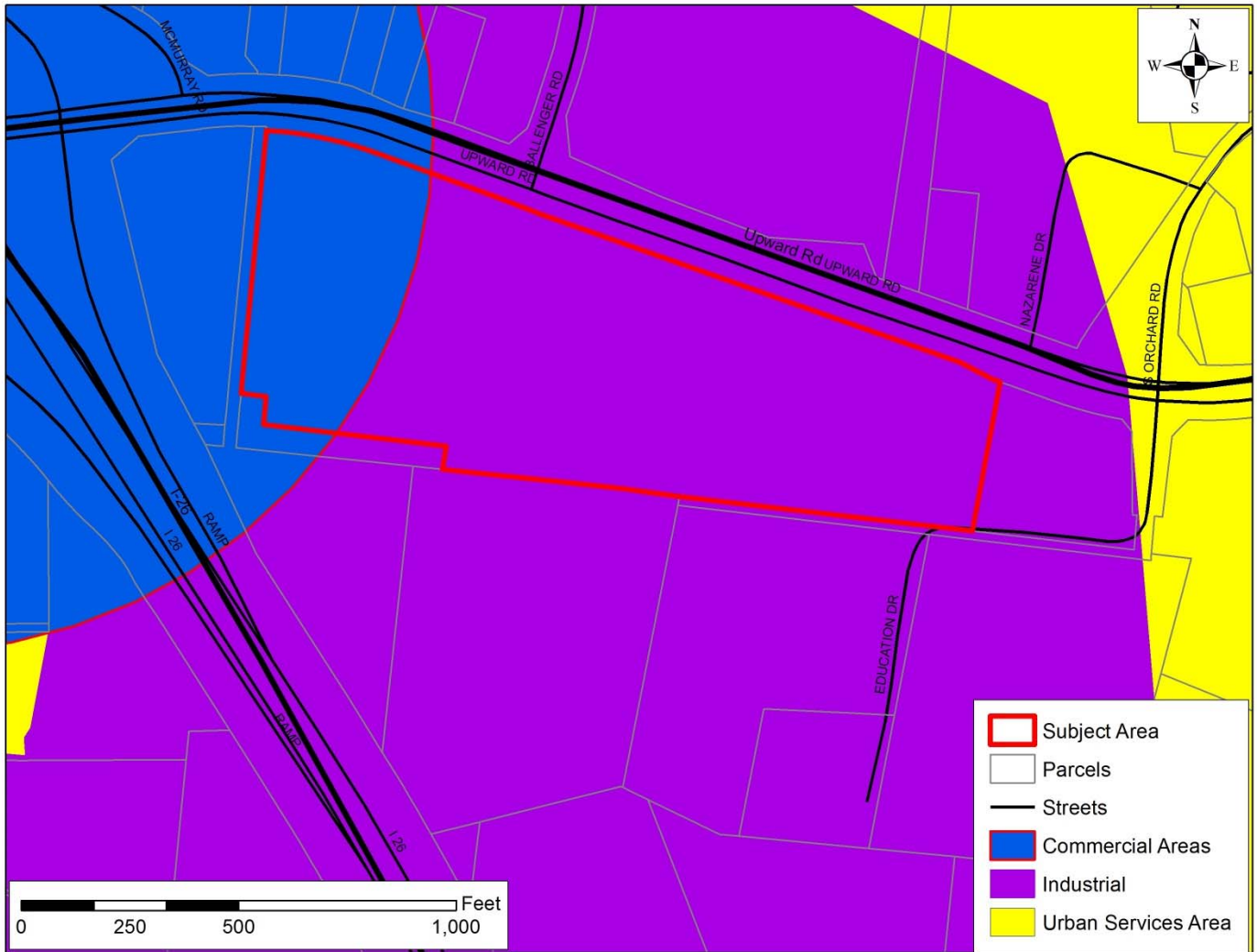
When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §200A-75).

Staff has reviewed the submitted the Master Plan for the Quattlebaum 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 Subject Area as being located within the Community Service Center (CSC) and Industrial Area (See Map A: CCP Future Land Use Map).
 - (a) Community Service Centers are located in unified development concentrations at intersections of selected thoroughfares and in central locations that are convenient to nearby residential development so as to minimize problems associated with "strip" commercial development. Community Service Centers should be priority targets of investments for sewer and water, public transportation, greenways, other general road improvements, and other appropriate infrastructural improvements.
 - (b) See the Current Land Use Definition of Industrial, in Appendix IV, Glossary. 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. Industrial areas depicted on Map # 24, Future Land Use Map are derived from existing industrial zoning districts, as well as from those area depicted upon Map # 8, "Committee of 100" Recommended Industrial Development Zones. It is intended that the Countywide Industrial / Commercial

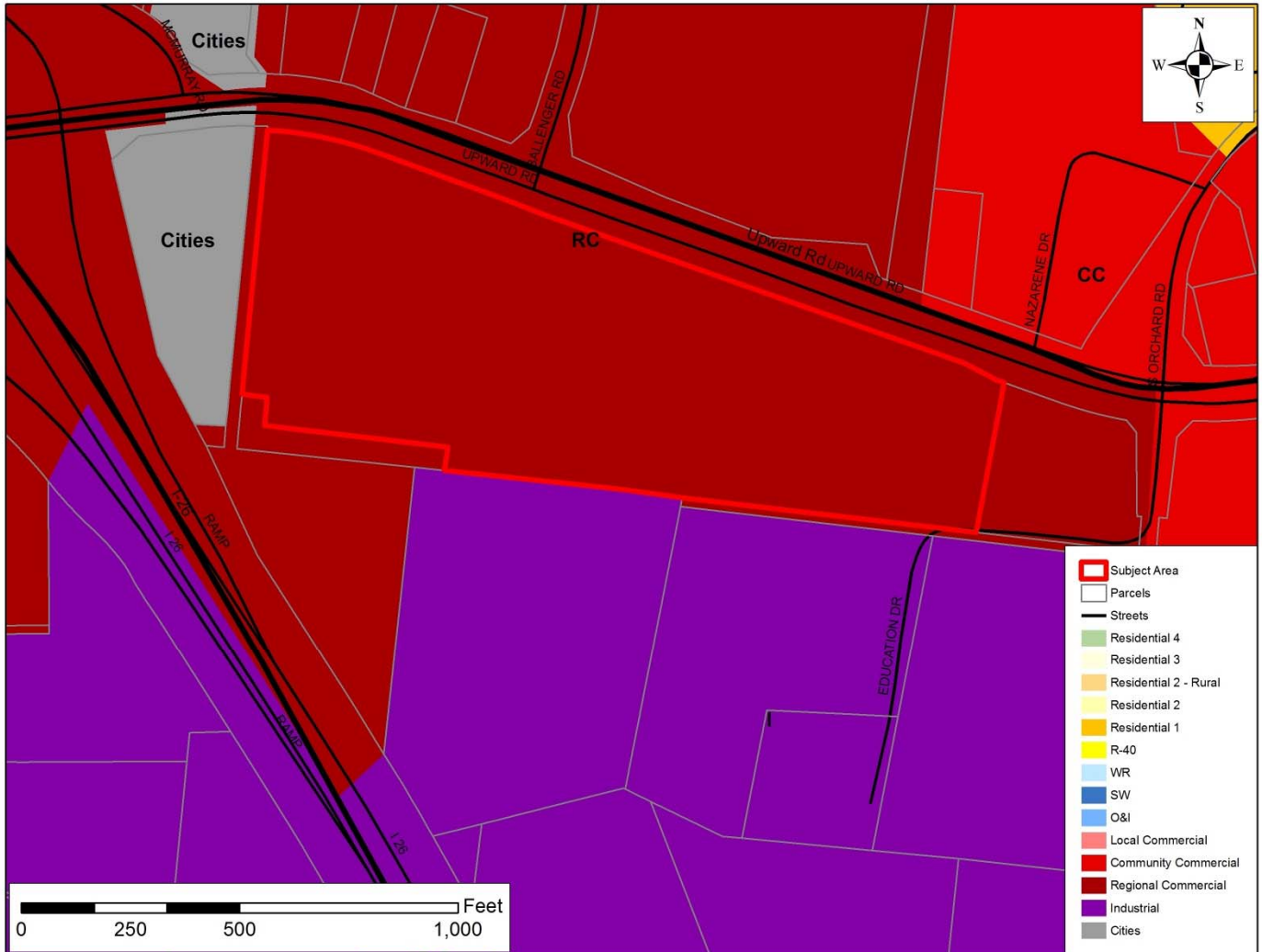
Zoning Study and Community Plans will further refine the location, extent, and intensity of future industrial areas.

Map A: County Comprehensive Plan Future Land Use Map



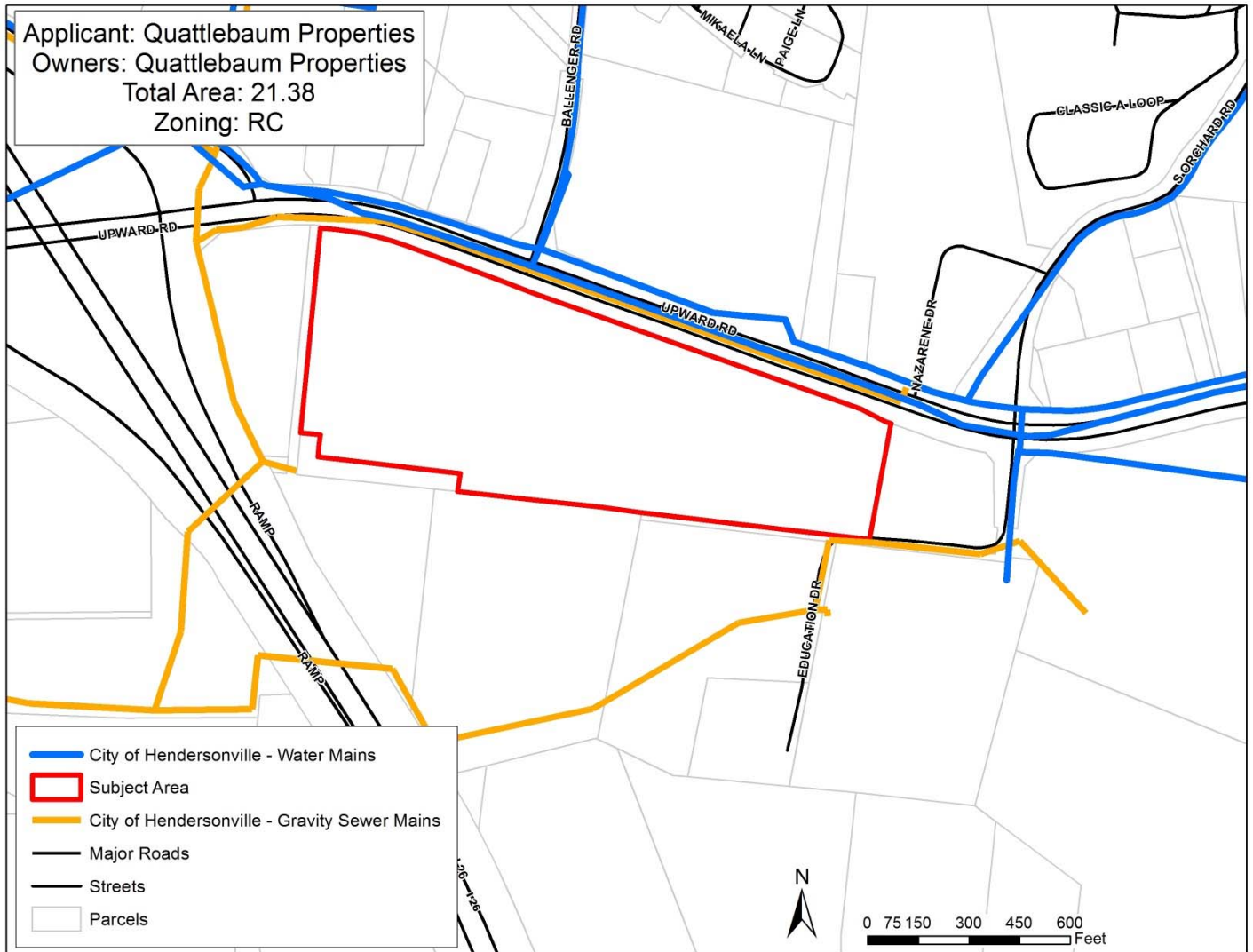
2. **Chapter 200A, Henderson County Land Development Code (LDC).** According to Chapter 200A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Regional Commercial (B) zoning district. (See Map B: Official Zoning Map). The applicant is proposing 2 lots.

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).

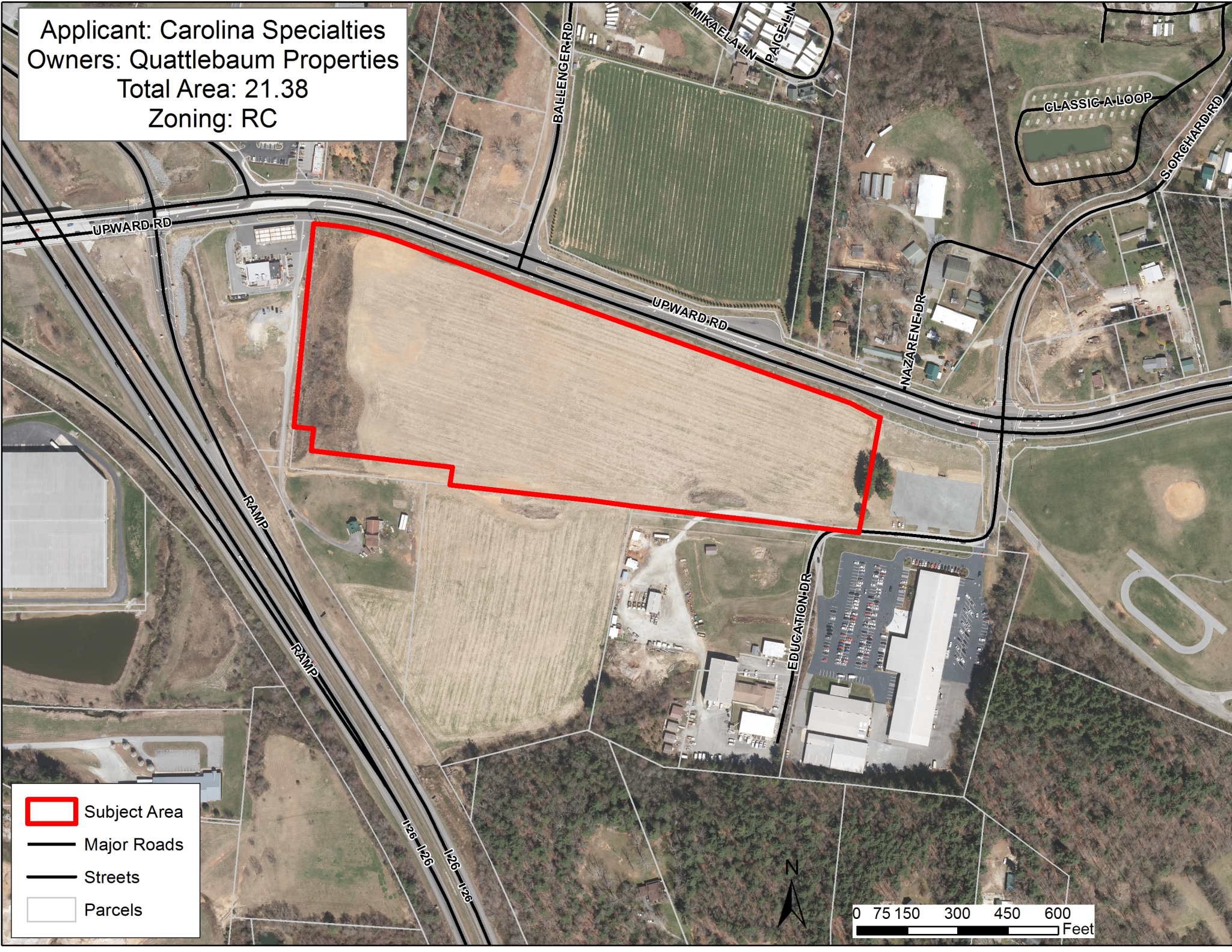
Map C: Public Utilities






Master 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).

Applicant: Carolina Specialties
Owners: Quattlebaum Properties
Total Area: 21.38
Zoning: RC



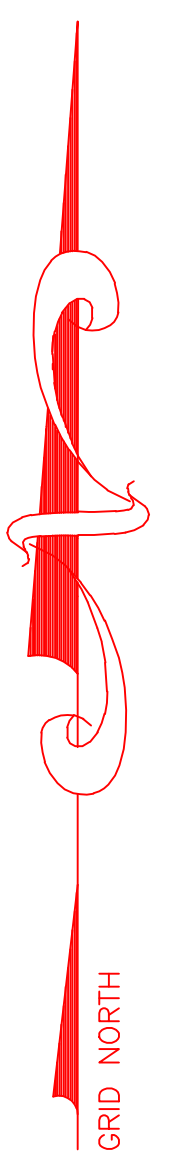
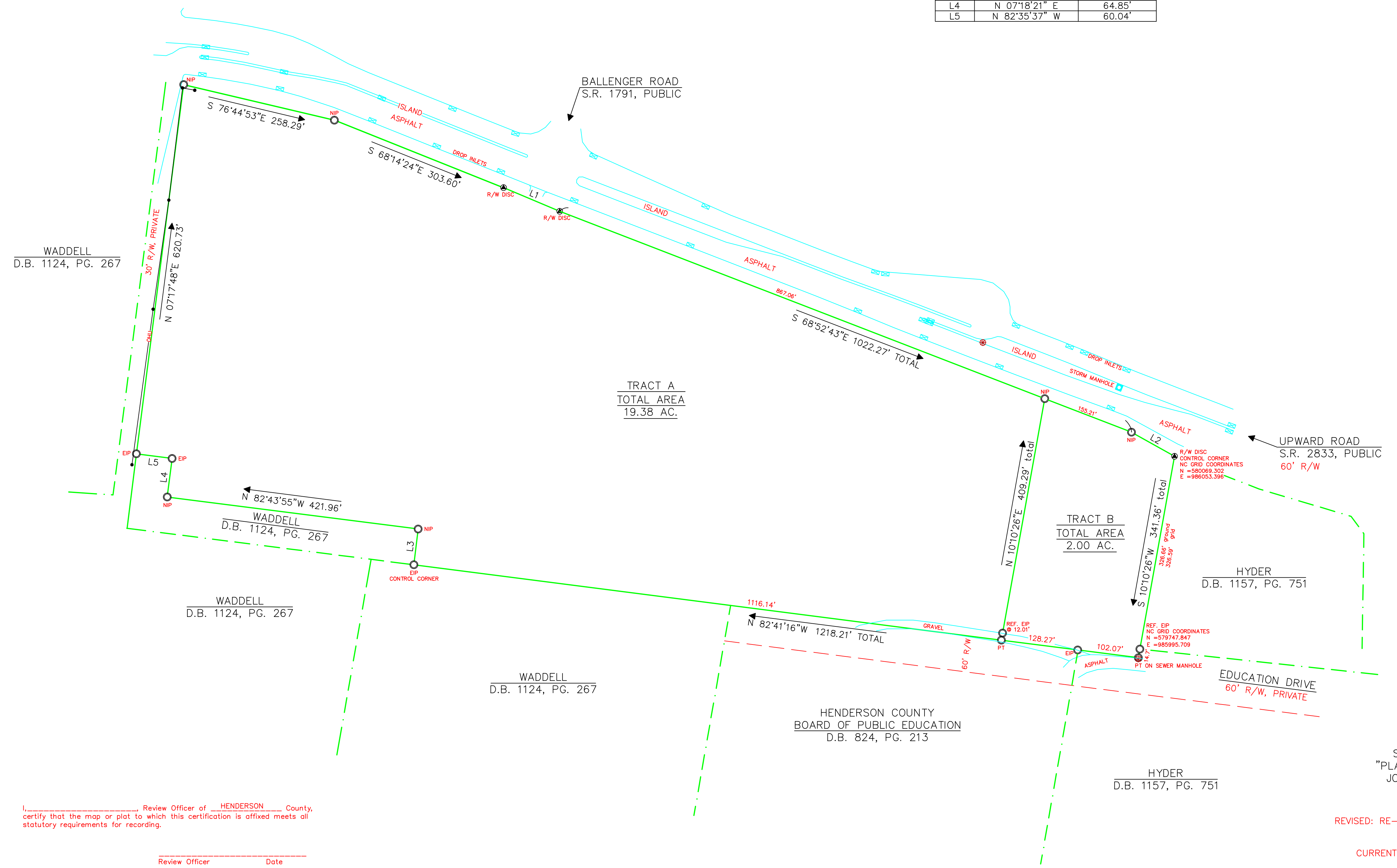
-  Subject Area
-  Major Roads
-  Streets
-  Parcels

0 75 150 300 450 600 Feet





Course	Bearing	Distance
L1	S 67°09'05" E	101.85'
L2	S 60°41'22" E	82.22'
L3	N 06°47'10" E	60.13'
L4	N 07°18'21" E	64.85'
L5	N 82°35'37" W	60.04'



WADDELL
D.B. 1124, PG. 267

TRACT A
TOTAL AREA
19.38 AC.

TRACT B
TOTAL AREA
2.00 AC.

HYDER
D.B. 1157, PG. 751

WADDELL
D.B. 1124, PG. 267

WADDELL
D.B. 1124, PG. 267

HENDERSON COUNTY
BOARD OF PUBLIC EDUCATION
D.B. 824, PG. 213

HYDER
D.B. 1157, PG. 751

DEED REF:
D.B. 1178, PG. 326

PLAT REF:
UNRECORDED PLAT BY
STACY RHODES, PLS L-2959
"PLAT FOR ROBERT QUATTLEBAUM"
JOB #87-70, DATED 04/10/87

I, _____ Review Officer of _____ HENDERSON _____ County,
certify that the map or plat to which this certification is affixed meets all
statutory requirements for recording.

Review Officer _____ Date _____

I, _____ Subdivision Administrator for _____ HENDERSON _____
County, certify that this plat/plan has been reviewed and approved as a
Major Subdivision in accordance with the _____ County
Subdivision Ordinance.

Subdivision _____ Date _____

This plat was presented for registration and recorded in this office in Plat
Slide _____ this the _____ day of _____ 2016 A.D.
at _____ o'clock _____ M.

Register of Deeds _____

This property is not located within 2,000 ft. of a NCGS monument
Area was determined by Coordinate Computation.

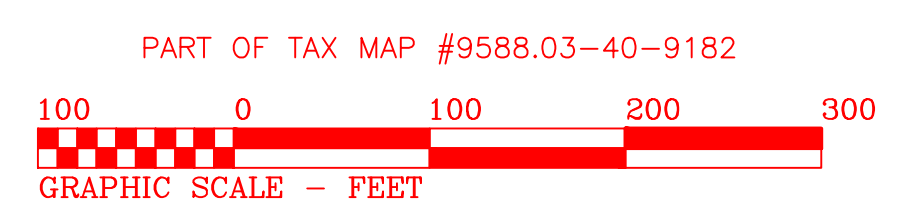
THIS PROPERTY IS LOCATED WITHIN 1/2 MILE OF AN AGRICULTURAL DISTRICT
THERE ARE NO CEMETARIES ON THIS PROPERTY
THERE ARE NO PROTECTED RIDGES ON THIS PROPERTY
THERE ARE NO PERENNIAL STREAMS ON THIS PROPERTY
THIS PROPERTY IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED

THIS PROPERTY IS LOCATED WITHIN THE RC ZONING DISTRICT
"REGIONAL COMMERCIAL DISTRICT"
BUILDING SETBACKS ARE:
FRONT = 50' from property line or right-of-way
SIDES = 10'
REAR = 10'
THESE STATEMENTS ARE BASED ON INFORMATION FOUND ON HENDERSON COUNTY GIS

THIS SURVEY CREATES A SUBDIVISION OF LAND
WITHIN THE AREA OF A COUNTY OR MUNICIPALITY
THAT HAS AN ORDINANCE THAT REGULATES
PARCELS OF LAND.

REVISED: RE-SURVEYED AND DIVIDED PROPERTY ON 01/17/16

CURRENT OWNER: QUATTLEBAUM PROPERTIES F, LLC



- LEGEND**
- EIP EXISTING IRON PIN
 - NIP NEW IRON PIN
 - PT UNMARKED POINT
 - CONC. MON. CONCRETE MONUMENT
 - PP POWER POLE
 - LP LIGHT POLE
 - C CENTER LINE
 - R/W RIGHT OF WAY
 - CONC. CONCRETE
 - REF. REFERENCE
 - OHU OVERHEAD UTILITIES

PRELIMINARY

STATE OF NORTH CAROLINA
HENDERSON COUNTY
BLUE RIDGE TOWNSHIP

TRACTS A & B
MAJOR SUBDIVISION FOR
QUATTLEBAUM PROPERTIES F, LLC
MASTER PLAN

DAVID C. HUNTLEY & ASSOC.
LAND SURVEYING
675 MAPLE STREET
HENDERSONVILLE, NC 28792
(828) 693-8077

SURVEY DCH
DRAWN KMC
SCALE 1" = 100 FT.
DATE: 11/06/14
DWG. NO. H-6872S