

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: December 15, 2009

SUBJECT: Combined Master Plan and Development Plan for Champion Investments and Properties, LLC (File #2009-M06)

STAFF CONTACT: Parker Sloan

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Subdivision Application
4. Combined Master Plan and Development Plan

SUMMARY OF REQUEST:

Stan Robinson, owner, submitted a Combined Master and Development Plan and major subdivision application for the project. The project is located on approximately four (4) acres of land (PIN 9652-53-8473) located off Old Brickyard Road. The applicant is proposing to divide the property into two (2) lots. There are three (3) existing buildings on site and no new construction is proposed. The project is not located in a watershed, nor is it located within the floodplain. According to County records, the project site does not contain slopes in excess of 60 percent. It is located in the Industrial Zoning District. Existing public water and sewer lines currently serve the property. No new roads are proposed

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the proposed Combined Master and Development Plan appears to meet the technical standards of the subdivision regulations of Chapter 200A, 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 Technical Review Committee and addressing the comments listed in the Staff Report.

Suggested Motion:

I move that the Technical Review Committee find and conclude that the Combined Master and Development Plan appears to comply with the subdivision provisions of Chapter 200A, Henderson County Land Development Code (LDC);

And

I further move that the Combined Master and Development Plan be approved subject to the following conditions: the applicant satisfies any conditions that may result from the comments listed in the Staff Report (Attachment 1) or other comments from discussion at the Technical Review Committee meeting.

Henderson County Planning Department Staff Report

Combined Master and Development Plan Review for Champion Investments & Properties, LLC, Owner. (File #2009-M06)

Master Plan Comments:

According to Chapter 200A, Henderson County Land Development Code (LDC) §200A-309, 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.

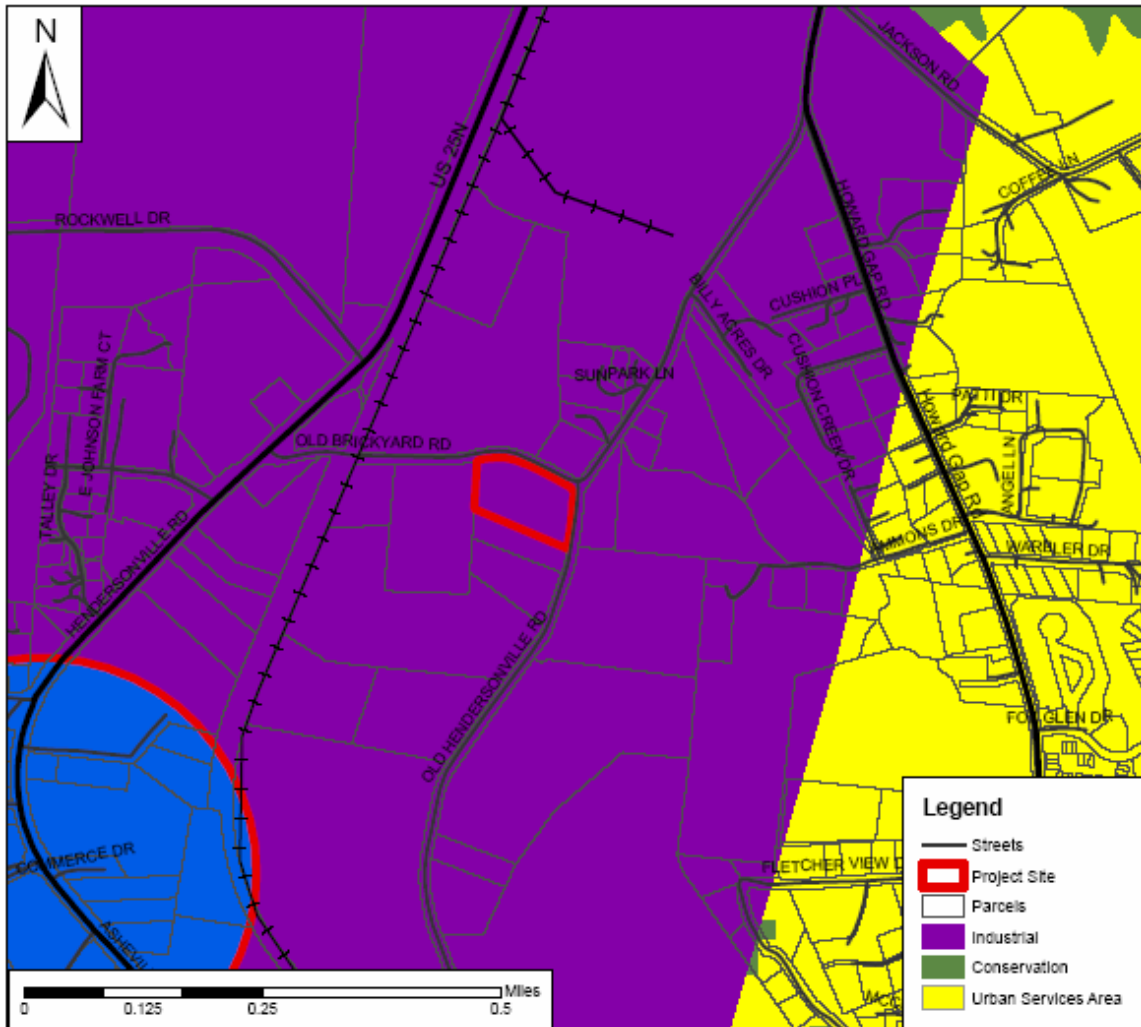
When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land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

Staff has reviewed the submitted Combined Master and Development Plan for the Champion Investments 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 Service 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. Wide ranges of residential densities will exist. Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services. The proposed density appears to be consistent with the recommendations of the CCP. The CCP states that, "Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community" (2020 CCP, Pg. 129).
 - a. **Industrial Development** 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 that, "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).

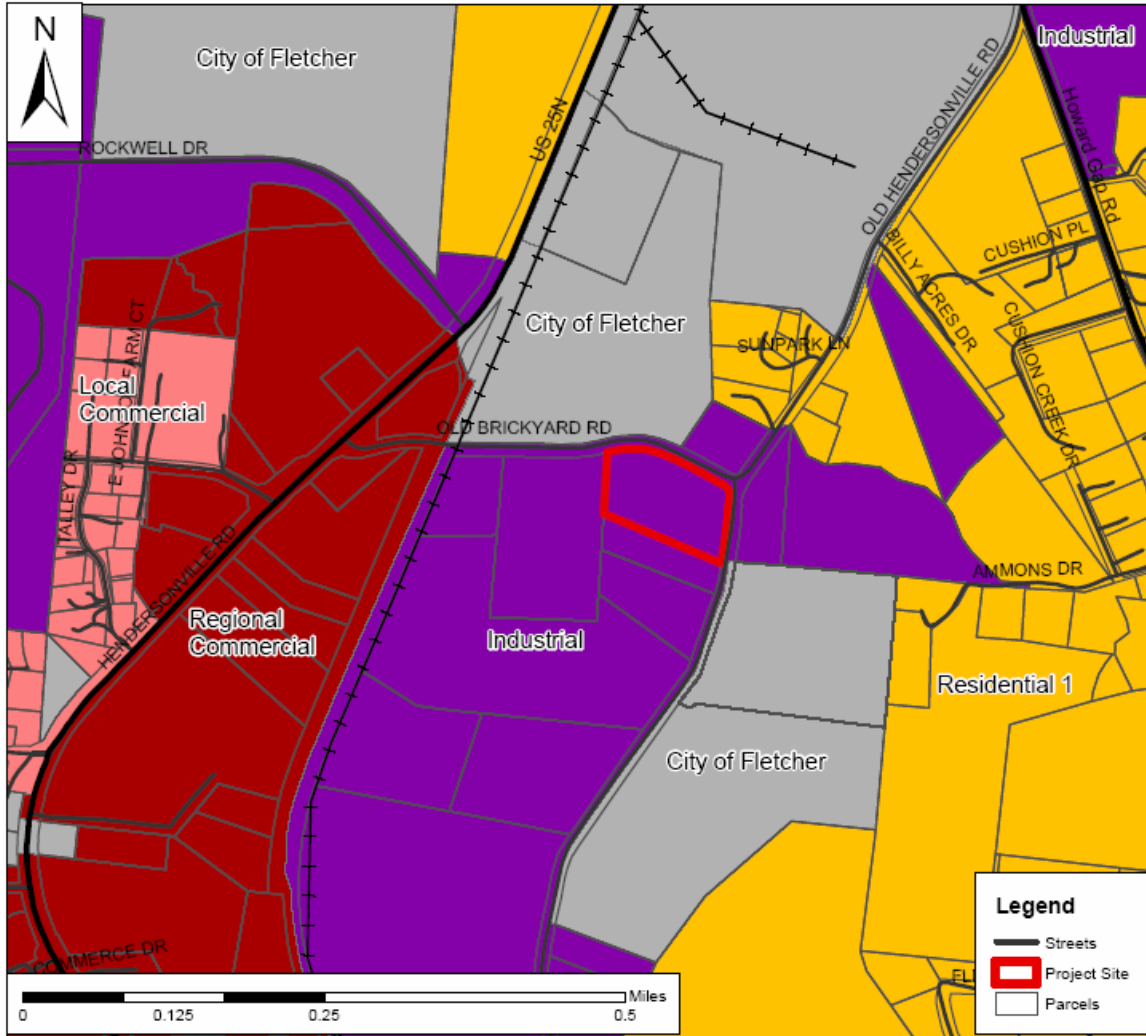
Map A: CCP Future Land Use



2 **Chapter 200A, Henderson County Land Development Code (LDC).** According to Chapter 200A, Henderson County Land Development Code (LDC) and its Official

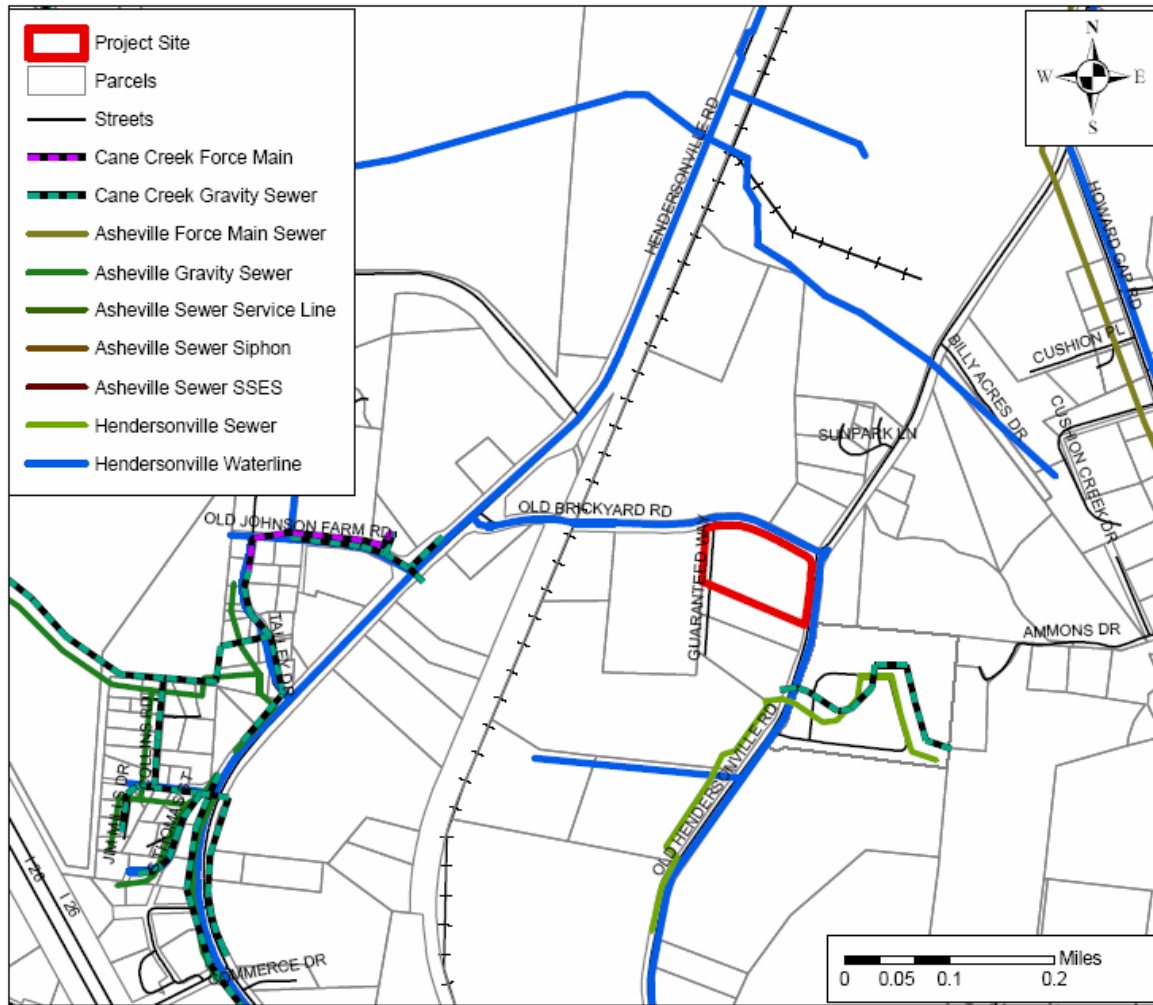
Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Industrial (I) zoning district. (See Map B: Official Zoning Map).

Map B: Official Zoning



- 3 Water and Sewer.** According to County records, City of Hendersonville water currently borders the project site on the north side of the property along Old Brickyard Road and City of Hendersonville Sewer runs through the west side of the property. (see Map C: Water and Sewer Map).

Map C: Water and Sewer



Development Plan Comments

1. **Fire Protection Requirements.** Any subdivision served by a public water system shall meet the County’s standard of one (1) hydrant per 1,000 feet of linear road distance (LDC §200A-81 B(4)). A fire hydrant is located across the street from the subject property along Old Brickyard Road.
2. **Public Utilities.** City of Hendersonville Water currently borders the project site along Old Brickyard Road. Sewer currently borders along the west side of the property. The applicant is not proposing new development. Any subdivision served by a public water system shall meet the respective county or municipality’s minimum requirements for fire hydrant installation.
3. **Subdivision Signs.** All major subdivisions may provide for, at the primary entrance, a community identification/subdivision sign to conform to the sign regulations of Article VII. Such signs should be located in dedicated sign easements, which must be shown on the final plat (LDC §200A-81 G)

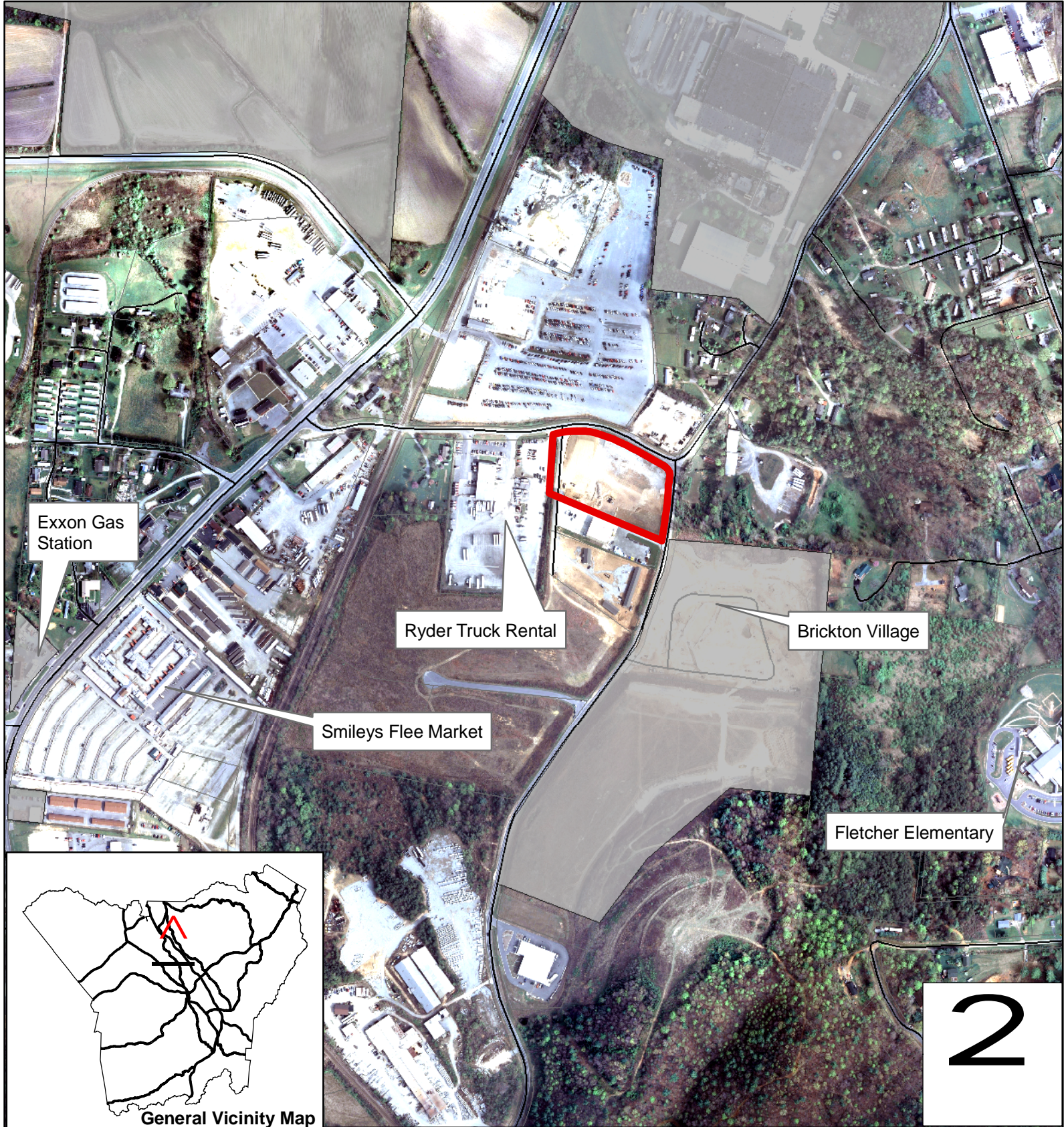
4. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §200A-311 B(2)).



Subject property looking south between existing buildings along center parking lot.



Subject property looking west along Old Brickyard Road.



Champion Investments & Properties, LLC Major Subdivision

OWNER/DEVELOPER: Champion Investments & Properties, LLC
 ZONING: Industrial

	Streets
	Project Site
	Municipal Limits
	Municipal ETJ

Map Created by the Henderson County Planning Department on 11/20/09
 See Master Plan for exact location of project.

**HENDERSON COUNTY
SUBDIVISION APPLICATION FORM**
(Please fill out all applicable items)

SUBDIVISION INFORMATION

Subdivision Name: CHAMPION INVESTMENTS & PROPERTIES, L.L.C.
Subdivision Type (Circle One): Major Minor Non-Standard Special
Proposed Use of Property (Circle One): Commercial Residential Industrial
Conservation Subdivision: Yes No Gated entrance to property: Yes No
Existing Number of Lots: ONE Total Number of Proposed Lots: TWO
Total Number Proposed Units: 3 Proposed Density (units per acre): VARIES
Road System: () Public () Private () Combination Public and Private
Water System: () Individual () Community () Municipal (EXISTING)
Sewer System: () Individual () Community () Municipal (EXISTING)

PARCEL INFORMATION

PIN: 9652-53-8473 Total Acreage: 4.107 Deed Book/Page: 1279/123 Township Hoppers Creek
Location of property to be divided: CORNER OF OLD BRICKYARD RD (SR 1537) AND
OLD ASHEVILLE HWY (SR 1536) - GUARANTEED WAY
Zoning District: INDUSTRIAL Fire District: FLETCHER
Water Supply Watershed: NO WATERSHED PERGIS School District: FLETCHER / RUSH / MIDDLE / WEST HIGH
Any portion of property within or containing the following:
Floodplain or floodway: Yes No Perennial streams: Yes No
Protected mountain ridges: Yes No Cemetery: Yes No
Within 1/2 mile of a Farmland Preservation District: Yes No
Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner:

Name: CHAMPION INVESTMENTS & PROPERTIES, L.L.C. Phone: CONTACT: STAN ROBINSON (828) 779-4200
Address: PO BOX 338 City, State, Zip: ARDEN, NC 28704

Applicant:

Name: SEE OWNER ABOVE Phone: _____
Address: _____ City, State, Zip: _____

Agent: Agent Form (Circle One): Yes No

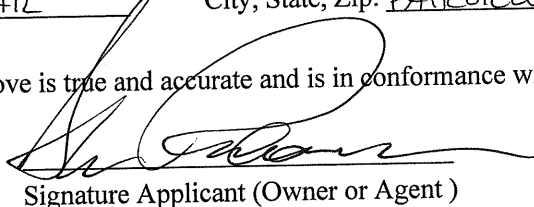
Name: SEE OWNER ABOVE Phone: _____
Address: _____ City, State, Zip: _____

Plan Preparer:

Name: MCABEE ASSOCIATES, PA Phone: (828) 628-1295
Address: 3 MCABEE TRAIL City, State, Zip: FARVIEW, NC 28730

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County.

STAN ROBINSON
Print Applicant (Owner or Agent)


Signature Applicant (Owner or Agent)

11/12/09
Date

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Final Plat Approved On: _____

