

## **REQUEST FOR COMMITTEE ACTION**

### **HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE**

**MEETING DATE:** Tuesday, March 5, 2013

**SUBJECT:** Combined Master and Development Plan for Rolling Ridge Inc. Major Subdivision (2013-M01)

**STAFF CONTACT:** Parker Sloan, Planner

**ATTACHMENTS:**

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

**SUMMARY OF REQUEST:**

Sam King, engineer submitted a Combined Master Plan and Development Plan for the project known as Rolling Ridge Inc subdivision. A commercial major subdivision for 2 lots. The project is located on approximately 3.89 acres of land located off Dana Road.

The Master Plan proposes a total of 2 lots for commercial purposes. The project is not located in a water supply watershed district nor is it located within the floodplain. Private individual wells and septic systems are proposed to serve the project 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 200A, 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.

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## Henderson County Planning Department Staff Report

### Combined Master and Development Plan Rolling ridge Inc., Commercial Major Subdivision (2013-M01)

**Rolling Ridge Inc., Owner**  
**Samuel L. King, Jr., Engineer**

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#### **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 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.

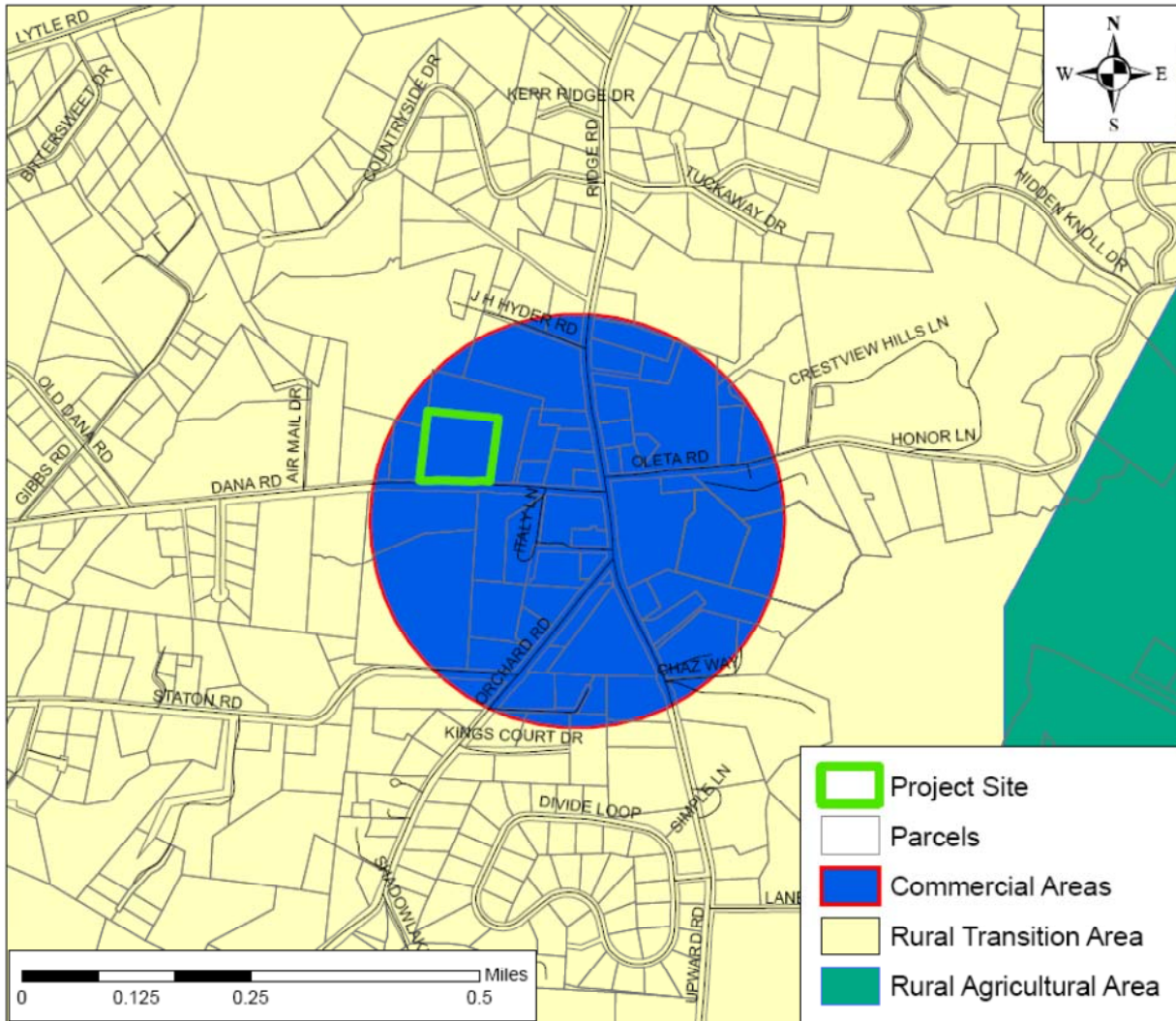
When reviewing the Master Plan it is important to consider that, due to sever topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and or the proximity to existing and incompatible land uses/zoning, all land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

Staff has reviewed the submitted Combined Master Plan and Development Plan for Rolling Ridge Inc. 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 each of the following areas: Rural Transition Area (RTA) and a Commercial Service Center (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

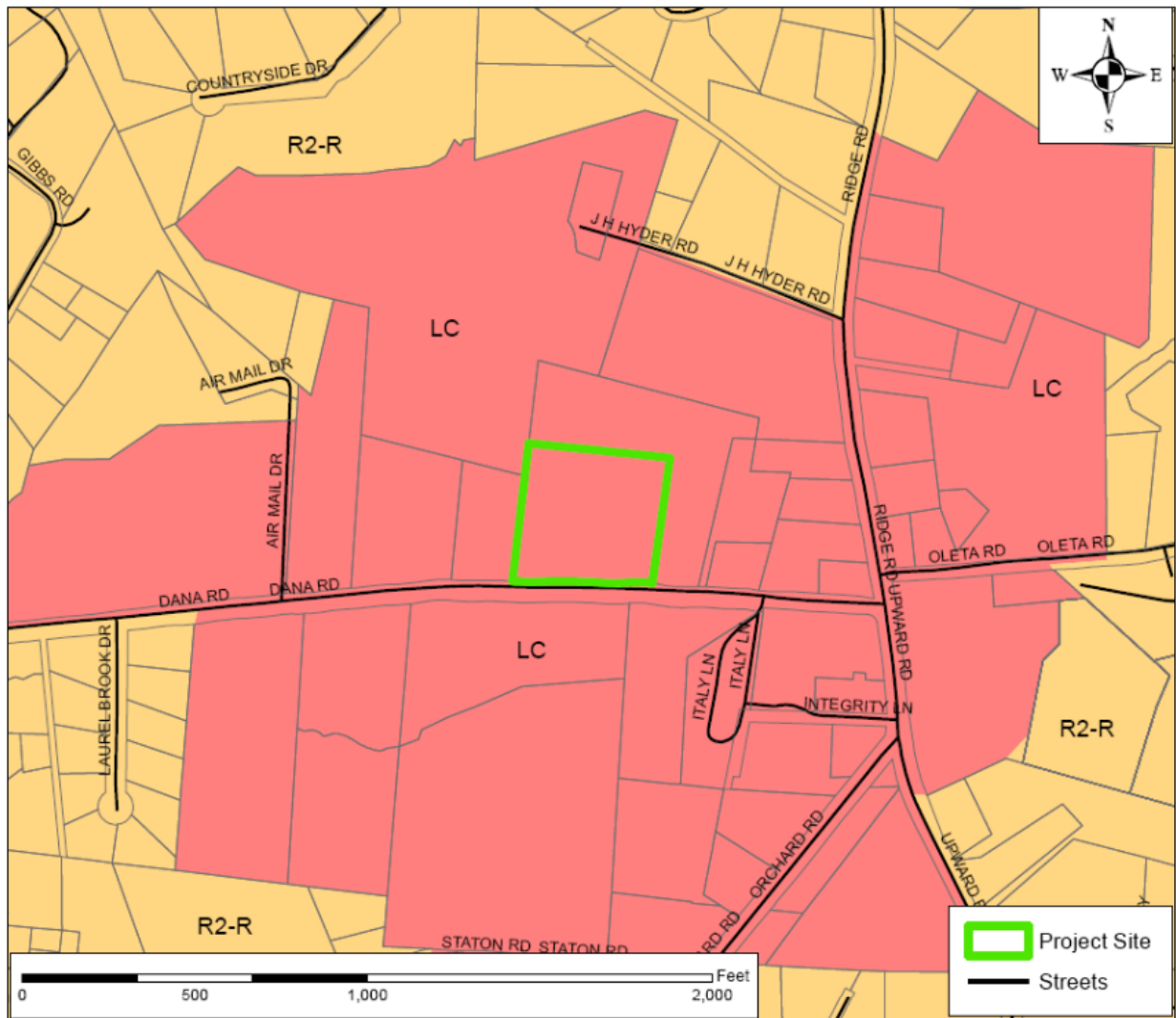


According to the plan, the project would have an average density of approximately .51 units per acre. (See Attached, Master Plan & Development Plan)

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 Local Commercial (LC) (See Map B:Official Zoning Map). The LC district allows for retail sales commercial development.

Combined, the property totals 3.89 acres. The Master Plan proposal of 2 lots would fall within the density permitted by the LDC. (See Attached, Master Plan & Development Plan)

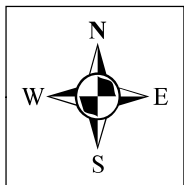
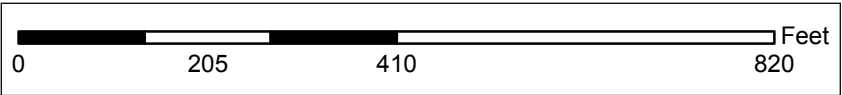
**Map B: Official Zoning Map**



3. **Water and Sewer Availability.** Applicant proposes private individuals wells and septic. Applicant proposes private septic systems. A distance to nearest public water and sewer (City of Hendersonville) is 12,600 feet. The site is not close enough to public sewer or water to require connection (LDC §200A-113 C.5).

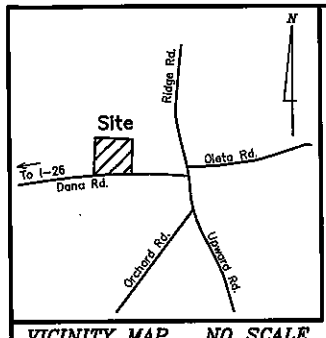
**Master & Development Plan Comments:**

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 §200A- 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 §200A-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 §200A-97).
4. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 200A (LDC §200A-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 §200A-81 P).
6. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §200A-343).



-  Project Site
-  Parcels
-  Streets

Subdivision Application  
 2013-M01  
 Rolling Ridge, INC., owner



VICINITY MAP NO SCALE

9599 - 22 - 2032  
ROLLING RIDGE INC.  
DB 1451, PG 621

DB 938 PG 625

GR: 2228.50  
INV IN: 2226.53  
INV OUT: 2226.50

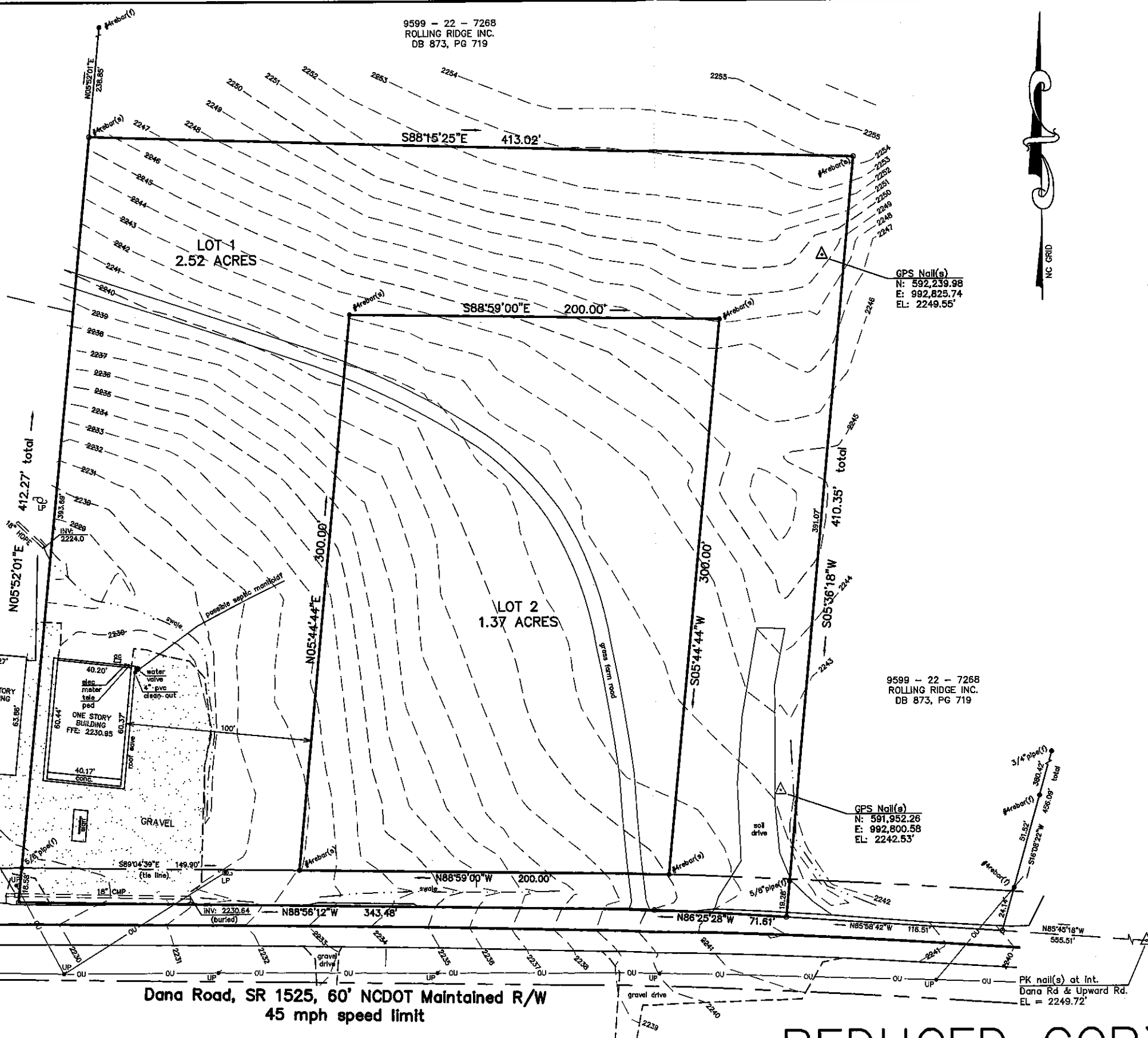
INV: 2230.84  
(buried)

9599 - 22 - 7268  
ROLLING RIDGE INC.  
DB 873, PG 719

GPS Nail(s)  
N: 592,239.98  
E: 992,825.74  
EL: 2249.55'

9599 - 22 - 7268  
ROLLING RIDGE INC.  
DB 873, PG 719

GPS Nail(s)  
N: 591,952.26  
E: 992,800.58  
EL: 2242.53'



OWNER:  
ROLLING RIDGE INC.  
P. O. BOX 5127  
HENDERSONVILLE, NC 2828793

APPLICANT:  
THE BROADWAY GROUP, LLC.  
132 HOLMES AVE., NW  
HUNTSVILLE, AL 38501

SUBJECT PROPERTY LOCATED AT 1787 DANA RD

TOTAL AREA = 3.89 ACRES  
TOTAL LOTS: 2  
DENSITY: 2 UNITS/3.89 AC = 0.51 UNITS/AC

WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AREA PER FEMA PANEL NUMBER 37009599 J, EFFECTIVE DATE OCTOBER 2, 2008.

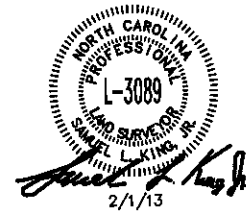
SUBJECT AND ADJOINING PROPERTY ZONED "LC"  
SETBACKS: FRONT = 25', SIDE/REAR = 10'

LEGEND

- #Arbor(s) DENOTES SET IRON AS DESCRIBED
- 3/4" iron(s) DENOTES EXISTING MONUMENTATION
- DENOTES COMPUTED POINT
- RIGHT OF WAY
- N80°00'00"E PROPERTY LINE
- ADJOINING PROPERTY LINES
- OVERHEAD UTILITY
- EXISTING GAS LINE
- EXISTING WATER LINE

Dana Road, SR 1525, 60' NCDOT Maintained R/W  
45 mph speed limit

REDUCED COPY



NO.	DATE	DESCRIPTION OF REVISIONS	MADE	APPR.

PLAN PREPARED BY:  
KING ENGINEERING of CONCORD, INC. C-0953  
 401 POTEAT DRIVE  
MORGANTON, NORTH CAROLINA 28655  
PHONE (828) 403 - 5586

ROLLING RIDGE INC., SUBDIVISION  
PIN NUMBER 9599 - 22 - 5035  
RECORDED IN DEED BOOK 835 PAGE 453  
BLUE RIDGE TSP., HENDERSON COUNTY, NC

COMBINED MASTER & DEVELOPMENT PLAN  
SCALE: 1" = 40'

DATE: FEB. 1, 2013  
DWG NO. 13002\_DevPlan  
SHEET NUMBER  
1 OF 1