

# Henderson County Planning Department

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213 1<sup>st</sup> Avenue East • Hendersonville, North Carolina 28792  
Phone (828) 697-4819 Fax (828) 697-4533

## MEMORANDUM

**DATE:** May 23, 2008  
**TO:** Review Agencies (see distribution list)  
**TRC MEETING DATE:** June 3, 2008  
**REGARDING:** Cu-Di-Mar, #2008-M07  
**NAME OF APPLICANT:** Curtis Youngblood (Cu-Di-Mar, LLC), Owner  
**DEPARTMENT:** Planning  
**STAFF CONTACT:** Parker Sloan, Planner  
**ATTACHMENTS:** Request for Committee Action with Attachments

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Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on June 3, 2008.

**Combined Master Plan and Development Plan for the Cu-Di-Mar Major Subdivision (2008-M07)**  
McAbee & Associates, agent, on behalf of Cu-Di-Mar, LLC (Curtis Youngblood), owner, submitted a Combined Master and Development Plan and major subdivision application for a project known as Cu-Di-Mar. The applicant is proposing a total of 2 lots that will be used for commercial purposes. The project site is located on 14.76 acres of land (**PIN 9652-44-3241**) located at the corner of Old Johnson Farm Road (SR 1495) and Hendersonville Road (Highway 25).

The project is not located in a water supply watershed district nor is it located within the floodplain (see Combined Master and Development Plan). According to County records, the project site does not contain slopes in excess of 60 percent. The project is located in the Regional Commercial (RC) zoning district. Public roads, public water, and public sewer are proposed to serve the project site.

Please review the attached plans and return any comments to the Henderson County Planning Department by **May 27, 2008** either by printing out the comment sheet provided or sending it back to the Planning Department via email to [psloan@hendersoncountync.org](mailto:psloan@hendersoncountync.org). The Henderson County Technical Review Committee will consider your comments when reviewing the proposed plans.

### Distribution List

Henderson County Technical Review Committee  
Terry Layne, Henderson County EMS Director  
Curtis Griffin, Henderson County Property Addressing Coordinator  
Dr. Stephen Page, Superintendent, Henderson County Public Schools  
Commander Eddie Watkins, Henderson County Sheriff's Dept.  
Chief Greg Garland, Fletcher Fire & Rescue Department, Inc.  
Josh Lanning, Assistant District Engineer, NCDOT

**HENDERSON COUNTY PLANNING DEPARTMENT  
REVIEW AGENCY RESPONSE FORM**

I have reviewed the plan(s) for subdivision application #2008-M07 (Cu-Di-Mar) and offer the following comments:

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(If necessary use back of form or additional sheets for comments)

\_\_\_\_\_  
Reviewed By    Agency    Date

Please Return to:                                  Parker Sloan, Planner  
Henderson County Planning Department  
213 1<sup>st</sup> Avenue East  
Hendersonville, NC 28792  
[psloan@hendersoncountync.org](mailto:psloan@hendersoncountync.org)

**File No. 2008-M07**

# REQUEST FOR COMMITTEE ACTION

## HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

**MEETING DATE:** Tuesday, June 3, 2008

**SUBJECT:** Combined Master Plan and Development Plan for Cu-Di-Mar Major Subdivision (2008-M07)

**STAFF CONTACT:** Parker Sloan

**ATTACHMENTS:**

1. Staff Report
2. Vicinity Map
3. Pictures of the Site
4. Subdivision Application with Attachments
5. Surveyor's Certification of Erosion Control Exemption
6. Combined Master Plan and Development Plan

### **SUMMARY OF REQUEST:**

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McAbee & Associates, agent, on behalf of Cu-Di-Mar, LLC (Curtis Youngblood), owner, submitted a Combined Master and Development Plan and major subdivision application for a project known as Cu-Di-Mar. The applicant is proposing a total of 2 lots that will be used for commercial purposes. The project site is located on 14.76 acres of land (**PIN 9652-44-3241**) located at the corner of Old Johnson Farm Road (SR 1495) and Hendersonville Road (Highway 25).

The project is not located in a water supply watershed district nor is it located within the floodplain (see Combined Master and Development Plan). According to County records, the project site does not contain slopes in excess of 60 percent. The project is located in the Regional Commercial (RC) zoning district. Public roads, public water, and public sewer are proposed to serve the project site.

### **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.

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**Henderson County Planning Department Staff Report****Combined Master and Development Plan Review for Cu-Di-Mar (File #2008-M07)****Cu-Di-Mar, LLC Owner  
McAbee & Associates, Agent**

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**Project Overview:**

McAbee & Associates, agent, on behalf of Cu-Di-Mar (Curtis Youngblood), owner, submitted a Combined Master and Development Plan and major subdivision application for a project known as Cu-Di-Mar. The applicant is proposing a total of 2 lots that will be used for commercial purposes. The project is located on 14.76 acres of land (PIN 9652-44-3244) located off Old Johnson Farm Road (SR 1495) and Hendersonville Road (US 25) (see Combined Master and Development Plan). The project is shown to be completed in one phase. According to County records, the project site does not contain slopes in excess of 60 percent. The project is located in the Regional Commercial (RC) zoning district. It will use existing public roads. Public water and sewer are proposed to serve the project site.

**Master Plan Comments:**

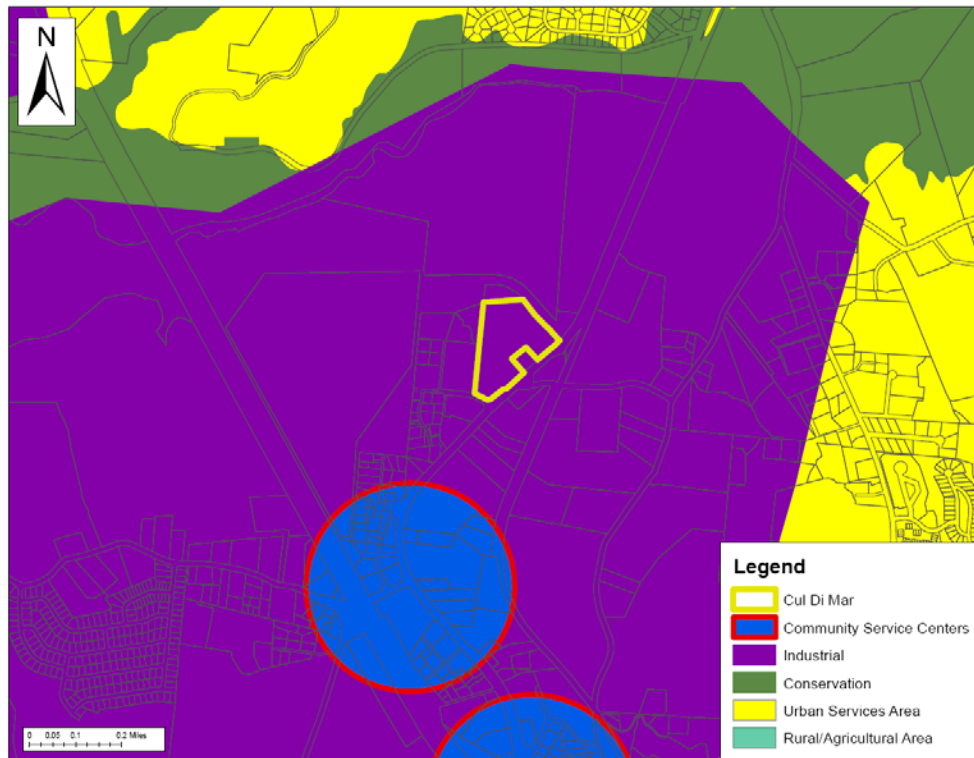
According to Chapter 200A, Henderson County Land Development Code (LDC) §200A-309, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, 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 Cu-Di-Mar, 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:

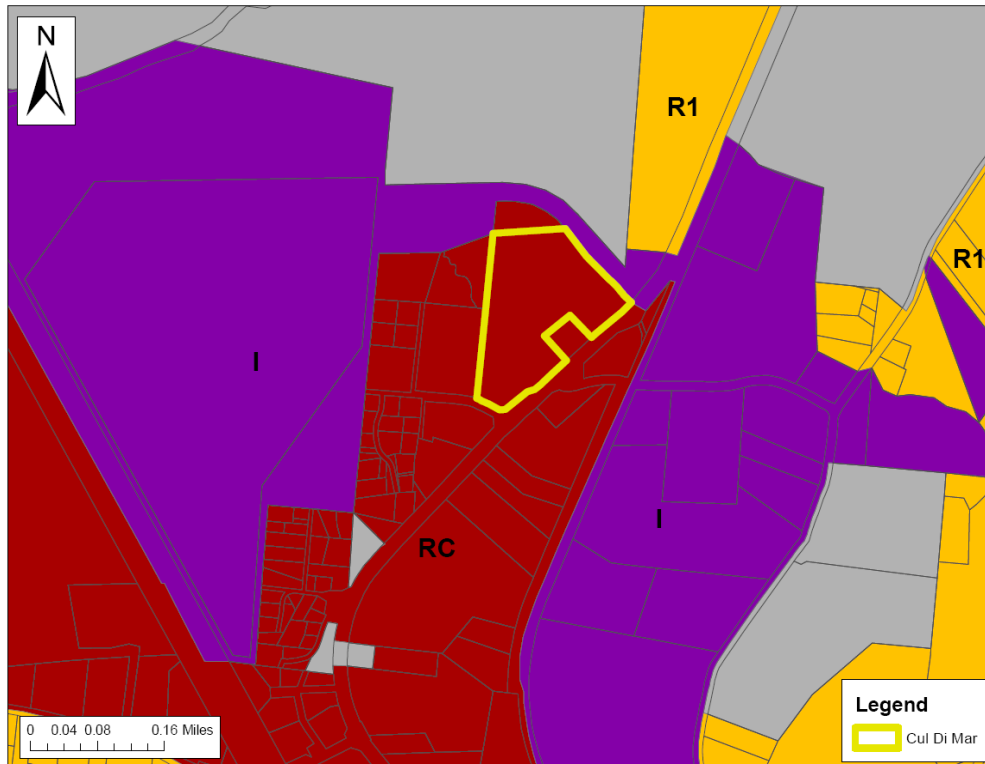
1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the project site as being located within the: Urban Services Area and Industrial Area (See Map A: CCP Future Land Use Map).
  - a. The Urban Services Area is that area within which most urban services and urban scale development is currently concentrated. Considerable commercial development at a mixture of scales: Local, Community, and Regional should be concentrated here.
  - b. The Industrial area lies within the Urban Services Area. Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses.

**Map A: CCP Future Land Use**



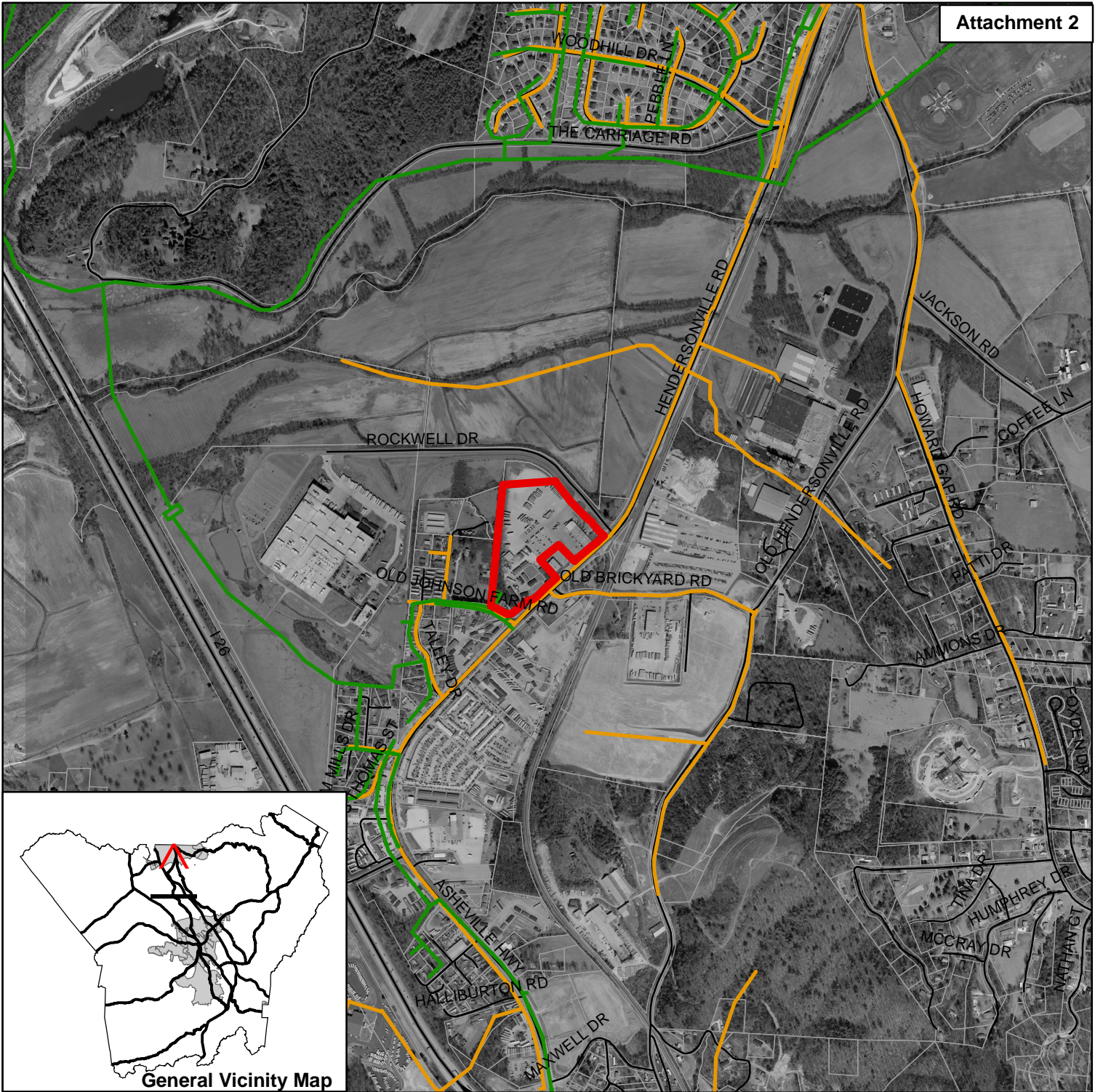
2. **Chapter 200A, Henderson County Land Development Code (LDC).** According to Chapter 200A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Regional Commercial (RC) Zoning District (See Map B: Official Zoning Map). The RC district allows for a variety of commercial uses on the local, community, and regional levels. Currently, the owner does not intend to build structures in the project area. At a later date, when structures are proposed, the owner will be required to submit a major site plan to the Technical Review Committee for approval.

### Map B: Official Zoning Map



#### Development Plan Comments

1. **Public Utilities.** The applicant has proposed public water and sewer (City of Hendersonville). According to the LDC, the applicant must provide evidence that the water supply and sewer plans have been approved by the appropriate agency. The development plan may be approved contingent on final approval from such agency; however, the final plat shall not be approved until all such final approvals have been obtained. Any subdivision served by a public water system shall meet the respective county or municipality's minimum requirements for fire hydrant installation.
2. **Subdivision Names.** The final plat shall contain certification that the public records of the County have been searched and the proposed subdivision name meets the standards set forth in this Chapter (LDC §200A-81 G).
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)).








# Cu-Di-Mar

OWNER/DEVELOPER: Cu-Di-Mar, LLC  
 ZONING: RC  
 WATER SYSTEM: Public  
 SEWER SYSTEM: Public  
 ROAD SYSTEM: Public

# 2

**Legend**

-  Cul Di Mar
-  Public Sewer
-  Public Water
-  Streets
-  Official Blue Line Streams



**1.** Southernmost corner of project area, facing towards Hendersonville Road (Highway 25N).



**2.** Southernmost portion of project area, facing west.



**3.** Existing business (modular home sales) on remainder tract along Hendersonville Road (Highway 25N)



**4.** Existing business (automobile services and repair) on remainder tract, northwestern portion along Hendersonville Road (Highway 25N).



APPENDIX 1

HENDERSON COUNTY  
SUBDIVISION APPLICATION FORM

4/15/2008 \_\_\_\_\_  
 Date of Application Subdivision Name Cu-Di-Mar, LLC. Application Number \_\_\_\_\_  
 \* Major Subdivision \* Minor Subdivision \* Other

Property Owners Name: Cu-Di-Mar, LLC.  
 Address: P.O. Box 954  
 City, State, Zip: Fletcher, NC 28732  
 Owner's Agent: Wallace S. Mcabee  
 Telephone No: 828-628-1295  
 PIN 9652-44-3241 Deed Book/Page 1011 / 108  
 Zoning District RC\* Fire District Fletcher Watershed NA  
 Location of property to be divided: Corner of Old Johnson Farm Road + Highway 25

Type of Subdivision: ( ) Residential  Commercial ( ) Industrial Present Use \_\_\_\_\_  
 No. Lots Created 1 Original Tract Size 14.76 New Tract Size 0.822 No. New Lots 1  
 NA Road System: ( ) Public ( ) Private ( ) Combination Public and Private  
 Water System: ( ) Individual ( ) Community  Municipal  
 Sewer System: ( ) Individual ( ) Community  Municipal  
 Cemetery on Property: ( ) Yes  No

Fee: \$ 400.00 Paid \_\_\_\_\_ Method \_\_\_\_\_

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

Curtis J. [Signature] \_\_\_\_\_ 4-15-08 \_\_\_\_\_  
 APPLICANT (OWNER OR AGENT) DATE

Development Plan Approval / Conditions \_\_\_\_\_

Final Plat Approval: \_\_\_\_\_ Plat Recorded \_\_\_\_\_

\* Regional Commercial

# McAbee & Associates, P. A.

PROFESSIONAL LAND SURVEYING

3 McAbee Trail

Fairview, North Carolina 28730-8631



Wallace S. McAbee, PLS  
Eric S. McAbee, PLS

Telephone (828) 628-1295  
Fax (828) 628-1294

## CU-DI-MAR, LLC – OLD JOHNSON FARM ROAD 1 LOT SUBDIVISION

THIS TO CERTIFY THAT ALL SITE IMPROVEMENTS (GRADING, PARKING & BUILDINGS) SHOWN ON THE SUBDIVISION PLAT (BEARING MCABEE & ASSOCIATES, P.A. DRAWING NUMBER G-08-2337) ARE IN EXISTENCE. NO CONSTRUCTION OR SITE DISTURBANCE WILL BE ASSOCIATED WITH THIS SUBDIVISION AND THEREFORE NO EROSION CONTROL PERMIT WILL BE REQUIRED.

A handwritten signature in black ink, appearing to read 'Wallace S. McAbee', written over a horizontal line.

Wallace S. McAbee (L-2473)

APR 30 2008

01:00:00

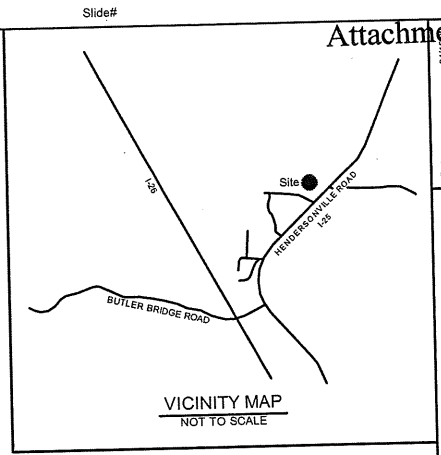
- LEGEND:**
- PG . . . PLAT BOOK
  - DB . . . DEED BOOK
  - PG . . . PAGE
  - R/W . . . RIGHT OF WAY
  - CALCULATED POINT (NOT SET IN FIELD)
  - ▲ RBS . . . REBAR SET W/ ID CAP "McABEE"
  - RECOVERED MONUMENT (SIZE AND TYPE AS NOTED)
  - CONCRETE MONUMENT
  - R/W . . . RIGHT OF WAY
  - CLF . . . CHAIN LINK FENCE
  - RCF . . . REINFORCED CONCRETE PIPE
  - SMH . . . SEWER MANHOLE
  - PP . . . POWER POLE
  - PPAL . . . POWER POLE WITH AREA LIGHT
  - WM . . . WATER METER
  - INV . . . INVERT
  - P— . . . POWER LINE
  - FH . . . FIRE HYDRANT
  - WV . . . WATER VALVE

**SETBACKS:**

SETBACK FROM HWY 25 - 50' FROM RW  
 SETBACK FROM OLD JOHNSON FARM RD. - 10' FROM RW  
 SIDE AND REAR - 10'

**REFERENCES:**

PIN# 9652-44-3241  
 DB 1011 PG 108  
 DB 555 PG 71  
 DB 500 PG 787  
 DB 502 PG 285  
 DB 685 PG 441  
 DB 605 PG 608  
 DB 916 PG 148  
 NCDOT Proj. Ref. #R-2214B



STATE OF NORTH CAROLINA  
 COUNTY OF HENDERSON:

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 \_\_\_\_\_

STATE OF NORTH CAROLINA  
 COUNTY OF HENDERSON:

REGISTERED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008  
 AT \_\_\_\_\_ O'CLOCK, RECORDED IN PLAT SLIDE  
 DEPUTY.

REGISTER OF DEEDS

I, \_\_\_\_\_ SUBDIVISION  
 ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT  
 THIS PLAT PLAN HAS BEEN REVIEWED AND APPROVED AS A  
 SUBDIVISION IN ACCORDANCE WITH THE HENDERSON  
 COUNTY SUBDIVISION ORDINANCE.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Project #10342

Owner: Cu-Di-Mar, LLC  
 Fletcher, NC 28702  
 888-674-1384

Combined Master & Development Plan for:  
**Cu-Di-Mar, LLC.**  
 Hoopers Creek Township  
 Henderson County, North Carolina  
 PIN# 9652-44-3241

**DEVELOPMENT DATA BLOCK**

Subject Property Area: 14.78 Acres  
 Project Location: Old Johnson Farm Road  
 Property Owner: Cu-Di-Mar, LLC  
 Contact Person: Curtis Yearwood  
 PG Box 654  
 Fletcher, NC 28702  
 Telephone: 888-674-1384

Land Planner/Surveyor: Wallace & Associates, PA  
 3 McAbee Trail  
 Fawnview, NC 28750  
 Telephone: 828-628-1296  
 Brad Howell

Contact:  
 Subject Property PIN: 9652-44-3241  
 Zoning District: Regional Commercial  
 Deed Reference: DB 1011 Pg 108  
 Proposed Use: 1  
 Water: Public  
 Sewer: Public

Total Area of Project  
 Original Tract 0.822 Acres  
 New Lot 0.822 Acres

SMH  
 NC GRID CORD. NAD 83-2001  
 N: 623,609.24  
 E: 953,918.66  
 Elev: 2086.21'

Cu-Di-Mar, LLC.  
 PIN# 9652-44-3241  
 DB 1011 PG 108

Lot 1  
 0.822 ACRES  
 35,813 SQ. FT.  
 Portion of PIN# 9652-44-3241

Charles F. Collins  
 PIN# 9652-43-5523  
 DB 842 PG 257

REBAR SET  
 NC GRID CORD. NAD 83-2001  
 N: 623,588.69  
 E: 954,246.33

SMH  
 NC GRID CORD. NAD 83-2001  
 N: 623,522.77  
 E: 954,150.12  
 Elev: 2086.88'

Carl James Smith & Wife, ETAL  
 PIN# 9652-33-8430  
 DB 551 PG 835

Collins Realty, LLC.  
 PIN# 9652-43-5339  
 DB 1260 PG 610

I, WALLACE S. McABEE, CERTIFY THAT THIS SURVEY  
 CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE  
 COUNTY THAT HAS AN ORDINANCE THAT REGULATES  
 PARCELS OF LAND.  
 I, Wallace S. McAbee, certify that this map was drawn under my  
 supervision from an actual survey by me, deed description recorded  
 in Henderson County Registry Book 1011, Page 108, that the ratio  
 of precision as calculated by indices and departures is 1:10,000;  
 and that this map was prepared in accordance with GS 47-30  
 (K)(1)(a). Witness my hand and seal this 15th day of April, 2008.

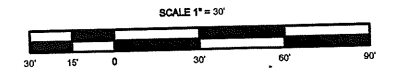


- NOTES:**
- 1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M.# 2701250020B, DATED MARCH 1, 1982.
  - 2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
  - 3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.
  - 4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
  - 5) AREA BY COORDINATE COMPUTATION.
  - 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED. OTHERWISE, THE COMBINED GRID FACTOR FOR THIS PROJECT IS 0.99978168.
  - 7) SUBJECT PROPERTY IS ZONED REGIONAL COMMERCIAL PER HENDERSON COUNTY ZONING REGULATIONS. REFER TO THE ORDINANCE FOR SPECIFIC REGULATIONS ASSOCIATED WITH THIS ZONING CLASSIFICATION.
  - 8) NEIGHBORING PROPERTY LINES WERE PLOTTED FROM THE HENDERSON COUNTY GIS AND ARE APPROXIMATE.

**GLOBAL POSITIONING SYSTEM CERTIFICATION**

I, WALLACE S. McABEE, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS GPS SURVEY WAS PERFORMED TO CLASS 1 FGDC SPECIFICATIONS AND THAT I USED THE NCEM GPS RTK NETWORK; GPS FIELD PROCEDURES AND COORDINATES WERE OBTAINED BY THE RTK NETWORK SOLUTIONS; THAT THIS SURVEY WAS PERFORMED ON MARCH 3, 2008 USING A TRIMBLE 5800 DIAM. FREQUENCY RECEIVER; AND ALL COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 - 2001 UPGRADED POSITIONS.

APR 30 2008



**McAbee & Associates, PA**  
 Professional Land Surveyors  
 Wallace S. McAbee, PLS Telephone: (828) 628-1295  
 Eric S. McAbee, PLS Fax: (828) 628-1294  
 3 McAbee Trail Fawnview, North Carolina, 28750