

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, October 2nd, 2018

SUBJECT: Combined Master and Development Plan for Dan Ducote Enterprise, INC,
Community Commercial Major Subdivision (M-2018-07)

STAFF CONTACT: Allen McNeill, Planner

ATTACHMENTS: 1. Staff Report
2. Combined Master and Development Plan

SUMMARY OF REQUEST:

Scott Houk of Associated Land Surveyors & Planners PC, applicant, on behalf of Dan Ducote Enterprise, INC, owner, submitted a Combined Master and Development Plan for the project known as the Major Subdivision for Dan Ducote Enterprises, INC. The project is located on approximately 3.51 acres of land off Brevard Rd (US 64).

The Combined Master and Development Plan proposes the creation of 2 lots. The property shown to have access to public water and sewer, via the Etowah Sewer Company.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

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

Henderson County Planning Department Staff Report**Combined Master and Development Plan For
Dan Ducote Enterprise, INC
Brevard Rd. (US 64), Mills River Township****File #M-2018-07
Henderson County**

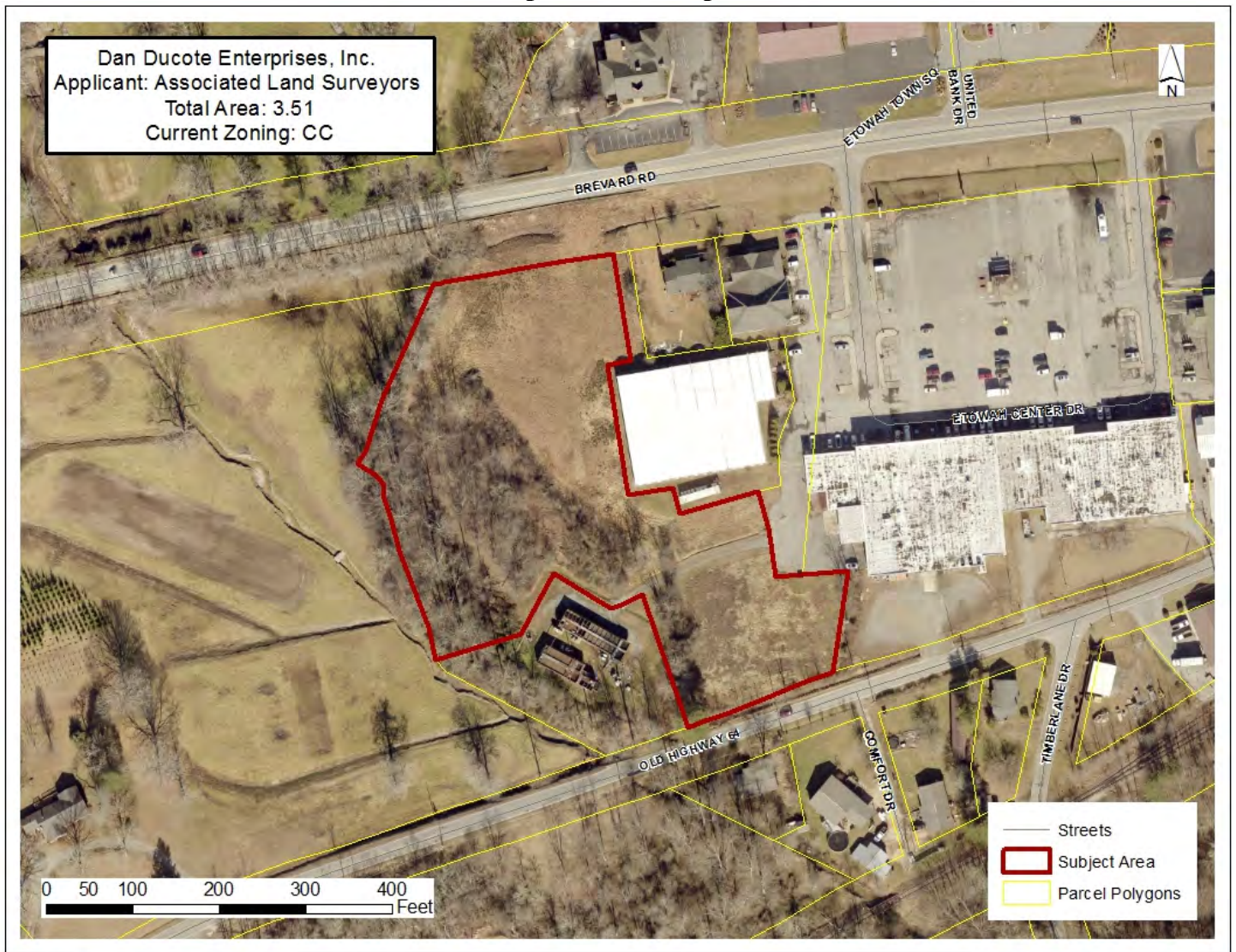
Combined Master and Development Plan Comments:

According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Combined Master and Development 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 Combined Master and Development 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 Combined Master and Development 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 §42A-75).

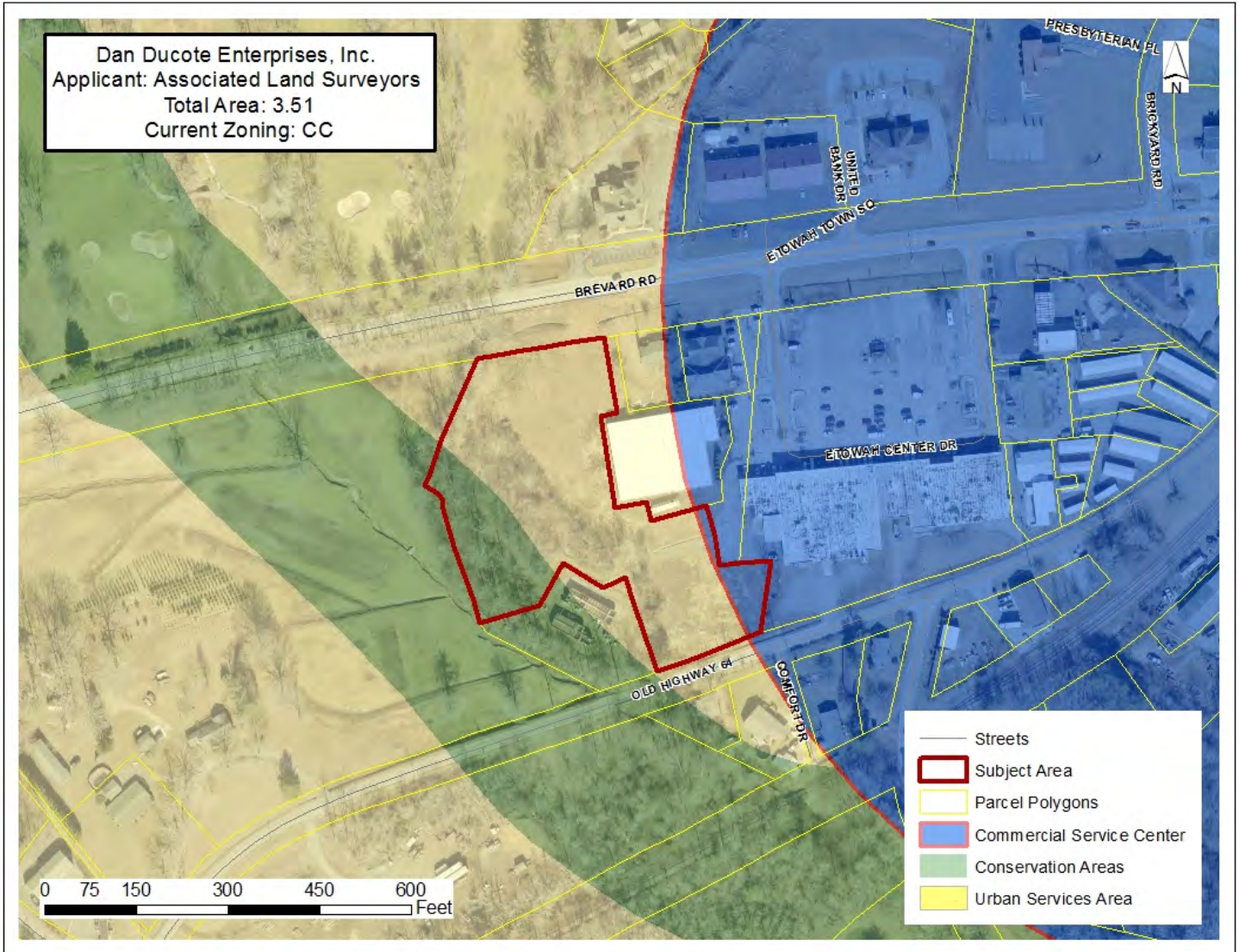
Staff has reviewed the submitted the Combined Master and Development Plan for the Dan Ducote Enterprises, Inc Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

Map A: Aerial Map



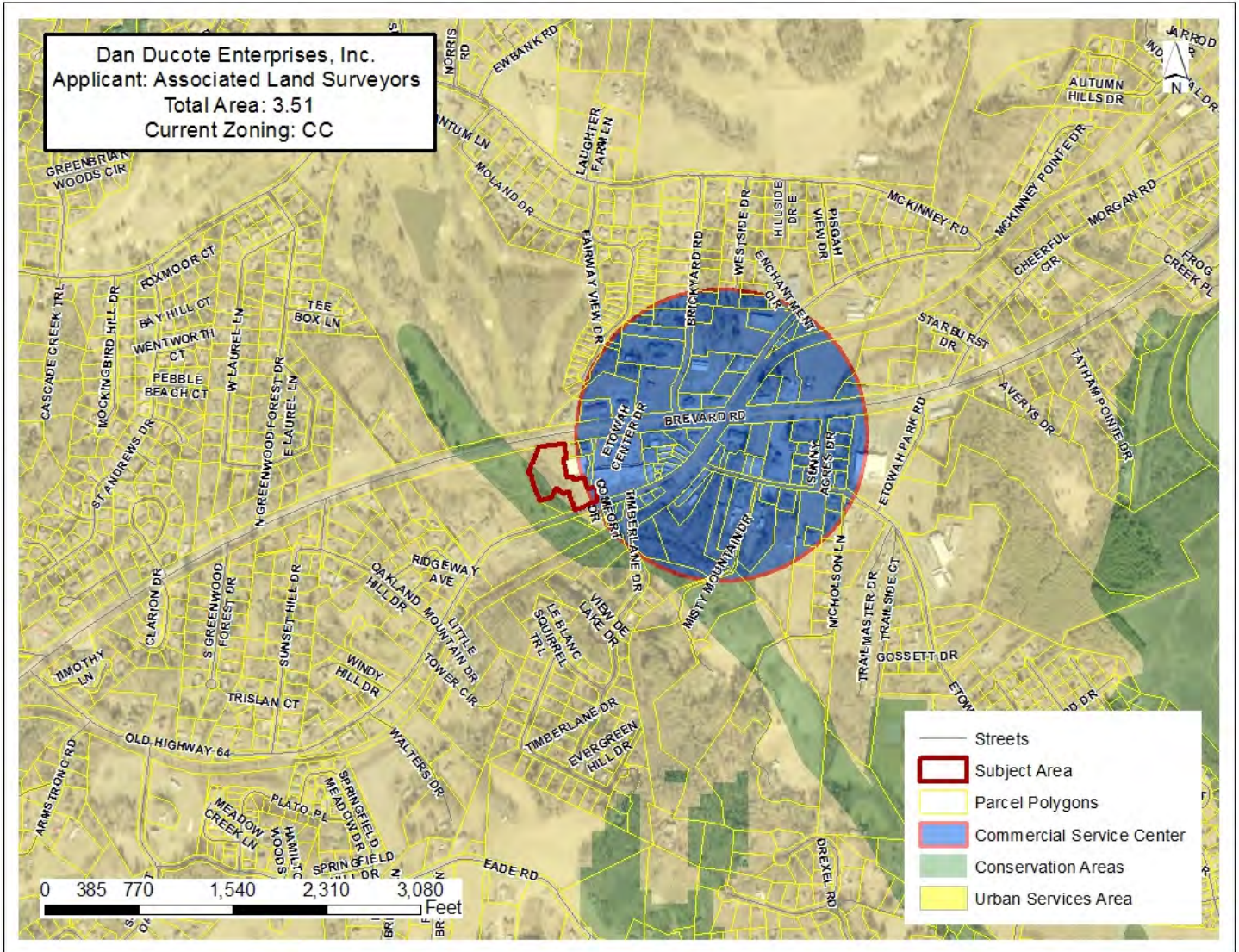
1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located largely within an Urban Service Area. (See Map B-1: CCP Future Land Use Map). While the majority of the property is within an Urban Service Area, a portion of the property’s western border is within a Conservation Area and a small portion of the property on the eastern border falls within a Commercial Service Area.

Map B-1: County Comprehensive Plan Future Land Use Map



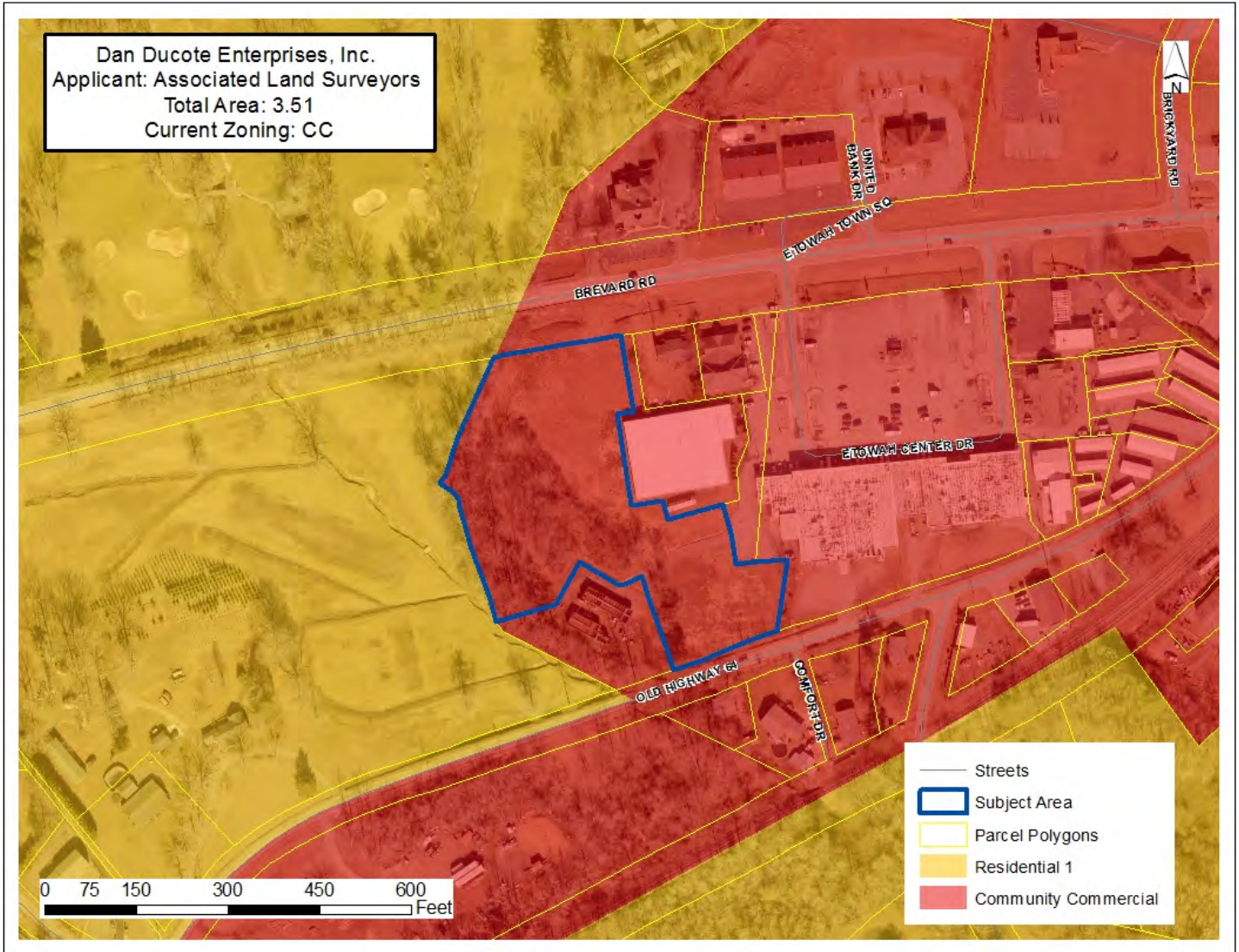
(a) As indicated in Map B-2: CCP Future Land Use Contextual Map, the subject area is largely surrounded by Urban Service Area, with scattered portions of Conservation Area, and the noted Commercial Service Area directly to the east. According to the Future Land Use Map of the CCP, the Urban Service Area will contain considerable commercial development at a mixture of scales.

Map B-2: County Comprehensive Plan Future Land Use Contextual Map



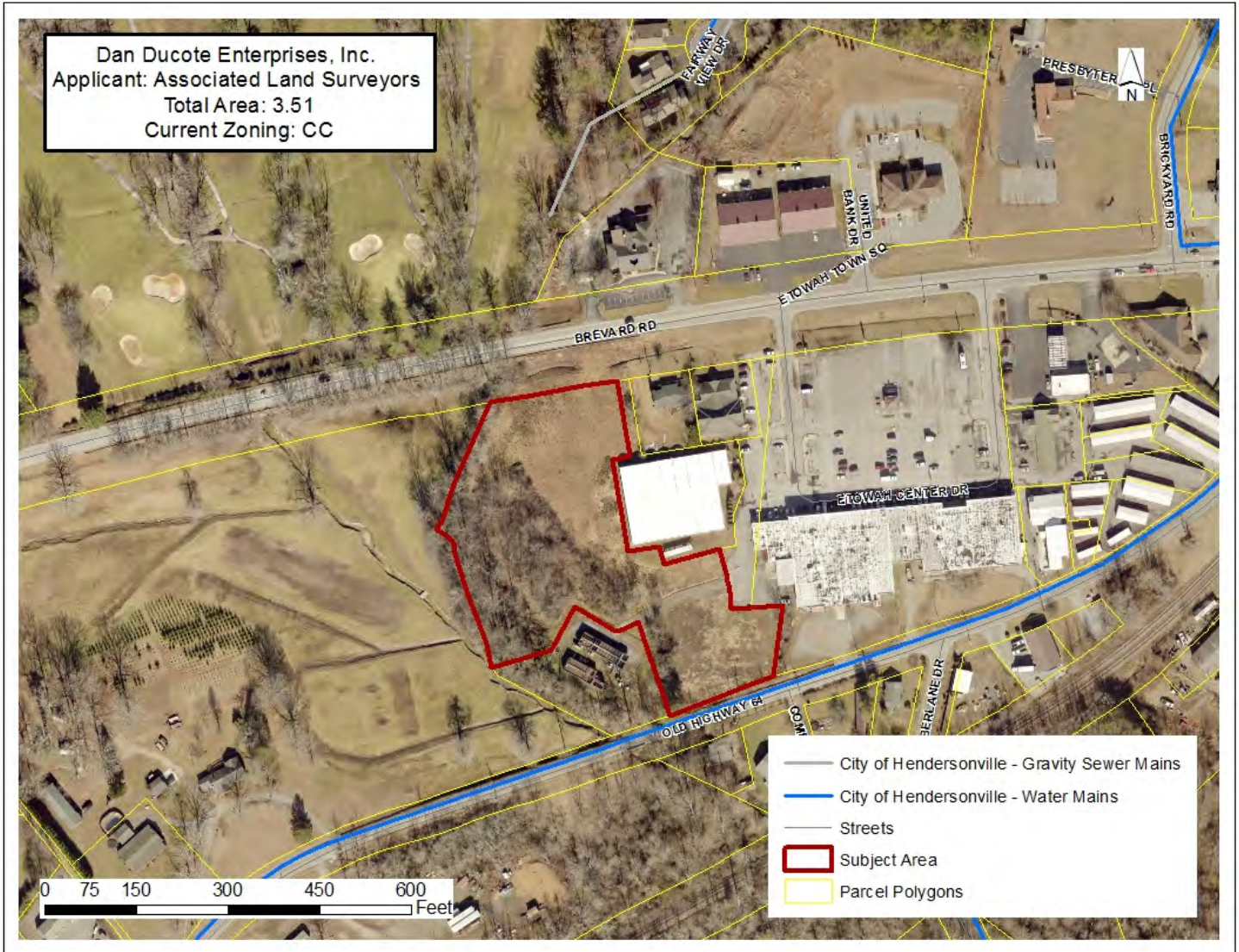
2. **Chapter 42A, Henderson County Land Development Code (LDC).** According to Chapter 42A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Community Commercial zoning district. (See Map C: Official Zoning Map). The applicant is proposing 2 lots, with Tract A containing 1.76 acres and Tract B containing 1.75 acres. Neither tract has a proposed improvement according to the attached Combined Master and Development Plan.

Map C: Official Zoning Map



- 3. Water and Sewer Availability.** The applicant proposes that the site is served with access to public water and sewer connections. According to Map D: Utilities Map, the subject area is within proximity to existing water and sewer access points. It should be noted that the sewer access proposed is assumed to be with the Etowah Sewer Company, and not the City of Hendersonville.

Map D: Public Utilities

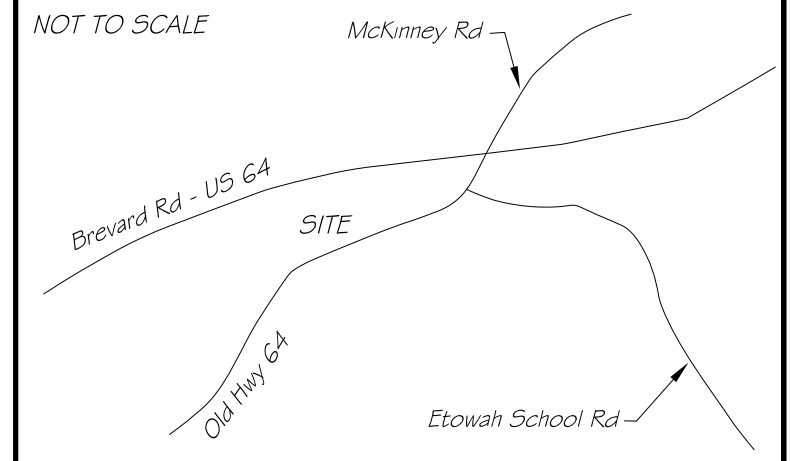


4. **Proposed Subdivision and Site Plan.** As indicated in Map E, the existing 3.51-acre track is proposed to be subdivided, creating one (1) 1.76-acre tract (Tract A) and one (1) 1.75-acre tract (Tract B). As mentioned before, the subject area does not currently occupy any existing structure, and the proposed Master and Development Plan indicates no proposed structures.

Combined Master and 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 §42A- 113B).
2. **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).
3. **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).

Grid North
NAD 83 (2011)



Vicinity Map

~ PRELIMINARY DRAWING ~
FOR REVIEW PURPOSES ONLY

Approximate Location Of Zone AE
1% Annual Chance Flood Hazard Line
As Per Map Panel # 9528
Map # 3700952800J effective date
10/02/2008 (100 Yr Flood Line)

Project Summary

3.51 Acres Total
Current Zoning: CC Zone
Density Allowed: 1.6 Units Per Acre
Proposed Density: 1 Unit Per 1.76 Acre
(3.51/2 = 1 Unit per 1.76 Acre)
2 Total Lots Proposed
Proposed Minimum Lot Size: 76,136 SqFt.
Proposed Maximum Lot Size: 76,583 SqFt.
Proposed Water System:
Proposed Sewer System:
Distance to Public Water = On Site
Distance to Public Sewer System = On Site
Property is Located Within A 1/2 mile Of A Farmland Preservation District
Property is Not Within A Water Supply Watershed
Property is In The Etowah - Horse Shoe Fire District
2' Contour Intervals

L8-L14 Calls Along The Centerline Of Creek
L15-L18 Are Tie Lines

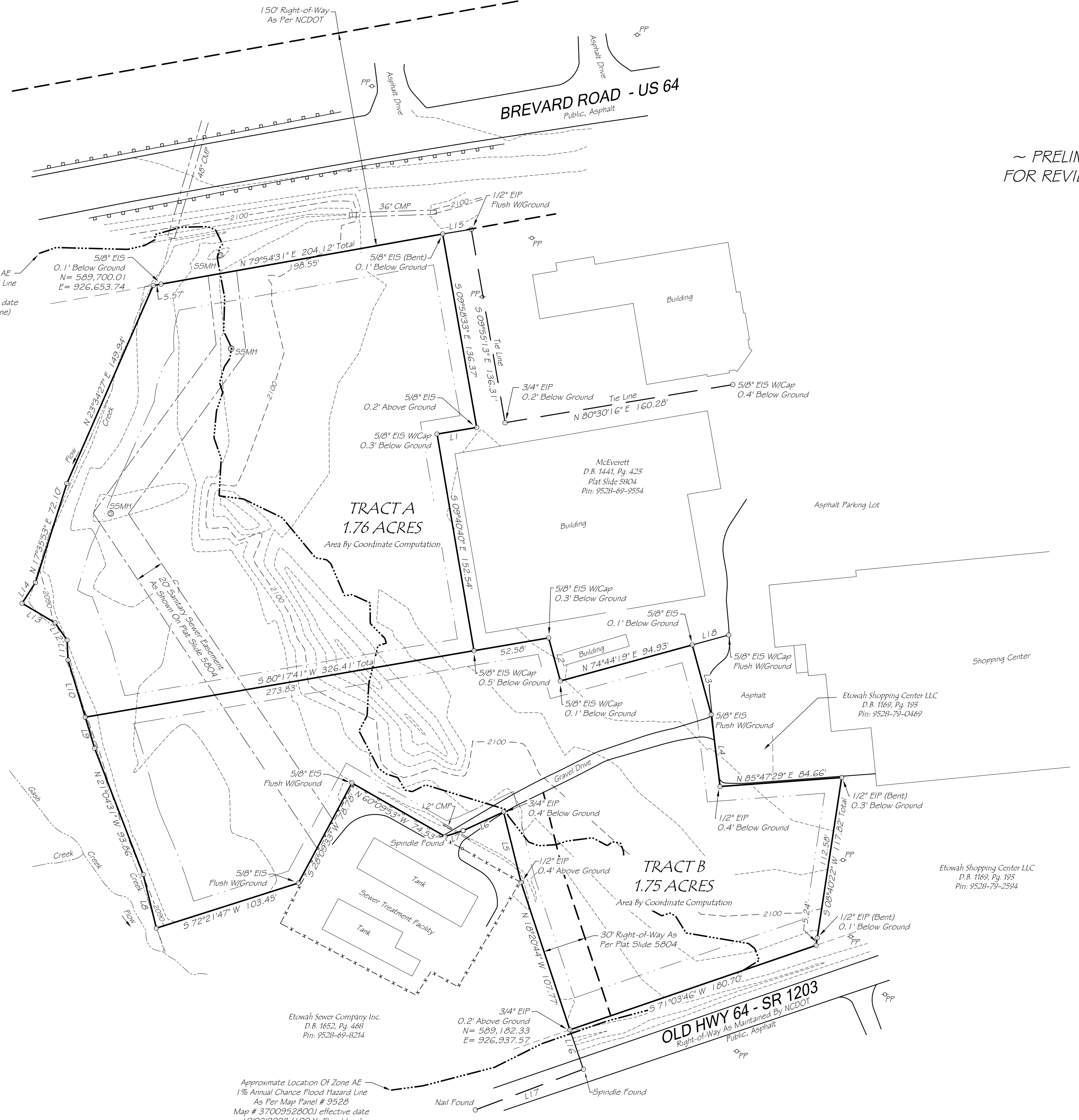
Line	Bearing	Distance
L1	S 80°31'16" W	27.92'
L2	S 15°18'11" E	30.99'
L3	S 15°13'19" E	50.03'
L4	S 07°00'00" E	50.36'
L5	N 13°54'34" W	50.42'
L6	S 65°13'10" W	30.95'
L7	S 72°21'51" W	13.19'
L8	N 13°46'46" W	38.40'
L9	N 16°44'58" W	22.56'
L10	N 16°44'58" W	41.43'
L11	N 02°40'38" W	13.82'
L12	N 34°44'47" W	14.67'
L13	N 59°23'00" W	26.57'
L14	N 32°38'18" E	17.17'
L15	N 80°38'47" E	20.12'
L16	S 18°50'33" E	28.90'
L17	S 69°21'28" W	80.15'
L18	N 74°42'56" E	26.18'

Cash
D.B. 327, Pg. 609
Pin: 9528-59-4842

Building Setbacks as per Henderson County CC Zoning:
Front: 20'
Side: 10'
Rear: 10'

Stream Buffer: 30'

- Notes:
- Property is subject to all easements, restrictions and right of ways of record.
 - The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 - The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
 - All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
 - This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
 - Property is currently zoned Community Commercial by Henderson County.
 - Property is not located in a Water Supply Watershed.
 - Portions of property are located within 1/2 mile of a designated Farmland Preservation District.
 - Property is located in Zone AE (1% Annual Chance Floodplain) as per FRIS Map Panel 9528, Map # 3700952800J effective date 10/2/2008.



Combined Master & Development Plan For:
Dan Ducote Enterprises, Inc.

~ Owner & Developer ~
PO Box 364
Etowah, NC 28729

Pin: 9528-69-8404

Mills River Township | Henderson County, NC

ASSOCIATED LAND SURVEYORS & PLANNERS P.C.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774
SCALE: 1 Inch = 40 Feet DATE August 29, 2018
JOB NO: S-18-278 DRAWN BY: ASH

- Legend:
- EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pipe Set
 - o = Unmarked Point, Unless Otherwise Noted
 - ROW = Right of Way
 - SSMH = Sanitary Sewer Manhole
 - PP = Power Pole
 - CMP = Corrugated Metal Pipe
 - = Building Setback Lines
 - - - - - = 1% Annual Chance Flood Line (100 Yr Flood)