

REQUEST FOR COMMITTEE ACTION

**HENDERSON COUNTY
TECHINICAL REVIEW COMMITTEE**

MEETING DATE: August 16, 2022

SUBJECT: Master Plan for First Baptist Church of East Flat Rock Major Subdivision
(2022-05-M)

STAFF CONTACT: Grayson Taylor, Planner III

ATTACHMENTS: 1. Staff Report
2. Master Plan
3. Application

SUMMARY OF REQUEST:

A subdivision application was submitted on behalf of the First Baptist Church of East Flat Rock by David Hill, of Hill and Associates, P.A. on August 1, 2022. The application is for a Master Plan for East Flat Rock First Baptist Church Major Subdivision, consisting of 1 additional new lot, south of the existing church. The subject area is located adjacent to and west of US-176/Spartanburg Hwy in the East Flat Rock community. The parcel currently contains roughly 6 acres.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Master and Development Plan meet the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Master Plan and Development Plan be subject to the developer addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

Suggested Motion:

I move that the TRC approve, approve with conditions, or deny the Master and Development Plan based on the Henderson County Land Development Code and recommendations of the Henderson County Comprehensive Plan and any conditions in the staff report or as discussed by the TRC.

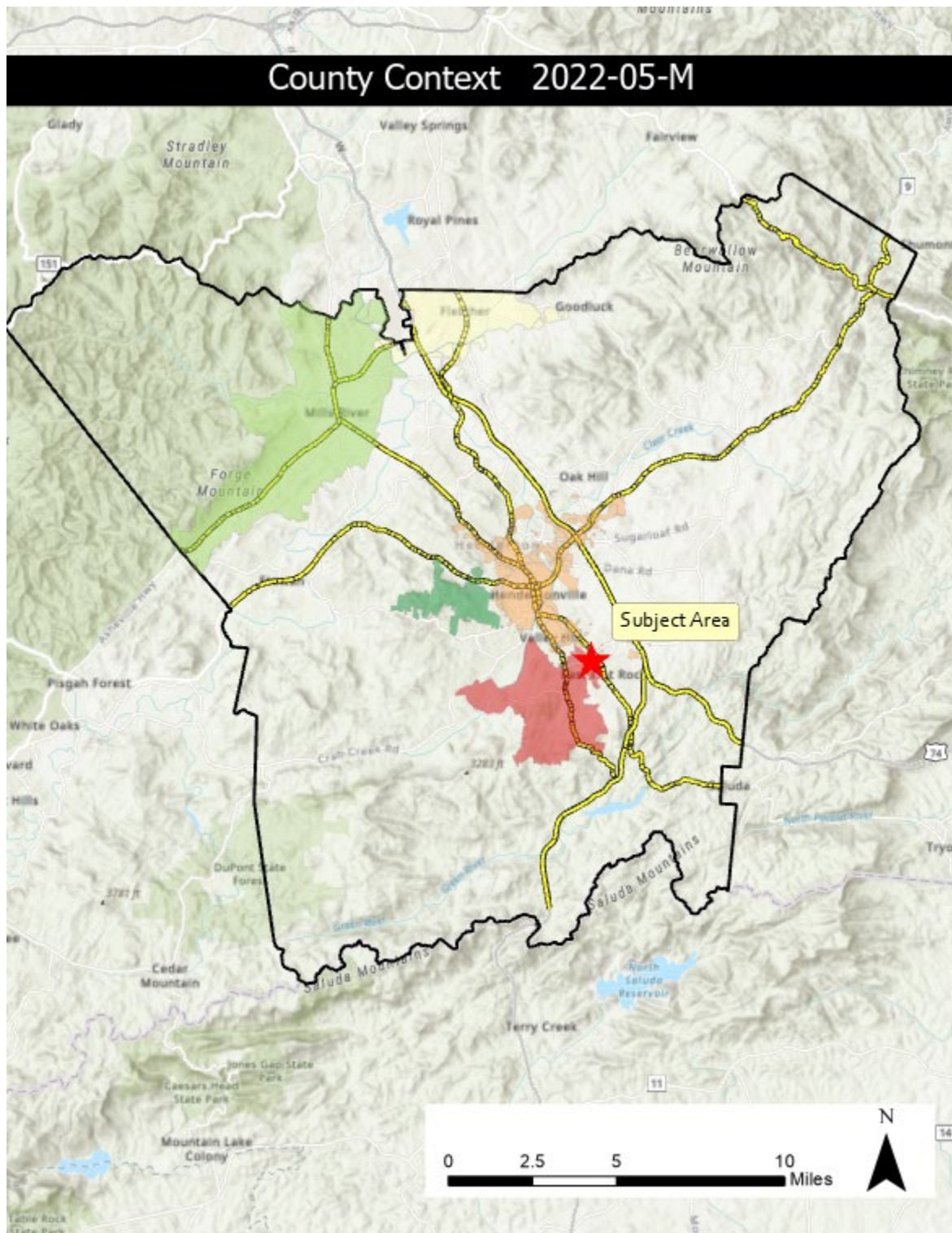
Henderson County Planning Department Staff Report**Master Plan****East Flat Rock First Baptist Church Commercial Subdivision (2022-05-M)****Property Owner(s)/Applicant(s): First Baptist Church of East Flat Rock****Agent & Surveyor: David Hill, Hill and Associates Surveyors, P. A.****PIN: 9577-86-3059****Master & Development Plan Comments:**

According to Chapter 42, Henderson County Land Development Code (LDC) §42-341), 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 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 §42-75).

Staff has reviewed the submitted Master Plan for the East Flat Rock First Baptist Church Major Subdivision, taking into consideration the recommendations of the *Henderson County Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

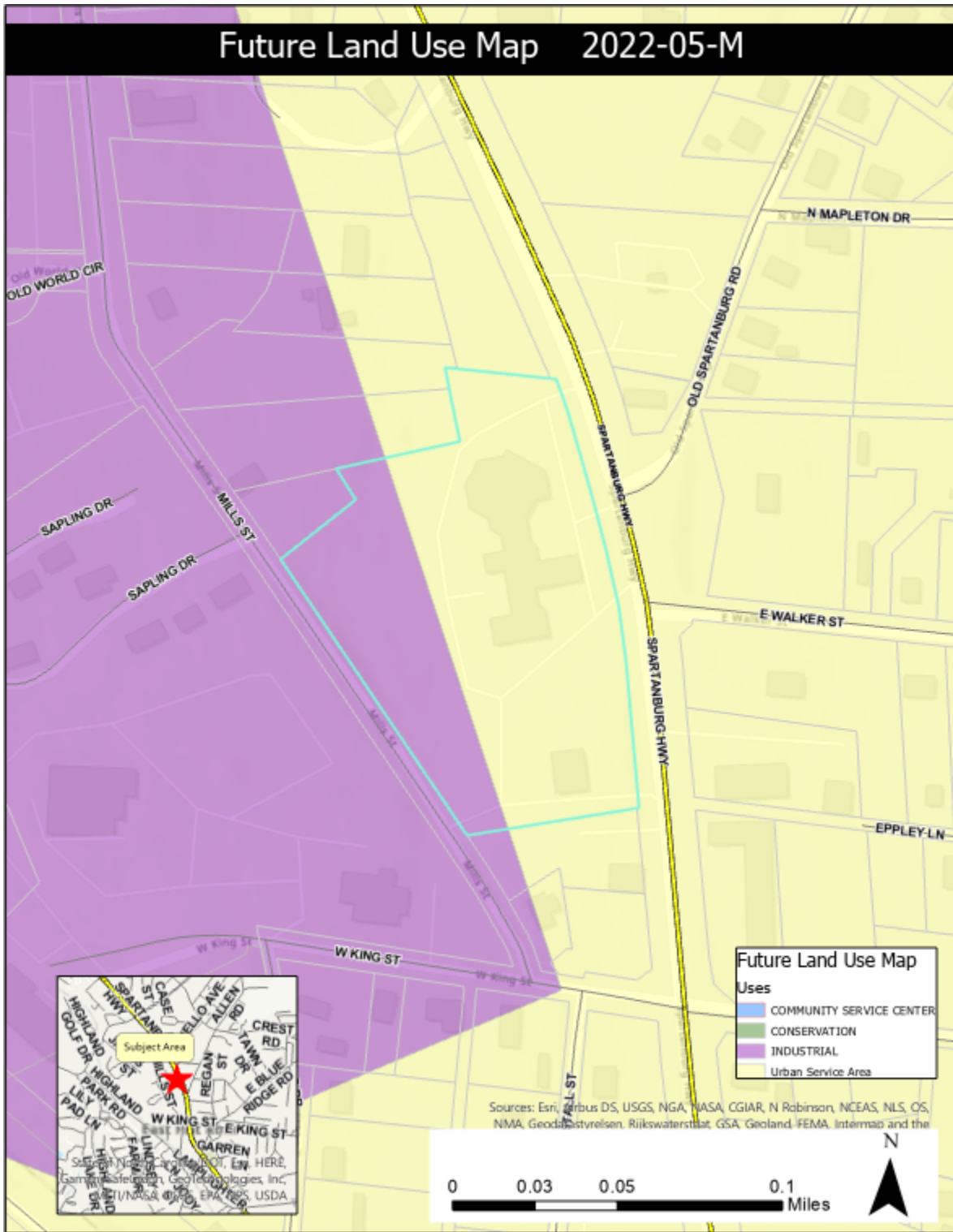
Map A: County Context



Map B: Aerial Imagery

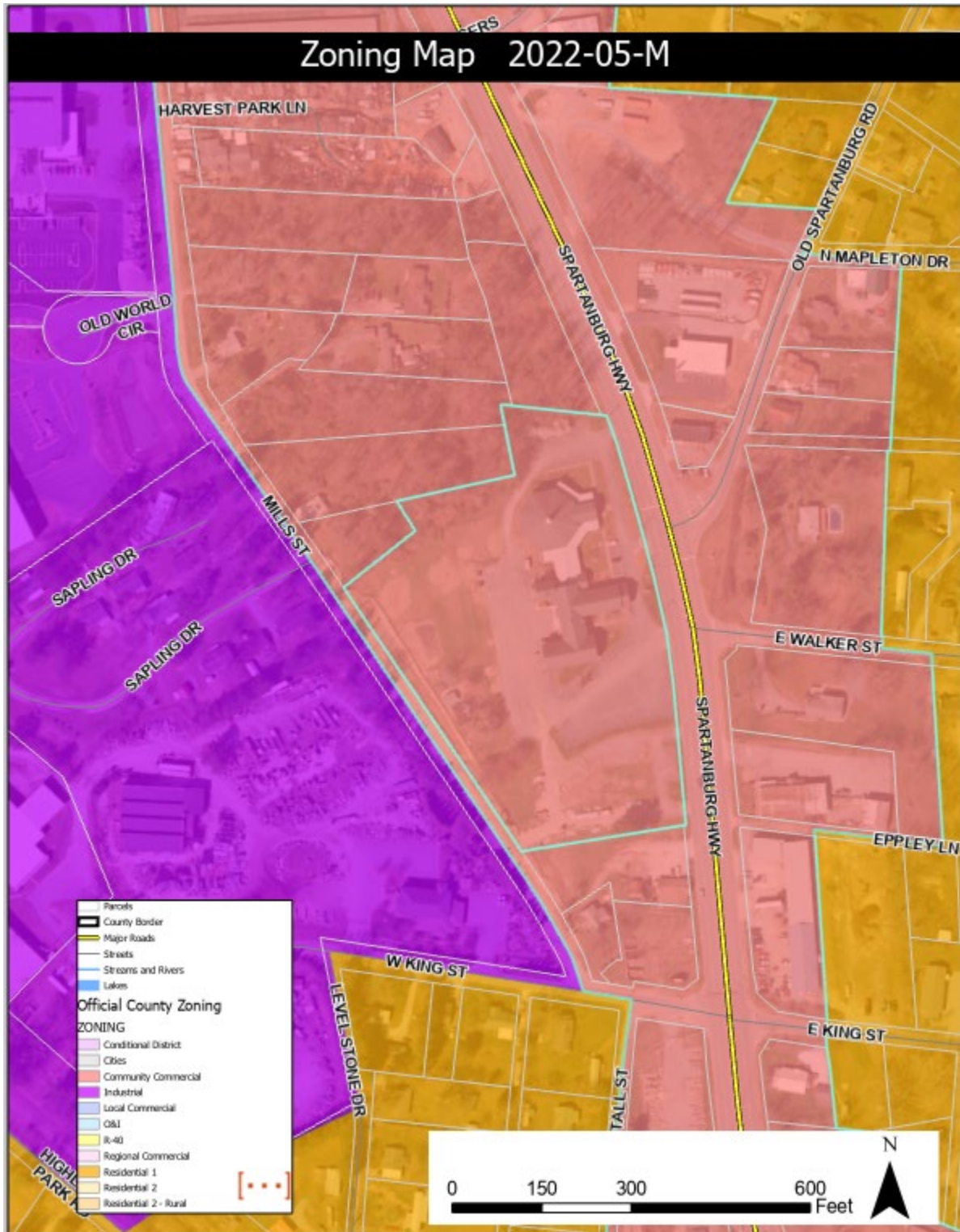


Map C: County Comprehensive Plan Future Land Use Map



1. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Urban Service Area (USA) Classification and a portion within the Industrial Classification.
 - a. **Urban Service Area:** “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. At the same time, policies and regulations should protect existing less-intensely developed communities. The USA will contain considerable commercial development at a mixture of scales: *Local*, *Community*, and *Regional*, as defined below. In particular, all *Regional Commercial* development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.
 - b. **Industrial:** “Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.”

Map D: Official Zoning Map



2. **Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, 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 (CC) Zoning District.
 - a. **Community Commercial (CC):** “The purpose of the Community Commercial District (CC) is to foster orderly growth where the principal use of land is commercial. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial development that: (1) Includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local and community level; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in areas designated as Transitional (RTA) or Urban (USA) in the Comprehensive Plan.”
3. **Water and Sewer Availability.** Both water and sewer are available along Spartanburg Hwy.
4. **Road System:** There are no new proposed roads.
5. **Total Project Proposal Summary:**
 - Overall tract size is 6.04 acres
 - o Parcel A (containing existing church): 4.975 acres
 - o Parcel B (new parcel): 1.068 acres
 - Total 2 commercial lots
 - Existing driveway cut onto US-176/Spartanburg Hwy

Technical Comments:

1. **Development Plan:** Any new construction on-site will require a Master Site Plan and a Development Plan, both to be reviewed by the Technical Review Committee. Approval by the TRC today would solely approve the master plan, allowing administrative review of the plat.
2. **Soil Erosion and Sedimentation Control Plan:** Should the new parcel be developed, the developer would need to contact Site Development for soil erosion and sedimentation control.
3. **Water Quality:** Should the new parcel be developed, the developer would need to receive written notice from the appropriate local agencies verifying that a Stormwater Management Permit has been received (LDC §42-95E).
4. **Private Roads:** No new roads have been proposed.
5. **Shoulder Stabilization:** No new roads have been proposed.
6. **Road Drainage, Culverts, and Shoulder Stabilization:** No new roads have been proposed.
7. **Dead Ends, Culs-de-sac, and Turnarounds:** No roads have been proposed.

8. **Road Name Signs and Regulatory Signs:** N/A
9. **Miscellaneous Advisory Provisions:** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
10. **Final Plat Requirements:** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).
11. **NCDOT Driveway Permit:** **There is an existing driveway cut to Spartanburg Hwy.** A NCDOT Driveway Permit would be required should the property be developed with a change of use.

GRID NORTH
N.A.D. 83/2011

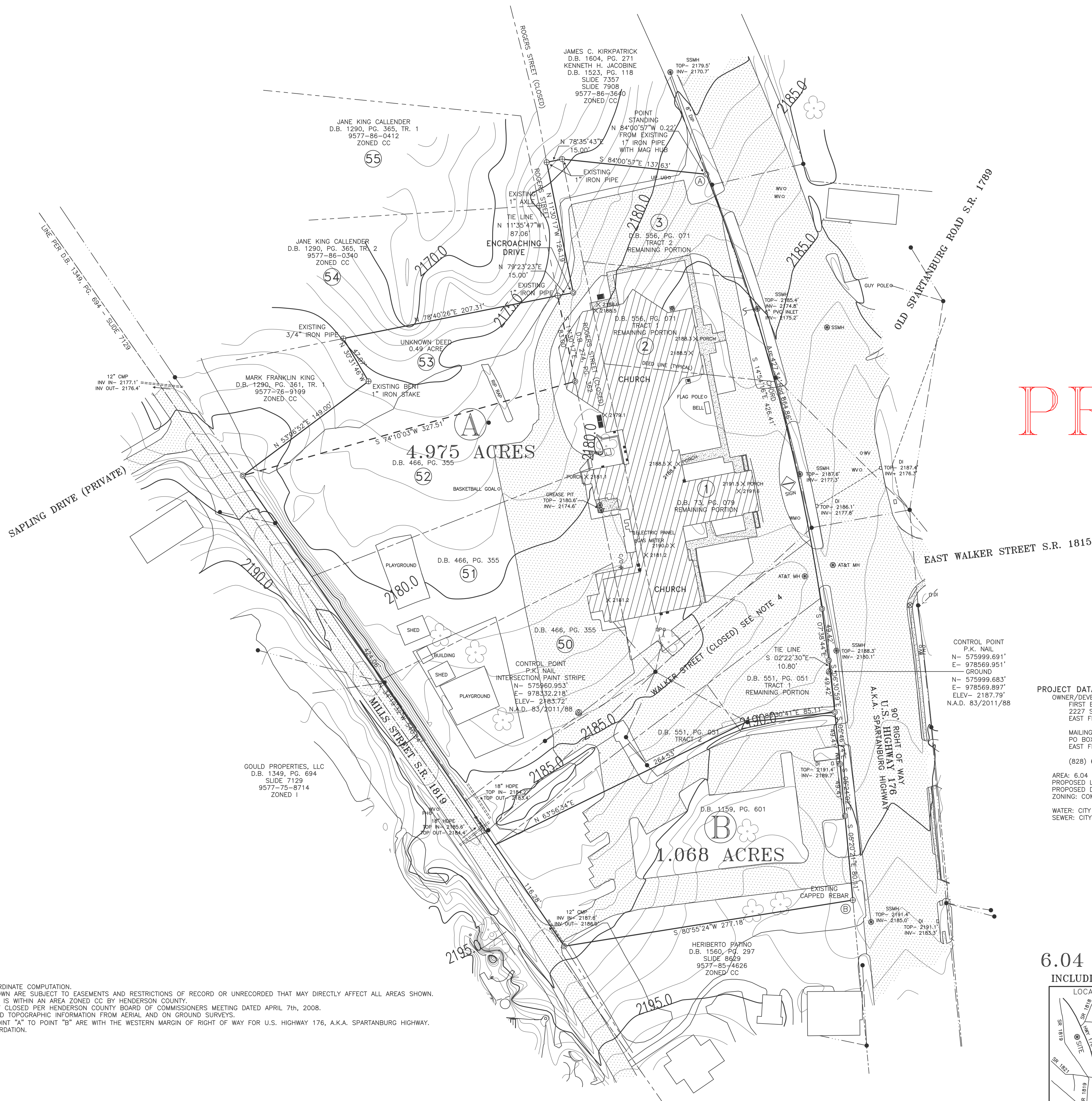
PLAT OF MASTER PLAN
FOR
FIRST BAPTIST CHURCH
OF EAST FLAT ROCK, INC.

BEING A SUBDIVISION OF THE PROPERTY
DESCRIBED IN
BOOK OF RECORD 3377, PAGE 390

HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
AUGUST XXXX, 2022

PRELIMINARY



PROJECT DATA:

OWNER/DEVELOPER:
FIRST BAPTIST CHURCH OF EAST FLAT ROCK, NORTH CAROLINA, INC.
2227 SPARTANBURG HIGHWAY
EAST FLAT ROCK, NC 28726
MAILING ADDRESS:
PO BOX 305
EAST FLAT ROCK, NC 28726
(828) 692-0765
AREA: 6.04 ACRES
PROPOSED LOTS: 2
PROPOSED DENSITY: 0.33 UNITS PER ACRE
ZONING: COMMUNITY COMMERCIAL
WATER: CITY OF HENDERSONVILLE
SEWER: CITY OF HENDERSONVILLE

I, DAVID H. HILL, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: 0.004 HORIZONTAL AT 95%
(3) TYPES OF GPS FIELD PROCEDURE(S): VRS
(4) DATES OF SURVEY: SEPTEMBER, 2017
(5) DATUM/EPOCH: NAD 83/2011/88
(6) PUBLISHED/FIXED CONTROL USE:
(7) GEOD MODEL: GEOD 12B
(8) COMBINED GRID FACTOR(S): 0.999773183
(9) UNITS: US SURVEY FOOT
WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS XXXX DAY OF AUGUST, A.D., 2022.

N.C. PROFESSIONAL LAND SURVEYOR L-3863 LICENSE #

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES;) that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)
Witness my original signature, registration number and seal this XXXX day of AUGUST, A.D., 2022.

David H. Hill, NCPLS L-3863

6.04 ACRES (TOTAL)
INCLUDING UNKNOWN DEED PARCEL



- NOTES:
- 1- AREAS BY COORDINATE COMPUTATION.
 - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - 3- THIS PROPERTY IS WITHIN AN AREA ZONED CC BY HENDERSON COUNTY.
 - 4- WALKER STREET CLOSED PER HENDERSON COUNTY BOARD OF COMMISSIONERS MEETING DATED APRIL 7th, 2008.
 - 5- HORIZONTAL AND TOPOGRAPHIC INFORMATION FROM AERIAL AND ON GROUND SURVEYS.
 - 6- LINES FROM POINT "A" TO POINT "B" ARE WITH THE WESTERN MARGIN OF RIGHT OF WAY FOR U.S. HIGHWAY 176, A.K.A. SPARTANBURG HIGHWAY.
 - 7- NOT FOR RECORDATION.

- LEGEND
- ⊕ MONUMENT FOUND AS NOTED
 - MONUMENT SET AS NOTED
 - POINT NOT STAKED
 - P-PED - PHONE PEDESTAL
 - UP - UTILITY POLE
 - PHP - PHONE POLE
 - TRANS - TRANSFORMER
 - TV-PED - CABLE TV PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE

| | | |
|--------------------|---|---|
| LOCATION MAP (NTS) | DEED REFERENCES: D.B. 73, PG. 079 D.B. 466, PG. 355 D.B. 551, PG. 051 D.B. 556, PG. 071 D.B. 1159, PG. 601 B.O.R. 3377, PG. 390 | SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991 DAVID H. HILL N.C.P.L.S. 3863 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409 |
| | TAX REFERENCES: 9577-86-3059 | |
| | PARTY CHIEF: DHH | DATE: JULY XXXX, 2022 |
| | REVISIONS: | DRAWN BY: DHH FILE: 201706B |

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

SUBDIVISION INFORMATION

Subdivision Name: _____

Subdivision Type (Circle One): Major **Minor** Non-Standard Special

Proposed Use of Property (Circle One): Residential Commercial Industrial **Non Profit**

Conservation Subdivision: Yes **No** Gated entrance to property: Yes **No**

Existing Number of Lots: 1 Total Number of Proposed Lots: 1

Total Number Proposed Units: 2 Proposed Density (units per acre): 0.3

Road System: () Public Private () Combination Public and Private

Water System: () Individual Community () Municipal

Sewer System: () Individual Community () Municipal

PARCEL INFORMATION

PIN: 9577863059 Total Acreage: 6.04 Deed Book/Page: 3377/390 Township Hendersonville

Location of property to be divided: ON US Hwy 176 and Mills Street SR1819

Zoning District: CC Fire District: Blue Ridge

Water Supply Watershed: N/A School District: EAST

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: EFR First Baptist Phone: 828-692-0765

Address: 2227 Spbg. Hwy City, State, Zip: EFR. NC. 28726

Applicant:

Name: SAME Phone: _____

Address: _____ City, State, Zip: _____

Agent: Agent Form (Circle One): Yes No

Name: _____ Phone: _____

Address: _____ City, State, Zip: _____

Plan Preparer:

Name: _____ Phone: _____

Address: _____ City, State, Zip: _____

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

EFR First Baptist Dimitris Trustee 7/27/22

Print Applicant (Owner or Agent) Signature Applicant (Owner or Agent) Date

County Use Only

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

HENDERSON COUNTY
SUBDIVISION CERTIFICATE OF UNDERSTANDING

Please have the property owner(s) sign the below certificate for all Subdivisions All property owners must sign the certificate and agents for the property owners cannot sign on their behalf.

Certificate of Understanding:

I (we) hereby certify that I am (we are) the owner(s) of the property located within the subdivision-regulation jurisdiction of Henderson County as shown and described herein, and that I (we) hereby adopt this plan of subdivision. I (we) acknowledge that all lots created from a parent tract will count toward the total number of lots permitted under density regulations. I (we) further acknowledge that upgrading existing improvements (including roads) may be necessary in order to expand this subdivision. This certification is required per Henderson County Land Development Code 200A-84.

| | |
|---------|--|
| 7/27/22 | EFR First Baptist <i>David Jones</i> Trustee |
| Date | Owner |
| | |
| Date | Owner |
| | |
| Date | Owner |
| | |
| Date | Owner |