

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: August 21, 2018

SUBJECT: Major Site Plan

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review for Office

SUGGESTED MOTION:

I move to approve the major site plan for Associated Land Surveyors



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Associated Land Surveyors/Terry Baker
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9529902150
- 1.4. **Size:** .97 acres +/-
- 1.5. **Location:** 6475 Brevard Rd
- 1.6. **Supplemental Requirements:**

SR 6.9. Office: Business, Professional and Public

(1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).

(2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.

Map A: Pictometry/Aerial Photography



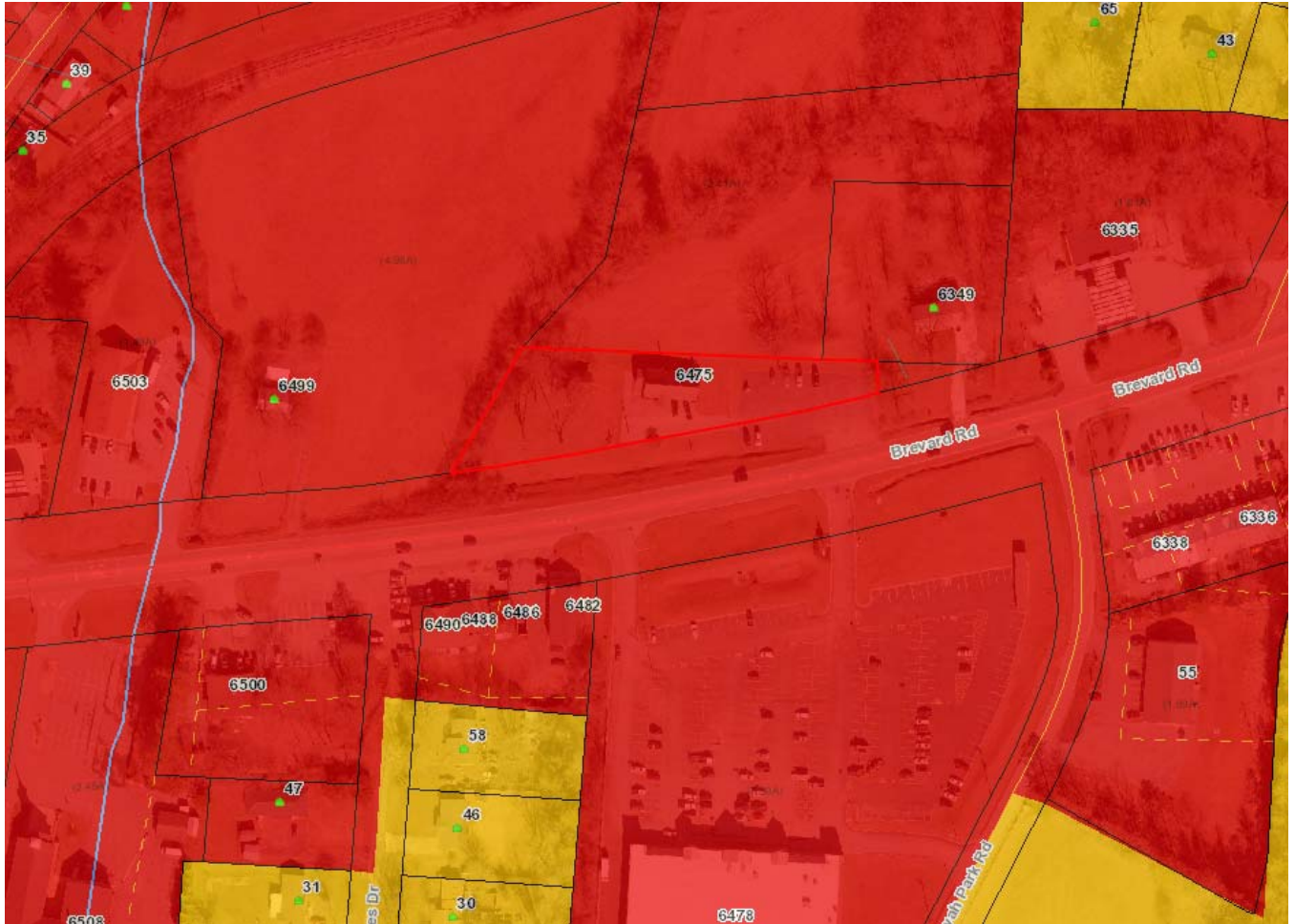
2. Current Conditions

Current Use: This parcel is Community Commercial with an existing commercial building constructed in 1960.

Adjacent Area Uses: The surrounding properties are residential.

Zoning: The surrounding properties south are Industrial and north are Residential Two Rural.

Map B: Current Zoning



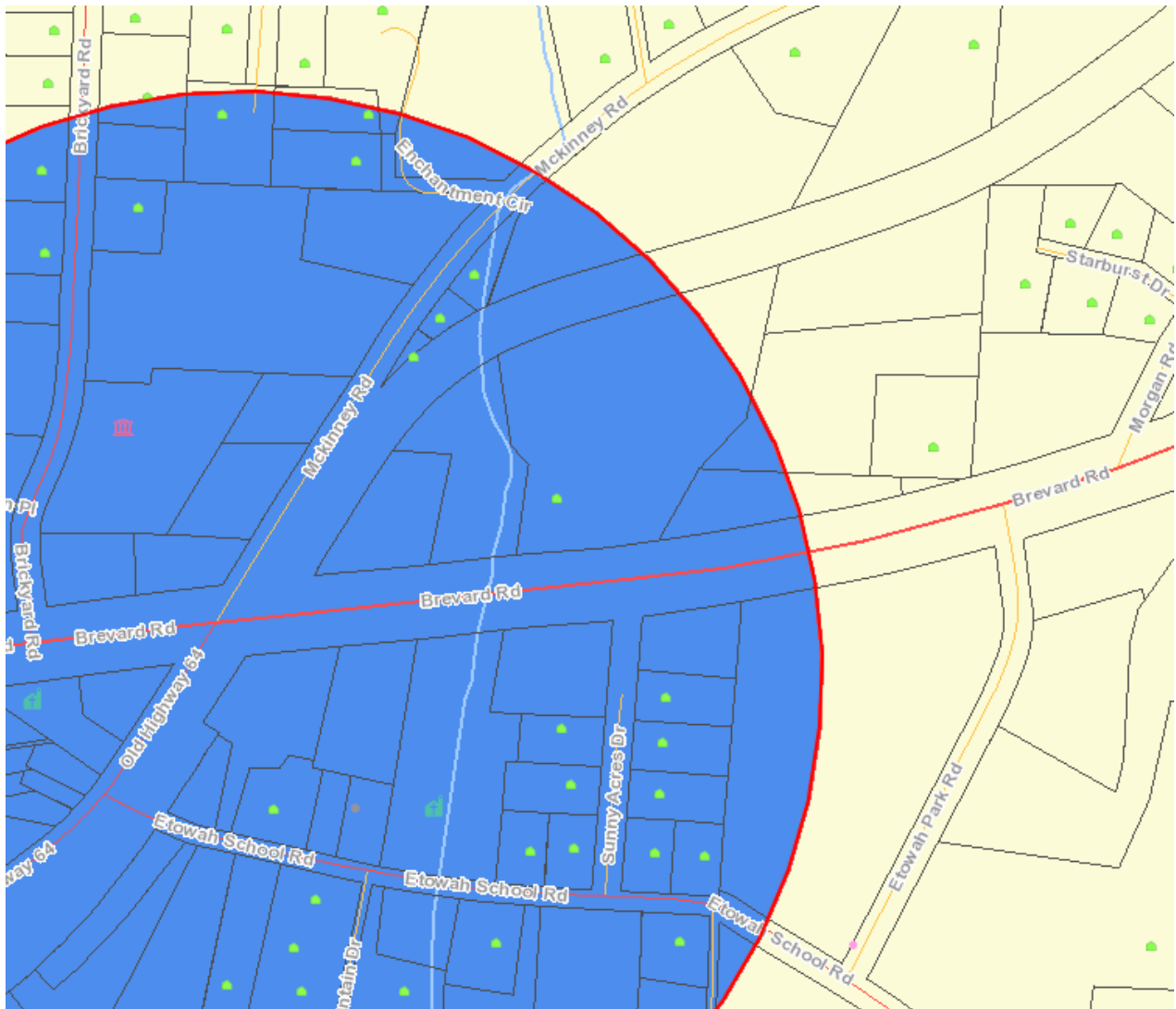
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. Water and Sewer This property is served by public water and sewer.

Public Water: City of Hendersonville

Public Sewer: Etowah Sewer

Map C: CCP Future Land Use Map



5. Comprehensive Plan

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Rural/Urban Transition Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. Community Service Centers are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and Community Facilities such as schools, parks, community centers, and other similar Community Facilities. The mixture and intensity of land uses contained within Community Service Centers are intended to be appropriate within the context of the surrounding community and intended service area. Community Service Centers should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.

6. Staff Recommendations

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs



HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: TERRY A. BAKER Phone: 828-890-3507
Complete Address: 86 CABIN COVE LN HENDERSONVILLE, NC 28739

Applicant:

Name: _____ Phone: _____
Complete Address: _____

Agent:

Name: _____ Phone: _____
Complete Address: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: ASSOCIATED LAND SURVEYORS Phone: 828-890-3507
Complete Address: PO BOX 578 HORSE SHOE, NC 28742

GENERAL INFORMATION

Date of Application: 8-6-18
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9529-90-2150 Tract Size (Acres): 1.40
Zoning District: COMMUNITY COMMERCIAL Fire District: ETOWAN - HORSE SHOE
Supplemental Requirement# _____ Watershed: N/A
Permitted by Right _____ Floodplain: N/A
Special Use Permit _____

Location / Property to be developed: 6475 BREVARD ROAD, ETOWAH NC 28729

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

APPLICATION IDENTIFICATION

N.C. DEPARTMENT OF TRANSPORTATION

Driveway Permit No. _____ Date of Application _____

STREET AND DRIVEWAY ACCESS

PERMIT APPLICATION

County: _____

Development Name: _____

LOCATION OF PROPERTY

Route/Road: _____

Exact Distance Miles Feet N S E W

From the Intersection of Route No. _____ and Route No. _____ Toward _____

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other
 Property: is is not within _____ City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

MAJOR SITE PLAN STANDARDS

Major Site Plan Standards	
Title Block and Plan Details	
✓	Owner name, address and daytime phone and/or Applicant name, address, and daytime phone (if other than owner)
✓	Firm or Individual preparing plan with name, address and telephone number (Should be prepared by a professional)
✓	Adjoining property owners names
✓	Vicinity map and phase map (if applicable)
✓	Date of plan and any revisions
✓	Scale written and graphic
✓	North arrow
✓	Zoning district(s) of subject area and adjacent properties
✓	Total number of proposed lots, units, rooms, structures and etc. for the proposed use of the property
✓	Total acreage of proposed subject area
N/A	Proposed project density (units/acres), if applicable
✓	Square footage of proposed and existing buildings and structures
✓	Location and square footage of any outdoor storage
✓	Arrangement of all existing and proposed structures clearly labeled with front, side and rear of the property clearly indicated
	Setbacks for all structures clearly indicated
N/A	City limits, fire tax district boundaries, zoning district, watershed districts and other jurisdiction lines, if any, on the tract
✓	Boundaries of the tract with bearings and distances
✓	Location, dimension and use(s) of all existing and proposed structures; distances between structures measured at the closest point; distance from structures to closest property lines
N/A	Location, acreage and percentage or total property for all common area and/or open space
✓	Contour intervals of no greater than five (5) feet and labeling at least two (2) contours per map
N/A	Proposed lot lines and footage, if applicable
N/A	Length of road frontage
N/A	Location and dimension of any proposed buffers
N/A	Separation of proposed uses from nearest residential zoning districts (may be required based on proposed use)
Parking	
N/A	Location and dimension of all parking areas (with paving/base to be met)
✓	Location and dimension of driveways, loading areas, off-street loading facilities, bikeways and pedestrian walkways
N/A	Within parking areas clearly number each parking space and indicate required size (including handicap and van accessible spaces)

Major Site Plan Standards	
Landscaping	
N/A	Location and dimension of any required street planting yards, interior planting yards, and parking lot planting yards
N/A	Width and type of planting yards, walls, and berms
N/A	Location of proposed plantings with a description of the species to be used
N/A	Approximate height, species and method of tree protection (where existing vegetation is to be preserved)
N/A	Location and dimension of dumpster/compactors and screening to be provided
N/A	Location and angle of exterior lighting when lighting mitigation is required
Streets, Sidewalks and Bike Lanes	
✓	Location of existing roads (with type (public/private and width), right-of-way, easements, bridges, water features, culverts, utilities, structures)
N/A	Location of proposed roads (with road classification, right-of-way, approximate finished grades, approximate curve radii, bridges and easements)
N/A	Bridge design plans (if applicable)
N/A	Length of proposed roads (total)
N/A	Cross section of typical street for each proposed road classification used (private row corridor/collector/service/driveway) and/or cul-de-sac/alternative turnaround with an indication of design standards (right-of-way width, paving/base to be met, road width, shoulder width, cut and fill slope, ditch slope and vertical clearance).
N/A	Proposed road names approved by the Henderson County Property Addressing Office ¹
✓	Existing/proposed sidewalks showing width and materials description (if applicable)
✓	Sidewalks adjacent to the site and potential connection points
N/A	Proposed drainage improvements (designed according to NCDOT standards) including culvert locations, length, diameter (minimum 18 inches), type, and drainage easements
N/A	Existing/proposed bike lanes showing width and a materials description
N/A	Bike lanes adjacent to the site and potential connection points
✓	Driveways adjacent to the site and the distance between the site's drive and the existing drive. Also, show drives on the opposite side of the street from the site
✓	Label all adjoining streets

¹ The applicant should contact the Henderson County Property Addressing Office for road name approval. The Code Enforcement Services Department may verify this with the Property Addressing Office.

Major Site Plan Standards	
Water, Sewer and Solid Waste	
N/A	Existing and proposed utility layout showing connection to existing system, proposed line sizes and direction of flow for sanitary sewer lines. Also, depict proposed public outfalls and service to adjacent properties
N/A	Existing and proposed utility layout showing connection to existing system and proposed sizes for water distribution lines location of fire hydrants and fire department connection. Also, depict extensions to serve adjacent properties
Stream Buffer and Related Information	
N/A	Location of all streams, drainageways and wetlands
N/A	Indicate proposed location of stream crossing(s) showing the proposed grading and overall stream impact (includes culvert and outlet protection length)
Floodway/Floodplain Information	
✓	Identify any FEMA regulated floodway and floodplain on the property and note the 100-year Base Flood Elevation, as applicable
N/A	If the site is located within a Special Flood Hazard Area (SFHA): (1) note the finished floor/floodproofing elevations of all structures, (2) note the percentage of structures in the floodway fringe, (3) note that no encroachment/development into FEMA-regulated floodway allowed, and (4) note any proposed fill
Stormwater Control Information	
N/A	Indicate the type(s) of non-structural and/or structural stormwater control(s) that is/are proposed
N/A	Location of the proposed stormwater controls and the location of the inlets and outlets to the controls
N/A	Layout of stormwater control, grading, and significant components

PROJECT SUMMARY

OWNER & DEVELOPER:
TERRY A. BAKER
86 CABIN COVE LANE
HENDERSONVILLE, NC 28739
(828) 890-3507

TOTAL PROJECT AREA: 1.40 ACRES
PROPOSED LOTS: 1

CURRENT ZONING:
COMMUNITY COMMERCIAL (CC)

PROPOSED USE:
COMMUNITY COMMERCIAL (C)

BUILDING AREAS:
PROPOSED ADDITION: 1,200 SF
EXISTING BUILDING: 1,986 SF

PARKING :
REQUIRED: 1 SPACE PER 500 SF
EXISTING PAVED PARKING LOTS
(Exceeds Required Spaces)

EXISTING CITY WATER

EXISTING PUBLIC SEWER

ETOWAH - HORSE SHOE FIRE DISTRICT

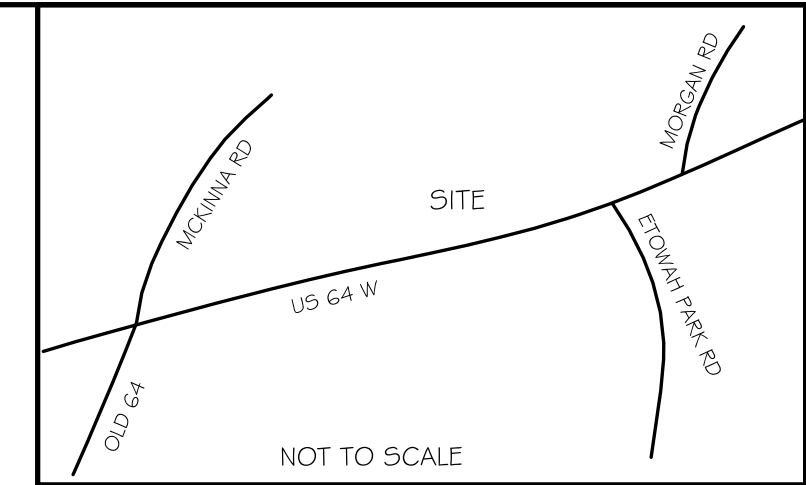
Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional
Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positional Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

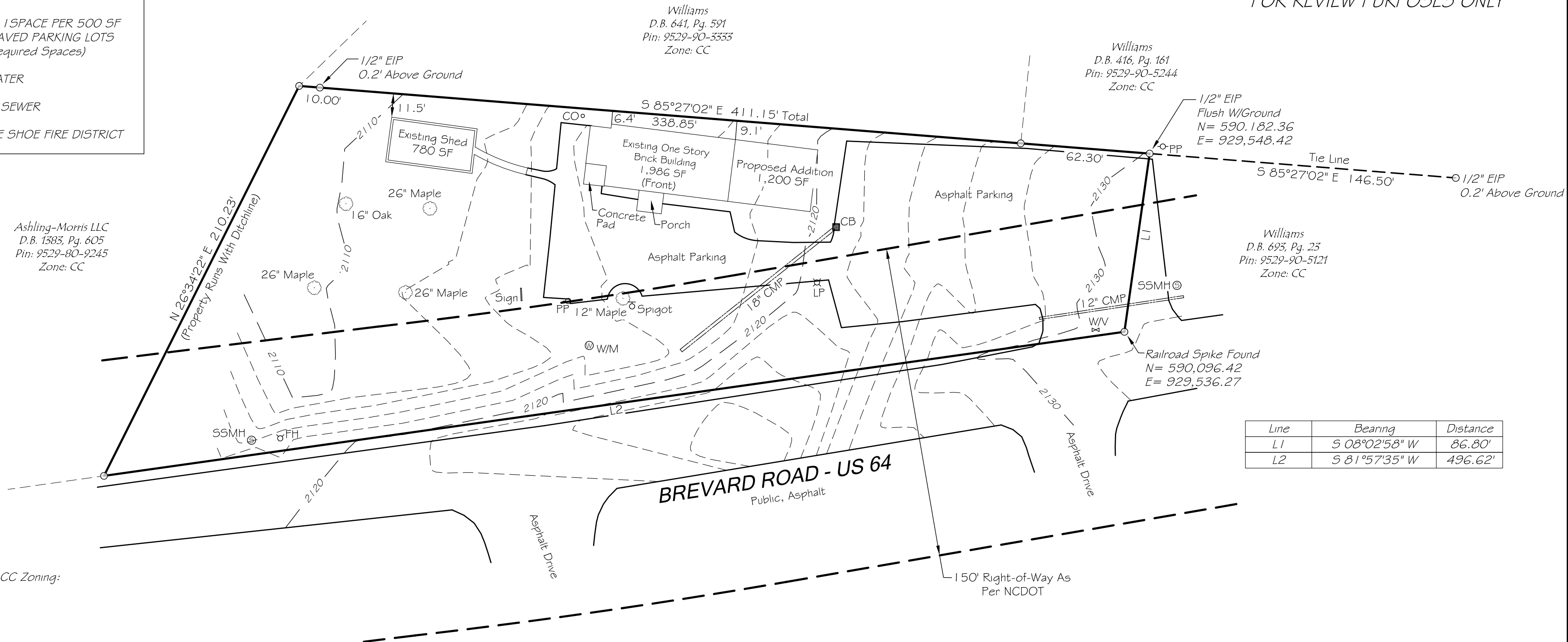
Combined Factor 0.99977588 (Ground To Grid)

Equipment Used: Carlson GPS-702-GGL



Vicinity Map

~ PRELIMINARY DRAWING ~
FOR REVIEW PURPOSES ONLY



Ashling-Morris LLC
D.B. 1383, Pg. 605
Pin: 9529-80-9245
Zone: CC

Williams
D.B. 641, Pg. 591
Pin: 9529-90-5555
Zone: CC

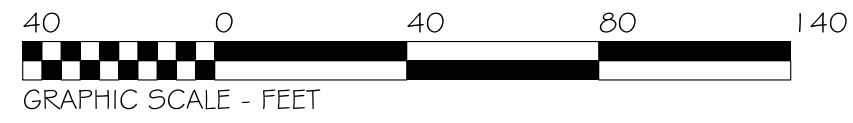
Williams
D.B. 416, Pg. 161
Pin: 9529-90-5244
Zone: CC

Williams
D.B. 695, Pg. 23
Pin: 9529-90-5121
Zone: CC

Line	Bearing	Distance
L1	S 08°02'58" W	86.80'
L2	S 81°57'35" W	496.62'

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

- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
 2. 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 bured utilities/structures may be encountered.
 3. 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.
 4. 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.
 5. 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.
 6. 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.
 7. Property is currently zoned CC as per Henderson County GIS.
 8. Not for recordation.
 9. Contours are at 2' intervals.
 10. Property is located in Zone X (Minimal Flood Hazard) as per FRIS Map Panel 9529, Map # 3700952900J effective date 10/02/2008.
 11. Property is located within a 1/2 mile of a Farmland Preservation District.
 12. Property is not located in a Water Supply Watershed.



Being All Of That Property As
Described In D.B. 1146, Pg. 385

Map Of Major Site Plan For:
Terry Arthur Baker

- Owner -
D.B. 1146, Pg. 385

Pin: 9529-90-2150

Mills River Township	Henderson County, NC
ASSOCIATED LAND SURVEYORS & PLANNERS PC. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774	
SCALE: 1 Inch = 40 Feet	DATE: August 6, 2018
JOB NO.: S-18-276	DRAWN BY: ASH C&G 7.0