REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, June 20, 2017

SUBJECT: Combined Master and Development Plan for Spevines Rex Jones Jr., Community Commercial Major Subdivision (M-2017-02)

STAFF CONTACT: Stedman Smith, Planner

ATTACHMENTS: 1. Staff Report
2. Master Plan

SUMMARY OF REQUEST:
Spevines Rex Jones Jr., owner, submitted a Combined Master and Development Plan for the project known as Spevines Rex Jones Jr. Community Commercial major subdivision. The project is located on approximately 1.74 acres of land off of Upward Rd. (S.R. 1783).

The Combined Master and Development Plan proposes a 30’ driveway easement. The property is serviced by Hendersonville Water and a privately owned sewer system.

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.
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 Spevines Rex Jones Jr. 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:
1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Urban Services Area (See Map B: CCP Future Land Use Map).

(a) The Urban Services Area, according to the CCP, is where most urban services and urban-scale development are currently concentrated. The Urban Services Area should contain considerable commercial development at a mixture of scales, including Community, which is where this particular subdivision lies. The CCP suggests that priority be given to commercial districts within the Urban Services Area. Map #20, Growth Management Strategy (Appendix I), shows that this area around Upward Road is considered part of the Urban Services Area. Any economic development opportunities should be pursued that are within this area.
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.

**Map C: Official Zoning Map**
3. **Water and Sewer Availability.** Applicant is not proposing new public water or public sewer connections. The subject area already has access to public water and existing private sewer system. (Map D: Utilities Map).

**Map D: Public Utilities**

### 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).