

REQUEST FOR COMMITTEE ACTION

**HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE**

MEETING DATE: Tuesday, May 17, 2016

SUBJECT: Master Plan for Glassy Mountain Partners LLC, Commercial Major
Subdivision (M-2016-03)

STAFF CONTACT: Kyle Guie, Planner

ATTACHMENTS: 1. Staff Report
2. Vicinity Map
3. Master Plan

SUMMARY OF REQUEST:

Glassy Mountain Partners, owner, submitted a Master Plan for the project known as Glassy Mountain Partners commercial major subdivision for two (2) lots. The project is located on approximately 1.42 acres of land off of Spartan Heights Road.

The Master Plan proposes a total of 2 lots for commercial purposes. The property is serviced by Hendersonville Water.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

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

Henderson County Planning Department Staff Report

Master Plan Review For Lot 1 and 2, Glassy Mountain Partners, LLC 117 Spartan Heights, Hendersonville Township

File #M-2016-03
Glassy Mountain Partners, LLC

Master Plan Comments:

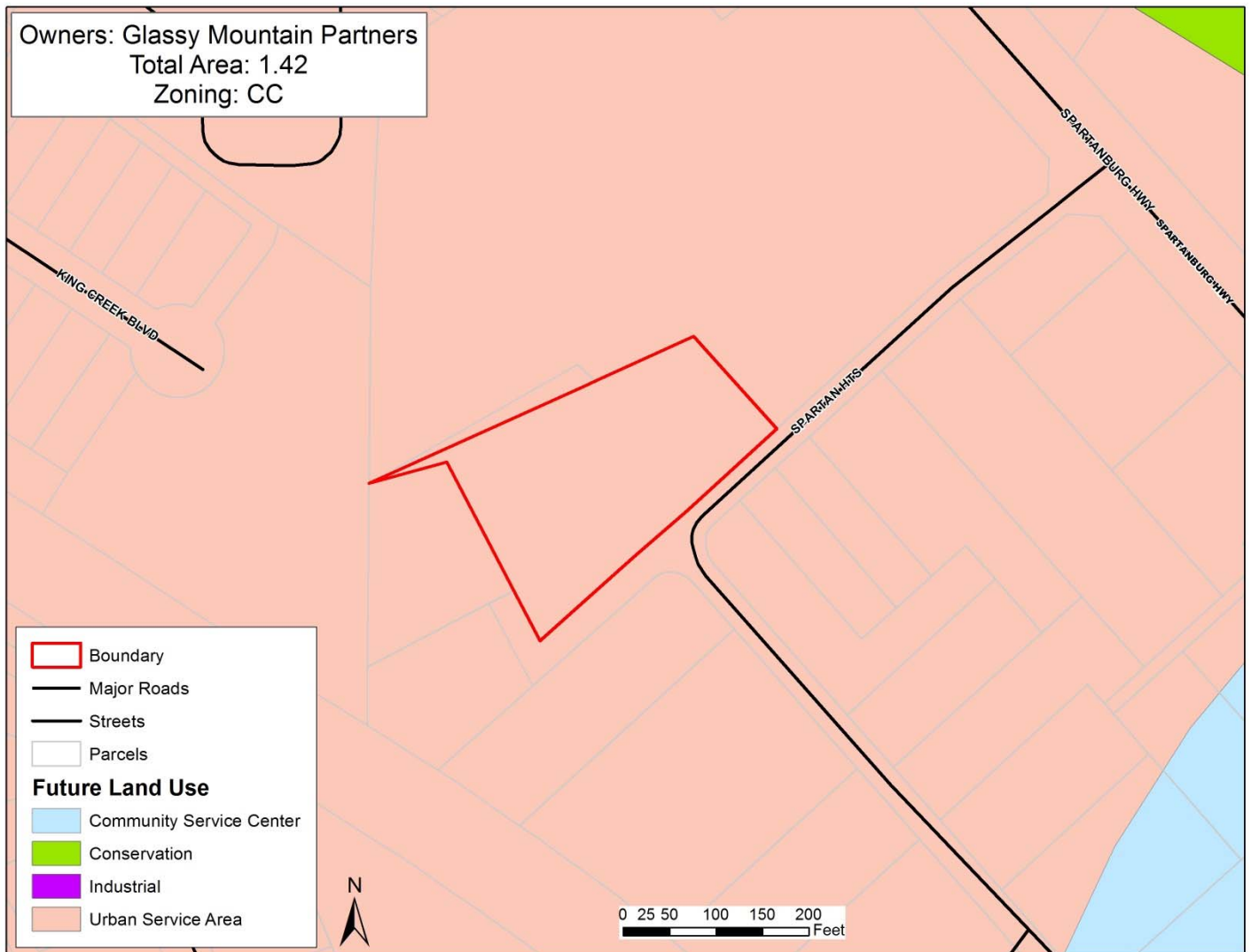
According to Chapter 42A, Henderson County Land Development Code (LDC) §42A-341, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, 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 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 §42A-75).

Staff has reviewed the submitted the Master Plan for the Glassy Mountain Partners 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:

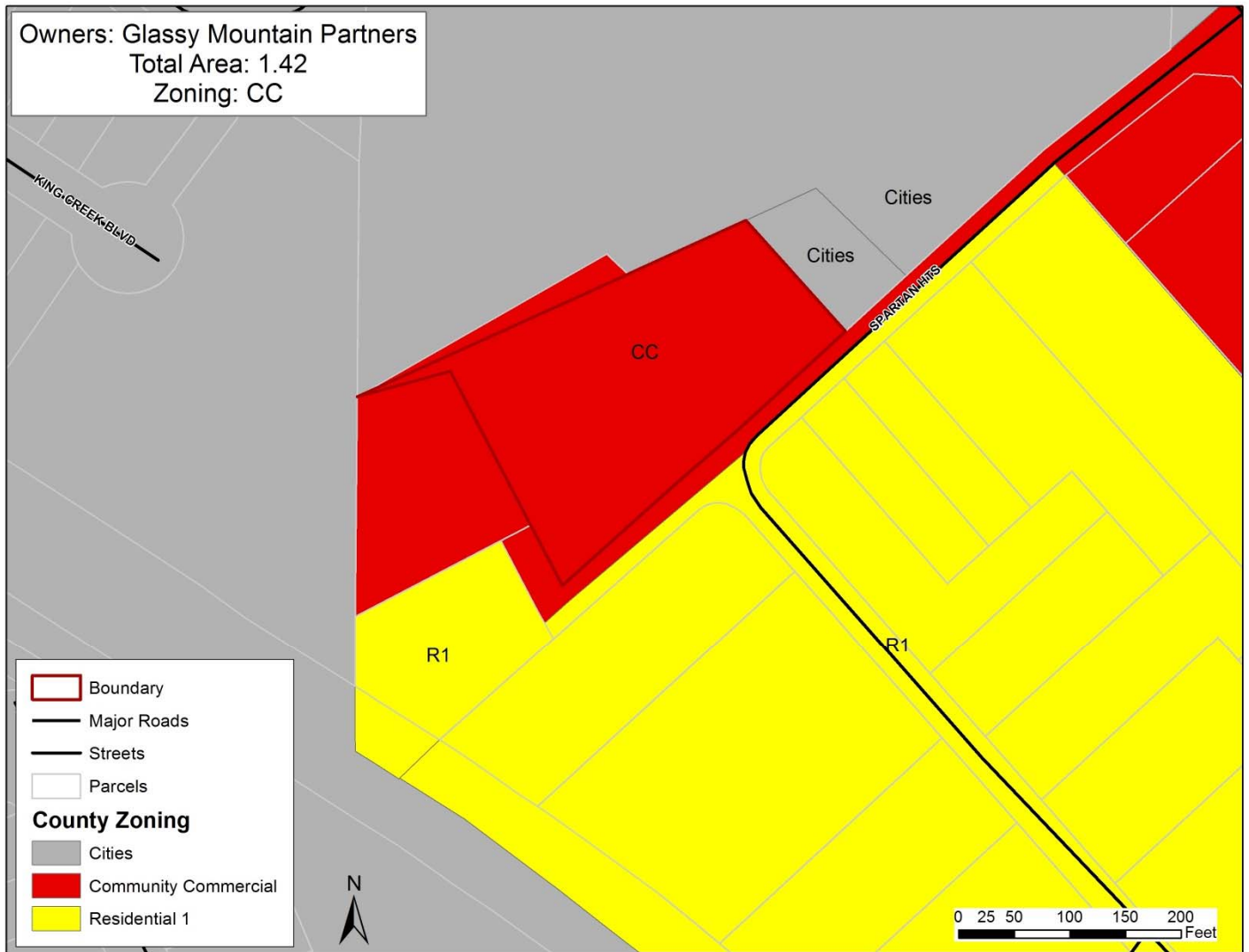
1. ***Henderson County 2020 Comprehensive Plan (CCP)***. The Future Land Use Map of the CCP shows the Subject Area as being located within the Urban Services Area (See Map A: CCP Future Land Use Map).
 - a. The Urban Services Area is that area within which most urban services and urban- scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County's jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.

Map A: County Comprehensive Plan Future Land Use Map



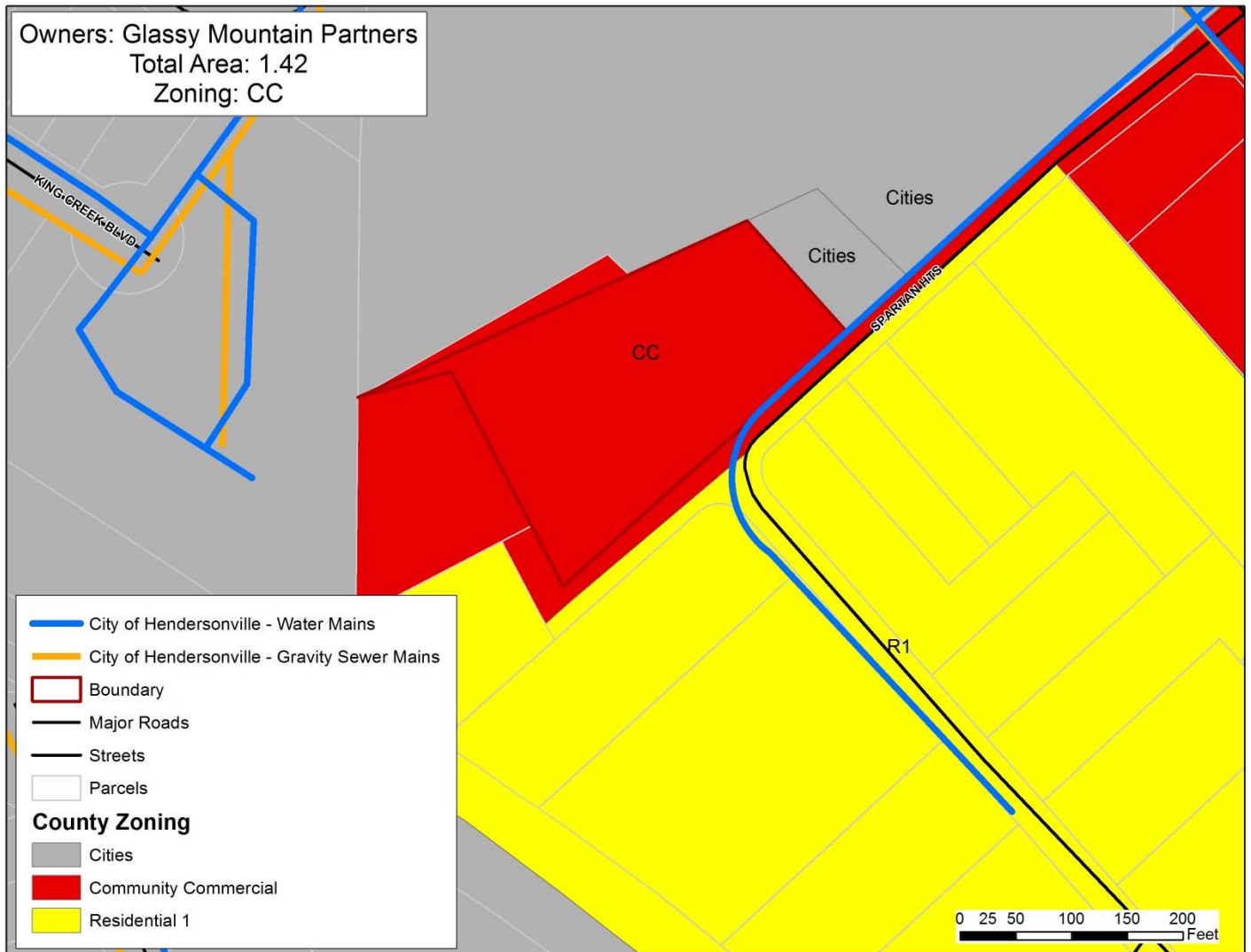
- Chapter 200A, Henderson County Land Development Code (LDC).** According to Chapter 200A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Community Commercial zoning district. (See Map B: Official Zoning Map). The applicant is proposing 2 lots.

Map B: Official Zoning Map



3. **Water and Sewer Availability.** The subject area has access to public water and existing private sewer system. (Map C: Utilities Map).

Map C: Public Utilities







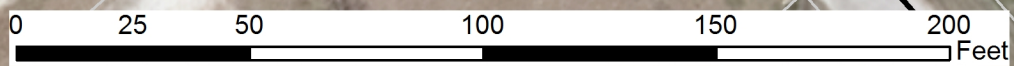
Master Plan Comments:

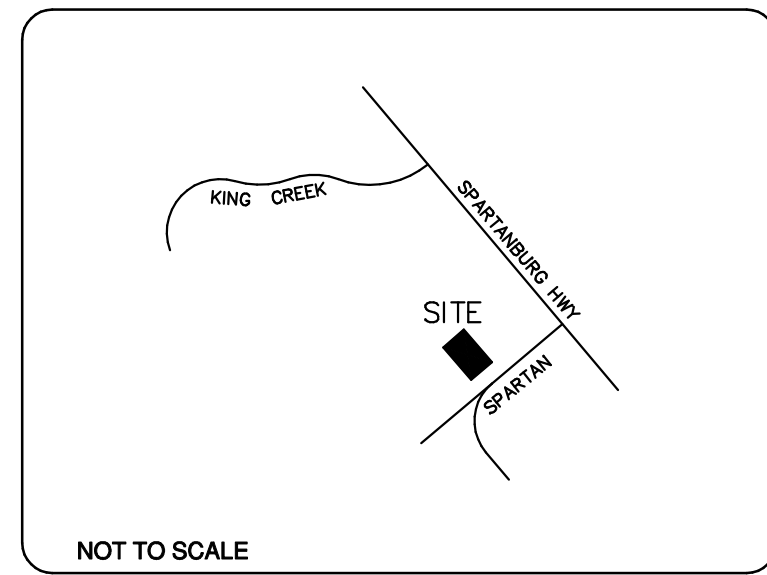
1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42A- 113B).
2. **Private Road Standards.** The Applicant has not indicated that any new roads are proposed. However, all subdivision roads must be designed and constructed to the minimum standards of LDC §42A-81 C (Table 3.1).
3. **Shoulder Stabilization.** All areas disturbed by the construction of a private road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42A-97).
4. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42A (LDC §42A-87).
5. **Buffer Requirements.** Buffers will be required for the project based on the zoning districts of adjacent land. The applicant should become familiar with the provisions of the LDC related to buffering (LDC §42A-168 and LDC §42A-169). A B2 buffer will be required as described in tables 5.1 and 5.2.
6. **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).

Owners: Glassy Mountain Partners
Total Area: 1.42
Zoning: CC

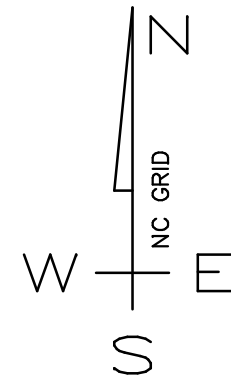


-  Boundary
-  Major Roads
-  Streets
-  Parcels





Location Map



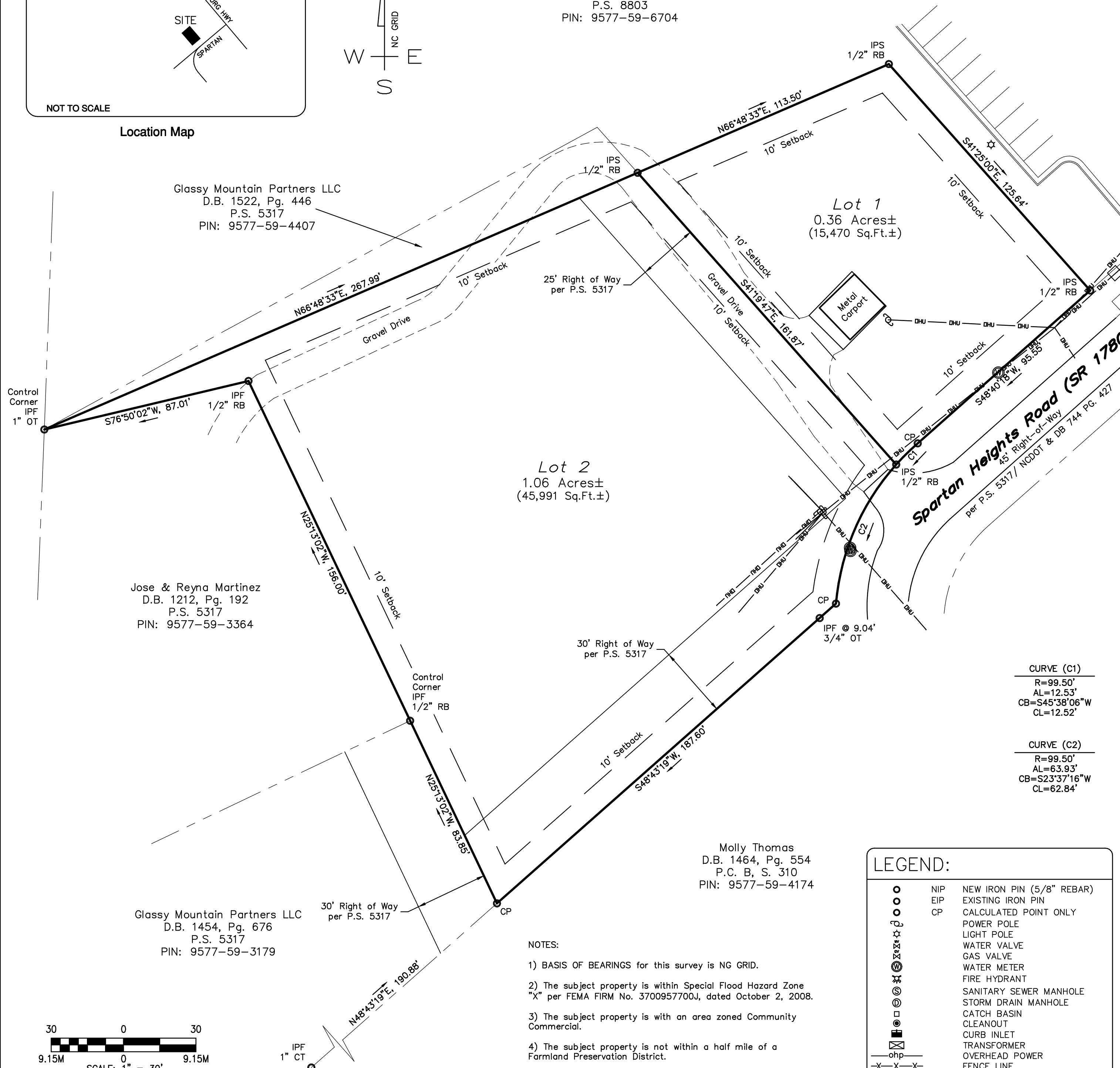
Glassy Mountain Partners LLC
 D.B. 1454, Pg. 676
 P.S. 8803
 PIN: 9577-59-6704

Glassy Mountain Partners LLC
 D.B. 1522, Pg. 446
 P.S. 5317
 PIN: 9577-59-4407

Jose & Reyna Martinez
 D.B. 1212, Pg. 192
 P.S. 5317
 PIN: 9577-59-3364

Glassy Mountain Partners LLC
 D.B. 1454, Pg. 676
 P.S. 5317
 PIN: 9577-59-3179

Molly Thomas
 D.B. 1464, Pg. 554
 P.C. B, S. 310
 PIN: 9577-59-4174



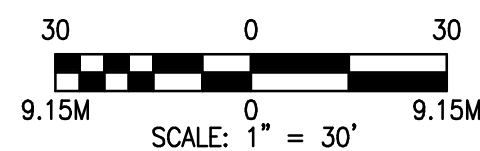
CURVE (C1)
 R=99.50'
 AL=12.53'
 CB=S45°38'06"W
 CL=12.52'

CURVE (C2)
 R=99.50'
 AL=63.93'
 CB=S23°37'16"W
 CL=62.84'

LEGEND:

○	NIP	NEW IRON PIN (5/8" REBAR)
○	EIP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
⊕		POWER POLE
⊕		LIGHT POLE
⊕		WATER VALVE
⊕		GAS VALVE
⊕		WATER METER
⊕		FIRE HYDRANT
⊕		SANITARY SEWER MANHOLE
⊕		STORM DRAIN MANHOLE
⊕		CATCH BASIN
⊕		CLEANOUT
⊕		CURB INLET
⊕		TRANSFORMER
⊕		OVERHEAD POWER
⊕		FENCE LINE

- NOTES:
- 1) BASIS OF BEARINGS for this survey is NG GRID.
 - 2) The subject property is within Special Flood Hazard Zone "X" per FEMA FIRM No. 3700957700J, dated October 2, 2008.
 - 3) The subject property is with an area zoned Community Commercial.
 - 4) The subject property is not within a half mile of a Farmland Preservation District.



I, Fulton V. Clinkscases, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book 1454, page 676, etc.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of April, 2016, A.D..

Fulton V. Clinkscases, Jr.
 L-2614

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, _____, Subdivision Administrator for Henderson County certify that this plat plan has been reviewed and approved as (a) _____ in accordance with the Henderson County Subdivision Ordinance.

Subdivision Administrator _____ Date _____

State of North Carolina
 Henderson County

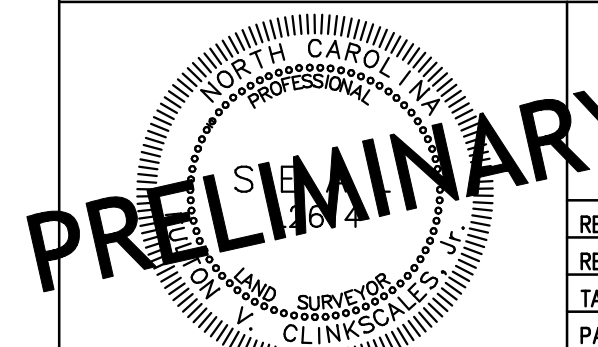
I, _____, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____

Filed and recorded in the Register of Deeds Office for Henderson County, N.C. this _____ day of April, 2016 at _____ o'clock ____M in Slide _____

Register of Deeds _____

Major Subdivision / Master Site Plan
GLASSY MOUNTAIN PARTNERS, LLC
 (Owner)
 117 SPARTAN HEIGHTS
 Hendersonville Township, Henderson County
 State of North Carolina



FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC
 Engineers * Land Surveyors
 201 2nd AVE. EAST
 HENDERSONVILLE, N.C. 28792
 (828) 697-6539
 fcaofnc@bellsouth.net

REF. PLAT SLIDE	5317
REF. DEED BOOK	1454/676
TAX MAP	9577-59-5432
PARTY CHIEF	RSM
DRAWN	TEC
DATE	April 15, 2016
DWG.NO.	H36101

RLS: F. V. CLINKSCALES JR., P.E.
 NO: L-2614