

**REQUEST FOR COMMITTEE ACTION**  
HENDERSON COUNTY  
Technical Review Committee

**MEETING DATE:** August 18, 2015

**SUBJECT:** Major Site Plan Review for SUP 15-03, motor vehicle sales or leasing for Larry Hodge located at 3668 Asheville Highway

**PRESENTER:** Toby Linville, Code Enforcement Director

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Site Plan

**SUMMARY OF REQUEST:**

Major Site Plan Review for SUP 15-03, motor vehicle sales and leasing for Larry Hodge

Staff requests that the TRC review the application and site plan in order to provide a recommendation to the Board of Adjustment

**Suggested Motion:**

**I move that the TRC approve the major site plan for SUP 15-03 for Larry Hodge**

**I move that the TRC give a favorable recommendation to the Zoning Board of Adjustment for SUP 15-03.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Board Request

- 1.1. **Applicant:** Larry Hodge
- 1.2. **Request:** Major Site Plan Review for motor vehicle sales or leasing
- 1.3. **PIN:** 9650-88-7180
- 1.4. **Size:** 0.57 acres +/-
- 1.5. **Location:** The subject area is located at 3668 Asheville Highway
- 1.6. **Supplemental Requirements:**

### SR 7.10. Motor Vehicle Sales or Leasing (Including automobile, motorcycle, boat and recreational sales and rental cars)

- (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.
- (3) Dust Reduction. Unpaved *roads, travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

### Map A: Aerial Photo/Pictometry





**2. Current Conditions**

**2.1 Current Use:** This parcel is currently commercial use.

**2.2 Adjacent Area Uses:** The surrounding properties consist of residential and commercial uses.

**2.3 Zoning:** The surrounding properties to the north, east, and west are zoned Local Commercial (LC) and to the south are zoned Community Commercial (CC).

**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 will be served by public utilities.  
**Public Water:** City of Hendersonville  
**Public Sewer:** Septic System

**Map C: CCP Future Land Use Map**



5. **Staff Comments**  
**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Community Service Center Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:
  1. 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 recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.
7. **Photographs**



**PUBLIC NOTICE**  
THE HENDERSON COUNTY BOARD  
**Of Adjustment** WILL HOLD A  
**PUBLIC HEARING** CONSIDER A  
REZONING 15-03  SPECIAL USE  
SUBDIVISION  VARIANCE  
VESTED RIGHTS   
APPLICATION / REQUEST FOR THIS PROPERTY.  
WHERE: 100 N KING ST  
WHEN: 8/26/15  
POSTED: 8/5/15  
BY: TSL  
For more information call:  
Zoning Dept. (828) 697-4857 or  
Planning Dept. (828) 697-4819  
TDD for the hearing impaired (828) 697-4801

2015/08/05  
11:30





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