

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: June 7, 2016

SUBJECT: Major Site Plan

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review Automobile and Equipment Service

SUGGESTED MOTION :

I move to approve the major site plan for Boyd Automotive.



Henderson County, North Carolina Code Enforcement Services

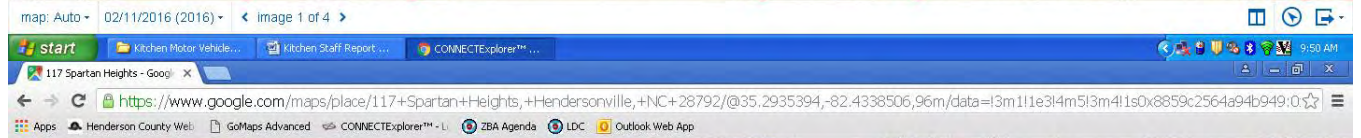
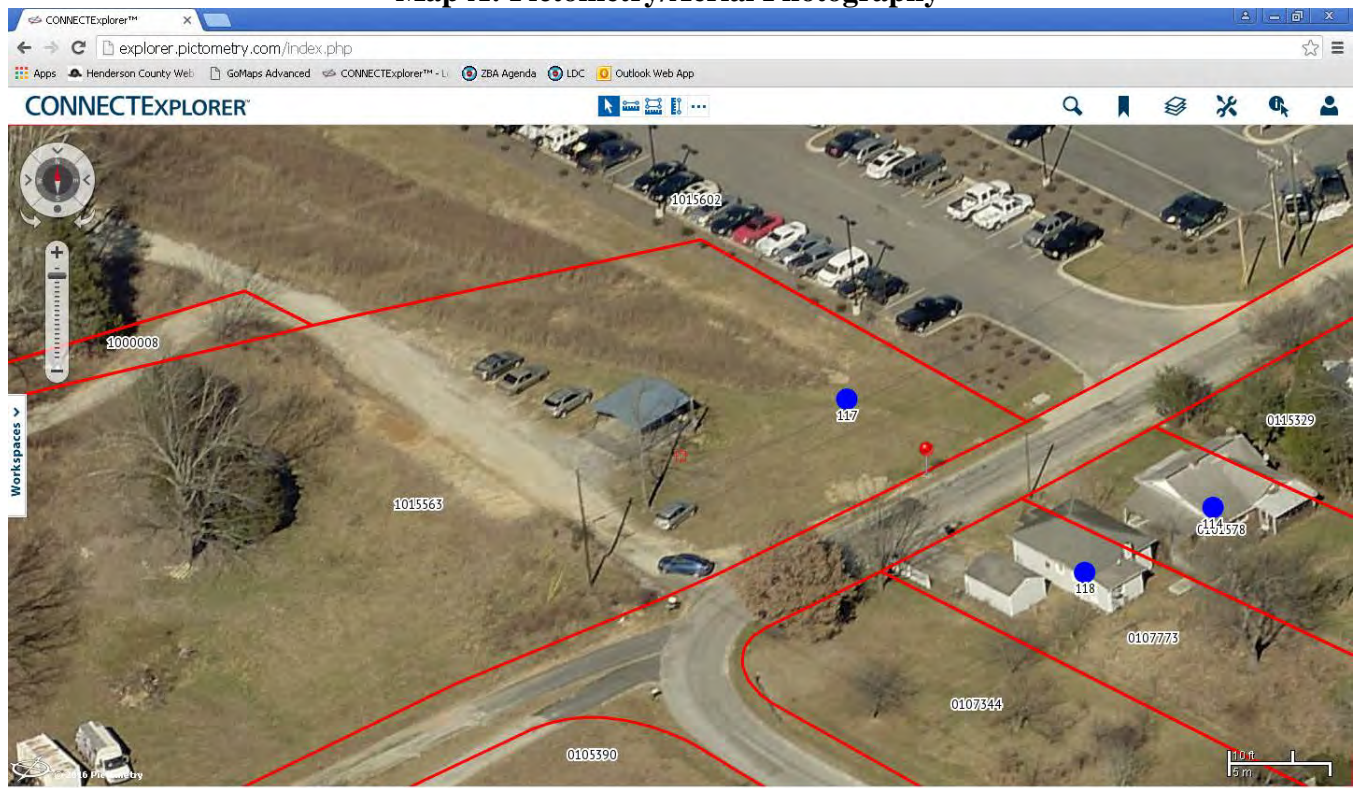
1. Committee Request

- 1.1. **Boyd Automotive Detail Shop**
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9577595432
- 1.4. **Size:** 0.36 acres +/-
- 1.5. **Location:** 117 Spartan Hts.
- 1.6. **Supplemental Requirements:**

SR 6.2. Automobile and Equipment Service (Including all car service related uses with bays)

- (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) Separation. An automobile and equipment service shall not be constructed or newly located within 50 feet of an existing dwelling unit (located in a residential zoning district and not located on the same property as the use), school, library, day care facility, healthcare facility, park, and/or religious institution.
- (4) Operations. Auto inspection stations and tire recapping shall be permitted as accessory uses provided each is conducted within an enclosed structure and that neither is the principal business.

Map A: Pictometry/Aerial Photography



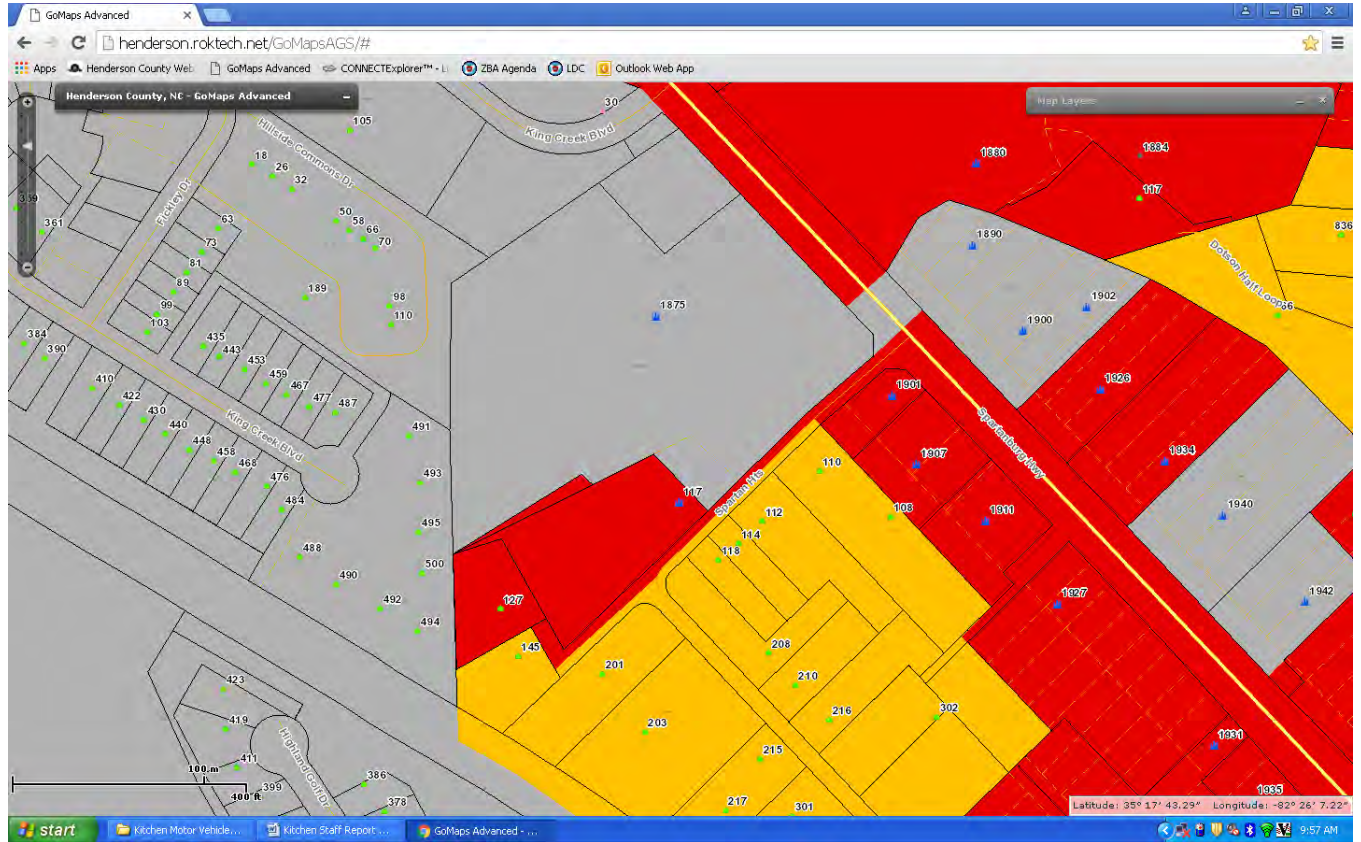
2. **Current Conditions**

Current Use: This parcel is currently commercial.

Adjacent Area Uses: The surrounding properties are residential and commercial.

Zoning: The surrounding properties south and east are Community Commercial and Residential One. Adjoining Hendersonville zoning north and west is C-3 and PRD.

Map B: Current Zoning



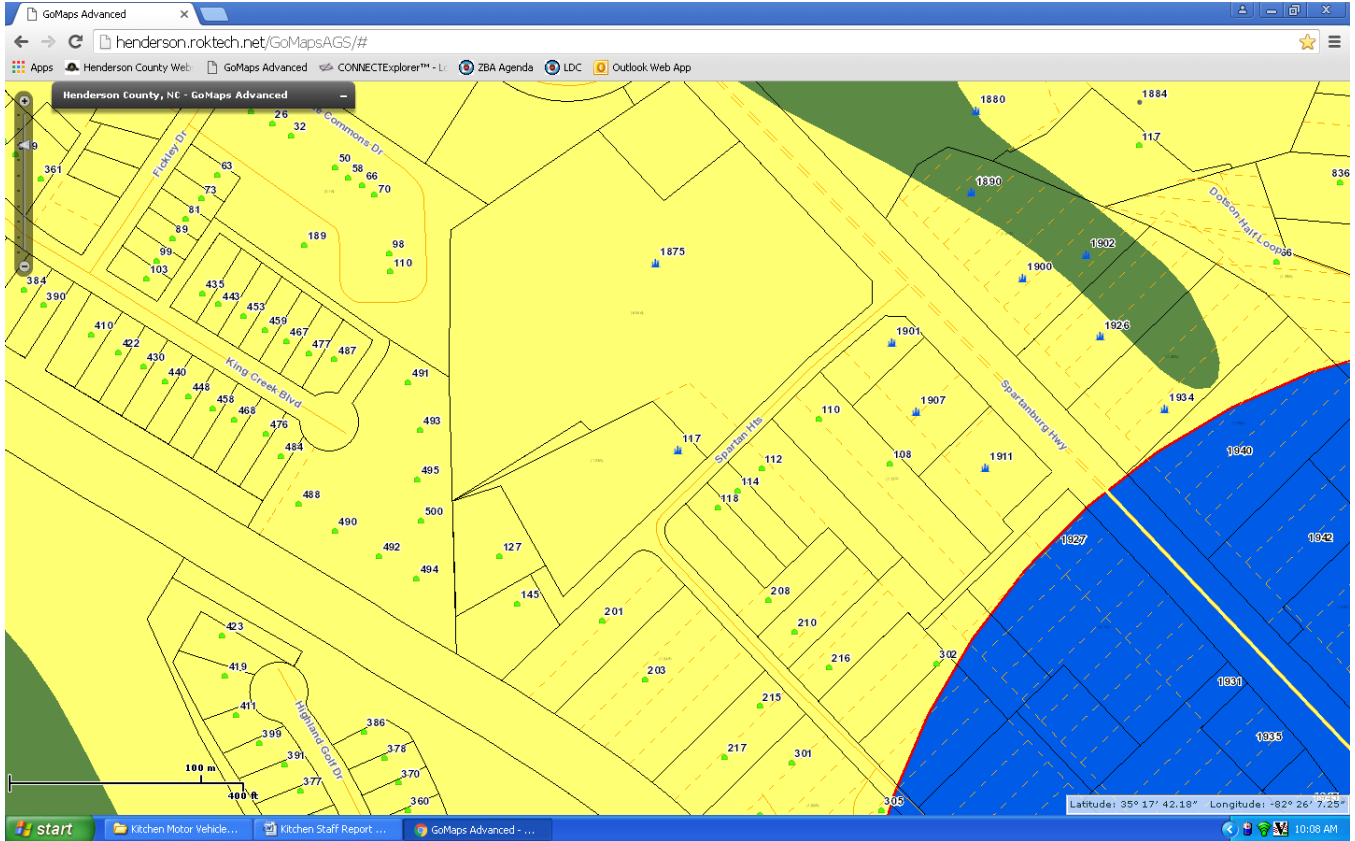
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

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

Public Water: City of Hendersonville

Public Sewer: City of Hendersonville

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 Urban Services Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

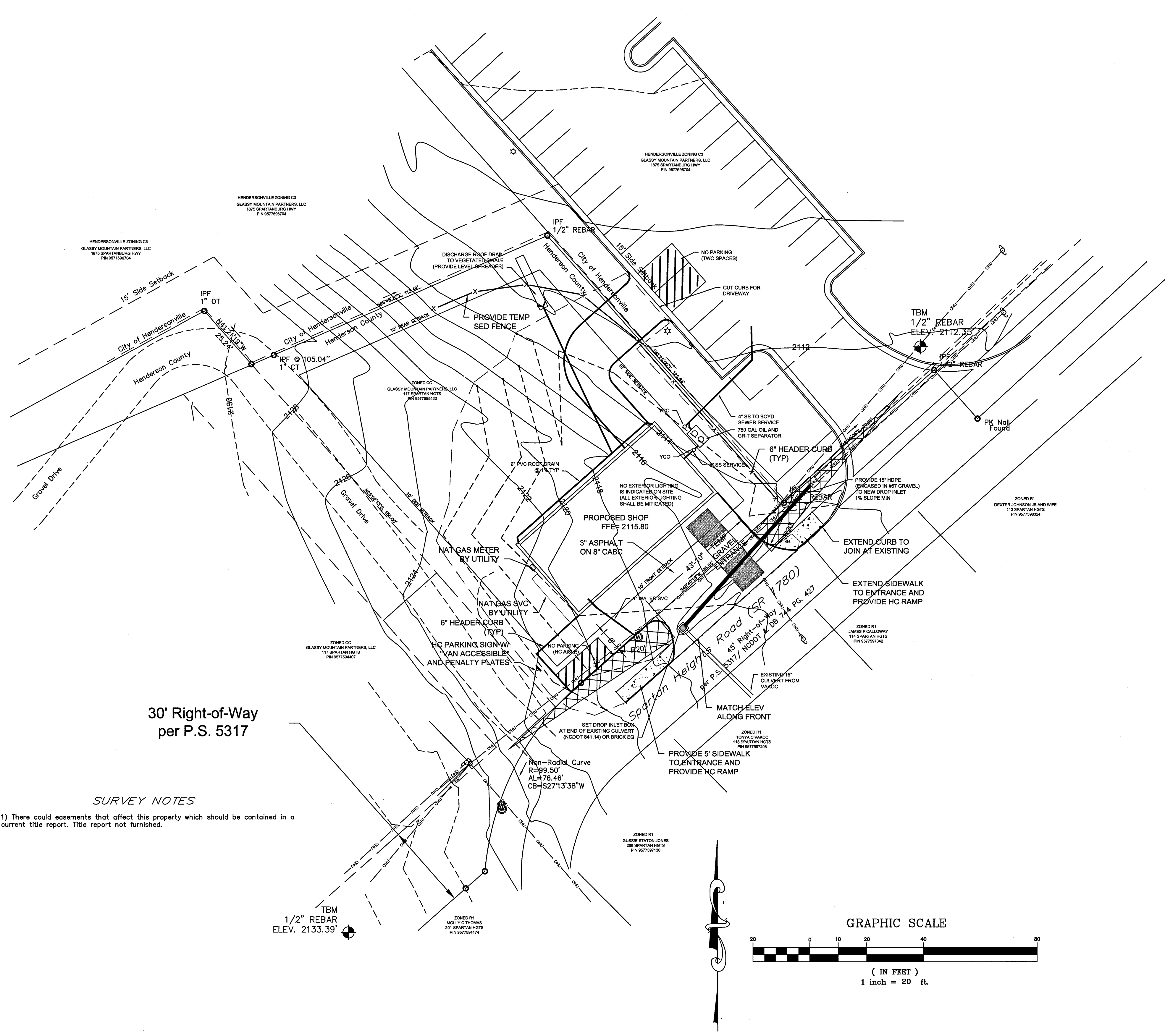
The Urban Services Area is that area within which most urban services and urban- scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.

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



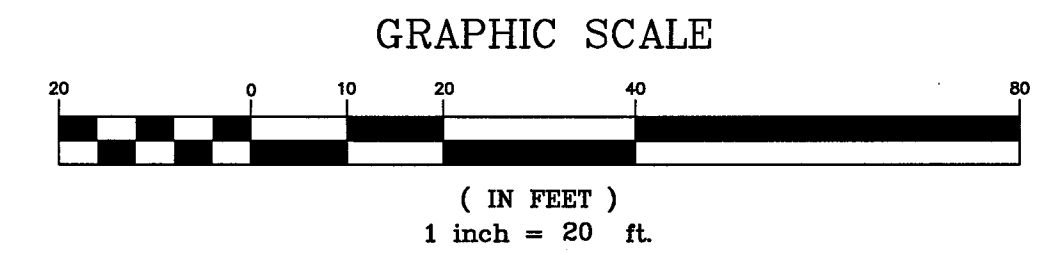


HENDERSONVILLE ZONING C3
GLASSY MOUNTAIN PARTNERS, LLC
1875 SPARTANBURG HWY
PIN 957795014

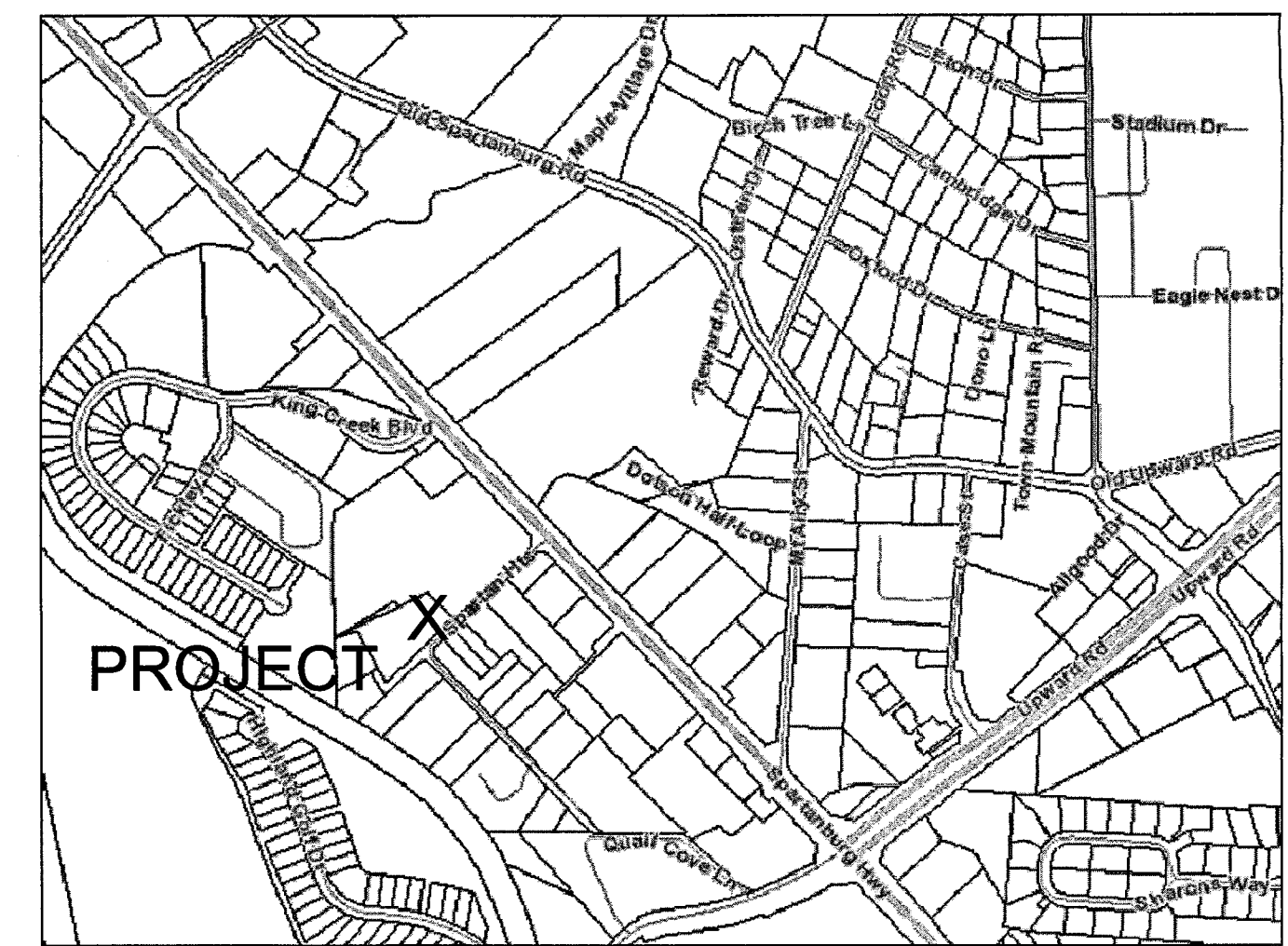
30' Right-of-Way
per P.S. 5317

SURVEY NOTES

1) There could easements that affect this property which should be contained in a current title report. Title report not furnished.



1 EROSION SKETCH PLAN
C1 SCALE 1"=20'



EROSION CONTROL NOTES

TOTAL SITE = 0.36 AC. (15900 SF)
EXISTING IMPERVIOUS AREA - 409 SF (2.5%)
EXISTING IMPERVIOUS REMOVED - 409 SF (2.5%)
NEW BUILDING - 2500 SF (15.7%)
NEW STREETS AND PARKING 1610 SF (10.1%)
DISTURBED AREA 12000 SF +/- (75.4%)
PROPOSED IMPERVIOUS AREA = 3701 SF +/- (23.2%)

ZONING NOTES:

PROPERTY OWNER: GLASSY MOUNTAIN PARTNERS, LLC
1875 SPARTANBURG HWY
828-290-3924

PIN NO: 9577-59-5432
DEED BOOK/PAGE NO 1454/676
ZONING DISTRICT CC
FRONT YARD 20'
SIDE SETBACK 10'
REAR SETBACK 10'
PARKING REQMT 1 SP/500SF OF MAINT SHOP
(NO NEW EMPLOYEES=0 SPACES) (16 SPACES REQD FOR MAINTENANCE)
ALL PARKING ACCOUNTED FOR IN CROSS EASEMENT WITH DEALERSHIP
(EXCEPT FOR 1 HC SPACE REQUIRED)

#	REVISIONS	BY

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FAX 828-696-9978

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761 S ALLEN ROAD
FLAT ROCK NC 28731
PO BOX 806 HENDERSONVILLE NC 28793



DETAIL SHOP
BOYD CHEVROLET
117 SPARTAN HGTS
HENDERSONVILLE, NC 28792

DRAWN: TRW
APPROVED BY OWNER

DATE: AS NOTED
SCALE: AS NOTED
JOB NO:
PLOT DATE: FEBRUARY 2016
SHEET:

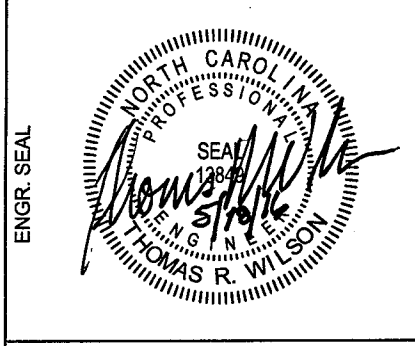
THOMAS R WILSON, PE
7 WOODCREST RD.
ASHEVILLE, NC 28804
828-606-0034

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PLAN
C1
OF SHEETS

#	REVISIONS	BY

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DETAIL SHOP
 BOYD CHEVROLET
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 HENDERSONVILLE, NC 28792

DRAWN: TRW
 APPROVED BY OWNER
 DATE:
 SCALE: AS NOTED
 JOB NO:
 PLOT DATE: FEBRUARY 2016
 SHEET: DETAILS
C2
 OF SHEETS

NOTES:

Soil Stabilization shall be achieved on any area of a site where land disturbing activities have temporarily or permanently ceased.
 A. All perimeter dikes, swales, perimeter slopes, and all slopes steeper than 3:1 shall be provided with temporary or permanent stabilization with ground cover as soon as practical but in any event within 7 calendar days from the last land disturbing activity.
 B. All disturbed areas shall be provided temporary or permanent stabilization with ground cover as soon as practical but in any event within 14 calendar days from the last land disturbing activity.

NOTES:

- SEQUENCE**
 - PROVIDE GRAVEL CONSTRUCTION ENTRANCE
 - STRIP SITE
 - PROVIDE TEMPORARY SEDIMENT BASINS
 - PERFORM GRADING AND BUILD WALLS
 - PROVIDE TEMPORARY SEEDING WHERE NO WORK WILL BE PERFORMED FOR 14 DAYS.
 - PROVIDE SITE IMPROVEMENTS
 - PROVIDE PERMANENT SEEDING
 - REMOVE TEMPORARY SEDIMENT DEVICES WHEN SITE HAS BEEN STABILIZED.
 - PERIODICALLY CLEANOUT ALL SEDIMENT COLLECTION DEVICES, ONCE EACH WEEK AND AFTER EACH STORM EVENT
- SEEDING**

TEMPORARY MIX: 40# KY31 FESCUE/AC
 125# RYE GRAIN/AC
 1000# 10-10-10 FERT/AC
 2000# PER AC- GROUND DOLOMITIC LIMESTONE
 *MULCH WITH WOOD CELLULOSE & TACK WITH ASPHALT RATE= 2000 LBS/AC

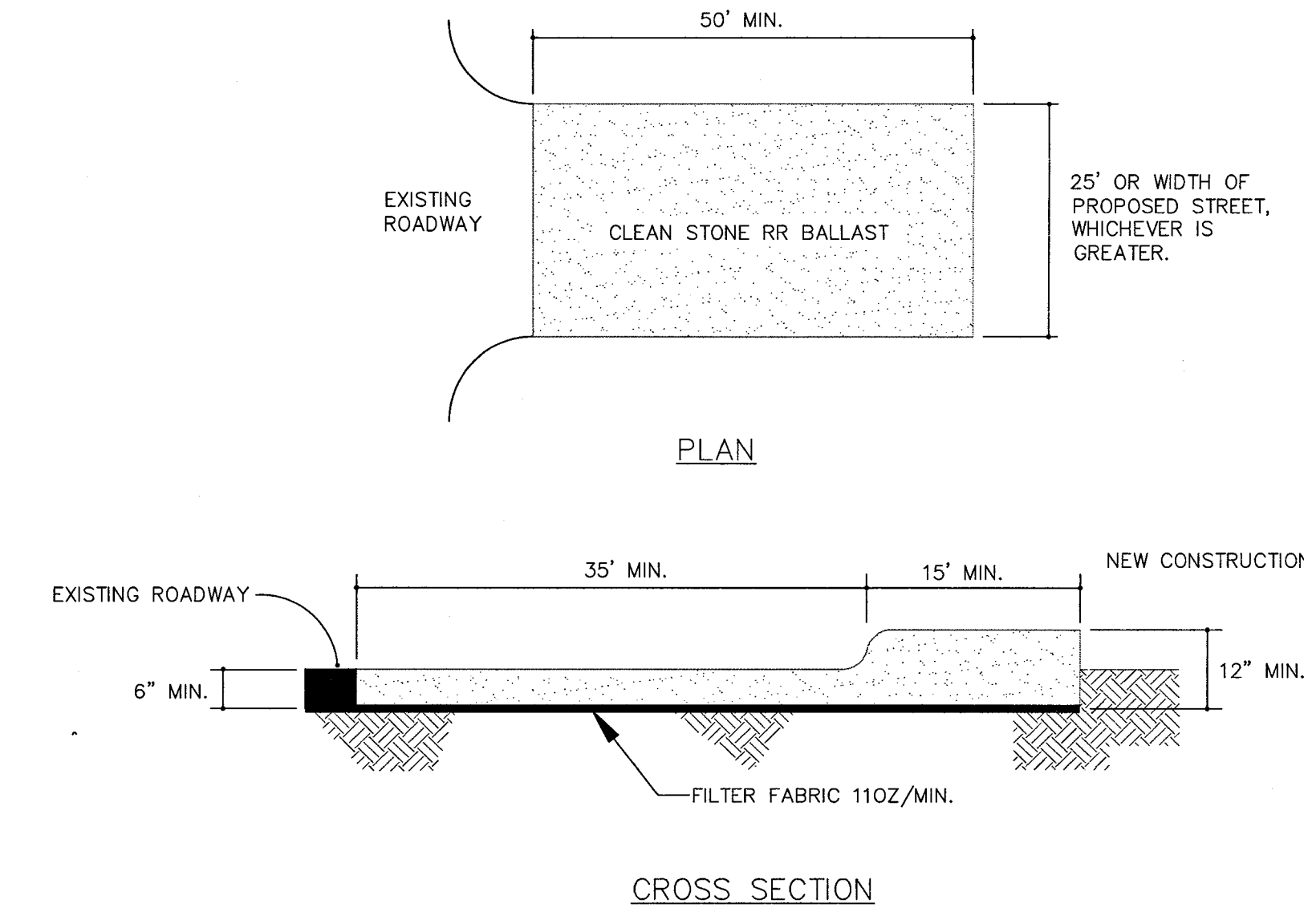
PERMANENT MIX: 120# KY 31 FESCUE/AC
 60# CREEPING RED FESCUE/AC
 60# PERRENIAL RYE GRASS/AC
 1000# 10-10-10 FERT/AC
 2000# PER AC- GROUND DOLOMITIC LIMESTONE
 *MULCH WITH WOOD CELLULOSE & TACK WITH ASPHALT RATE= 2000 LBS/AC
- SELF INSPECTION PROGRAM**

THE OWNER OF THE PROPERTY WILL INITIATE A "SELF INSPECTION PROGRAM FOR THE EROSION CONTROL MEASURES ON THE SITE. AT A MINIMUM THERE WILL BE AN INITIAL INSPECTION OF TEMPORARY DEVICES INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES, INSPECTION OF THE DEVICES AFTER EVERY STORM EVENT, INSPECTION PERIODICALLY OF THE DEVICES ON A BI-WEEKLY BASIS, INSPECTION OF ALL TEMPORARY SEEDING EFFORTS, INSPECTION OF ALL PERMANENT SEEDING AND DEVICES, AND FINAL INSPECTION OF ALL STABILIZATION EFFORTS PRIOR TO REMOVAL OF TEMPORARY MEASURES.

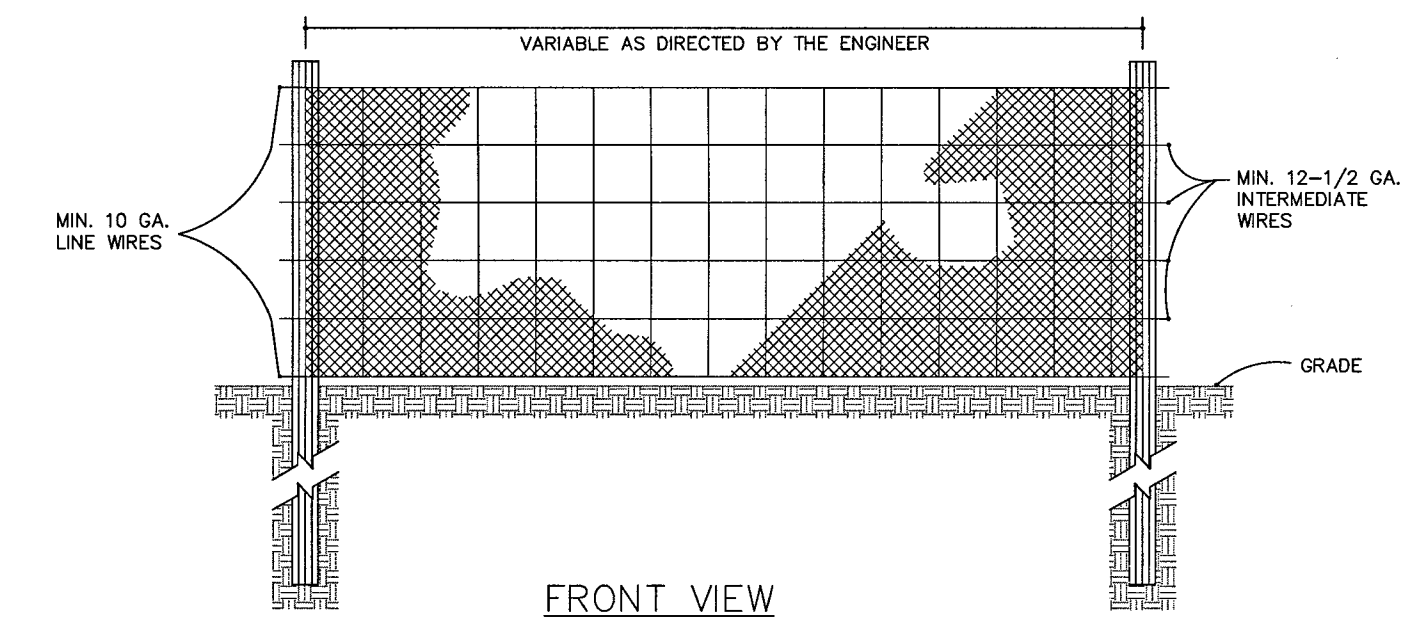
REPORTS SHALL BE SUBMITTED TO THE COUNTY AUTHORITIES ON FORMS PUBLISHED BY THE NCDENR OR AS OTHERWISE DIRECTED BY THE COUNTY.
- Additional Requirements**
 - Extensions of time may be approved by the permitting authority based on weather or other site specific conditions that make compliance impractical.
 - All slopes 50' in length or greater shall apply the ground cover within 7 days except where the slope is 4:1 or flatter.
 - Slopes less than 50' shall apply ground cover within 14 days except where slopes are 4:1 or flatter.
 - Any sloped area flatter than 4:1 shall be exempt from the 7 day ground cover requirement.
 - Although stabilization is usually specified as ground cover, other methods such as chemical stabilization may be allowed on a case by case basis.
 - For portions of projects within the "High Quality Water Zone", stabilization with ground cover shall be achieved as soon as practical but in any event on all areas of the site within 7 days of the last land disturbing act.
 - Portions of the site that are lower in elevation than adjacent discharge locations that are not expected to discharge during construction may be exempt from temporary ground cover requirements if identified on the erosion control plan or added by the permitting authority.

GROUND STABILIZATION CRITERIA

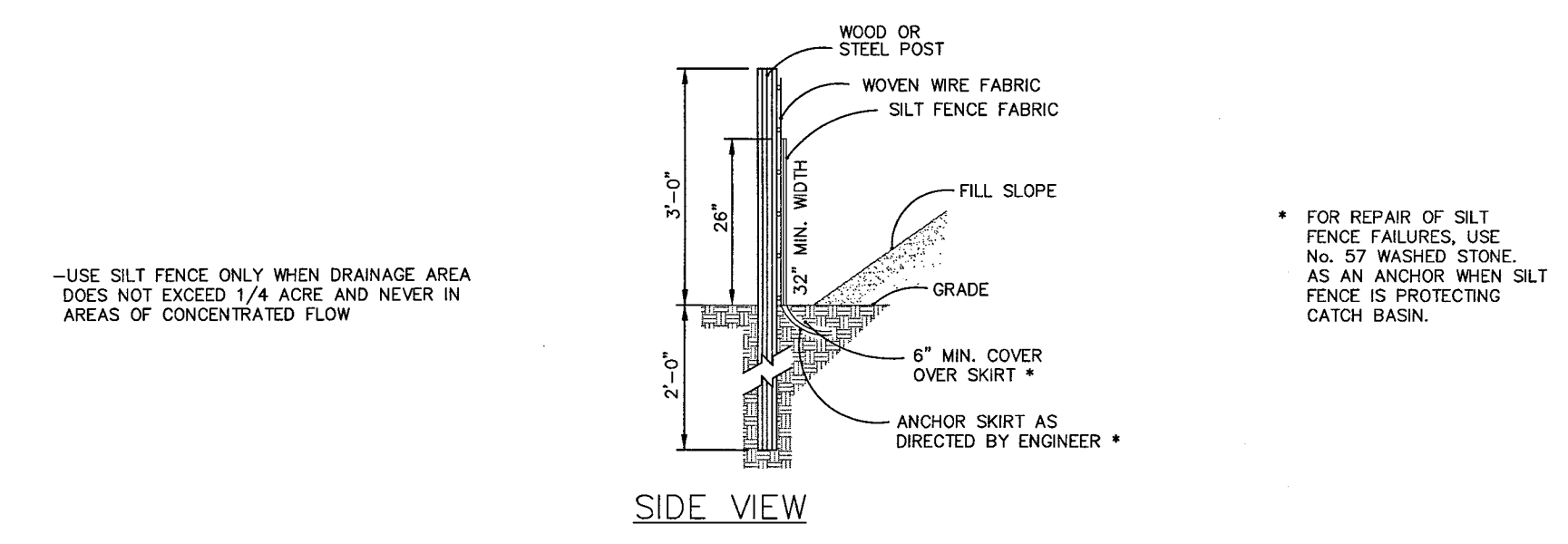
SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
• Perimeter dikes, swales, ditches and slopes	7 days	None
• High Quality Water (HQW) Zones	7 days	None
• Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
• Slopes 3:1 or flatter	14 days	7-days for slopes greater than 50 feet in length
• All other areas with slopes flatter than 4:1	14 days	None (except for perimeters and HQW Zones)



1 CONSTRUCTION ENTRANCE
 NOT TO SCALE

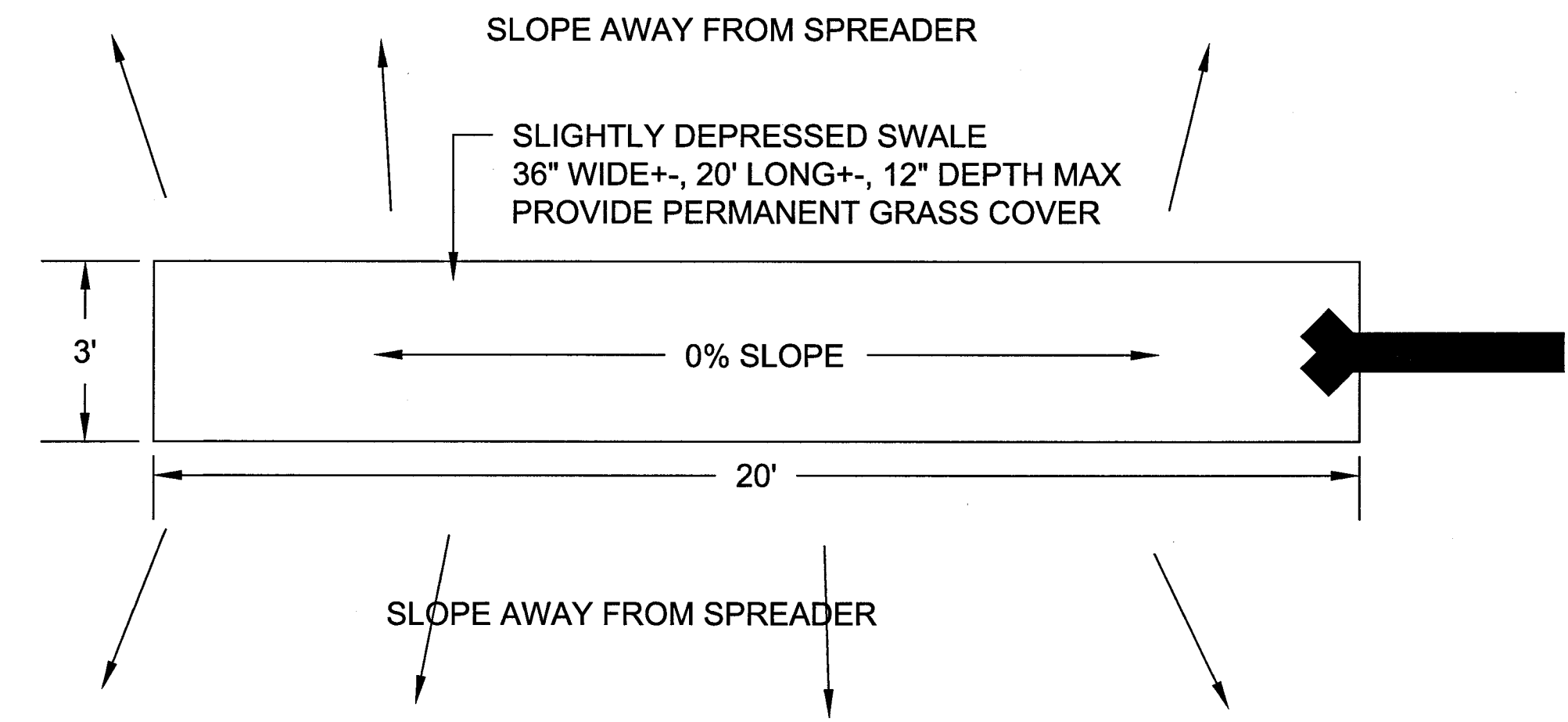


FRONT VIEW



SIDE VIEW

2 STANDARD TEMPORARY SILT FENCE
 NOT TO SCALE



5 GRASSED LEVEL SPREADER
 NO SCALE

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