

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: April 5, 2016

SUBJECT: Special Use Permit-Kitchen Motor Vehicle Sales

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review

SUGGESTED MOTION :

I move to approve the major site plan for Kitchen Motor Vehicle Sales.

I recommend approval to the Zoning Board of Adjustment for the Kitchen special use permit request.



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Kitchen Motor Vehicle Sales
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9680996176
- 1.4. **Size:** 1.97 acres +/-
- 1.5. **Location:** 3265 Chimney Rock Rd.
- 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, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

Map A: Pictometry/Aerial Photography



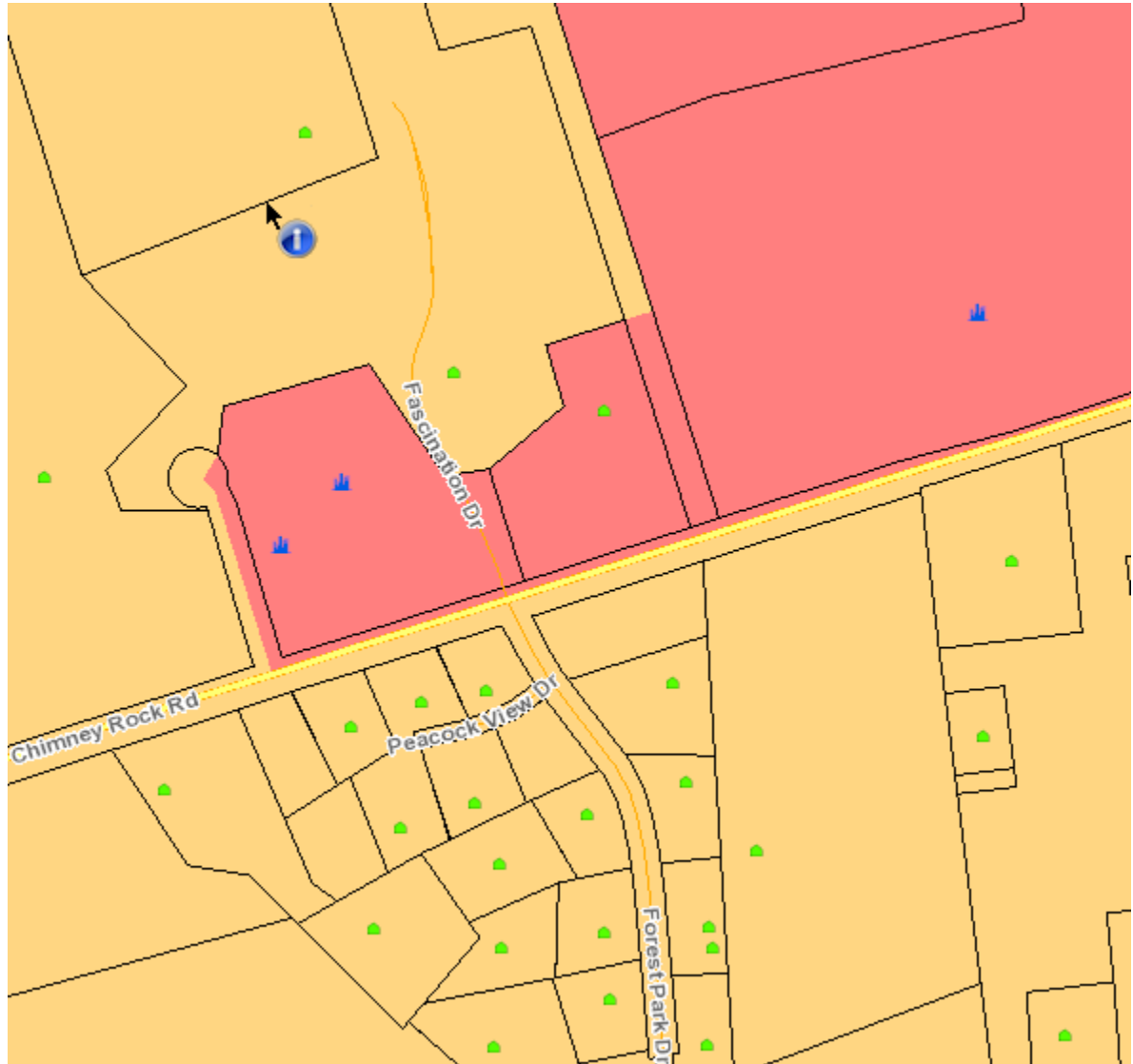
2. **Current Conditions**

Current Use: This parcel is currently residential.

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

Zoning: The surrounding properties are Local Commercial and property north is Residential Two Rural.

Map B: Current Zoning



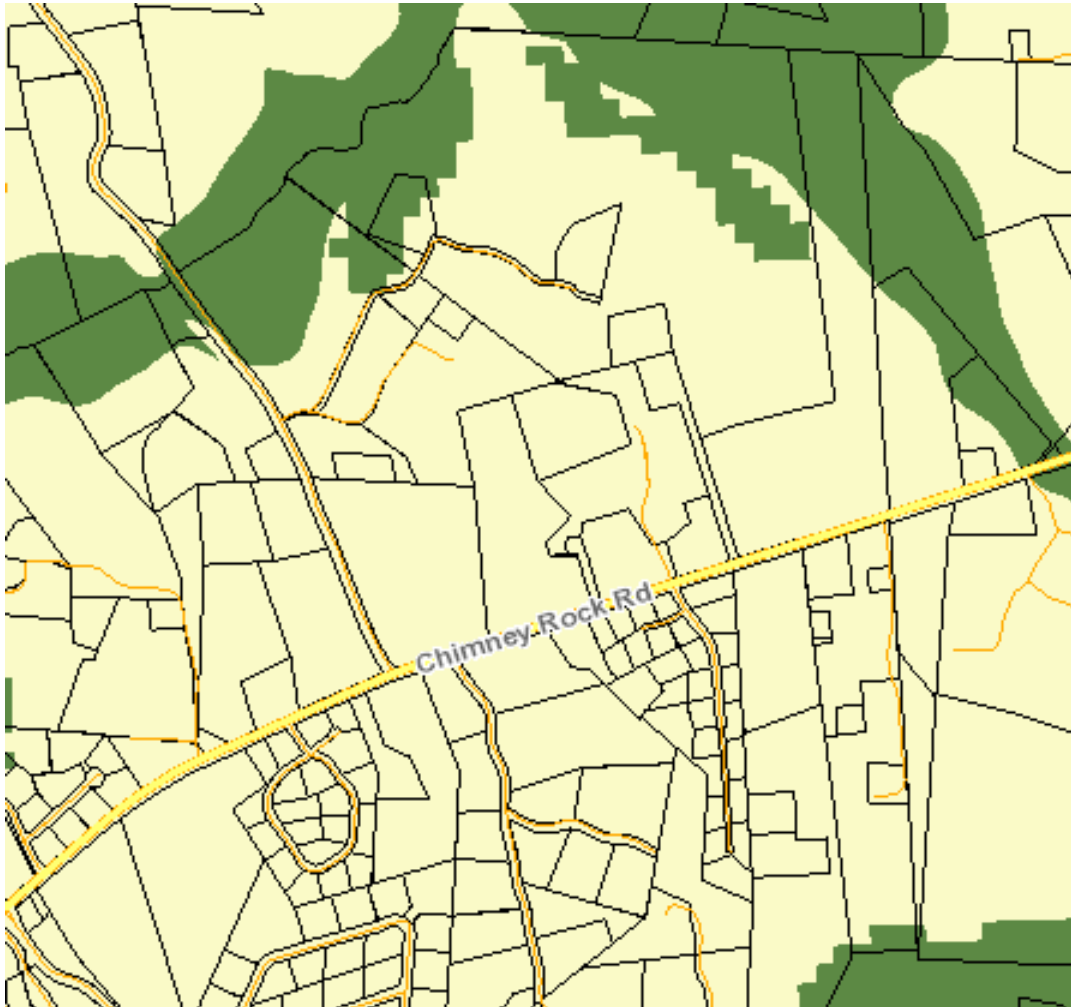
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

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

Public Water: City of Hendersonville

Public Sewer: N/A

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:

The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered to be generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.

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.

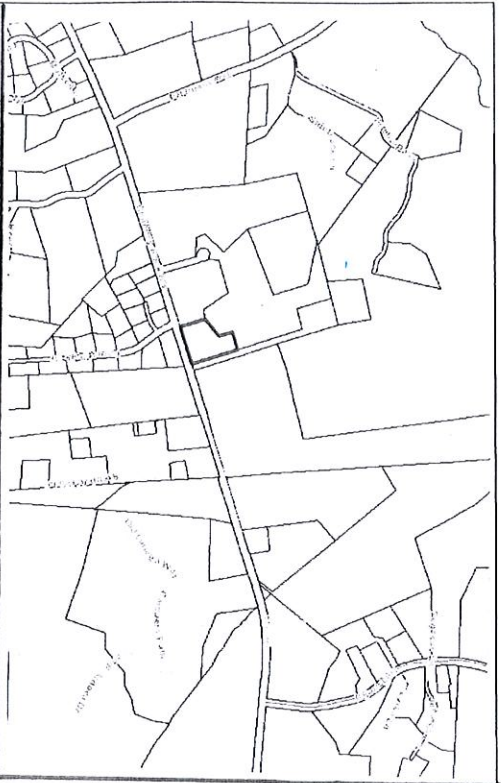
7. Photographs



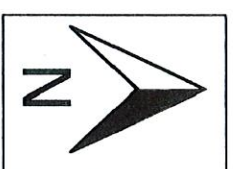
US-64



US-64



VICINITY MAP



NOW OR FORMERLY
FRED W. AND MERLE B. PITTILLO



ZONING : LC

ZONING : LC R2R

S 74° 15' 41" W (138.23)

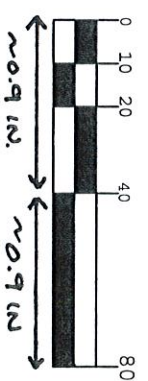
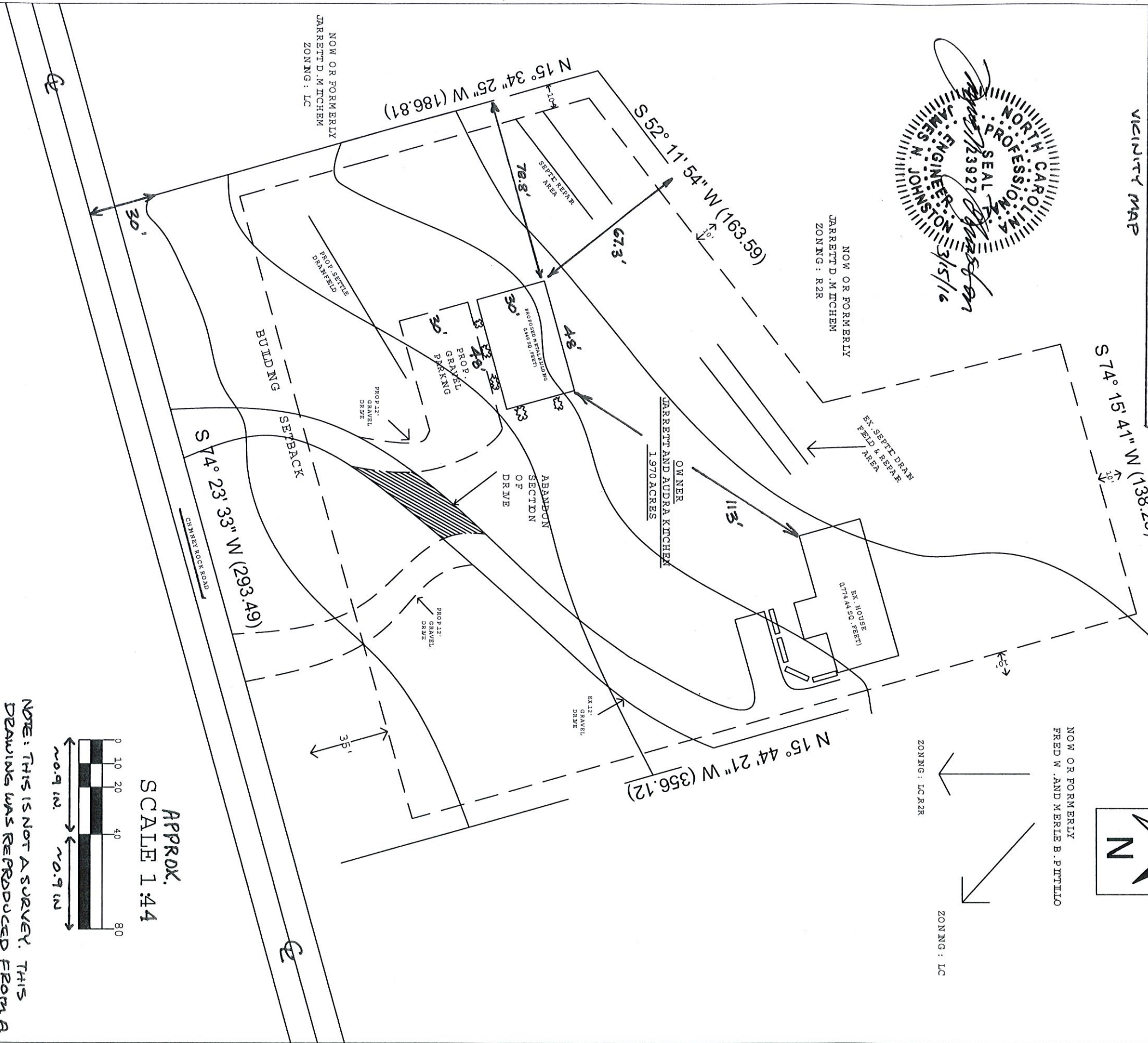
N 15° 44' 21" W (356.12)

NOW OR FORMERLY
JARRETT D. MITCHEM
ZONING : R2R

OWNER
JARRETT AND AUDRA KITCHEN
1.970 ACRES

S 52° 11' 54" W (163.59)
N 15° 34' 25" W (186.81)

NOW OR FORMERLY
JARRETT D. MITCHEM
ZONING : LC



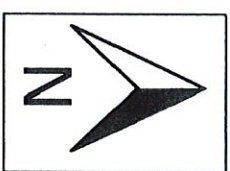
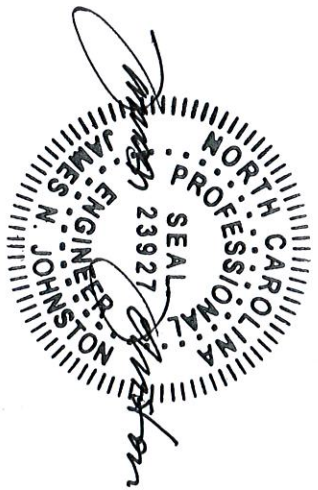
APPROX.
SCALE 1:44

NOTE: THIS IS NOT A SURVEY. THIS DRAWING WAS REDUCED FROM A RECORDED DRAWING (SLIDE 7309).

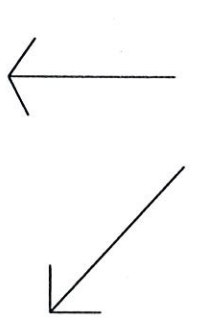


SITE PLAN :
Janet and Audra Kitchen
3265 Chimney Rock Road
Hendersonville, NC 28792
(828) 774-9200

James N. Johnston, PE
President, Johnston Environmental
5 SquareTail Court
Hendersonville, NC 28791
(828) 989-6785
P-1484



NOW OR FORMERLY
FRED W. AND MERLE B. PITTILLO



ZONING: LC R2R

ZONING: LC

S 74° 15' 41" N (138.23)

EX. SEPTIC DRAN
FIELD & REPAIR

NOW OR FORMERLY
JARRETT D. MITCHEM
ZONING: R2R

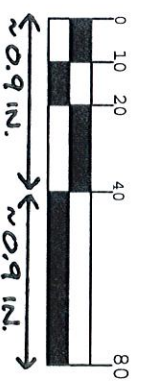
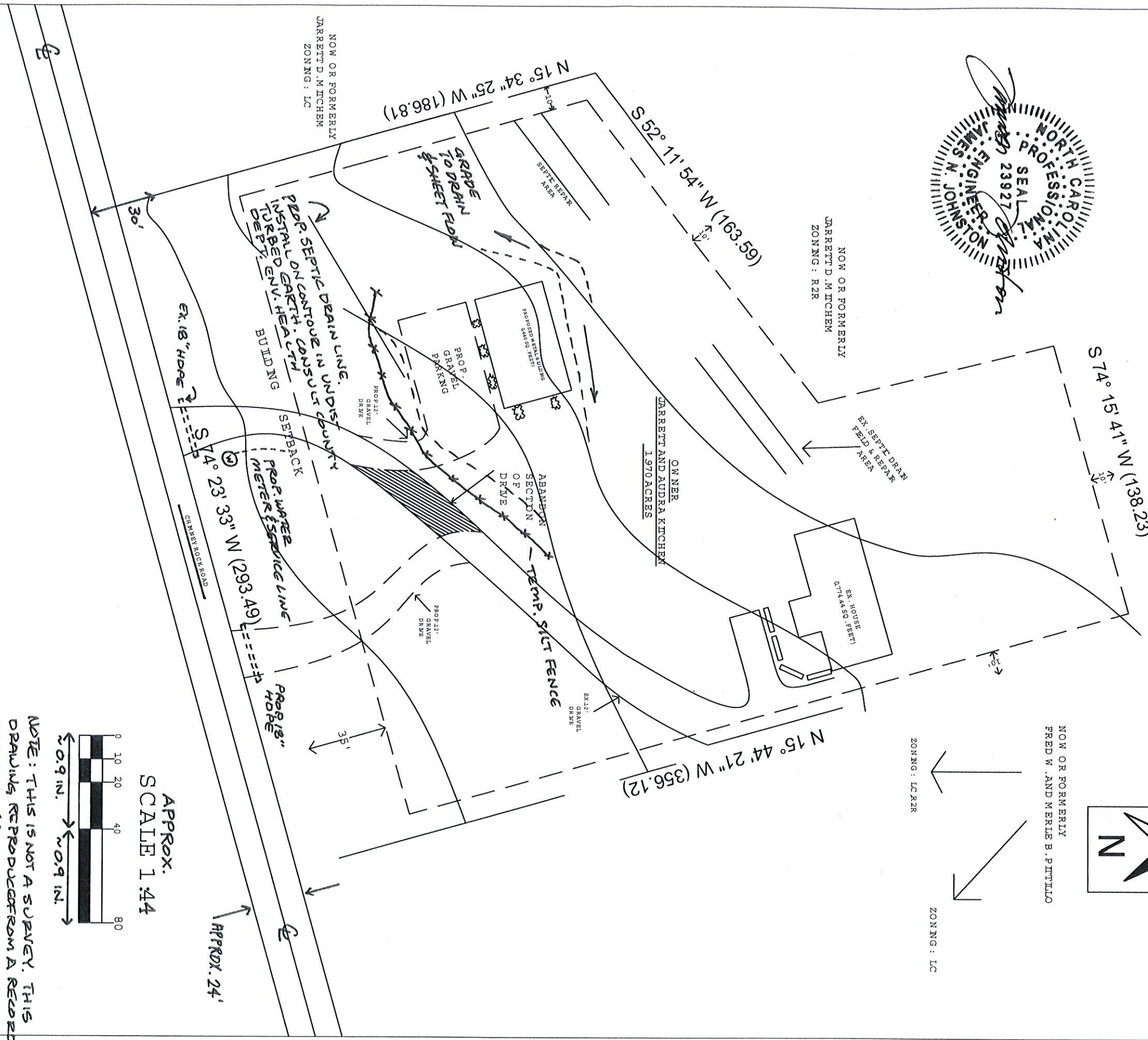
S 52° 11' 54" W (163.59)

OWNER
JARRETT AND AUDRA KITCHEN
1.970 ACRES

N 15° 44' 21" W (356.12)

N 15° 34' 25" W (186.81)

NOW OR FORMERLY
JARRETT D. MITCHEM
ZONING: LC



APPROX.
SCALE 1:44

NOTE: THIS IS NOT A SURVEY. THIS
DRAWING REPRODUCED FROM A RECORDED
DRAWING (SLIDE 7309).



SITE PLAN:
Janett and Audra Kitchen
3265 Chimney Rock Road
Hendersonville, NC 28792
(828) 774-9200

James N. Johnston, PE
President, Johnston Environmental
5 Squairel Trail Court
Hendersonville, NC 28791
(828) 989-6785
P-1484

SHEET 2 OF 2