

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: October 3, 2017**

**SUBJECT: Major Site Plan Review – Leisure Craft**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review**

**SUGGESTED MOTION: I move that the TRC approve the major site plan for Leisure Craft**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Leisure Craft/Richard Herman
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9587799079 & 9587880245
- 1.4. **Size:** 15.7 acres +/-
- 1.5. **Location:** 751 Crest Rd
- 1.6. **Supplemental Requirements:**

#### **SR 10.8. *Manufacturing and Production Operations***

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-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



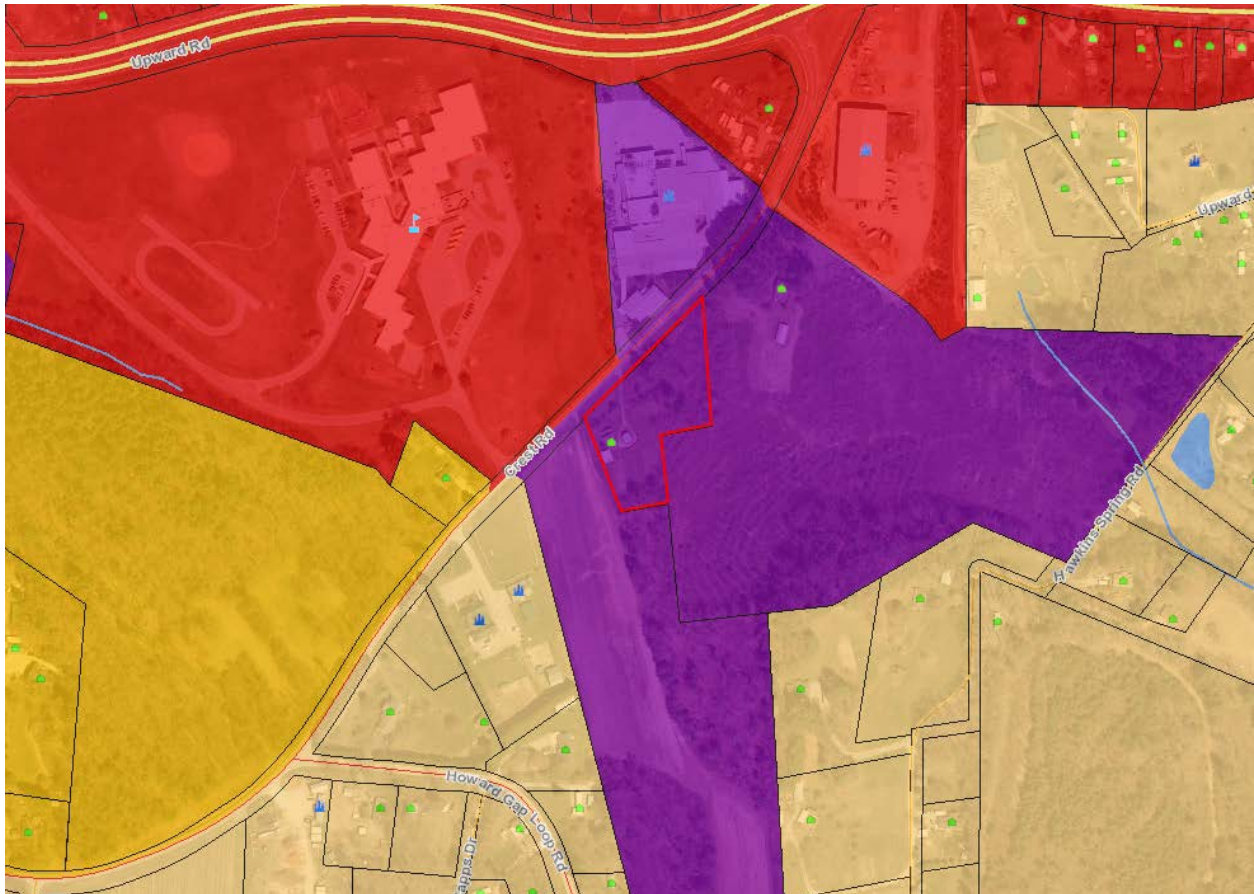
2. **Current Conditions**

**Current Use:** These parcels are currently residential and vacant.

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

**Zoning:** The surrounding property to the north is Industrial and Community Commercial, East is Residential Two Rural and Residential One.

**Map B: Current Zoning**



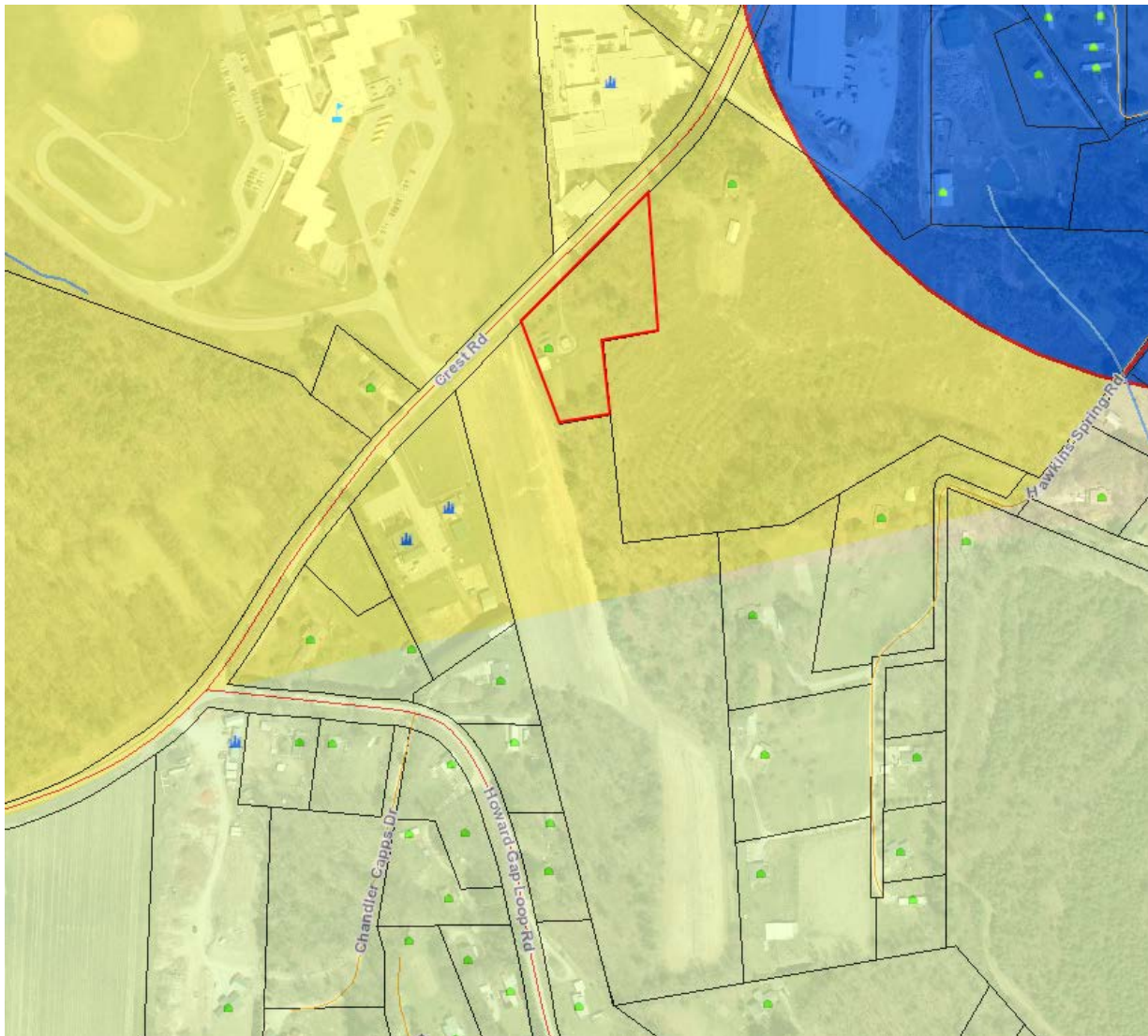
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

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

1. 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.
2. 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.

#### 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

Leisure Craft-Manufacturing and Production



Leisure Craft-Manufacturing and Production

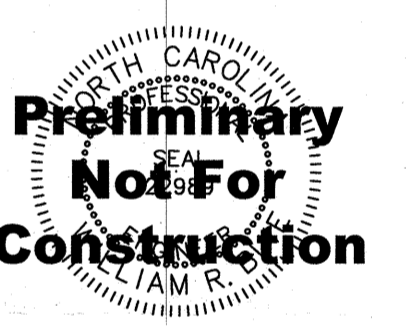






**LEISURE CRAFT  
EXPANSION**

Blue Ridge Township  
Henderson County  
North Carolina



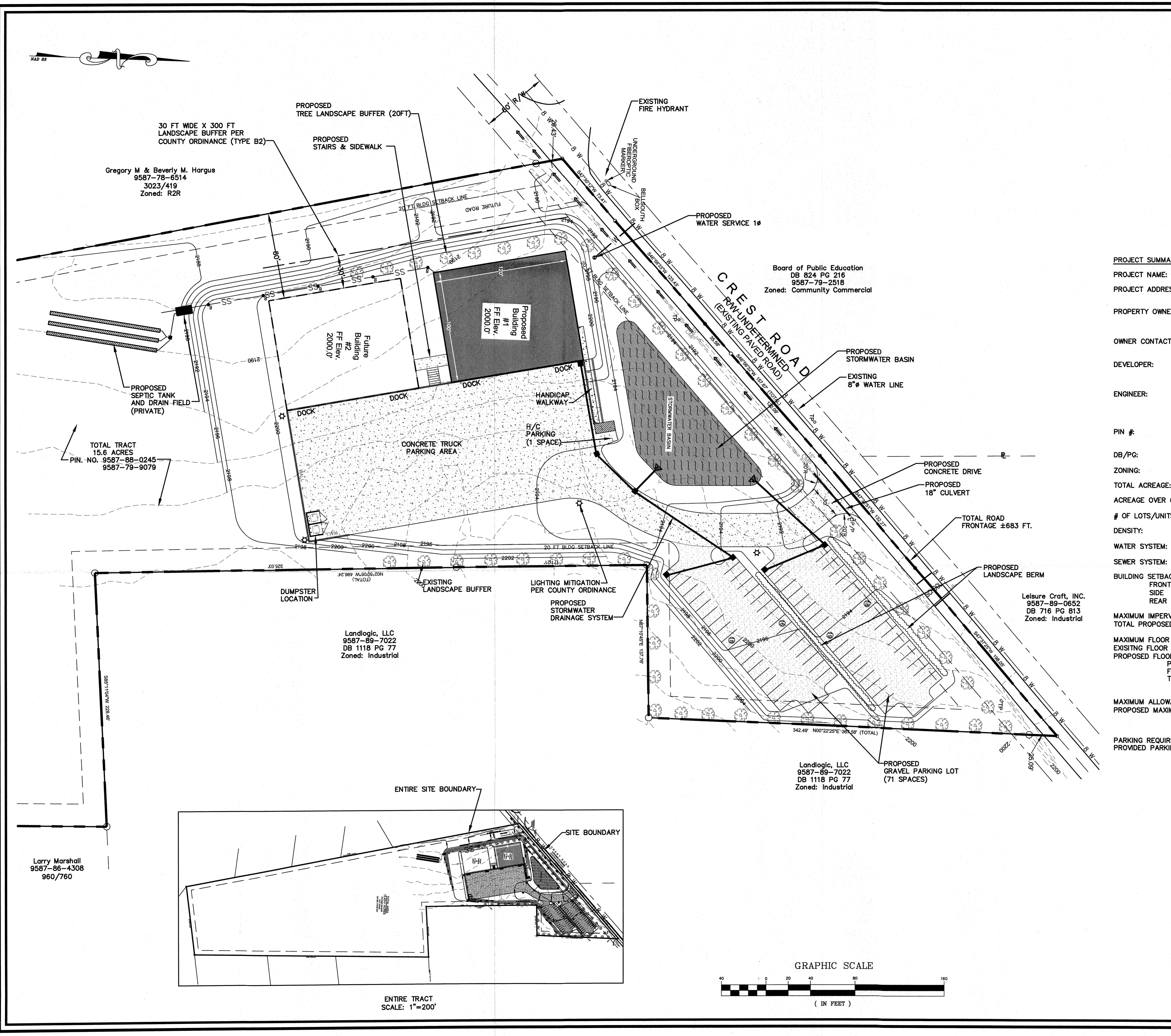
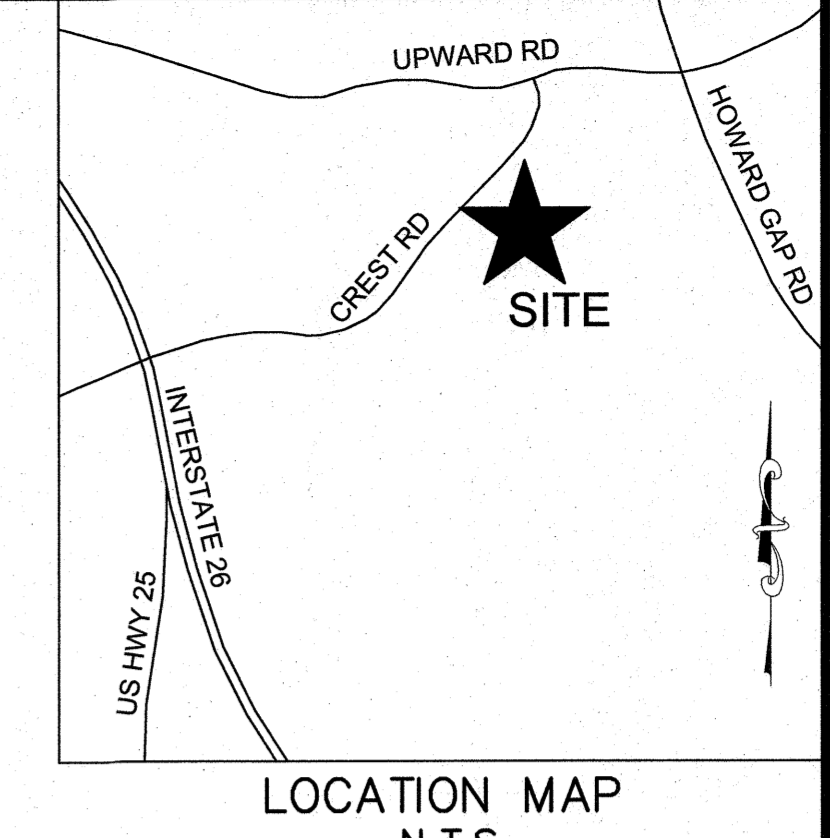
REVISIONS

DATE	DESCRIPTION



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Call before you dig.

PROJECT NUMBER:	17153
DATE:	9/12/17
DRAWN BY:	KHC
CHECKED BY:	WGL



**PROJECT SUMMARY:**

PROJECT NAME: LEISURE CRAFT EXPANSION  
PROJECT ADDRESS: 751 CREST ROAD HENDERSONVILLE, NC  
PROPERTY OWNER: JOHNSON & FORD, LLC. PO BOX 1700 HENDERSONVILLE, NC 28793  
OWNER CONTACT: RICHARD HERMAN (828) 693-8241  
DEVELOPER: LEISURE CRAFT, INC. PO BOX 1700 HENDERSONVILLE, NC 28793  
ENGINEER: WILLIAM R. BUJE, P.E. 214 N. KING STREET HENDERSONVILLE, NC 28792 (828) 687-7177  
PIN #: 9587-79-9079 9587-88-0245  
DB/PG: -

ZONING: I (INDUSTRIAL DISTRICT)  
TOTAL ACREAGE: 15.7 ACRES  
ACREAGE OVER 60%: 0 ACRES  
# OF LOTS/UNITS: 1  
DENSITY: 1  
WATER SYSTEM: ON SITE (PUBLIC) CITY OF HENDERSONVILLE  
SEWER SYSTEM: ON SITE (SEPTIC SYSTEM)

BUILDING SETBACKS:  
FRONT - 20'  
SIDE - 20'  
REAR - 20'

MAXIMUM IMPERVIOUS AREA ALLOWED: 80.0%  
TOTAL PROPOSED IMPERVIOUS AREA: 12.0% (81,900 S.F.)

MAXIMUM FLOOR AREA (SF): UNLIMITED  
EXISTING FLOOR AREA (SF): 0  
PROPOSED FLOOR AREA (SF):  
PROPOSED BUILDING #1 12,000  
FUTURE BUILDING #2 12,000  
TOTAL 24,000

MAXIMUM ALLOWABLE BUILDING HEIGHT: 72'  
PROPOSED MAXIMUM BUILDING HEIGHT: 24'

PARKING REQUIRED: 6 SPACES (1/4,000 S.F.)  
PROVIDED PARKING: 71 PROPOSED SPACES (1 ACCESSIBLE PARKING SPACE)

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