

Mountain Showcase Cabinets
Warehousing and Storage

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING: June 6, 2017

SUBJECT: Major Site Plan Review for Mountain Showcase Cabinets

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 Mountain Showcase Cabinets



Henderson County, North Carolina Code Enforcement Services

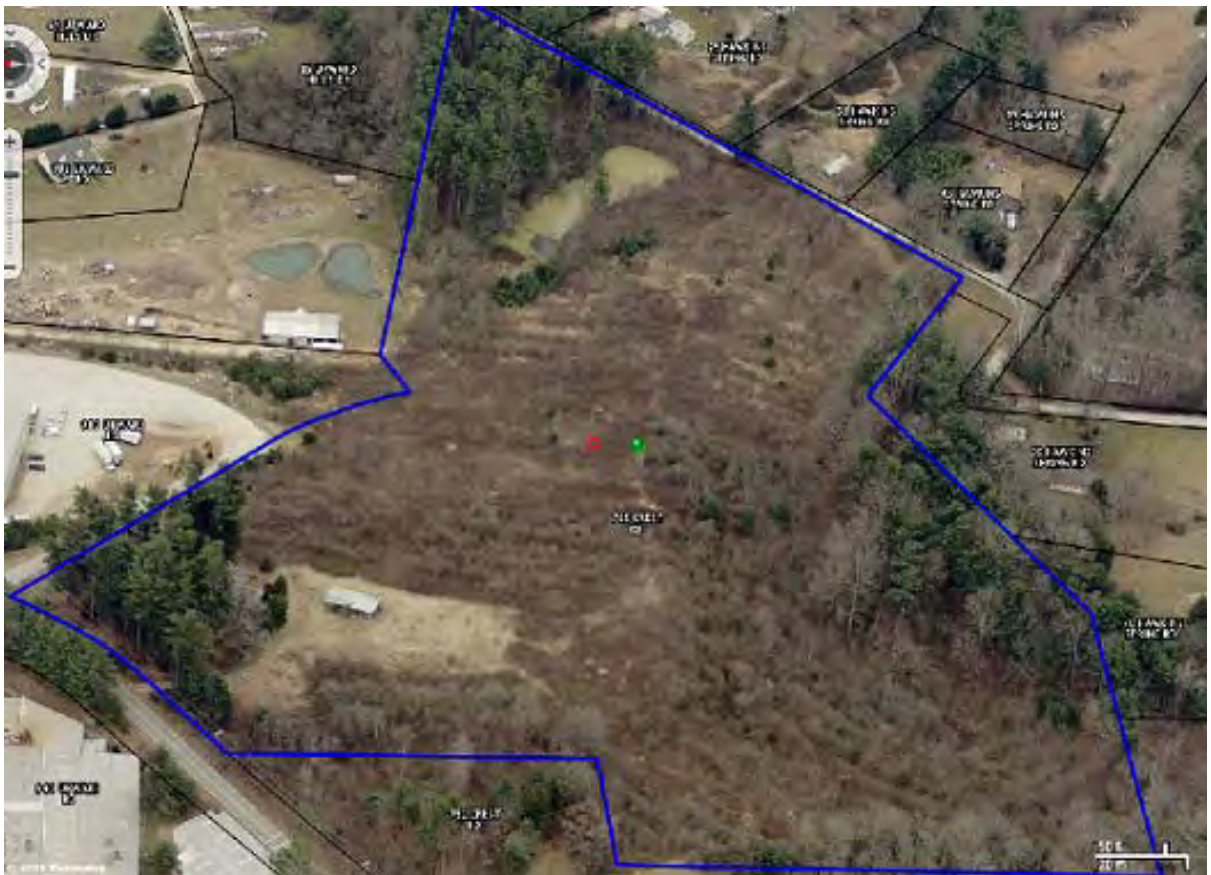
1. Committee Request

- 1.1. **Applicant:** Mountain Showcase Cabinets
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9587897022
- 1.4. **Size:** 18.95 acres
- 1.5. **Location:** SR1804 on Crest Rd off Upward Rd
- 1.6. **Supplemental Requirements:**

SR 10.8. *Manufacturing and Production Operations*

- (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



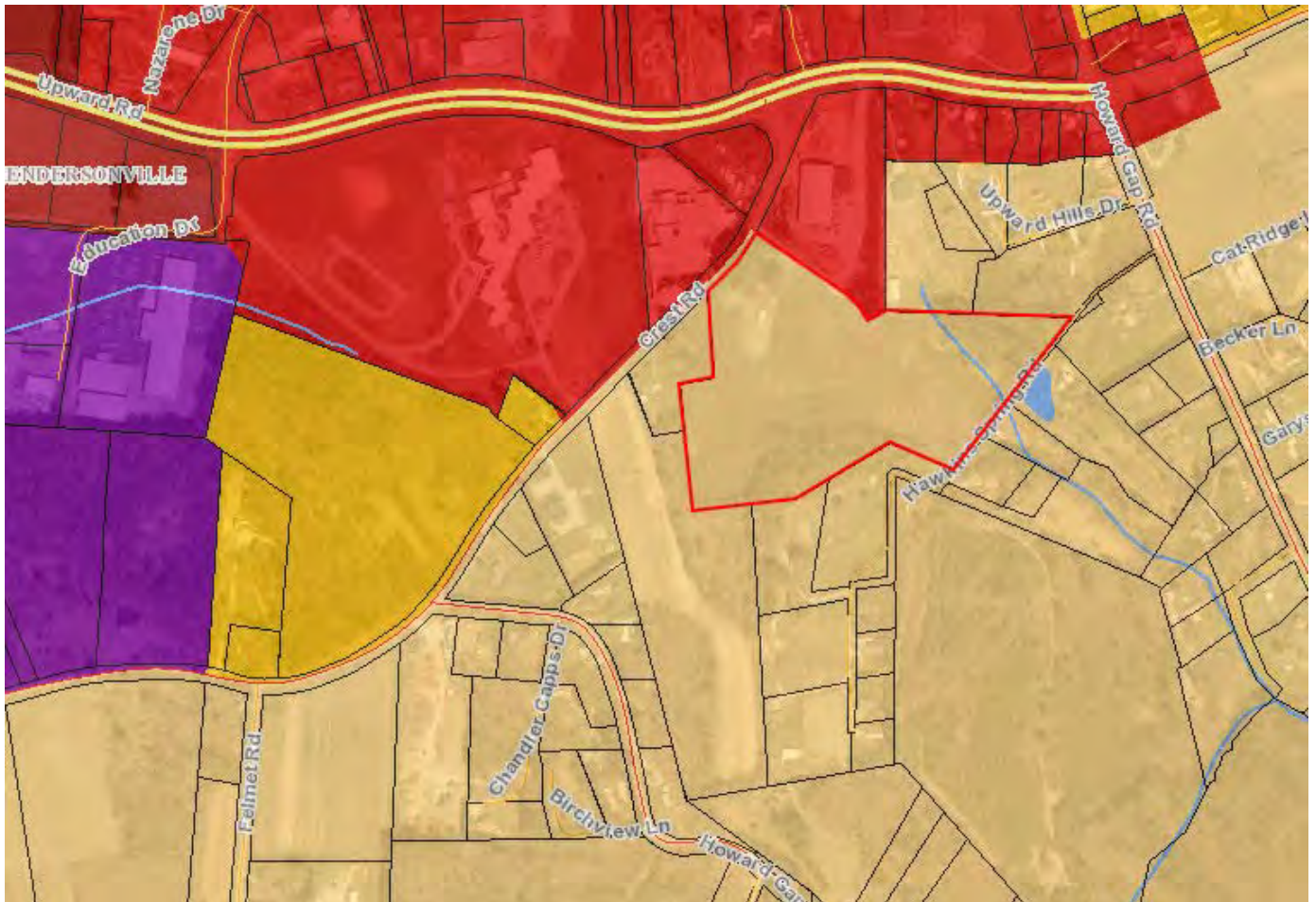
2. **Current Conditions**

Current Use: This parcel currently has two existing structures in the northwest corner.

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

Zoning: The surrounding properties are zoned Residential 2 Rural (R2R), and a property to the north is zoned Community Commercial (CC).

Map B: Current Zoning



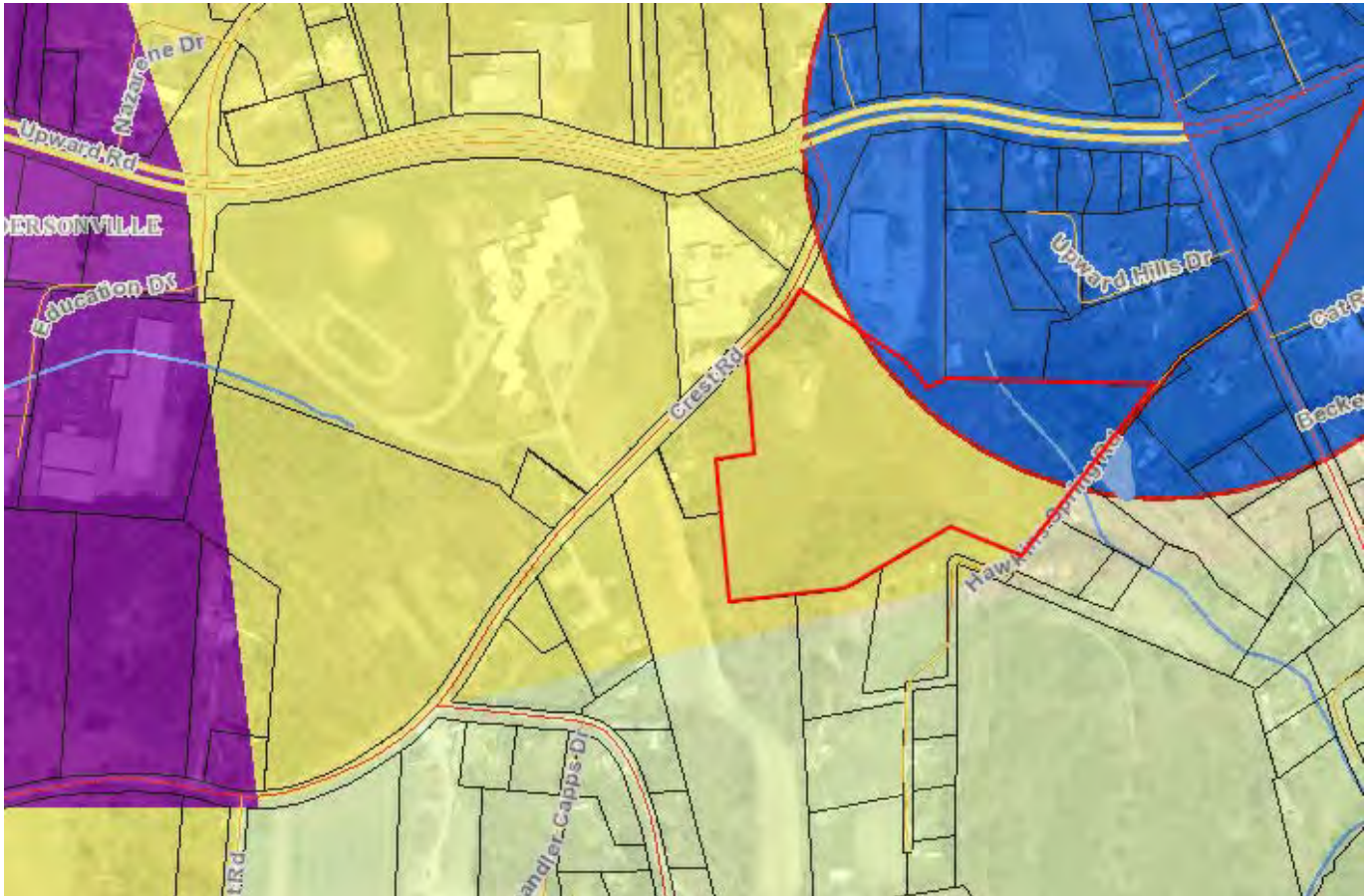
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** This property 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 and Community Service Center. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Urban Services Area (USA)

The following is a description of the patterns of development envisioned within the USA.

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



MOUNTAIN
SHOWCASE
GROUP, INC.

2017/05/18
13:02



2017/05/18
13:12



2017/05/18
13:12



2017/05/18
13:13



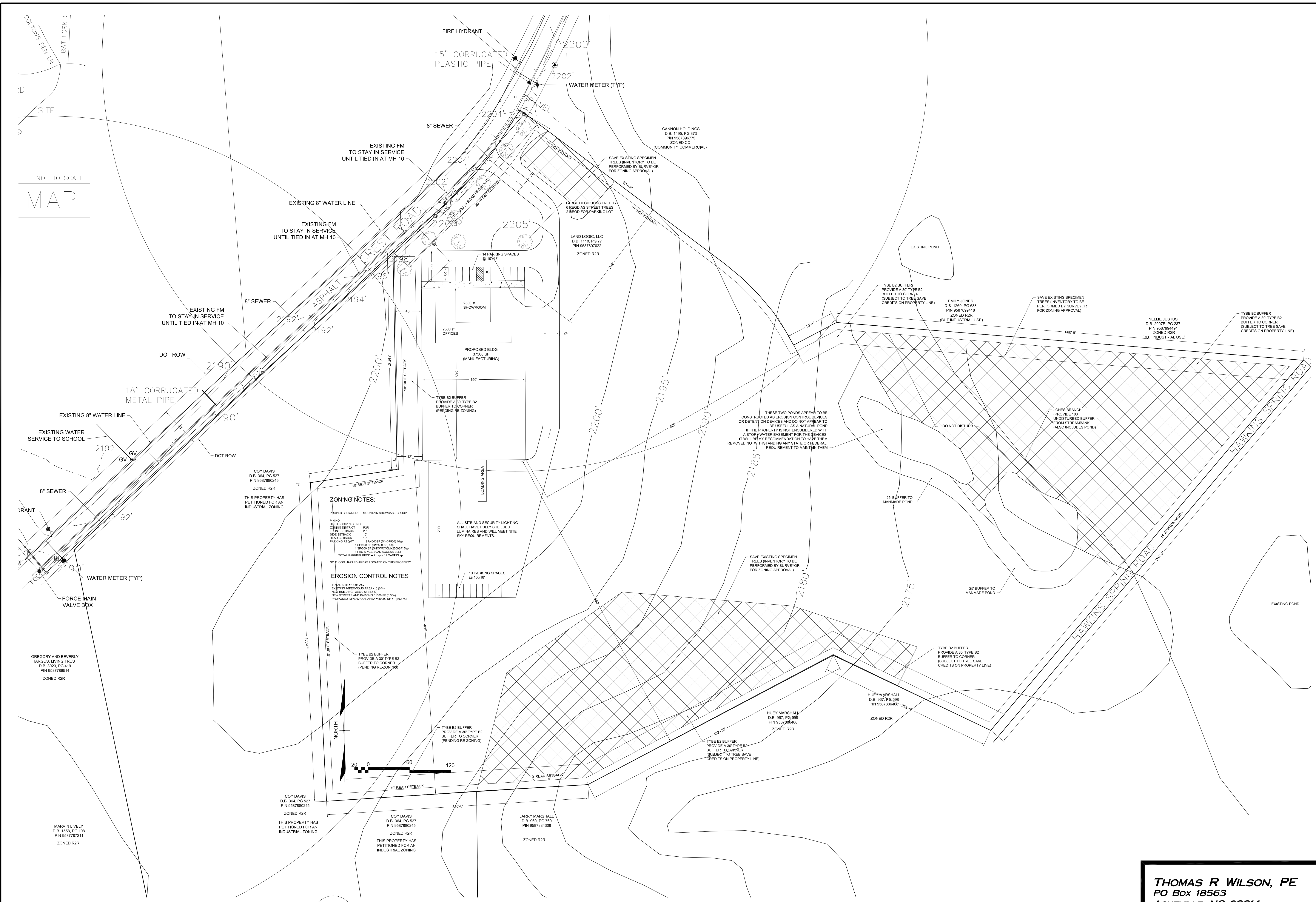
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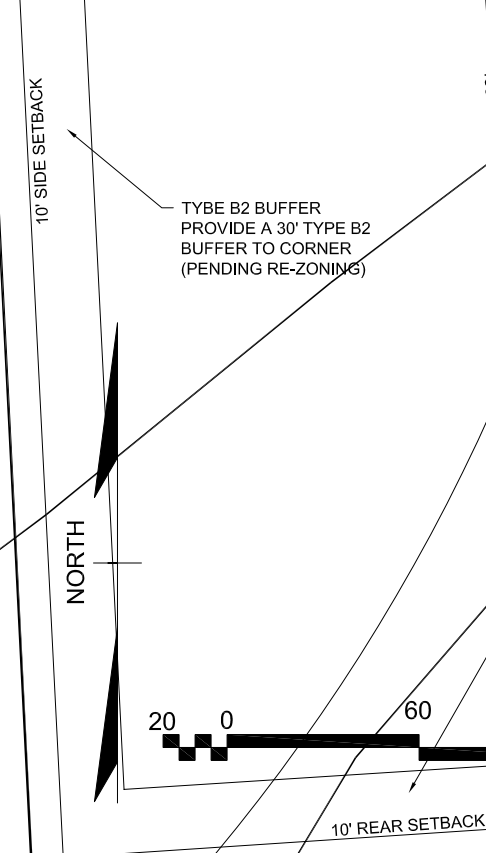


NOT TO SCALE
MAP

ZONING NOTES:
 PROPERTY OWNER: MOUNTAIN SHOWCASE GROUP
 PLANNING CODEBOOK PAGE NO. 23
 ZONING DISTRICT: R2R
 FRONT SETBACK: 20'
 SIDE SETBACK: 10'
 REAR SETBACK: 10'
 PARKING HEIGHT: 10'
 1 SP/1000 SF (1/417500) 10sp
 1 SP/2000 SF (1/837500) 5sp
 1 SP/3000 SF (1/558333) 3sp
 1 SP/4000 SF (1/416667) 2sp
 1 SP/5000 SF (1/316667) 1sp
 TOTAL PARKING REQ = 21 SP + 1 LOADING SP
 NO FLOOD HAZARD AREAS LOCATED ON THIS PROPERTY

EROSION CONTROL NOTES
 TOTAL SITE = 116,642
 EXISTING IMPERVIOUS AREA = 0 (0%)
 NEW BUILDING = 37500 SF (32.2%)
 NEW DRIVEWAY AND PARKING = 1500 SF (1.3%)
 PROPOSED IMPERVIOUS AREA = 39000 SF = (33.5%)

ALL SITE AND SECURITY LIGHTING SHALL HAVE FULLY SPECIFIED LUMINAIRES AND WILL MEET NITE SBY REQUIREMENTS.



1 SCHEMATIC SITE PLAN
C1 SCALE 1"=60'

#	REVISIONS	BY

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ENGR. SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 13848
THOMAS R. WILSON

**PROPOSED DEVELOPMENT
MOUNTAIN SHOWCASE GROUP
CREST ROAD
HENDERSON COUNTY**

DRAWN: TRW
APPROVED BY OWNER

DATE: _____
SCALE: AS NOTED
JOB NO: _____
PLOT DATE: MAY 2017
SHEET: _____

THOMAS R WILSON, PE
PO Box 18563
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