

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: October 4, 2016

SUBJECT: Major Site Plan

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review for an Office

SUGGESTED MOTIONS:

I move to approve the major site plan for Smartt Office

I recommend approval to the Zoning Board of Adjustment for SUP-16-05



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

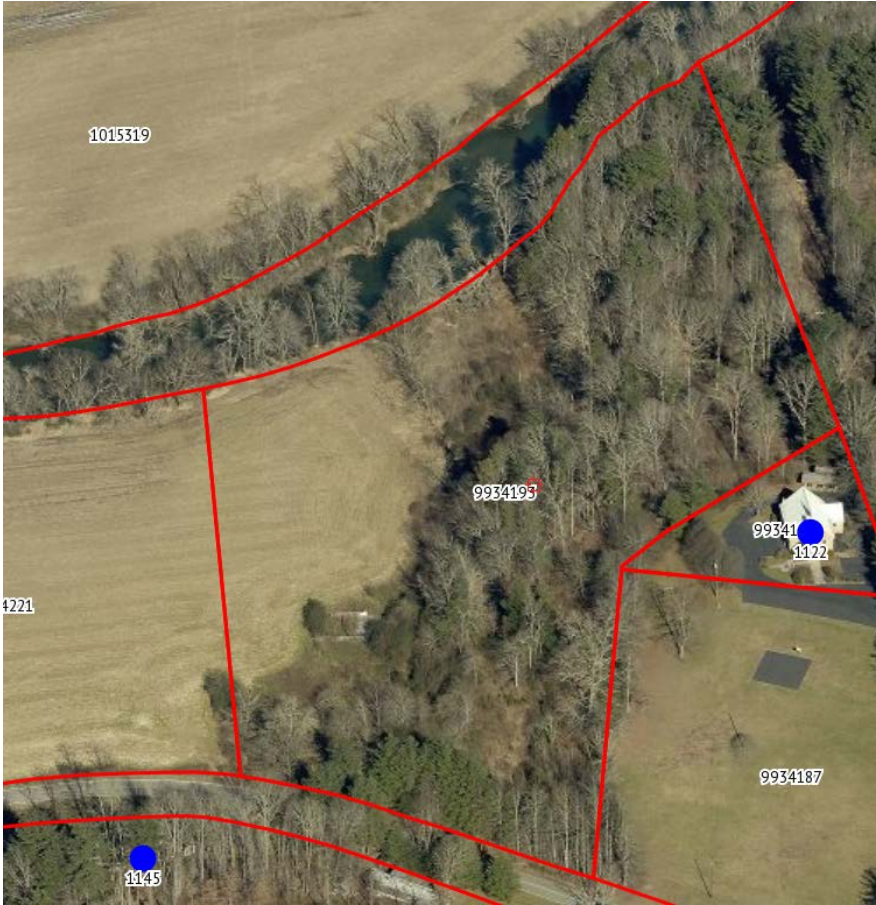
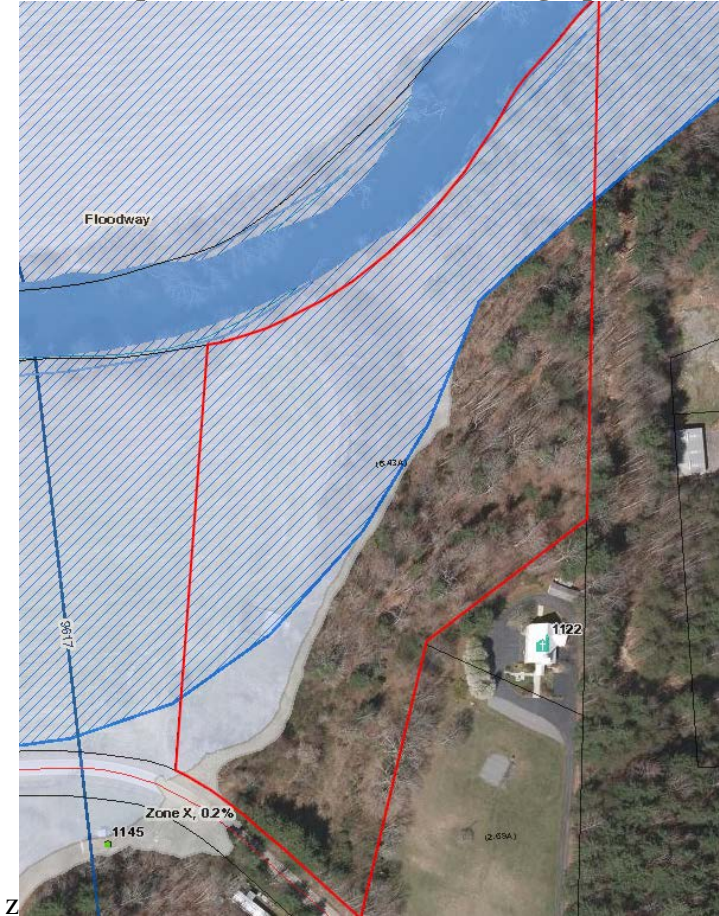
- 1.1. **Applicant:** Josh Smartt-Carolina Concrete Design
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9528624876
- 1.4. **Size:** 8.43 acres +/-
- 1.5. **Location:** Pleasant Grove Rd west of Pleasant Grove Church Rd

Supplemental Requirements:

SR 6.9. Office: *Business, Professional and Public*

- (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

Map A: Pictometry/Aerial Photography

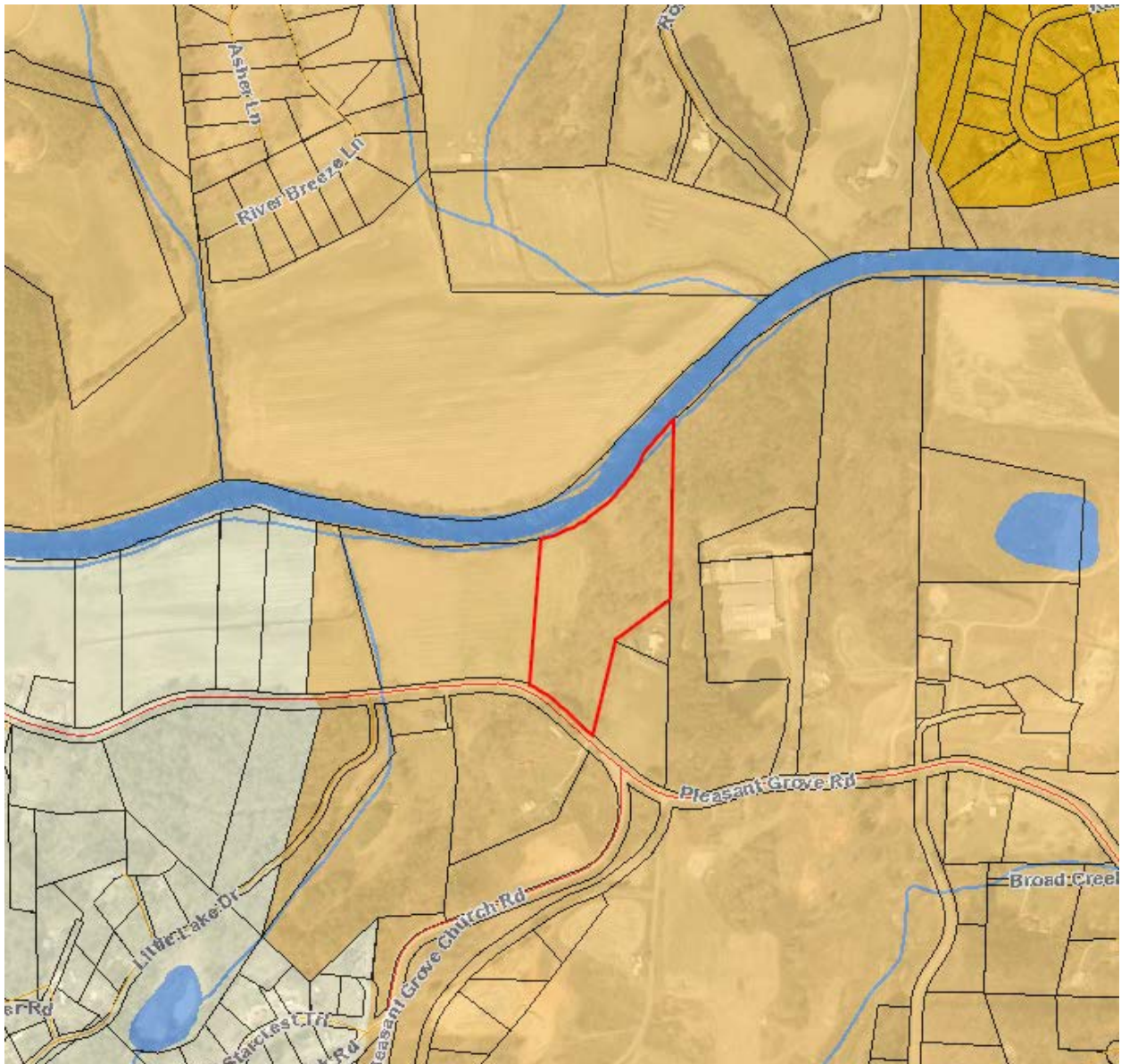


2. **Current Conditions**

Current Use: This parcel is currently vacant.

Adjacent Area Uses/Zoning: The surrounding properties are residential, commercial and agricultural with R2R zoning.

Map B: Current Zoning



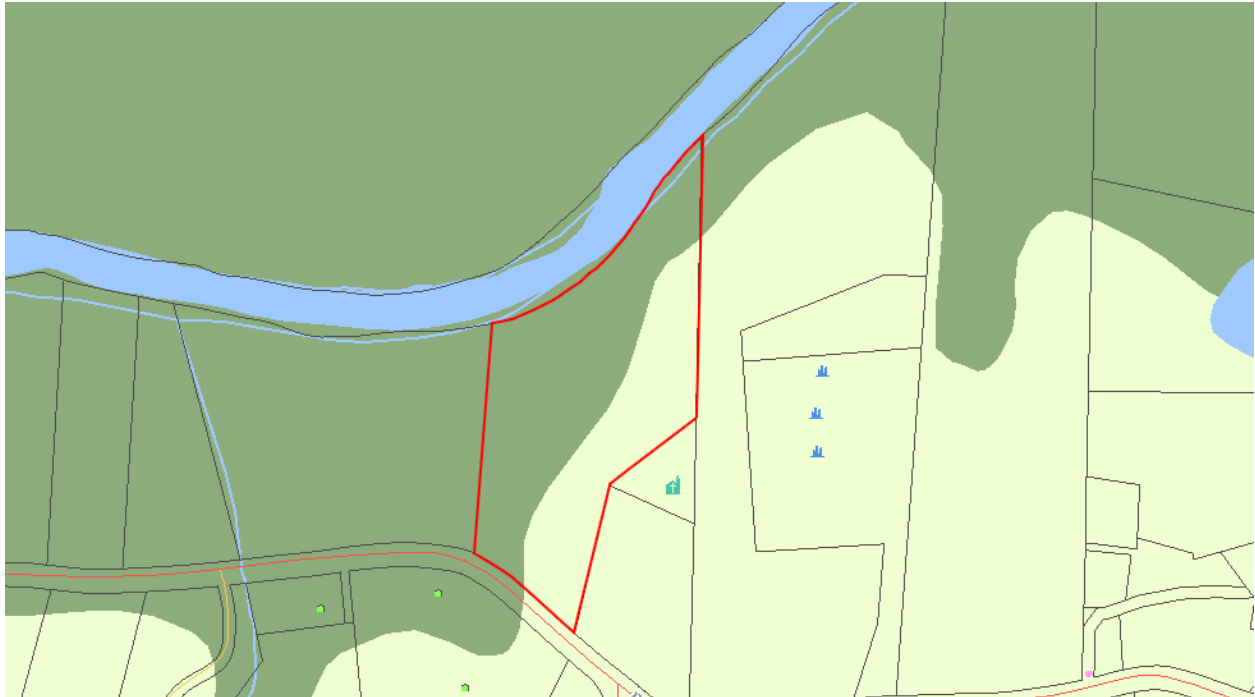
3. **Floodplain /Watershed Protection** The property is located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** This property is not served by public water or sewer.

Public Water: n/a

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/Open Space/Agriculture and Conservation districts. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character.

The Conservation category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:

1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds
2. Areas of historic and archeological significance
3. Local, state or federally-managed natural areas
4. Areas managed for agricultural or forestry land uses
5. Other areas yet to be defined

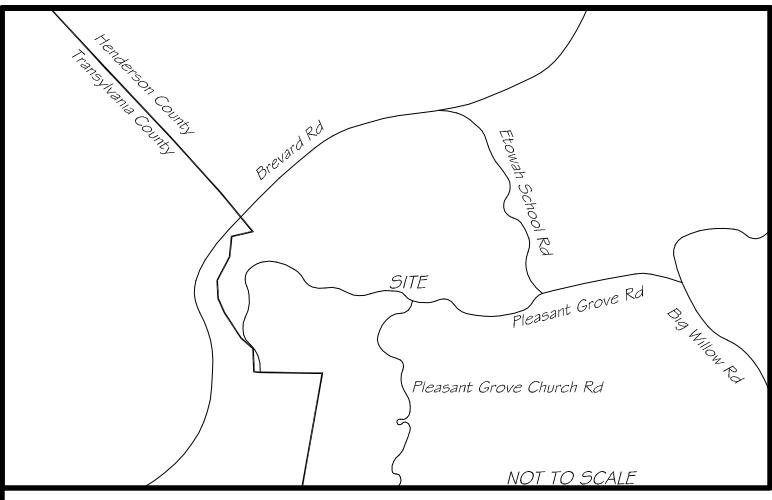
6. **Staff Recommendations**

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







Vicinity Map

Deed North
D.B. 1671, Pg. 345

PROJECT SUMMARY

OWNER / DEVELOPER:
JOSH SMARTT
PO BOX 128
HORSE SHOE, NC 28742

TOTAL PROJECT AREA: 8.98 ACRES
PROPOSED LOTS: 1

CURRENT ZONING:
RESIDENTIAL 2-RURAL (R2-R)

PROPOSED DENSITY:
1 UNIT / 8.98 ACRES

BUILDING USE:
OFFICE SPACE
APPROXIMATELY 12-16 EMPLOYEES (SEASONAL)

BUILDING AREAS:
PROPOSED: 5,200 SF

IMPERVIOUS SURFACE CALCULATIONS:
TOTAL AREA = 8.98 ACRES (391,169 SF)
PROPOSED IMPERVIOUS SURFACES = 5,200 SF
PERCENT IMPERVIOUS = 1%

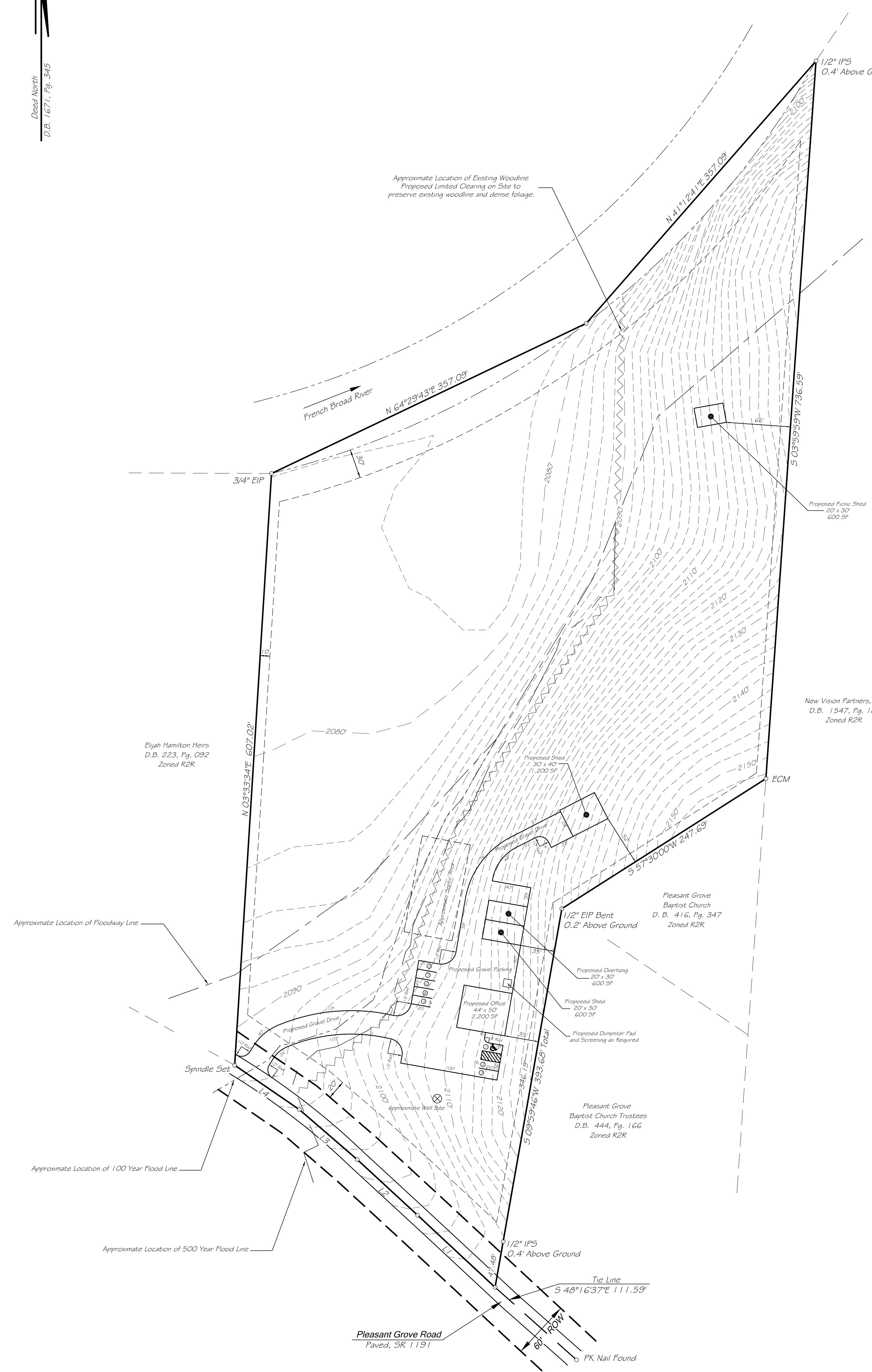
PARKING CALCULATIONS:
1 SPACE PER 500 SF OF BUILDING REQUIRED
2,250 SF OF PROPOSED BUILDING
5 SPACES REQUIRED (8 SPACES PROPOSED)

EXTERIOR LIGHTING:
WALL MOUNTED, LIGHT MITIGATION COMPLIANT

INDIVIDUAL WATER

INDIVIDUAL SEWER (ON SITE)

ETOWAH HORSE SHOE FIRE DISTRICT



Building Setbacks as per Henderson County R2R Zoning:
Front: 20'
Side: 10'
Rear: 10'

30' Stream Buffer

Course	Bearing	Distance
L1	N 47°05'03" W	108.42'
L2	N 47°20'28" W	83.99'
L3	N 49°11'11" W	78.35'
L4	N 55°33'10" W	80.23'



- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
 2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
 5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
 6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
 7. Property is currently zoned R2R by Henderson County.
 8. Property is not located in a Water Supply Watershed.
 9. Property is not located within 1/2 mile of a designated Farmland Preservation District.
 10. Contours are at 2' intervals. Topographic survey not performed at this time, contours taken from Lidar.
 11. All Areas are by Coordinate Computation.

- Legend:
- EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pipe Set
 - = Unmarked Point, Unless Otherwise Noted
 - ROW/MON = Right of Way Monument
 - ROW = Right of Way
 - Rad = Radius
 - = Proposed Large Deciduous Tree

Property as described in D.B. 1671, Pg. 345

Map of Major Site Plan For
Josh Smartt

-Owners-
D.B. 1671, Pg. 345

Pin: 9528-62-4876

CRAB CREEK Township	HENDERSON County, NC
 ASSOCIATED LAND SURVEYORS & PLANNERS PC P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774	
SCALE: 1 Inch = 60 Feet	DATE: AUGUST 16, 2016
JOB NO.: S-16-271	DRAWN BY: JTB C&G 7.0