Henderson County
Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: 12/23/08
TO: Technical Review Committee
Review Agencies (see distribution list)
TRC MEETING DATE: January 6, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Denski/Lapido Auto Sales
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plan

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on January 6, 2009.

Major Site Plan Review
Robert Brady agent, on behalf of the owner, Carol Denski and applicant Osvaldo Lapido submitted the major site plan for this project. He wishes to open a motor vehicle sales business which requires a special use permit in the Community Commercial zoning district and is defined by S.R. 7.10.

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 §200A-299 (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 affects to adjacent properties.

The project site is located on approximately .36 acres of land (PIN: 9650877723) located at 3605 Asheville Hwy. The project is not located in a water supply watershed district nor is it located within the floodplain (see Plan). The project is located in the Community Commercial (CC) zoning district. No water or sewer is proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

Please review the attached plans and be prepared to address any issues with the applicant at the TRC Meeting. If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

HENDERSON COUNTY PLANNING DEPARTMENT
REVIEW AGENCY RESPONSE FORM

I have reviewed the major site plan for motor vehicle sales and leasing and offer the following comments:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

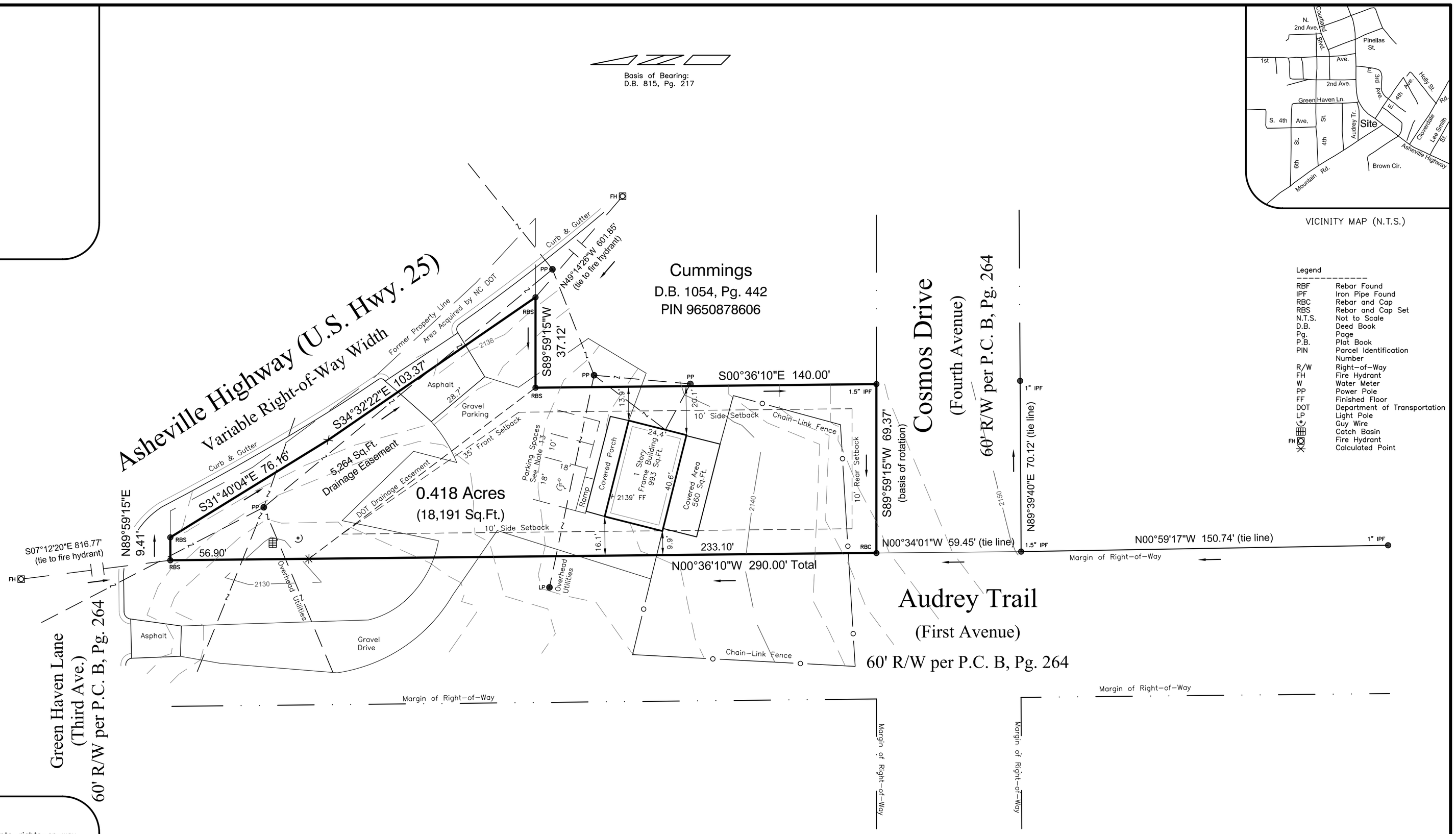
_____

(If necessary use back of form or additional sheets for comments)

_____	_____	_____
Reviewed By	Agency	Date

Please Return to:

Toby Linville
tlinville@hendersoncountync.org
828-694-6627



VICINITY MAP (N.T.S.)

Legend

RBF	Rebar Found
IPF	Iron Pipe Found
RBC	Rebar and Cap
RBS	Rebar and Cap Set
N.T.S.	Not to Scale
D.B.	Deed Book
Pg.	Page
P.B.	Plat Book
PIN	Parcel Identification Number
R/W	Right-of-Way
FH	Fire Hydrant
W	Water Meter
PP	Power Pole
FF	Finished Floor
DOT	Department of Transportation
LP	Light Pole
	Guy Wire
	Catch Basin
FH	Fire Hydrant
	Calculated Point

GENERAL NOTES:

1. Property subject to all easements, rights-or-way and restrictions of record

2. Lines not surveyed are shown as broken lines from information referenced on the face of this plat

3. The area shown hereon was computed using the coordinate computation method. Closure for the traverse – 1:128,953

4. Subject property is not located within a flood hazard area according to flood insurance rate map 370125, panel 9650, suffix J dated October 2, 2008

5. Location of utilities, whether public or private, is based upon field location of visible appurtenances

6. All distances are horizonal ground measured in US Feet

7. This plat has been prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by the title examination.

8. This map does not transfer to anyone other than the persons or business named in the title block and may not be used without written authorization from Blackrock Surveying and Land Design, PC.

9. Contours are referenced to an assumed finished floor elevation datum of 2139'.

10. The purpose of this plat is to identify site conditions for the subject property.

11. No signs exist on the subject property. Any placement of a sign had not been determined at the time of this survey.

12. The subject property and adjoining parcels are currently zoned Community Commercial.

13. The parking spaces shown represent proposed parking and do not currently exist.

BLACKROCK SURVEYING & LAND DESIGN, P.C.

114 Executive Park
Asheville, North Carolina 28801
phone: 828-225-4341
fax: 828-225-4342
www.blackrocksurveying.com

Preliminary Plat

Not for Recordation, Conveyance, or Sale

Site Plan for

Lapido Auto Sales

Hendersonville Township, Henderson County, North Carolina

PIN : 9650877723	Current Owner: David Denski and wife, Carol Denski	Address: 3605 Asheville Highway Mountain Home, NC 28758
D.B./Pg.: 815 / 217	P.C./Pg.: B / 264	Zoning: CC - Community Commercial
Job Number: 08-137		Date: 12/18/2008
Surveyed by: RB	Drawn by: RKB	PLS: Robert K. Brady, Jr.

GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'