

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: January 22, 2009
TO: Technical Review Committee
TRC MEETING DATE: February 3, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: George and Lynn Gosnell
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 February 3, 2009.

Major Site Plan Review

Jon Laughter agent, on behalf of the owners, George and Lynn Gosnell submitted the major site plan for this project. They wish to utilize the property for a auto parts sales which requires major site plan review per S.R. 7.14

SR 7.14. Retail Sales and Services Less than or Equal to 50,000 Square Feet (of Gross Floor Area)

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (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.

The project site is located on approximately 1.47 acres of land (PIN: **9586276723**) located at 50 S Crossing Way just north of the intersection with US 25 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. Public water and private sewer (City of Hendersonville) are proposed. **The project will need additional information to meet the requirements of the Land Development Code. I will provide those additions 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.

Date: January 22, 2009

PIN: 9586276723

Parcel Number: 9962223

Owner Name:

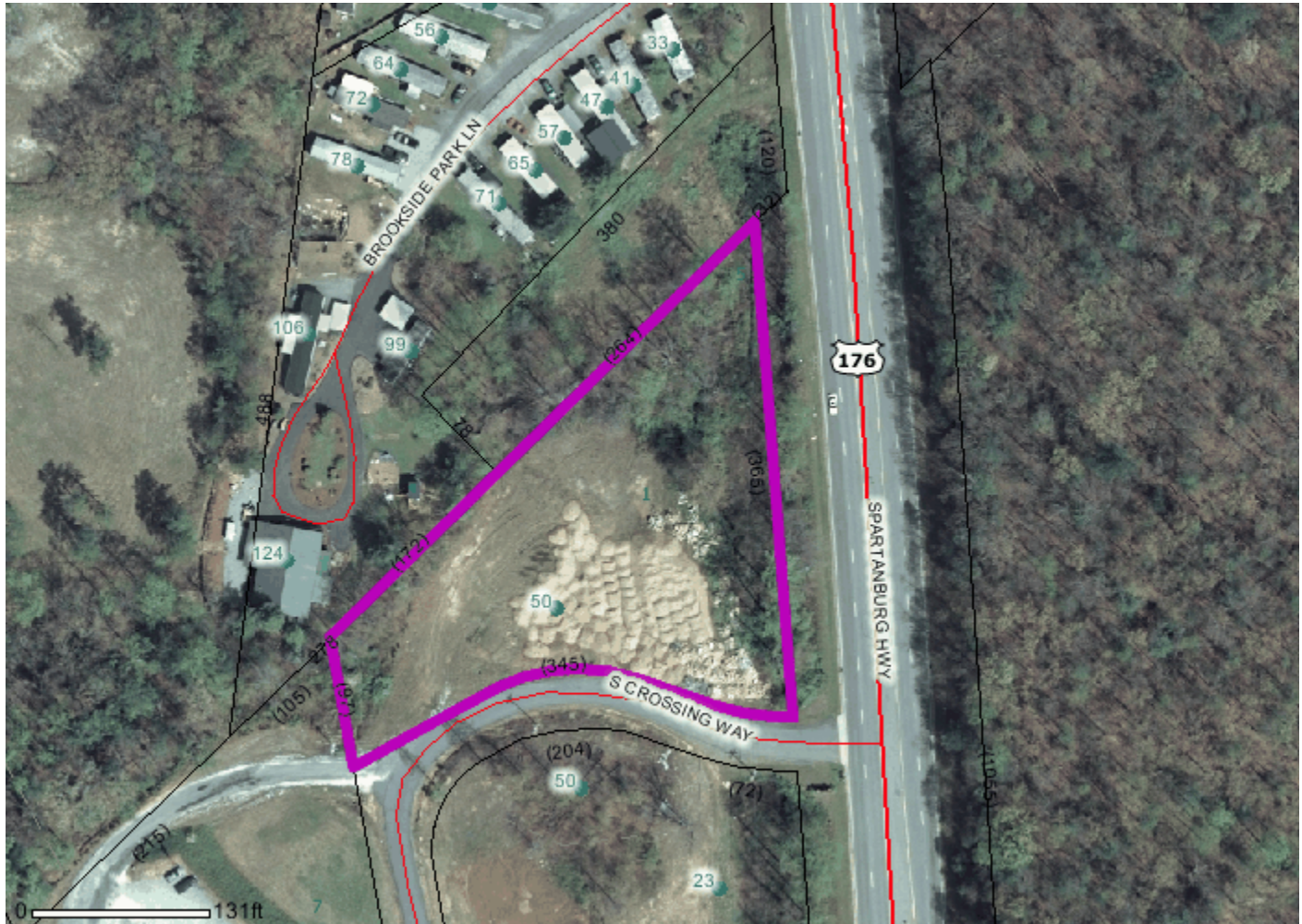
GOSNELL, GEORGE G ; GOSNELL, LYNN S

Mailing Address:

215 CANDLELIGHT WAY

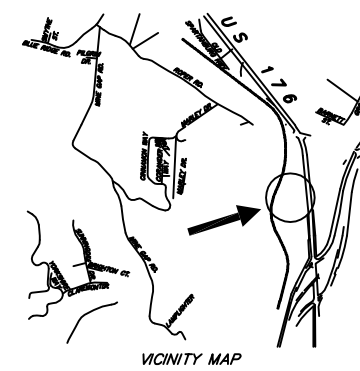
Situs Address:

50 S CROSSING WAY



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Residential 1 Community Commercial
Acreage:	1.4700
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	No Watershed Found
	No Watershed Found
	No Watershed Found
Floodplain 1982:	No Flood Zone Found
	No Flood Zone Found
PRELIMINARY 2007 Flood Zone:	No Preliminary Flood Zone Found
PRELIMINARY 2007 Floodway:	No Preliminary Floodway Found
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	01 Blue Ridge Fire 01 Blue Ridge Fire

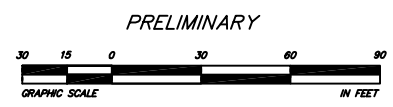
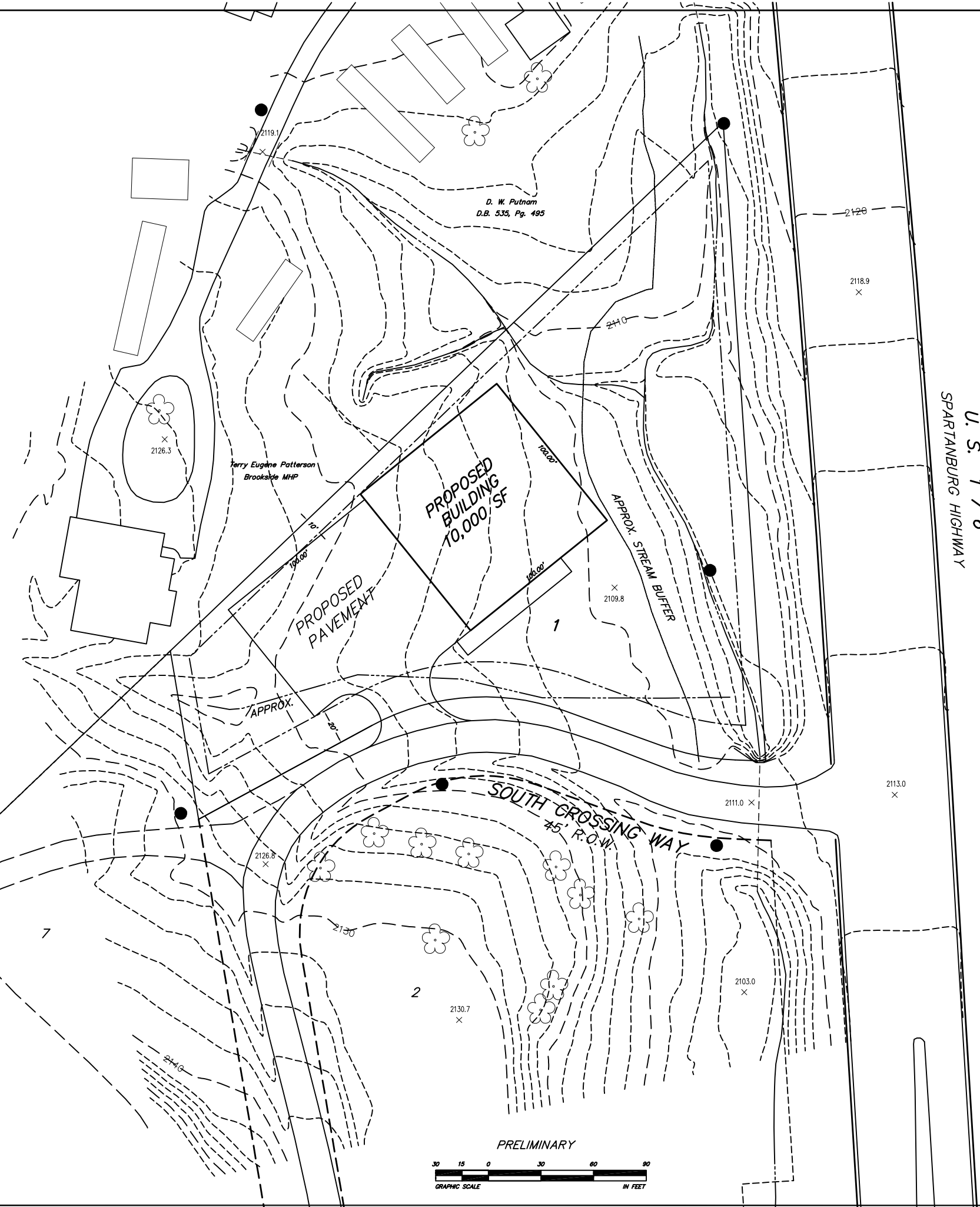
- NOTES
1. REFERENCES - DEED BOOK _____ PAGE _____
PLAT BOOK _____ SLIDE 2806
 2. AREA DETERMINED BY COORDINATE COMPUTATION
 3. MAP IS NOT FOR RECORDATION
 4. NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC OBSERVATION UNLESS OTHERWISE SHOWN
 5. MINIMUM SETBACKS
FRONT 20'
REAR 10' ZONED COMMUNITY COMMERCIAL
SIDE 10'
 6. THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND ASSOC., P.A. THE MAP IS PROVIDED FOR THE USE OF THE PARTIES NAMED HEREON.



FLOOD HAZARD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 370125 XXXX WHICH BEARS AN EFFECTIVE DATE OF MARCH 1, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- LEGEND
- I.P. SET - IRON PIPE SET
 - I.S. SET - IRON STAKE SET
 - E.I.P. - EXISTING IRON PIPE
 - E.I.S. - EXISTING IRON STAKE
 - E.C.M. - EXISTING CONCRETE MARKER
 - PK - NAIL MARKER
 - X-X- - APPROXIMATE FENCE LOCATION
 - ? - CENTER LINE (ROAD, STREET, STREAM, ETC.)
 - M/H - MANHOLE
 - P/P - POWER POLE AND/OR TELEPHONE POLE
 - R/R - RAILROAD
 - R - RADIUS
 - L - LENGTH OF CURVE
 - D.I. - DROP INLET
 - R.O.W. - RIGHT OF WAY



SITE PLAN made for GEORGE G. GOSNELL and wife, LYNN S. GOSNELL LOT 1, SOUTH CROSSING BUSINESS PARK HENDERSONVILLE TWP. HENDERSON COUNTY, N.C.			
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 692-9089			
CREW CHIEF DJA	CHECKED BY TPW	DATE 1/14/09	SHEET NO. 1 OF 1
COORD. FILE 06114y	DRAWING FILE 09011	FLOOD MAP PANEL NUMBER 370125 0085	TAX PARCEL NUMBER 9586-27-6723

JOB NO. 09-011