

Henderson County

Code Enforcement Services

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

MEMORANDUM

DATE: February 19, 2009
TO: Technical Review Committee
TRC MEETING DATE: March 3, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: James and James Environmental / Retail Sales and Service
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 March 3, 2009.

Major Site Plan Review

Laughter, Austin and Associates, P.A/, on behalf of the owners, James and James Environmental, submitted the major site plan for this project. They wish to utilize the property for Retail Sales and Service use 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 0.24 acres of land (PIN 9650884829) located at 3801 Asheville Hwy, Hendersonville. The project is located in a Community Commercial zoning district. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

This plan was reviewed at the February TRC and the committee continued the plan to March pending additions to the site plan. Those changes have been made and are attached.

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 14, 2009

PIN: 9650884829

Parcel Number: 0106720

Owner Name:

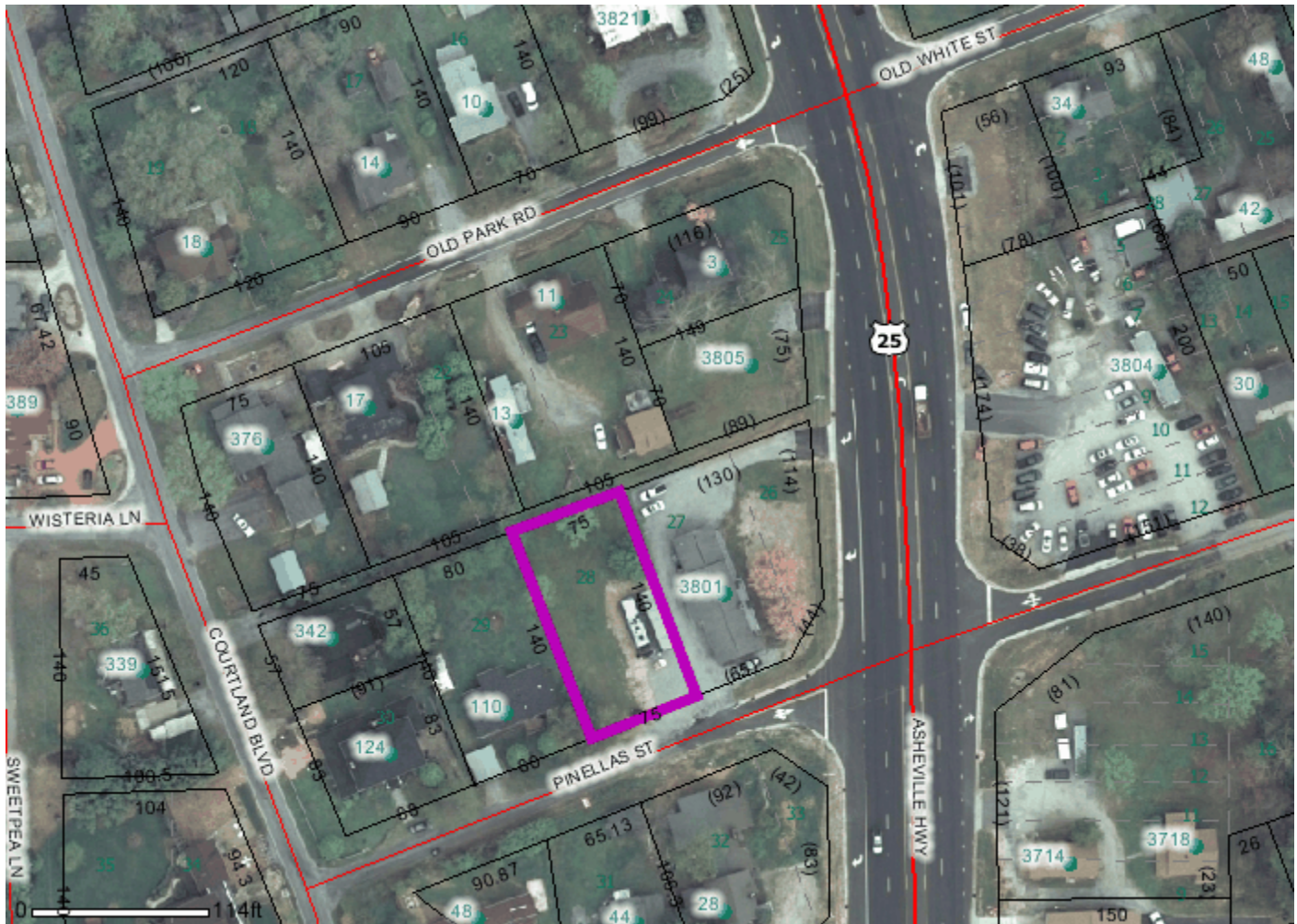
JAMES & JAMES ENVIROMENTAL MANAGEMENT INC

Mailing Address:

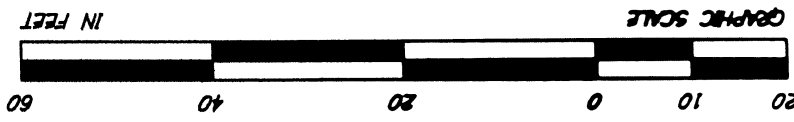
PO BOX 1354

Situs Address:

No Address Found



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Local Commercial
Acreage:	0.2400
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:	07 Mountain Home Fire 07 Mountain Home Fire



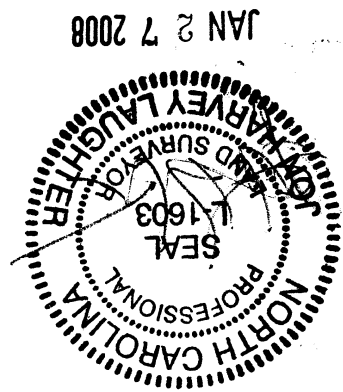
ONE FOOT CONTOUR INTERVAL

BY GEOMATIC PLOTTING ONLY, THIS PROPERTY IS NOT A RECORD DRAWING. THE DATE OF FLOOD INSURANCE RATE MAP, PANEL NO. 37025 0085 WHICH BRINGS AN EFFECTIVE DATE OF MARCH 1, 1986, HAS BEEN DETERMINED AND IS REFERENCED TO DETERMINE THIS ZONE AND AN ELEVATION THEREIN MAY BE ASSUMED TO BE THE SAME AS THAT OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

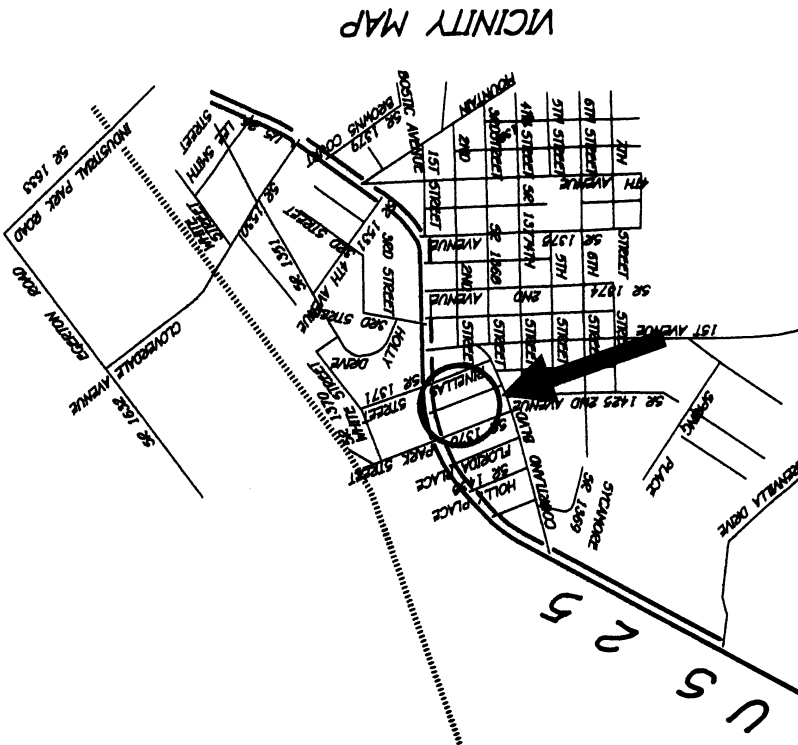
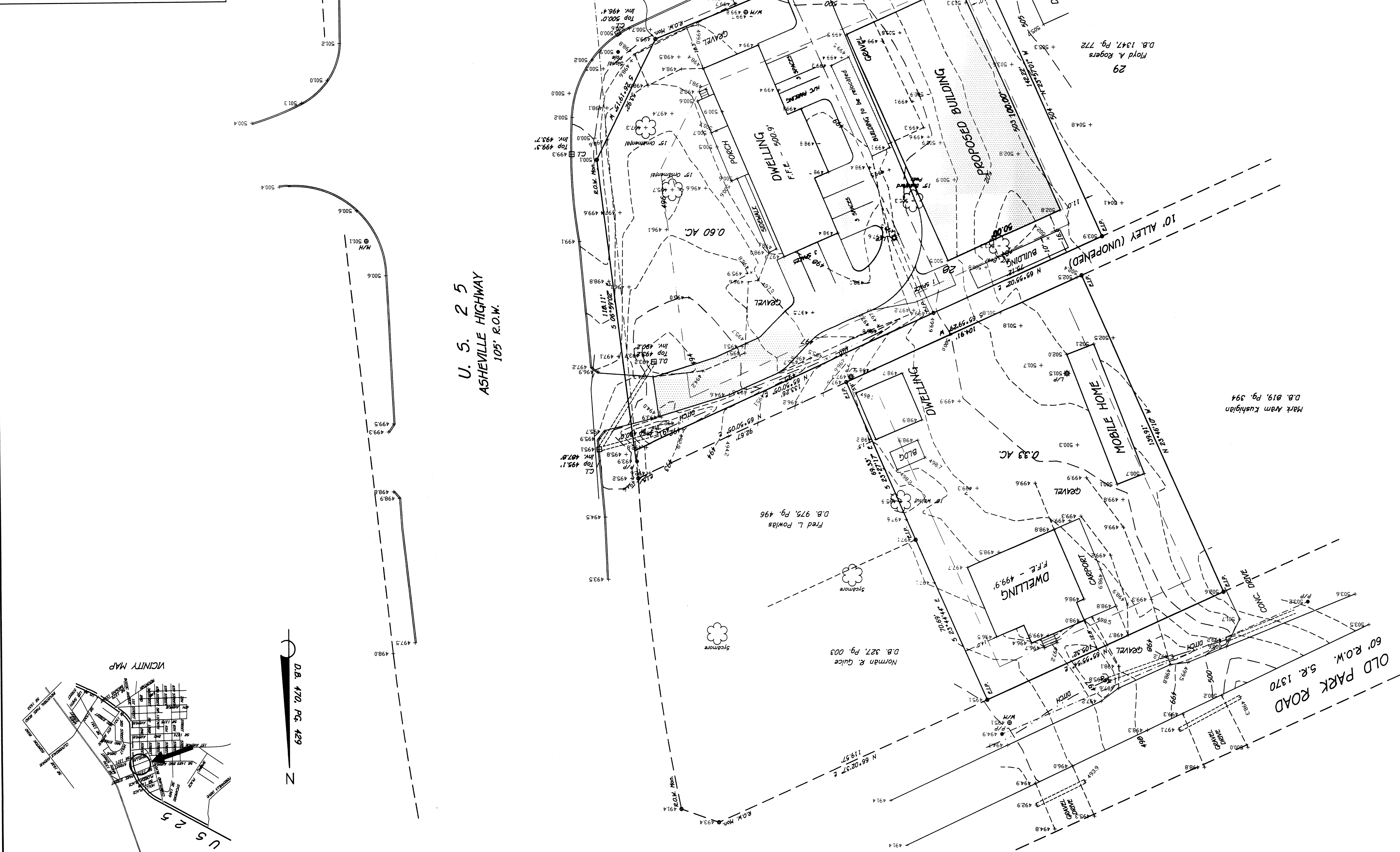
LEGEND
 I.P. SET - IRON PIPE SET
 I.S. SET - IRON STATE SET
 E.I.S. - EXISTING IRON STATE MARKER
 E.M. - EXISTING CONCRETE MARKER
 P.C. - MAIL MARKER
 F.C. - APPROXIMATE FENCE LOCATION
 C - CENTER LINE (ROAD, STREET, STREAM, ETC.)
 R/R - RAILROAD
 P/P - POWER POLE AND/OR TELEPHONE POLE
 M/H - MANHOLE
 R.O.W. - RIGHT OF WAY

NOTES
 1. REFERENCES - DEED BOOK 1258, PAGE 396
 PLAT CABINET B, SLIDE 264
 2. MAP IS NOT FOR RECORDED
 3. MAP IS NOT FOR RECORDED
 4. NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC OBSERVATION UNLESS OTHERWISE SHOWN
 5. MINIMUM SETBACKS
 6. THIS MAP IS NOT TRANSFERABLE AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND HENDERSON, NORTH CAROLINA 28792
 OF THE PARTIES NAMED HEREON.
 ASSOC., P.L.L.C. THE MAP IS PROVIDED FOR THE USE

JOB NO. 08-292		REV 2/04/09 revise parking	
DRAWING FILE 08292		FLUSH MAP PANEL NUMBER 37025 0085	
DRAWING FILE 08292		TAX PARCEL NUMBER 09-3094	
CHECKED BY OJA	DATE 11/20/08	DRAWN BY TFM	SCALE 1" = 20 FT.
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CHECKED BY OJA	DATE 11/20/08	DRAWN BY TFM	SCALE 1" = 20 FT.
CREW CHIEF OJA		SHEET NO. 1 OF 1	
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 692-9099			
HENDERSONVILLE TWP. HENDERSON COUNTY, N.C.			
MAP OF SURVEY MADE FOR JAMES & JAMES ENVIRONMENTAL MANAGEMENT, INC. MOUNTAIN HOME SUBD. LOTS 23, 26, 27, 28 AND A PORTION OF 22			



TEMP. BENCHMARK
 R.O.W. MONUMENT
 ELEV. - 499.5' (ASSUMED)



D.B. 470, PG. 429