

# Henderson County

## Code Enforcement Services

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240 2<sup>nd</sup> Avenue East Hendersonville, North Carolina 28792  
Phone (828) 697-4857 Fax (828) 697-4535

### MEMORANDUM

**DATE:** February 19, 2009  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** March 3, 2009  
**REGARDING:** Major Site Plan Review  
**NAME OF APPLICANT:** Terry Baker / Retail Sales and Service  
**DEPARTMENT:** Code Enforcement Services  
**STAFF CONTACT:** Toby Linville  
**ATTACHMENTS:** Site Plans

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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**

Associated Land Surveyors, on behalf of the owner, Terry Baker, submitted the major site plan for this project. They wish to utilize the property for Retail Sales and Service, Self Storage Warehousing, and Outdoor Storage which requires major site plan review per S.R. 7.14, 9.7, and 2.8.

#### **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.

#### **SR 9.7. Self Storage Warehousing, Mini-Warehouses (for Commercial District)**

- (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) Separation. Self storage warehousing, mini-warehouses *structures* shall not be constructed within 100 feet of any adjacent existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (4) Structure. Garage/storage bays shall be oriented away from the public *right-of-way* where possible.
- (5) Operations. The mini-warehouse units shall be used for “dead” storage only (no commercial enterprise can be conducted from an individual unit or units and no *wholesale trade* or retail sales shall be permitted).
- (6) Lighting. Exterior lighting shall not exceed ten (10) feet in height.
- (7) Street Trees. Street *trees* shall be provided in accordance with §200A-144 (Street Tree Requirements).
- (8) Outdoor Storage. Open storage of *recreational vehicles* and dry storage of pleasure boats shall constitute an *outdoor storage* (see SR 2.8 and SR 2.9 (Outdoor Storage)).

#### **SR 2.8. Outdoor Storage 5,000 square feet or less**

- (1) Locational Requirements. Storage areas shall not be placed in a *front yard*.
- (2) Screening. Screen Class One (1) or Two (2) shall be provided consistent with the requirements of §200A-150 (Screen Classification).

The project site is located on 2.46 acres of land (PIN 9529701199) located along Brevard Rd. across from Etowah Center Dr, Etowah. 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.

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](mailto:tlinville@hendersoncountync.org).



Date: February 19, 2009

PIN: 9529701199

Parcel Number: 1008415

Owner Name:

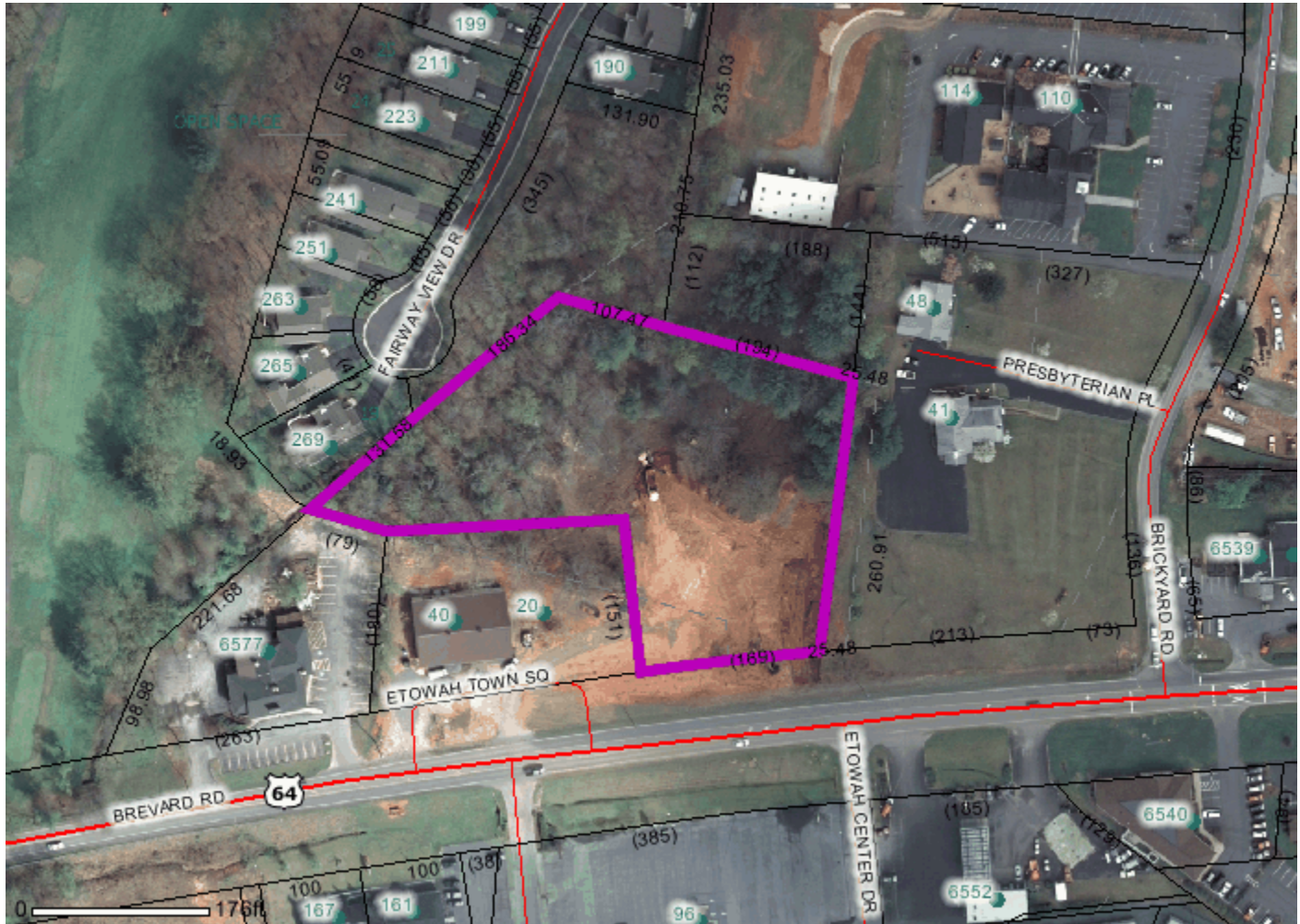
BAKER, TERRY A ; BAKER, PAMELA L

Mailing Address:

PO BOX 578

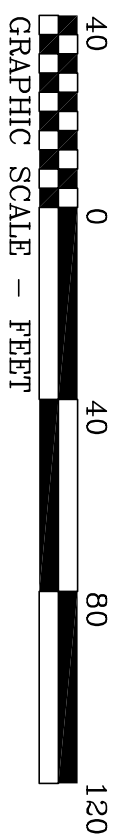
Situs Address:

No Address Found



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Residential 1 Community Commercial
Acreage:	2.4600
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:	04 Etowah Horseshoe Fire 04 Etowah Horseshoe Fire





Etowah Golf Villas  
Homeowners Association  
Zoned R-1

Etowah Presbyterian Church  
D.B. 412, Pg. 303  
Zoned Community Commercial

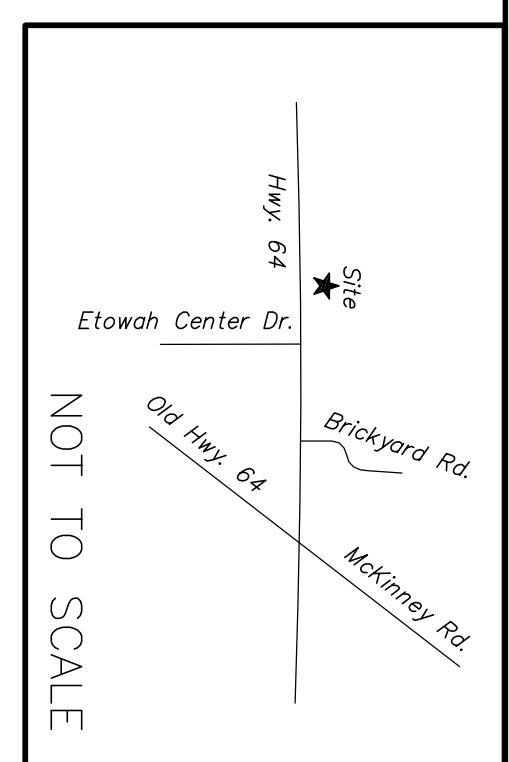
Etowah United Methodist Church  
D.B. 038, Pg. 219  
Zoned Community Commercial

Etowah Presbyterian Church  
D.B. 060, Pg. 289  
Zoned Community Commercial

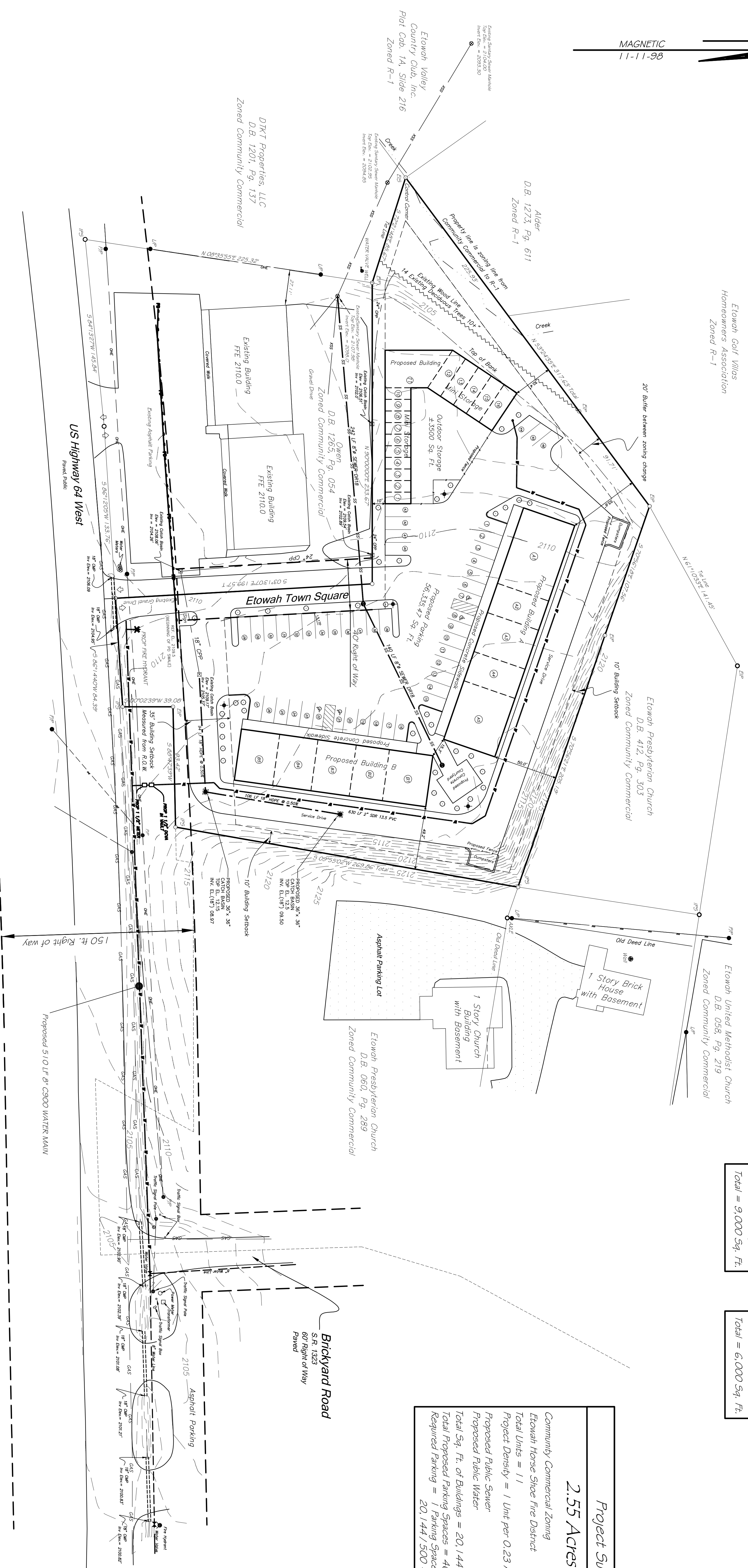
Proposed Min Storage  
FFE = 2,114 Sq. Ft.  
1-10 = 160 Sq. Ft.  
1-1 = 1,244 Sq. Ft.  
1-2-16 = 420 Sq. Ft.  
Total = 5,144 Sq. Ft.

Proposed Building A  
FFE = 2,113.67  
5 Units  
A1 = 3,600 Sq. Ft.  
A2 = 1,000 Sq. Ft.  
A3 = 1,400 Sq. Ft.  
A4 = 1,000 Sq. Ft.  
A5 = 2,000 Sq. Ft.  
Total = 9,000 Sq. Ft.

Proposed Building B  
FFE = 2,113.67  
5 Units  
B1 = 1,400 Sq. Ft.  
B2 = 1,000 Sq. Ft.  
B3 = 1,200 Sq. Ft.  
B4 = 1,200 Sq. Ft.  
B5 = 1,200 Sq. Ft.  
Total = 6,000 Sq. Ft.



**Project Summary**  
**2.55 Acres Total**  
Community Commercial Zoning  
Etowah Horse Shoe Fire District  
Total Units = 11  
Project Density = 1 Unit per 0.23 Acres  
Proposed Public Sewer  
Proposed Public Water  
Total Sq. Ft. of Buildings = 20,144 Sq. Ft.  
Total Proposed Parking Spaces = 46  
Required Parking = 1 Unit per 500 Sq. Ft. of Building  
20,144 / 500 = 40.22



Setbacks:  
Side = 10'  
Back = 10'  
Front (Thoroughfare) = 35' from Right of Way

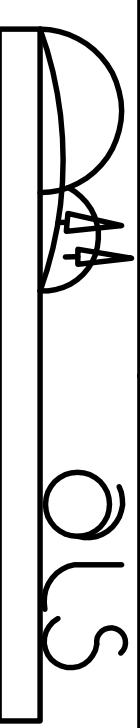
- Legend:**
- EP = Existing Iron Pipe
  - ES = Existing Iron Stake
  - IP = Existing Iron Pipe Set
  - LP = Light Pole
  - PP = Power Pole
  - WM = Water Meter
  - WM = Manhole
  - R.O.W. = Right of Way
  - C.P. = Corrugated Plastic Pipe
  - ⊕ = Proposed Light Pole
  - ⊙ = Proposed Bradford Pear
  - ⊙ = Proposed Sanitary Sewer Manhole

1/4" Contour Interval  
Major Site Plan for:  
**Etowah Town Square**

Owner -  
Terry Raker  
D.B. 1285, Pg. 054  
828-890-3507  
PO Box 578  
Horse Shoe, NC 28742

Ph: 9528-79-0963

Etowah Township  
Henderson County, NC



**ASSOCIATED LAND SURVEYORS**  
& PLANNERS P.C.  
P.O. BOX 578 \* HORSE SHOE, NC 28742  
(828) 890-3507