

Henderson County Code Enforcement Services

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

MEMORANDUM

DATE: 3/26/09
TO: Technical Review Committee
Review Agencies (see distribution list)
TRC MEETING DATE: April 7, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Carsmart Direct 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 April 7, 2009.

Major Site Plan Review

Mark Wilson of Herron Associates agent, on behalf of the applicants, Jerrod Wright and Gary Cole submitted the major site plan for this project. They wish to open a motor vehicle sales business which requires major site plan review in the Regional 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 1.47 acres of land (PIN: 9652212325) located at 4 Vaughn Circle. 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 Regional Commercial (CC) zoning district. Private water or septic are 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.

Date: March 18, 2009

PIN: 9652212325

Parcel Number: 9949355

Owner Name:

CROTHERS, THOMAS J TRUSTEE ; CROTHERS, JANIS B TRU

Mailing Address:

921 SUNLIGHT RIDGE DR

Situs Address:

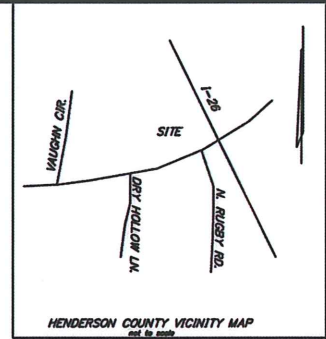
4 VAUGHN CIR



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Regional Commercial
Acreage:	1.4700
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	No Watershed Found
OLD 1982 Flood Zones 03-01-1982:	No Flood Zone Found
NEW 2008 Floodway 10-02-2008:	No Preliminary Floodway Found
NEW 2008 Flood Panel 10-02-2008:	9652
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	05 Fletcher Fire 05 Fletcher Fire

Curve	Radius	Chord Bearing and Distance	Arc Length	Tangent	Delta
C1	666.20'	N 72° 06' 48" W 140.79'	141.05'	70.79'	12° 07' 52"
C2	856.20'	S 72° 05' 58" E 141.13'	141.40'	70.98'	12° 20' 47"
C3	74.88'	N 70° 04' 58" E 53.56'	54.78'	26.89'	42° 01' 54"
C4	74.88'	S 77° 11' 55" E 30.32'	30.53'	15.48'	23° 25' 17"
C5	117.76'	S 74° 58' 52" E 38.88'	39.04'	19.70'	18° 59' 38"
C6	117.76'	N 77° 31' 09" E 72.80'	74.01'	38.27'	36° 00' 38"

Line	Bearing	Distance
L1	S 16° 02' 01" W	10.06'
L2	S 30° 29' 05" E	22.50'
L3	S 65° 29' 05" E	18.45'
L4	N 65° 37' 24" W	54.43'



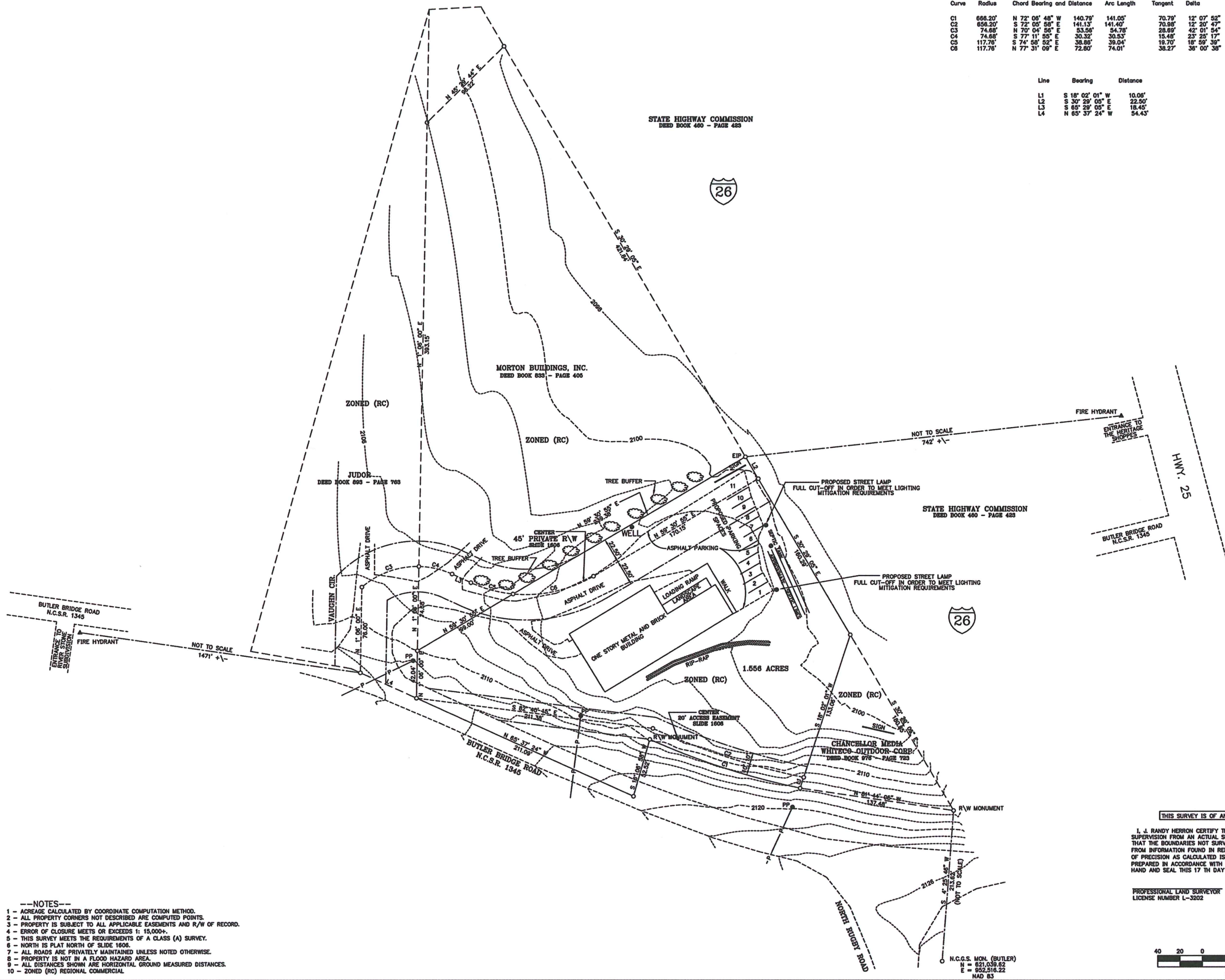
STATE HIGHWAY COMMISSION
DEED BOOK 460 - PAGE 483



---LEGEND---

- EIP = EXISTING IRON PIPE OR PIN
- IPS = IRON PIPE OR PIN SET
- R/R Spike = RAILROAD SPIKE SET
- FC = FENCE CORNER
- MH = MANHOLE
- WM = WATER METER
- PP = POWER POLE
- P/O = PART OF AERIAL POWER LINE
- DB = DEED BOOK
- PG = PAGE
- = FENCE LINE
- = BRANCH OR STREAM
- TMP = TELEPHONE MARKER POST
- PB = POWER BOX
- CO = CLEANOUT
- CV = GAS VALVE
- WV = WATER VALVE
- TB = TELEPHONE BOX
- FH = FIRE HYDRANT
- INV. = INVERT
- LP = LAMP POLE
- FFE = FINISH FLOOR ELEVATION
- CON = CONCRETE
- HC = HANDICAP
- UGP = UNDER GROUND POWER
- UGT = UNDER GROUND TELEPHONE
- POB = POINT OF BEGINNING
- EOC = EDGE OF CONCRETE
- ⊕ = HANDICAP PARKING SPACE
- R/W = RIGHT OF WAY
- G = GAS LINE
- EOP = EDGE OF PAVEMENT

REVISED:	DEED BOOK 1374 - PAGE 42
REFERENCES:	SLIDE 1006
DATE	9-17-08
DRAWN BY	JMH
CHECKED BY	JRH
SCALE	1" = 40'
HERRON ASSOCIATES ENGINEERING & SURVEYING - PLANNING 95 VAUGHN AVE. WAYNESVILLE, N.C. 28786 www.herronassociates.com	
OWNER: THOMAS & JANIS CROTHERS 4-A VAUGHN CIRCLE FLETCHER N.C. 28732 SITE PLAN PLAT PREPARED FOR CARSMART DIRECT HOOPERS CREEK TOWNSHIP HENDERSON COUNTY N.C.	
SHEET NUMBER	1 of 1
DRAWING NUMBER	3965-1123-A

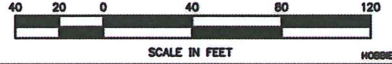


- NOTES---
- 1 - ACREAGE CALCULATED BY COORDINATE COMPUTATION METHOD.
 - 2 - ALL PROPERTY CORNERS NOT DESCRIBED ARE COMPUTED POINTS.
 - 3 - PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS AND R/W OF RECORD.
 - 4 - ERROR OF CLOSURE MEETS OR EXCEEDS 1:15,000+.
 - 5 - THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS (A) SURVEY.
 - 6 - NORTH IS PLAT NORTH OF SLIDE 1006.
 - 7 - ALL ROADS ARE PRIVATELY MAINTAINED UNLESS NOTED OTHERWISE.
 - 8 - PROPERTY IS NOT IN A FLOOD HAZARD AREA.
 - 9 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASURED DISTANCES.
 - 10 - ZONED (RC) REGIONAL COMMERCIAL.

THIS SURVEY IS OF AN EXISTING PARCEL OF LAND

I, J. RANDY HERRON CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCED DOCUMENTS; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000+, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 17 TH DAY OF MARCH, 2008.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-3202



N.C.G.S. MON. (BUTLER)
N = 421,039.53
E = 952,518.22
NAD 83

HOBBES.PSD/DWG