# **Henderson County Code Enforcement Services**

100N King St Hendersonville, North Carolina 28792 Phone (828) 697-4857 Fax (828) 697-4658

#### **MEMORANDUM**

**DATE:** March 18, 2010

TO: Technical Review Committee

TRC MEETING DATE: March 2, 2010

**REGARDING:** Major Site Plan Review

NAME OF APPLICANT: Fleet Cairnes Jr./William Lapsley

**DEPARTMENT:** Code Enforcement Services

**STAFF CONTACT:** Toby Linville **ATTACHMENTS:** Site Plans

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on January 5, 2010.

#### Major Site Plan Review

William Lapsley & Associates Agent, on behalf of the owner, Fleet Cairnes Jr. submitted the major site plan for this project. They wish to utilize the property for Retail Sales and Service 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-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.

The project site is located on approximately .41 acres of land (PIN: 9660248243) located at 3266 Asheville Hwy. The project is located in the Community Commercial (CC) zoning district. Public water and sewer are proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met. The Zoning Administrator will grant a reduction in the front yard setback from 45' to 25' from the right-of-way of Asheville Hwy to match the average front yard setbacks of adjoining properties. (200A-268)

If you would like to submit your changes early please use the comment sheet provided and sending it back via email to <u>tlinville@hendersoncountync.org</u>.

### HENDERSON COUNTY REVIEW AGENCY RESPONSE FORM

I have reviewed the major site plan and offer the following comments:				
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-				
(If necessary use back of form	n or additional shee	ets for comments)		,
Reviewed By		Agency	Date	
Please Return to:	Toby Linv	rille hendersoncountync.or	g	

828-694-6627

Date: January 26, 2010

Owner Name: Mailing Address:

Situs Address:

PIN: 9660248243

CAIRNES, FLEET JACKSON JR

PO BOX 186

3266 ASHEVILLE HWY

Parcel Number: 1011442



History:

No Permit Found

Date:

**NEW Zoning Districts:** 

Acreage:

Municipality Boundaries:

Water Supply Watersheds:

Floodplain 1982:

PRELIMINARY 2007 Flood Zone:

PRELIMINARY 2007 Floodway:

Protected Ridges:

City of Hendersonville Annexation Resolution:

Fire Tax Districts:

No History Found

No Date Found

Community Commercial

0.4100

No City Found

No Ordinance Found

No Watershed Found

No Flood Zone Found

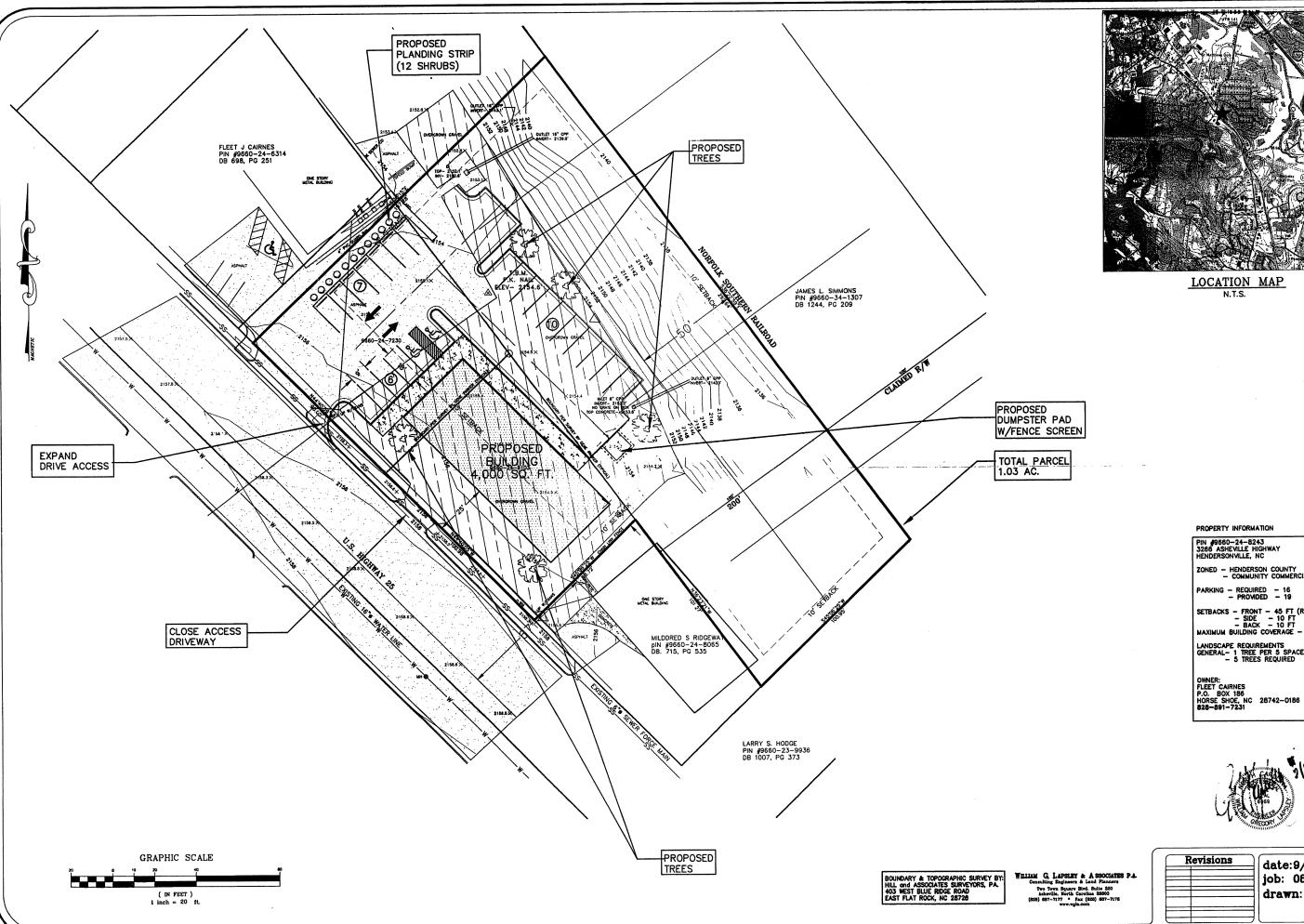
No Preliminary Flood Zone Found

No Preliminary Floodway Found

No

No

07 Mountain Home Fire



LOCATION MAP

PROPERTY INFORMATION

PIN #9560-24-8243 3266 ASHEVILLE HIGHWAY HENDERSONVILLE, NC

ZONED - HENDERSON COUNTY CC - COMMUNITY COMMERCIAL

PARKING - REQUIRED - 16 - PROVIDED - 19

SETBACKS - FRONT - 45 FT (R/W) - SIDE - 10 FT - BACK - 10 FT MAXIMUM BUILDING COVERAGE - 40%

LANDSCAPE REQUIREMENTS
GENERAL- 1 TREE PER 5 SPACES
- 5 TREES REQUIRED



Revisions

date:9/08 job: 08167 drawn: khc

sheet 1 of 1

WILLIAM G. LAPSLEY & A CONSULTING ENGINEERS & 1 ASHEVILLE, NORTH C

CAIRNES CENTER
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY,
NORTH CAROLINA

PLAN

PROPOSED DEVELOPMENT