

Henderson County Code Enforcement Services

100 N King St Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4535

MEMORANDUM

DATE: June 2, 2010
TO: Technical Review Committee
TRC MEETING DATE: June 15, 2010
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Hendersonville Moose Family Center #711
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 June 15, 2010.

Major Site Plan Review

George Godsey submitted the major site plan for this project for the owner R&R FC LLC (Rebecca Cairnes) and tenants Moose Family Center. They wish to utilize the property for Club/Lodge which requires major site plan review per S.R. 5.6

SR 5.5. Club/Lodge

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Operations. A *club/lodge* may operate bars and restaurants for its members provided it obtains all necessary permits.
- (3) Lighting. *Lighting mitigation* required.
- (4) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or after 12:00 midnight at any *club/lodge* located on/adjacent to a *residential zoning district*.

The project site is located on 2.01 acres of land (PIN 9577930976) located along W Blue Ridge Rd. across from the East Flat Rock Post Office. The project is located in a Community Commercial zoning district. The project meets the requirements of the Land Development Code **but the major site plan requirements are not 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.

HENDERSON COUNTY REVIEW AGENCY RESPONSE FORM

I have reviewed the major site plan and offer the following comments:

(If necessary use back of form or additional sheets for comments)

Reviewed By _____

Agency _____

Date _____

Please Return to:

Toby Linville
tlinville@hendersoncountync.org
828-694-6627

Henderson County, NC - Zoning Information Report

Date: June 04, 2010

PIN: 9577930976

Parcel Number: 0101520

Owner Name:

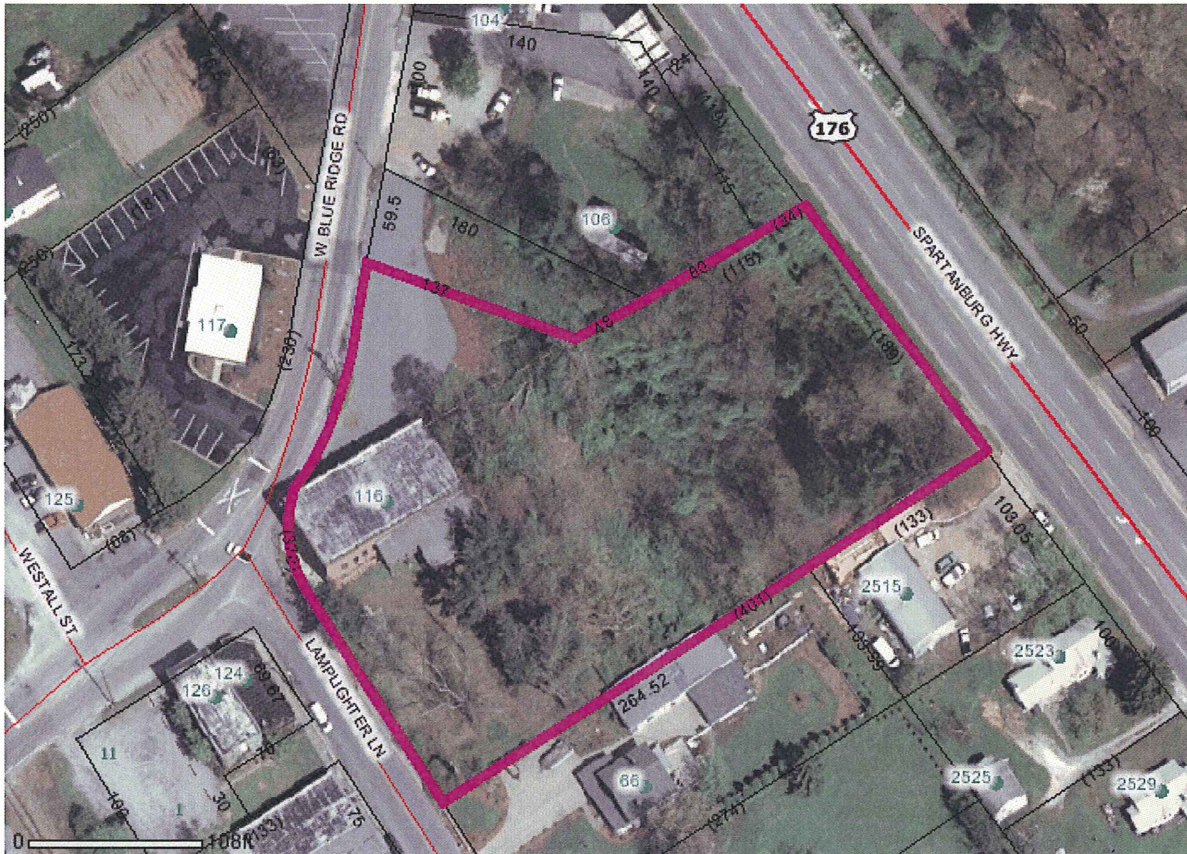
R&R FC LLC A NC LL COMPANY

Mailing Address:

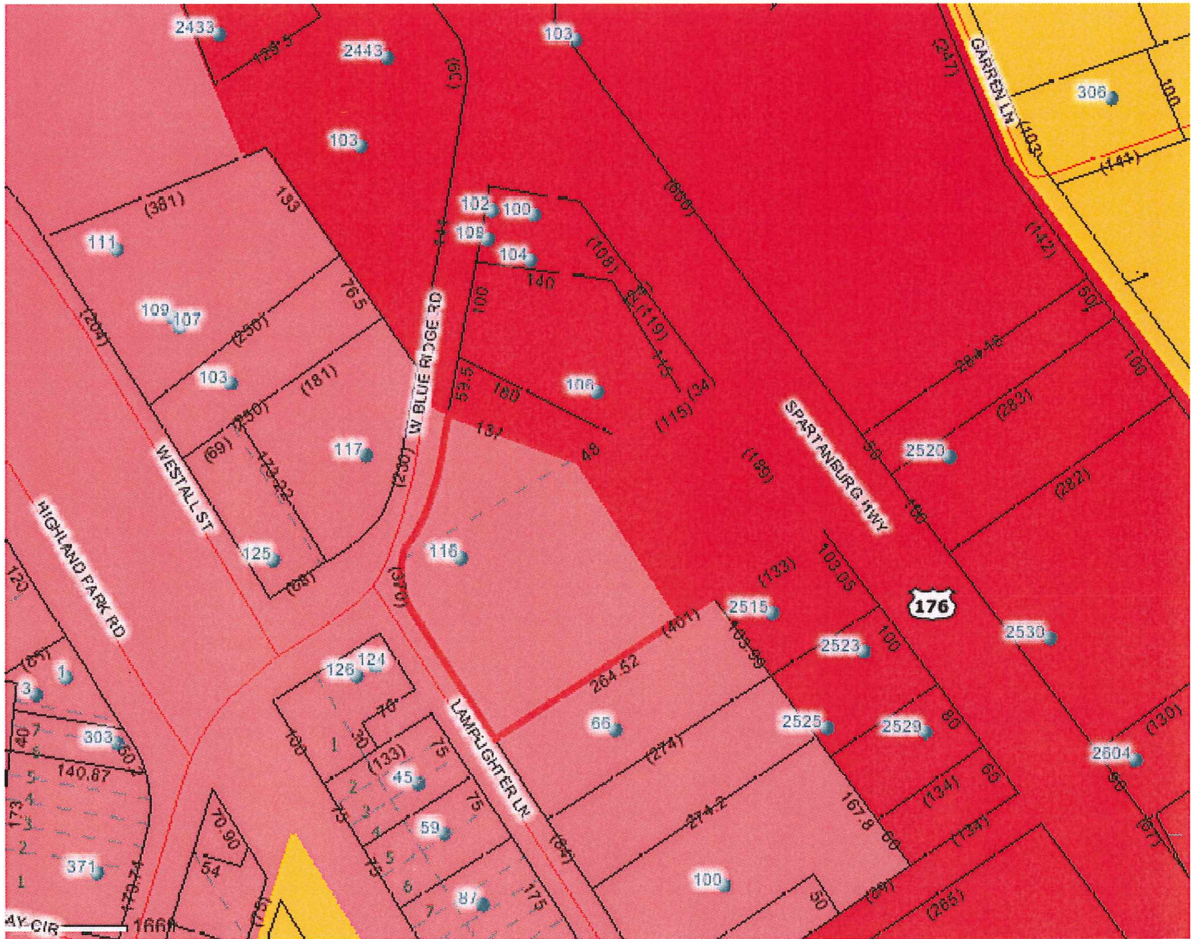
PO BOX 279

Situs Address:

116 W BLUE RIDGE RD



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Local Commercial Community Commercial
Acreage:	2.0100
Municipality Boundaries:	No City Found
Water Supply Watersheds:	No Ordinance Found
	No Watershed Found
	No Watershed Found
	No Watershed Found
OLD 1982 Flood Zones 03-01-1982:	No Flood Zone Found
	No Flood Zone Found
NEW 2008 Flood Zones 10-02-2008:	Zone X, Not Shaded (Areas outside of the floodplain)
NEW 2008 Floodway 10-02-2008:	
NEW 2008 Flood Panel 10-02-2008:	9577
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	01 Blue Ridge Fire

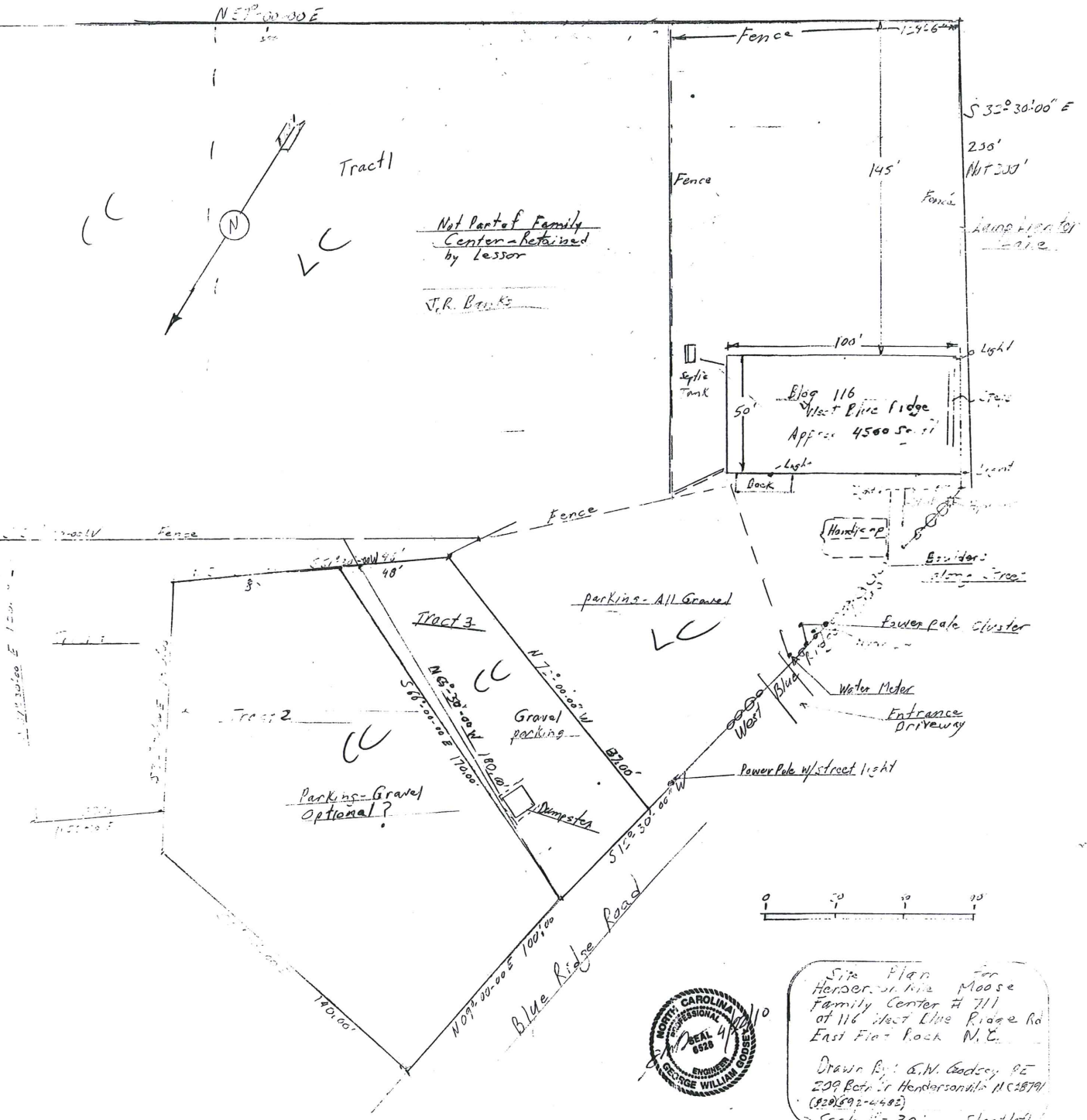


New concrete driveway

MAJOR SITE PLAN STANDARDS

Major Site Plan Standards	
Title Block and Plan Details	
1	Owner name, address and daytime phone and/or Applicant name, address, and daytime phone (if other than owner)
2	Firm or individual preparing plan with name, address and telephone number (Should be prepared by a professional)
3	Adjoining property owners names
4	Vicinity map and phase map (if applicable)
5	Date of plan and any revisions
6	Scale written and graphic
7	North arrow
8	Zoning district(s) of subject area and adjacent properties
9	Total number of proposed lots, units, rooms, structures and etc. for the proposed use of the property
10	Total acreage of proposed subject area
11	Proposed project density (units/acre), if applicable
12	Square footage of proposed and existing buildings and structures
13	Location and square footage of any outdoor storage
14	Arrangement of all existing and proposed structures clearly labeled with front, side and rear of the property clearly indicated
15	Setbacks for all structures clearly indicated
16	City limits, fire tax district boundaries, zoning district, watershed districts and other jurisdiction lines, if any, on the tract
17	Boundaries of the tract with bearings and distances
18	Location, dimension and use(s) of all existing and proposed structures; distances between structures measured at the closest point; distance from structures to closest property lines
19	Location, acreage and percentage of total property for all common area and/or open space
20	Contour intervals of no greater than five (5) feet and labeling at least two (2) contours per map
21	Proposed lot lines and footage, if applicable
22	Length of road frontage
23	Location and dimension of any proposed buffers
24	Separation of proposed uses from nearest residential zoning districts (may be required based on proposed use)
Parking	
25	Location and dimension of all parking areas (with paving/base to be met)
26	Location and dimension of driveways, loading areas, off-street loading facilities, bikeways and pedestrian walkways
27	Within parking areas clearly number each parking space and indicate required size (including handicap and van accessible spaces)

- Owner:
R&R, FC, LLC
P.O. Box 279
Horse Shoe, N.C. 28742
Hendersonville Moose Family Center #711
P.O. Box 2412
Hendersonville, N.C. 28793
Larry Rice - Administrator
828-329-2143
 - Hendersonville Moose Family Center #711
 - Adjoining property owner
Mr. Jerry Hardin Banks
 - 1
 - Aprox. 4500
 - None
 - Blue Ridge
 - 192 feet
- All others are pre existing and or does not apply to this location.
- Building location is
116 West Blue Ridge
East Flat Rock, N.C.



Site Plan for
Hendersonville Moose
Family Center # 711
at 116 West Blue Ridge Rd
East Flat Rock, N.C.
Drawn By: G.W. Godsey PE
209 Beth Dr Hendersonville, NC 28791
(828) 892-4482
Scale 1" = 30' Sheet 1 of 1