

**Henderson County
Code Enforcement Services**

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

MEMORANDUM

DATE: October 21, 2010
TO: Technical Review Committee
TRC MEETING DATE: November 2, 2010
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Mark Gmyrek
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

Frank Kelsh submitted the major site plan for this project for the owner Mark Gmyrek. They wish to utilize the property for Landscaping Sales and Service which requires major site plan review per S.R. 7.8.

SR 7.8. *Landscaping Materials Sales and Storage*

- (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 .56 acres of land (PIN 9577845921) located along Spartanburg Highway between the intersections of W King St and W Blue Ridge Rd. The project is located in a Community Commercial zoning district. The project meets the requirements of the Land Development Code and the 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.

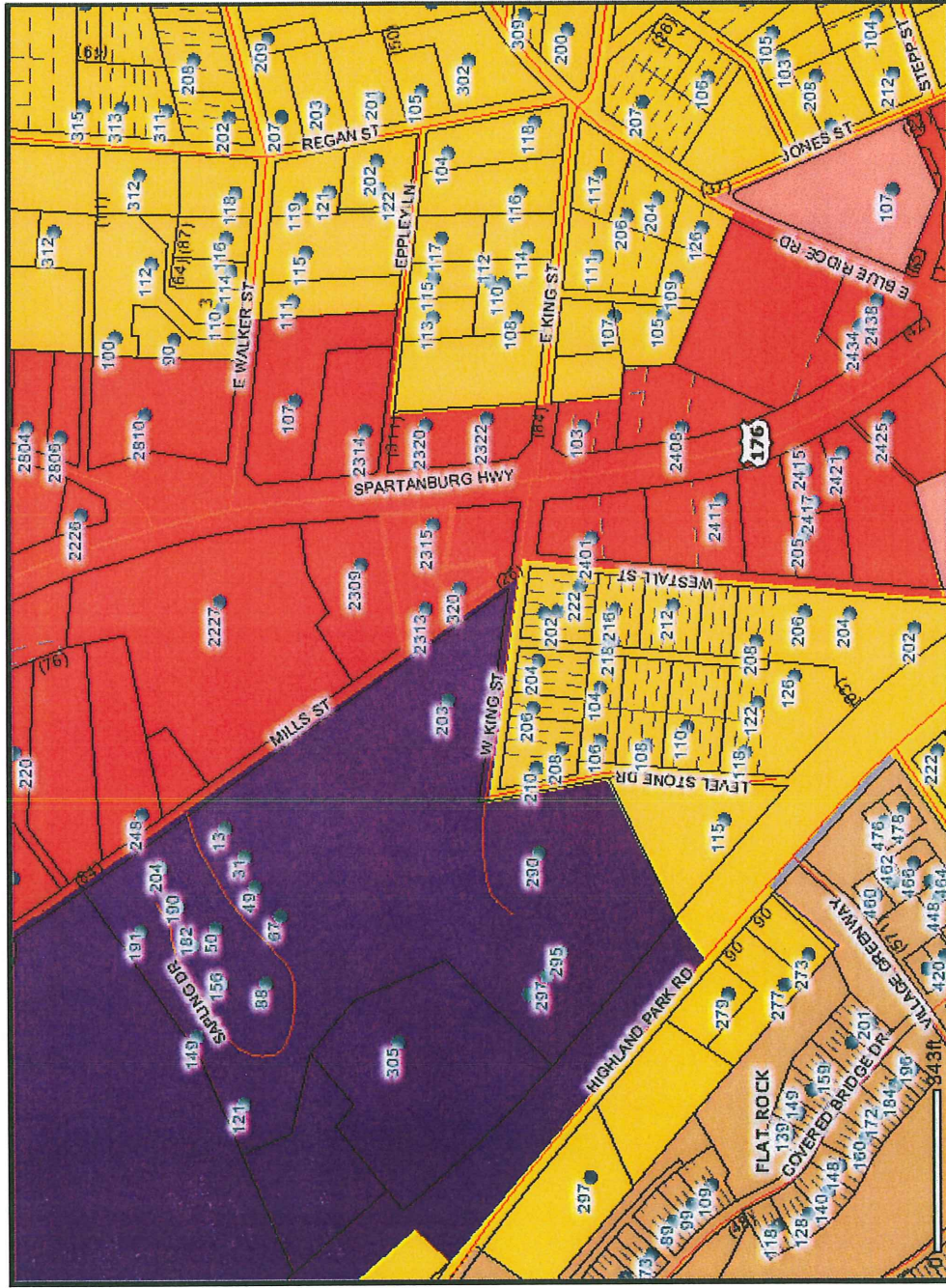
Henderson County, NC - Zoning Information Report

Date: October 21, 2010 PIN: 9577845921 Parcel Number: 0108345
Owner Name: GMYREK, MARK R ; GMYREK, JULIANNE M
Mailing Address: 1572 N RUGBY RD
Situs Address: No Address Found



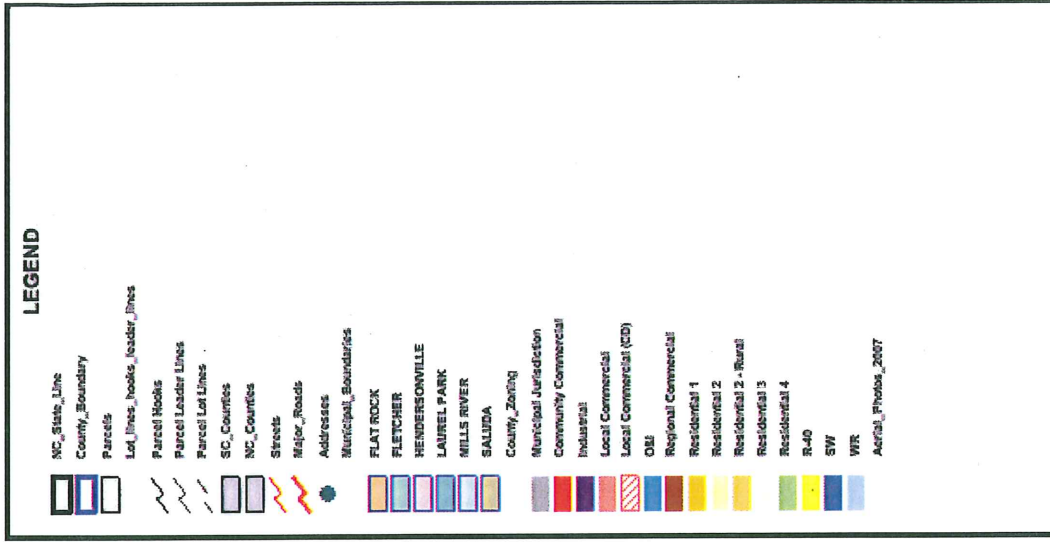
History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Community Commercial
Acreage:	0.5600
Municipality Boundaries:	No City Found
Water Supply Watersheds:	No Watershed Found
OLD 1982 Flood Zones 03-01-1982:	No Flood Zone Found
NEW 2008 Flood Zones 10-02-2008:	Zone X, Not Shaded (Areas outside of the floodplain)
NEW 2008 Flood Panel 10-02-2008:	9577
Protected Ridges:	No
City of Hendersonville Annexation:	No
Fire Tax Districts:	01 Blue Ridge Fire

GoMAPS - Henderson County NC Public Access

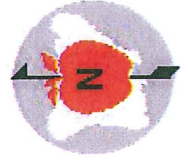


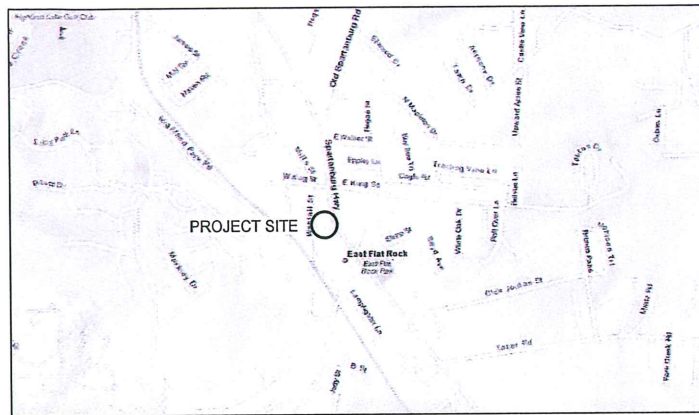
WARNING: THIS IS NOT A SURVEY!

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

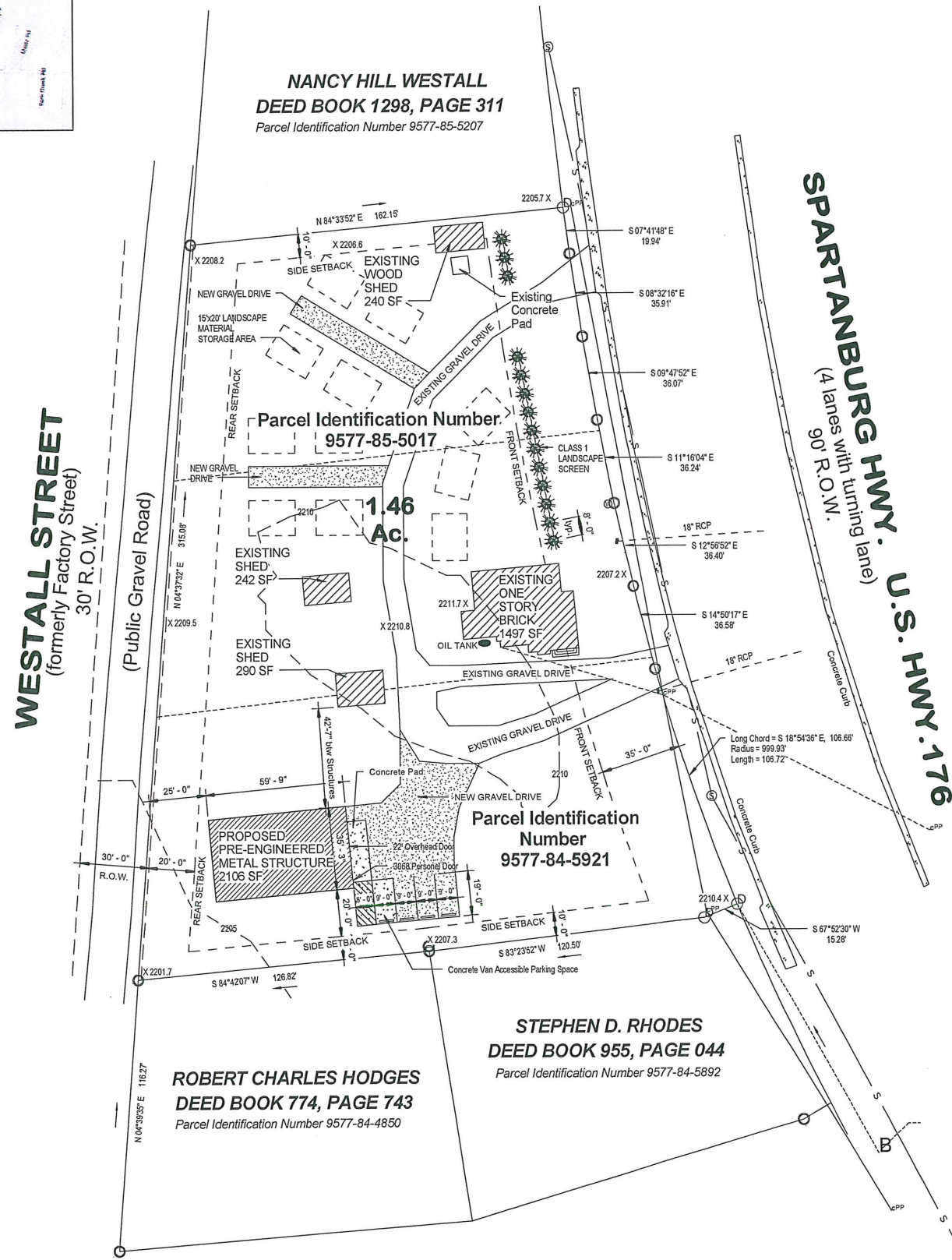
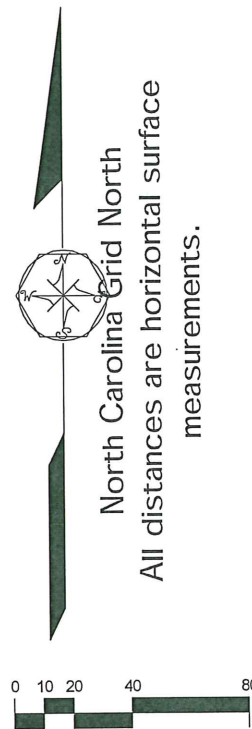


Thursday, October 21 2010





VICINITY MAP - NTS



1 Site Plan
1" = 30'-0"

PROJECT SUMMARY

OWNER:
MARK R. GMYREK
JULIANNE M. GMYREK
1572 N. RUGBY RD
HENDERSONVILLE, NC 28791
828-243-5255

ARCHITECT:
R. FRANK KELSCH
HOMESMITH ARCHITECTURE
224 S. GROVE ST. STE. G
HENDERSONVILLE, NC 28792
828-697-5985

PARCEL IDENTIFICATION NUMBERS:
9577-85-5017
9577-84-5921

PROJECT ZONING:
THE SUBJECT PARCEL(S) AND ALL ADJOINING PARCELS ARE ZONED HENDERSON COUNTY COMMUNITY COMMERCIAL

SETBACKS:
FROM R.O.W. OF THOROUGHFARE 35 FT
FROM R.O.W. OF LOCAL ROADS 20 FT
SIDE 10 FT
REAR 10 FT

AREA:
1.46 ACRES

BUILDING DATA:
EXISTING 2269 SF
PROPOSED 2106 SF
TOTAL 4375 SF

FLOOD NOTE:
THIS PARCEL IS NOT LOCATED WITHIN A 100 YR FLOOD HAZARD AREA

STREAM OR WETLANDS:
NO STREAMS OR WETLANDS EXIST ON SITE. NO PROPOSED STREAM OR WETLAND CROSSINGS.

ROAD FRONTAGE:
PARCEL(S) HAVE 310.5+/- FT OF ROAD FRONTAGE

PROPOSED USE OF NEW STRUCTURE:
EQUIPMENT AND VEHICLE STORAGE FOR EXISTING BUSINESS. STRUCTURE TO BE USED BY EMPLOYEES ONLY-NO PUBLIC ACCESS.

LANDSCAPE MATERIAL STORAGE AREAS:
TOPSOIL
MULCH
GRAVEL
FIELDSTONE

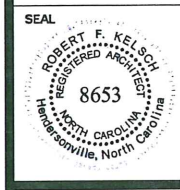
LIGHTING:
ANY NEW LIGHTING SHALL BE DIRECTED AS TO AVOID SHEDDING LIGHT ON ADJACENT PROPERTIES.

NOTES:
THIS DRAWING IS NOT A SURVEY. THIS PLAN HAS BEEN PREPARED BASED ON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

BOUNDARY INFORMATION SHOWN BY GARY L. CORN, INC.: 522 FLEMING ST. HENDERSONVILLE, NC 28739; 828.696.9840

LEGEND

- ⊙ = Iron Pin Set
- = Unmarked Point (unless otherwise noted)
- ⊕ = Sanitary Sewer Manhole
- S — = Sanitary Sewer Lines
- ⊙ (W) = Water Meter
- ⊙ (C) = Power or Utility Pole
- E — = Overhead Utility Lines
- x — x — = Fence Line
- - - - = Board Fence
- ⊕ = Fire Hydrant
- RCP = Reinforced Concrete Pipe



CONSULTANT:



HOMESMITH ARCHITECTURE
R. FRANK KELSCH, ARCHITECT
224 S. GROVE STREET, SUITE G
HENDERSONVILLE, NC 28792
PH: 828.697.5985

PROJECT TITLE:
MARK & JULIE GMYREK- STORAGE BUILDING
2411 SPARTANBURG HWY
HENDERSONVILLE, NC

PRINT DATE:
01 | 10.22.10

REVISIONS:

RELEASE FOR CONST. DATE: 10/22/10

SHEET TITLE:

SITE PLAN

SHEET NO:
A2.0