

MEMORANDUM

DATE: November 23, 2010
TO: Technical Review Committee
TRC MEETING DATE: December 7, 2010
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Henderson County
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 December 7, 2010.

Major Site Plan Review

Bill Sperry with McGill Associates Engineers submitted the major site plan for this project for the owner, Henderson County. They wish to utilize the property for Retail Sales and Service which requires major site plan review per S.R. 9.10.

SR 9.10. Solid Waste Facility, County Owned/Operated

- (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.
- (4) Security. The operations of a waste collection and transfer facility shall be totally enclosed by:
 - (1) a security fence at least eight (8) feet in height;
 - (2) a wall at least eight (8) feet in height; or (3) a fireproof *building*. Entrances and exits should be secured and locked during non-operating hours.
- (5) Perimeter Setback. One hundred and fifty (150) feet from a *residential zoning district*. Necessary ingress and egress to the proposed use (s) may be located within the perimeter setback.
- (6) Perimeter Buffer. A B2 buffer as described in Article V (Landscape Design Standards), Subpart A (Buffer Requirements) is required around the perimeter boundary of the site, the operational area(s), or any combination thereof. Preserved existing trees may be credited toward the required buffer.
- (7) Sedimentation Control. Permanent control measures are required to retain all noncompacted soils on site.
- (8) Operations. Where feasible, debris reduction methods such as chipping and mulching (using portable equipment) shall be utilized to reduce the amount of debris permanently withheld on site.

The project site is located on 100 acres of land (PIN 9650727217 and 9650920038) located at 806 Stoney Mountain Rd. The project is located in a Local Commercial and Residential 1 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.

Date: November 17, 2010

PIN: 9650727217

Parcel Number: 9904095

Owner Name:

HENDERSON CO LANDFILL

Mailing Address:

STONEY MTN ROAD

Situs Address:

806 STONEY MOUNTAIN RD 808 STONEY MOUNTAIN RD



NEW Zoning Districts:

Local Commercial / Residential 1

Acreage:

61.8900

Municipality Boundaries:

No City Found

No Ordinance Found

Water Supply Watersheds:

PA - WS IV

Upper French Broad River (Asheville)

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)

Protected Ridges:

No

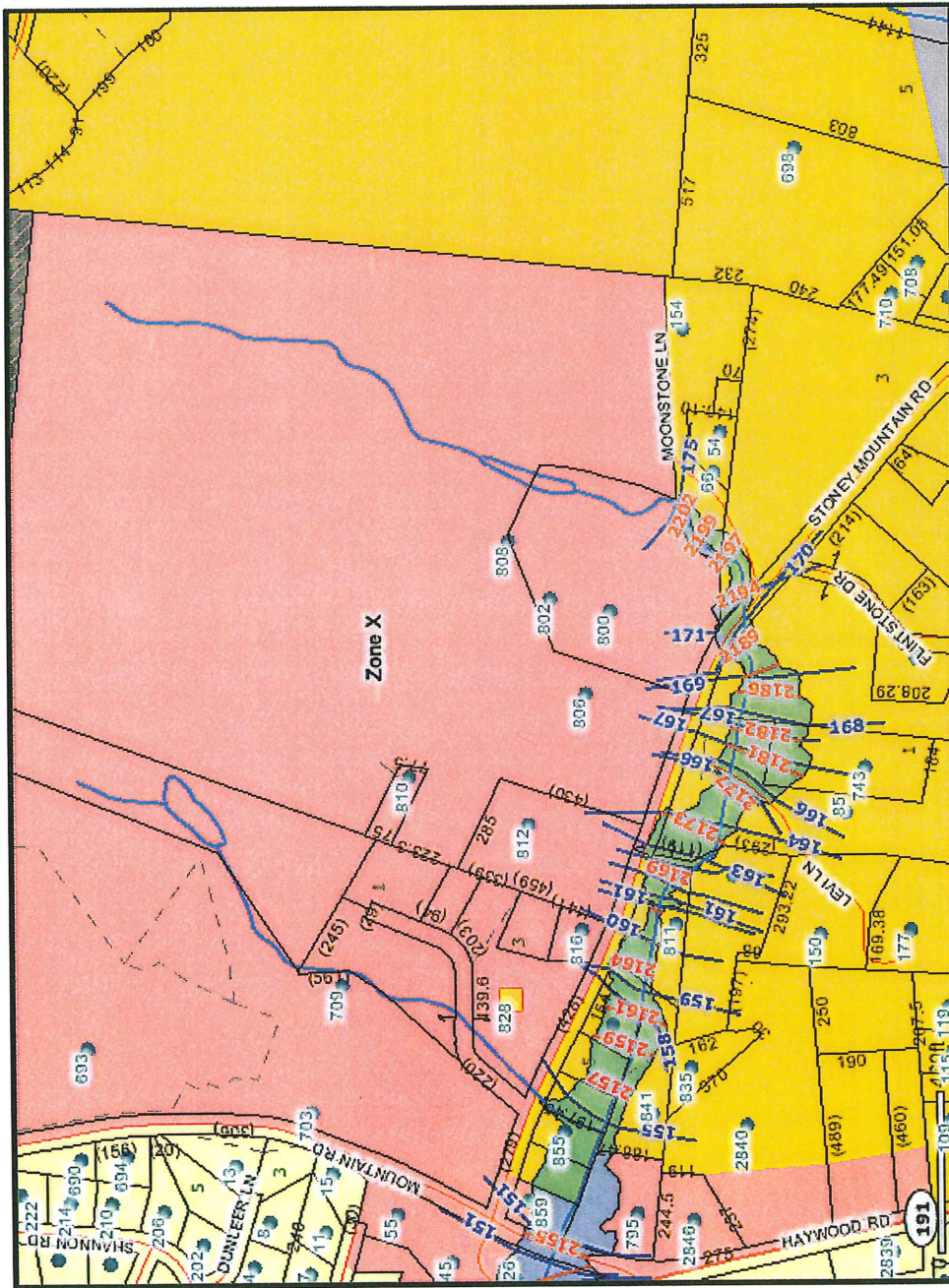
City of Hendersonville Annexation Resolution:

No

Fire Tax Districts:

07 Mountain Home 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.

