



# Henderson County, North Carolina Code Enforcement Services

---

## MEMORANDUM

**DATE:** November 23, 2010  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** December 7, 2010  
**REGARDING:** Major Site Plan Review  
**NAME OF APPLICANT:** Donald Roseboro  
**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**

Charles Hampton with CO Hampton Company submitted the major site plan for this project for the owner, Larry Holbert and applicant Donald Roseboro. They wish to utilize the property for a Funeral Home which requires major site plan review per S.R. 5.10.

### **SR 5.10. Funeral Home or Crematorium**

- (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.

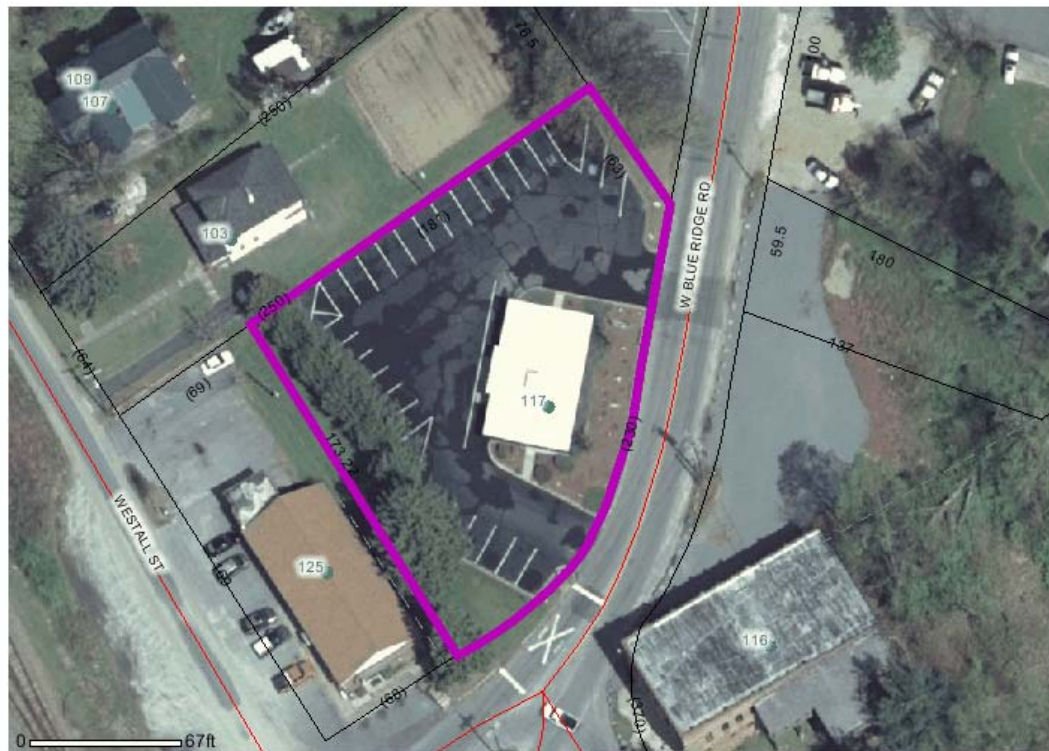
The project site is located on .59 acres of land (PIN 9577847085) located at 117 W Blue Ridge Rd adjoining the East Flat Rock Post Office. The project is located in a Local Commercial zoning district. The project meets the requirements of the Land Development Code and all the applicable major site plan 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](mailto:tlinville@hendersoncountync.org).

Toby Linville  
Director, Code Enforcement Services  
100 N King St.  
Hendersonville, North Carolina 28792  
[tlinville@hendersoncountync.org](mailto:tlinville@hendersoncountync.org)  
[www.hendersoncountync.org](http://www.hendersoncountync.org)  
828-694-6627



### Henderson County, NC - Zoning Information Report

Date: November 23, 2010      PIN: 9577847085      Parcel Number: 9963488  
 Owner Name:                      HOLBERT, LARRY  
 Mailing Address:                PO BOX 1275  
 Situs Address:                    117 W BLUE RIDGE RD



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Local Commercial Community Commercial Local Commercial Community Commercial
Acreage:	0.5900
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:	

**Workspace**

- Workspace (Author)
  - Annotations
  - Bookmarks
  - Layers - BETA
    - Address Points
    - Parcels

**Properties**

Name	Value

**Selections**

--



**Pictometry** Map Auto

1 / 10

Compass and navigation controls.

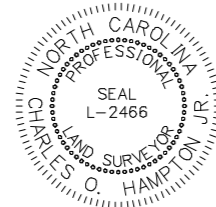
POWERED BY Pictometry © 2000-2010

SLIDE

I, Charles O. Hampton, Jr., certify that under my direction and supervision this map was drawn from an actual field land survey; that the error of closure of the survey as calculated by latitudes and departures does not exceed 1:10,000; that this map was prepared in accordance with G.S. 47-30 as amended. In accordance with G.S. 47-30(f)(1)(c)(1), I further certify that this plot represents a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.

Witness my hand and seal this the 23rd day of November, 2010.

Registration No.: L-2466

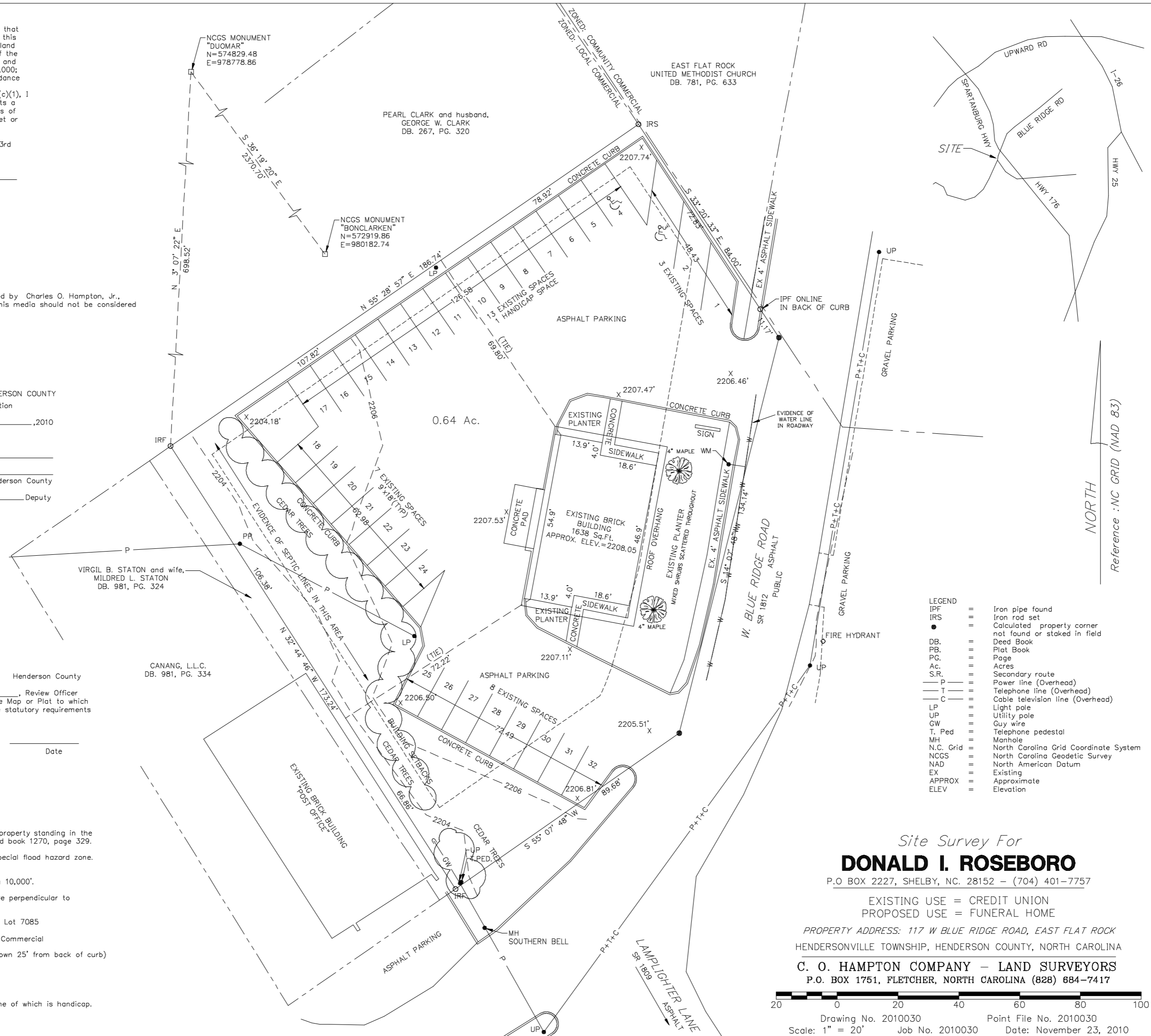


This document originally issued and sealed by Charles O. Hampton, Jr., PLS. L-2466, on November 22, 2010. This media should not be considered a certified document.

STATE OF NORTH CAROLINA HENDERSON COUNTY  
This instrument was filed for registration  
This the \_\_\_\_\_ day of \_\_\_\_\_, 2010  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
In Plot Slide Number \_\_\_\_\_  
Register of Deeds Henderson County  
By: \_\_\_\_\_ Deputy

State of North Carolina, Henderson County  
I, \_\_\_\_\_, Review Officer  
of Henderson County Certify that the Map or Plat to which  
this Certification is affixed meets the statutory requirements  
Henderson County Review Officer \_\_\_\_\_ Date \_\_\_\_\_

This plat represents a survey of the property standing in the name of Larry Holbert, Reference deed book 1270, page 329.  
This property does not lie within a special flood hazard zone, as shown on Panel 9577  
Error of closure does not exceed 1 in 10,000'.  
Ties to building foundation corners are perpendicular to property lines.  
Parcel ID No. = Map 9577, Block 84, Lot 7085  
Zoned: Local Commercial Community Commercial  
Setbacks: Front = 25' from R/W (shown 25' from back of curb)  
Side = 10'  
Rear = 10'  
223.82' of road frontage  
There are 32 total parking spaces, one of which is handicap.  
Property is in Blue Ridge Fire District



- LEGEND
- IPF = Iron pipe found
- IRS = Iron rod set
- = Calculated property corner not found or staked in field
- DB. = Deed Book
- PB. = Plat Book
- PG. = Page
- Ac. = Acres
- S.R. = Secondary route
- P = Power line (Overhead)
- T = Telephone line (Overhead)
- C = Cable television line (Overhead)
- LP = Light pole
- UP = Utility pole
- GW = Guy wire
- T. Ped = Telephone pedestal
- MH = Manhole
- N.C. Grid = North Carolina Grid Coordinate System
- NCGS = North Carolina Geodetic Survey
- NAD = North American Datum
- EX = Existing
- APPROX = Approximate
- ELEV = Elevation

Site Survey For  
**DONALD I. ROSEBORO**  
P.O. BOX 2227, SHELBY, NC. 28152 - (704) 401-7757  
EXISTING USE = CREDIT UNION  
PROPOSED USE = FUNERAL HOME  
PROPERTY ADDRESS: 117 W BLUE RIDGE ROAD, EAST FLAT ROCK  
HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NORTH CAROLINA  
**C. O. HAMPTON COMPANY - LAND SURVEYORS**  
P.O. BOX 1751, FLETCHER, NORTH CAROLINA (828) 684-7417

