



# Henderson County, North Carolina Code Enforcement Services

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## MEMORANDUM

**DATE:** January 12, 2010  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** January 18, 2010  
**REGARDING:** Driftwood Marine  
**NAME OF APPLICANT:** Jeff Marks  
**DEPARTMENT:** Code Enforcement Services  
**STAFF CONTACT:** Toby Linville  
**ATTACHMENTS:** Site Plans

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Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on January 18, 2010.

### **Major Site Plan Review**

David Huntley submitted the major site plan for this project for the owner, Jeff Marks. They wish to utilize the property for Automobile Equipment and Service and Outdoor Display Area which requires major site plan review per S.R. 6.2 and 3.10.

### **SR 6.2. Automobile and Equipment Service (Including all car service related uses with bays)**

- (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) Separation. An *automobile and equipment service* shall not be constructed or newly located within 50 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*), *school, library, day care facility, healthcare facility, park, and/or religious institution*.
- (4) Operations. Auto inspection stations and tire recapping shall be permitted as *accessory uses* provided each is conducted within an enclosed *structure* and that neither is the principal business.

### **SR 3.10. Outdoor Sale Display Areas**

- (1) Display Area Restrictions. Display areas shall not:
- a. Be located in the *sight visibility triangle*;
  - b. Be located on sidewalks or parking areas; and
  - c. Exceed 25 feet in height

The project site is located on 1.04 acres of land (PIN 9690299029) located at 3400 Chimney Rock Rd. just east of the intersection with Gilliam Rd. 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.

This project was continued from the January 4, 2010 meeting with the following conditions:

- Redefine sections of the building showing the service area separate from the warehouse
- Recalculate required parking spaces. Spaces must be 9 x 19 and 1 van accessible handicapped space required
- Calculate impervious surface. Percentage cannot exceed 80%.
- Show height of new roof portion. Cannot exceed 40'.
- Limit inoperable boats to 4
- Show 20' driveway width
- Show screened storage area if outdoor storage proposed
- Change Outdoor storage area to Parking
- Submit Erosion Control sketch plan per 200A-222
- Show signage
- Show lighting mitigation if outdoor lighting planned
- Acquire NCDOT Commercial Driveway Permit

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).

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Hendersonville, North Carolina 28792  
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[www.hendersoncountync.org](http://www.hendersoncountync.org)  
828-694-6627



Date: December 10, 2010  
Owner Name:  
Mailing Address:  
Situs Address:

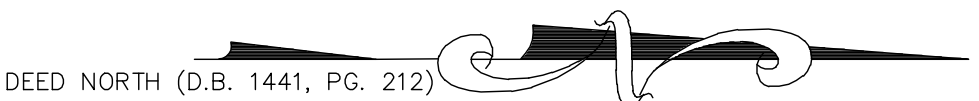
PIN: 9690299029  
DRIFTWOOD MARINE LLC  
3769 CHIMNEY ROCK RD  
3400 CHIMNEY ROCK RD

Parcel Number: 0201237



History: No History Found  
Permit: No Permit Found  
Date: No Date Found  
NEW Zoning Districts: Local Commercial  
Acreage: 1.0400  
Municipality Boundaries: No City Found  
Water Supply Watersheds: No Watershed Found  
OLD 1982 Flood Zones 03-01-1982: Buffer  
3701250105B  
NEW 2008 Flood Zones 10-02-2008: Zone X, Not Shaded (Areas outside of the floodplain)  
NEW 2008 Flood Panel 10-02-2008: 9690  
Protected Ridges: No  
City of Hendersonville Annexation Resolution: No  
Fire Tax Districts: 03 Edneyville Fire

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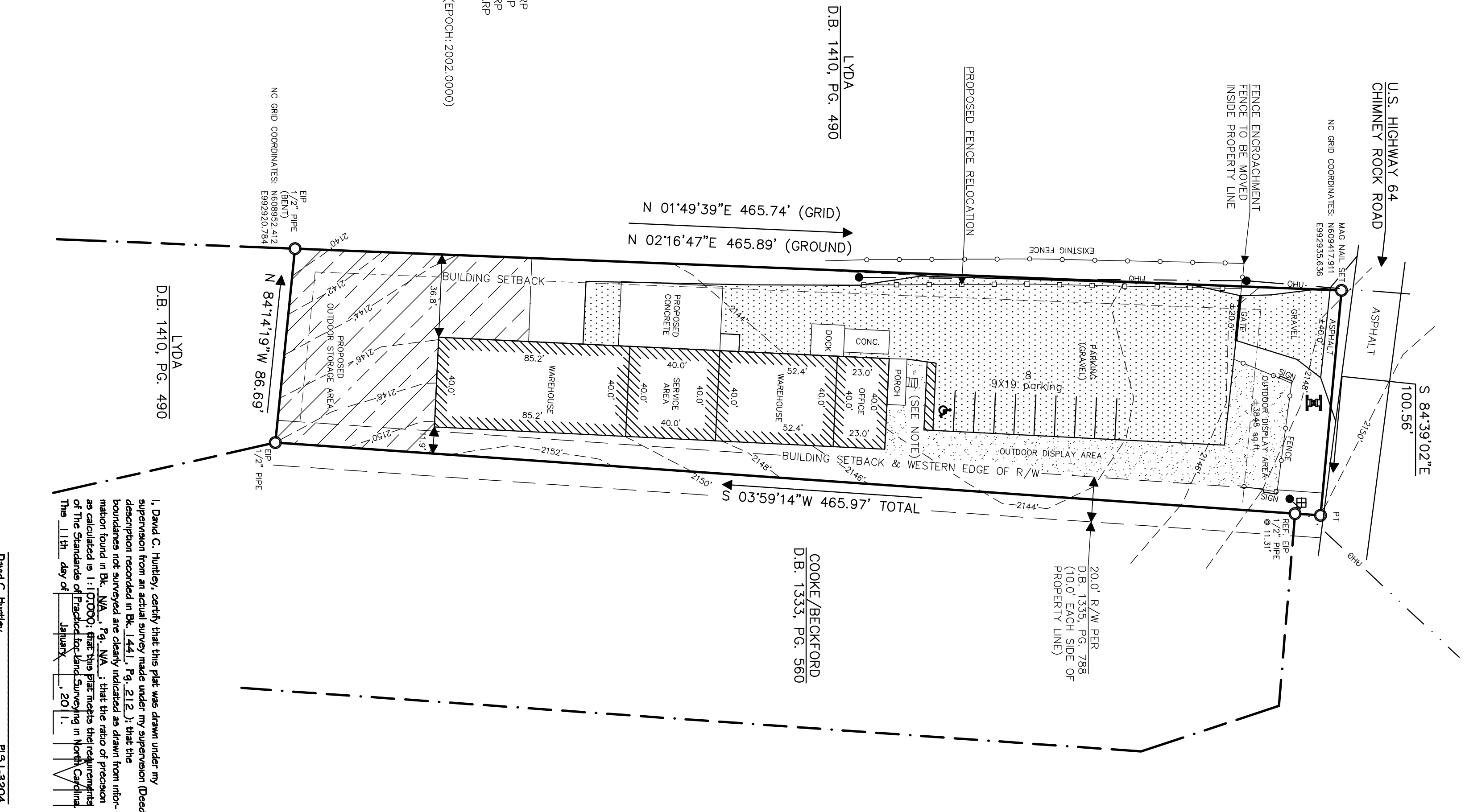
- LEGEND**
- EIP EXISTING IRON PIN
  - NIP NEW IRON PIN
  - PT UNMARKED POINT
  - CONC. MON. CONCRETE MONUMENT
  - PP POWER POLE
  - LP LIGHT POLE
  - L CENTER LINE
  - R/W RIGHT OF WAY
  - REF. CONC. CONCRETE REFERENCE
  - OHU OVERHEAD UTILITIES
  - UTILITY BOX
  - FIRE HYDRANT

The State Plane Coordinates (SPC) for this project were produced with static GPS observations and processed with Online Positioning User Service (OPUS). The network positional accuracy of the OPUS derived positional information is 95%.

The following CORS were used by OPUS:

PID	Designation
DK4043	NCSP SPINDALE CORS ARP
DG5311	NCSP SWANNANOVA CORS ARP
DH3755	SCGP GREER CPW CORS ARP
DH7137	NMGJ MORGANTON CORS ARP
DL2762	NCBC BRYSON CITY CORS ARP

Horizontal positions are referenced to NAD83(CORS96)(EPOCH: 2002.0000)  
 Combined factor 0.99977731



1. David C. Huntley, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Bk. 1441, Pg. 212.); that the boundaries not surveyed are clearly indicated as drawn from information found in Bk. N/A., Pg. N/A.; that the ratio of precision as calculated is 1:10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina. This is the 11th day of January, 2011.

David C. Huntley PLS L-3204

WATER = PRIVATE WELL  
 SEWER = SEPTIC SYSTEM

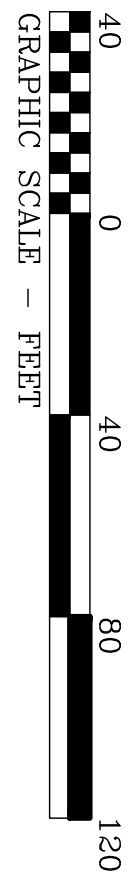
NOTE: THERE IS A RIGHT OF WAY EASEMENT TO SOUTHERN BELL PER D.B. 759, PG. 347  
 TOPOGRAPHIC INFORMATION IS TAKEN FROM NCDOT LIDAR MAPS AND ELEVATIONS ARE ASSUMED

LOCAL COMMERCIAL ZONING  
 BUILDING SETBACKS:  
 FRONT = 35' FROM FRONT OR R/W  
 SIDES & REAR = 10' FROM PROPERTY LINES  
 IMPERVIOUS AREA = 54%  
 HEIGHT OF BUILDING = 27'

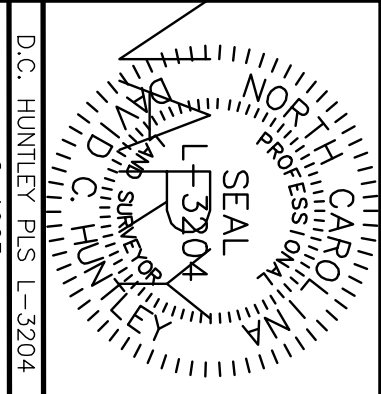
TOTAL AREA  
 1.00 ACRE

DEED REF.:  
 D.B. 1441, PG. 212  
 TAX MAP #9690-29-9029

OWNER: DRIFTWOOD MARINE, LLC  
 3769 CHIMNEY ROCK ROAD  
 HENDERSONVILLE, NC 28792  
 828-685-1313



NOT FOR RECORDATION



STATE OF NORTH CAROLINA		DAVID C. HUNTLEY & ASSOCIATES, INC. 675 HATFIELD STREET HENDERSONVILLE, NC 28792 (828) 693-8077
HENDERSON COUNTY BLUE RIDGE TOWNSHIP		
D.B. 1441, PG. 212		SURVEY DCH
SURVEY FOR		DRAWN KMC
DRIFTWOOD MARINE, LLC		SCALE 1" = 40 FT.
		DATE: 12/06/10
		DWG. NO. H-6345

