



Henderson County, North Carolina Code Enforcement Services

MEMORANDUM

DATE: March 2, 2011
TO: Technical Review Committee
TRC MEETING DATE: March 15, 2011
REGARDING: Automobile and Equipment Service & Outdoor Storage > 5,000 sq ft
NAME OF APPLICANT: Nelson Morales
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plan

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on March 15, 2010.

Major Site Plan Review

Jamin Kilpatrick of Kilpatrick Land Surveying submitted the major site plan for this project for the applicant, Nelson Morales. They wish to utilize the property for Automobile and Equipment Service and Outdoor Storage greater than 5,000 square feet, which requires major site plan review per S.R. 6.2 and S.R. 2.9.

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.

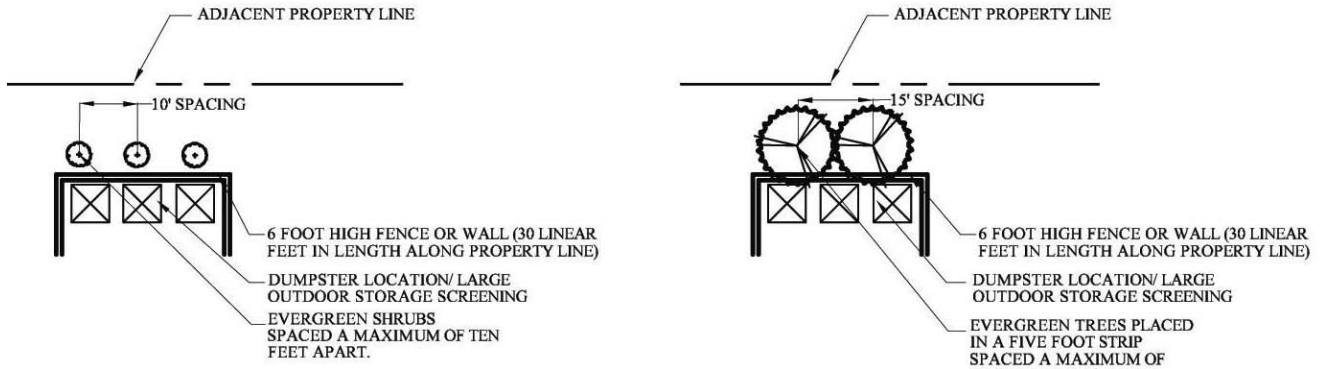
SR 2.9. Outdoor Storage greater than 5,000 square feet

- (1) Locational Requirements. Storage areas shall not be placed in a *front yard*.
- (2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §200A-150 (Screen Classification).

C. Screen Class Three (3). A fence or wall constructed with a minimum height of six (6) feet, that is at least 75 percent *opaque*, where all spaces are evenly distributed, and with the finished side of the fence facing the adjacent property or *road*. Fences longer than 20 linear feet shall be landscaped with: a row of *shrubs* spaced a maximum of ten (10) feet apart, or a row of *evergreen trees* planted no more than 15 feet apart (see Figure 5D).

Figure 5D. Screen Class Three (3)

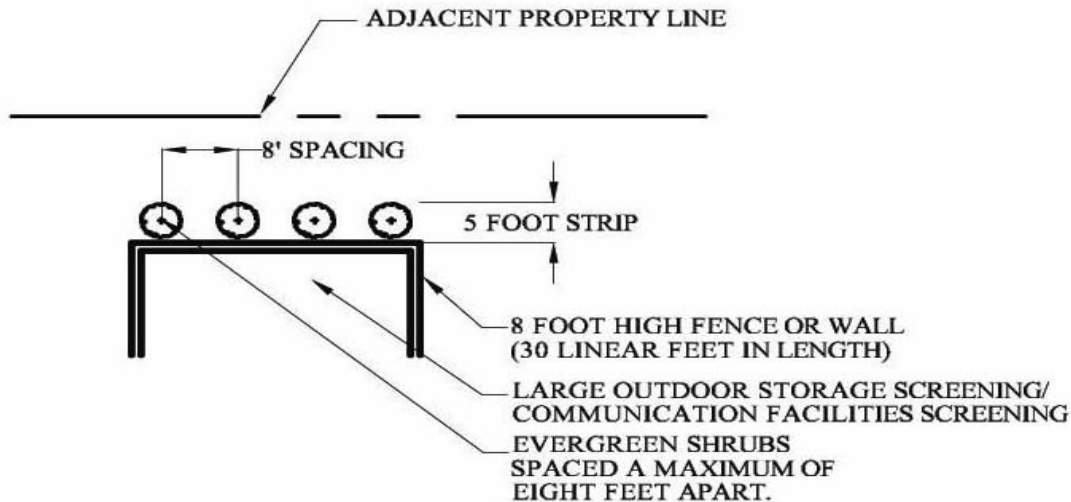
Not to Scale



D. Screen Class Four (4). A fence or wall constructed with a minimum height of eight (8) feet designed to facilitate the movement of maintenance and emergency response equipment to and from the proposed site. Gates should be secured at all times (unless for maintenance, inspection, or other unforeseen instances) following the completion of construction. Fencing may be in common with other *existing uses* on site. Fences longer than 20 linear feet shall be landscaped (excluding the gate area) with: a continuous hedge of *evergreen shrubs* planted in a five (5) foot strip spaced a maximum of eight (8) feet apart. The *Zoning Administrator* may require additional *screening* to minimize adverse impacts of ground level lighting (where installed) (see Figure 5E).

Figure 5E. Screen Class Four (4)

Not to Scale



The project site is located on 1.82 acres of land (PIN 9651775867) located on 139 Twin Springs Road, Hendersonville NBC 28792. The project is located in an Industrial zoning district. The property is located in Zone X (unregulated) of the designated floodplain. 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.

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
Director, Code Enforcement Services
100 N King St.
Hendersonville, North Carolina 28792
tlinville@hendersoncountync.org
www.hendersoncountync.org
828-694-6627

Date: March 02, 2011

PIN: 9651775867

Parcel Number: 1008506

Owner Name:

HOUSE, DANNY C ; HOUSE, PATRICIA

Mailing Address:

223 RABBIT RIDGE RD

Situs Address:

139 TWIN SPRINGS RD



History:

No History Found

Permit:

No Permit Found

Date:

No Date Found

NEW Zoning Districts:

Industrial Industrial

Acreage:

1.8200

Municipality Boundaries:

No City Found

No Ordinance 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 Floodway 10-02-2008:

NEW 2008 Flood Panel 10-02-2008:

9651

Protected Ridges:

No

City of Hendersonville Annexation Resolution:

No

Fire Tax Districts:

05 Fletcher Fire



Pictometry Map Auto

2 / 10

Navigation controls: N, S, E, W, Home, Refresh, Zoom in, Zoom out



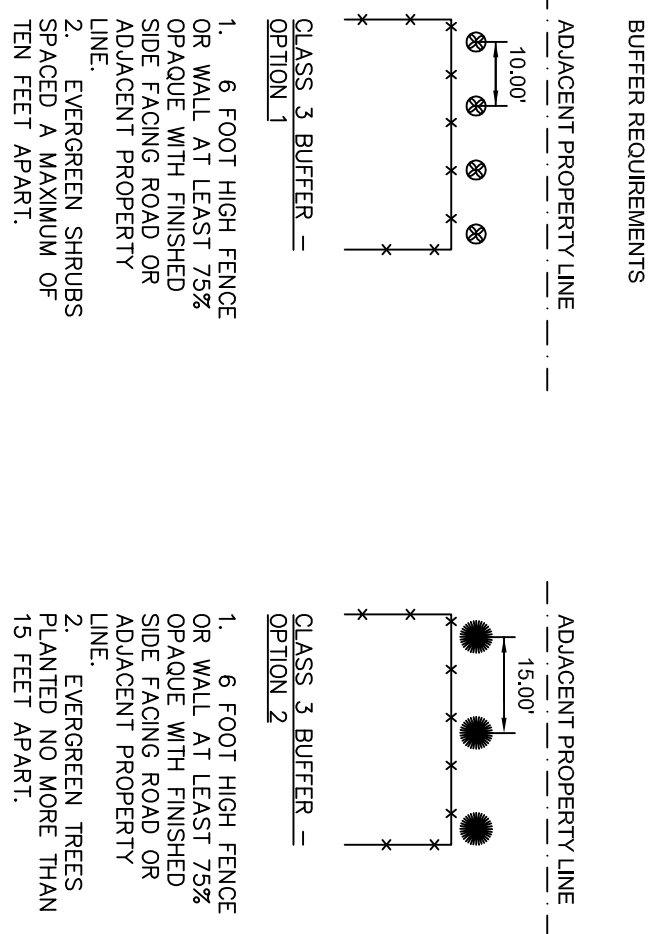
POWERED BY Pictometry © 2000-2011

Search Accuracy: latlon

Date: 01/20/2010 | Level: Neighborhood | Scale: 75%

Done

SITE NOTES
 TOTAL IMPERVIOUS AREA (BUILDING, PARKING/DRIVEWAY AND STORAGE): 29,909 s.f.
 PARKING REQUIREMENTS: 1 SPACE PER 400 s.f. OF GROSS FLOOR AREA = 1.79 SPACES (2)
 1 SPACE PER 500 s.f. OF GROSS OFFICE SPACE = 1.35 SPACES (2)
 1 HANDICAP VAN ACCESSIBLE SPACE
 NO NEW EXTERIOR LIGHTING TO BE PROVIDED. EXISTING LIGHTING TO BE MITIGATED AS NEEDED.

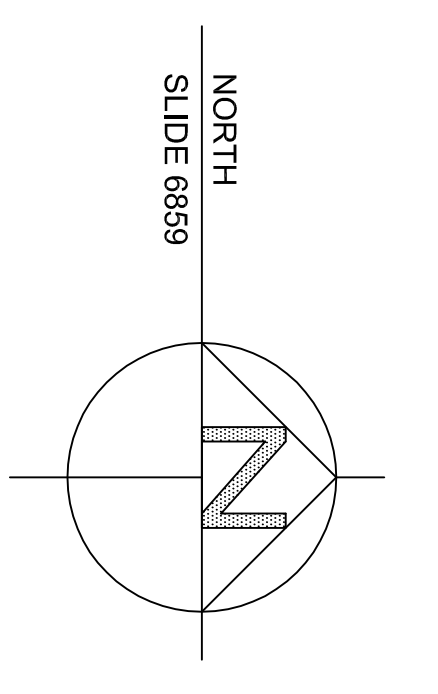
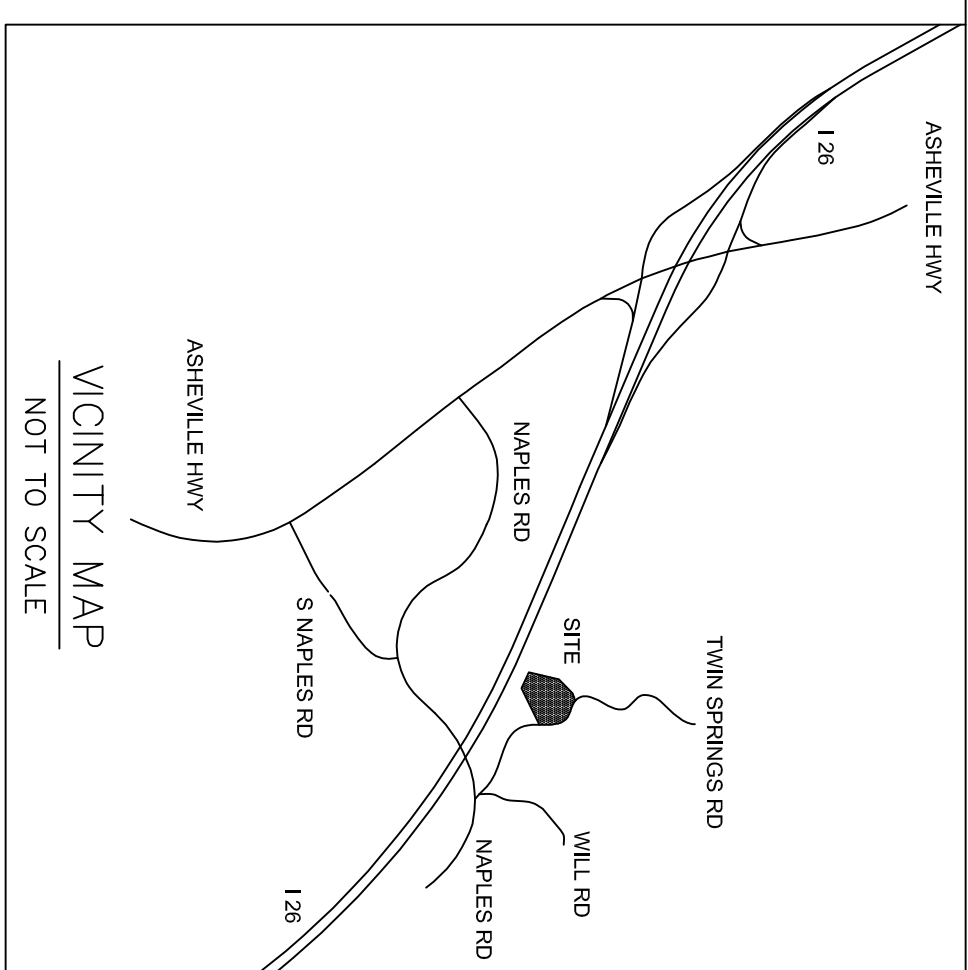
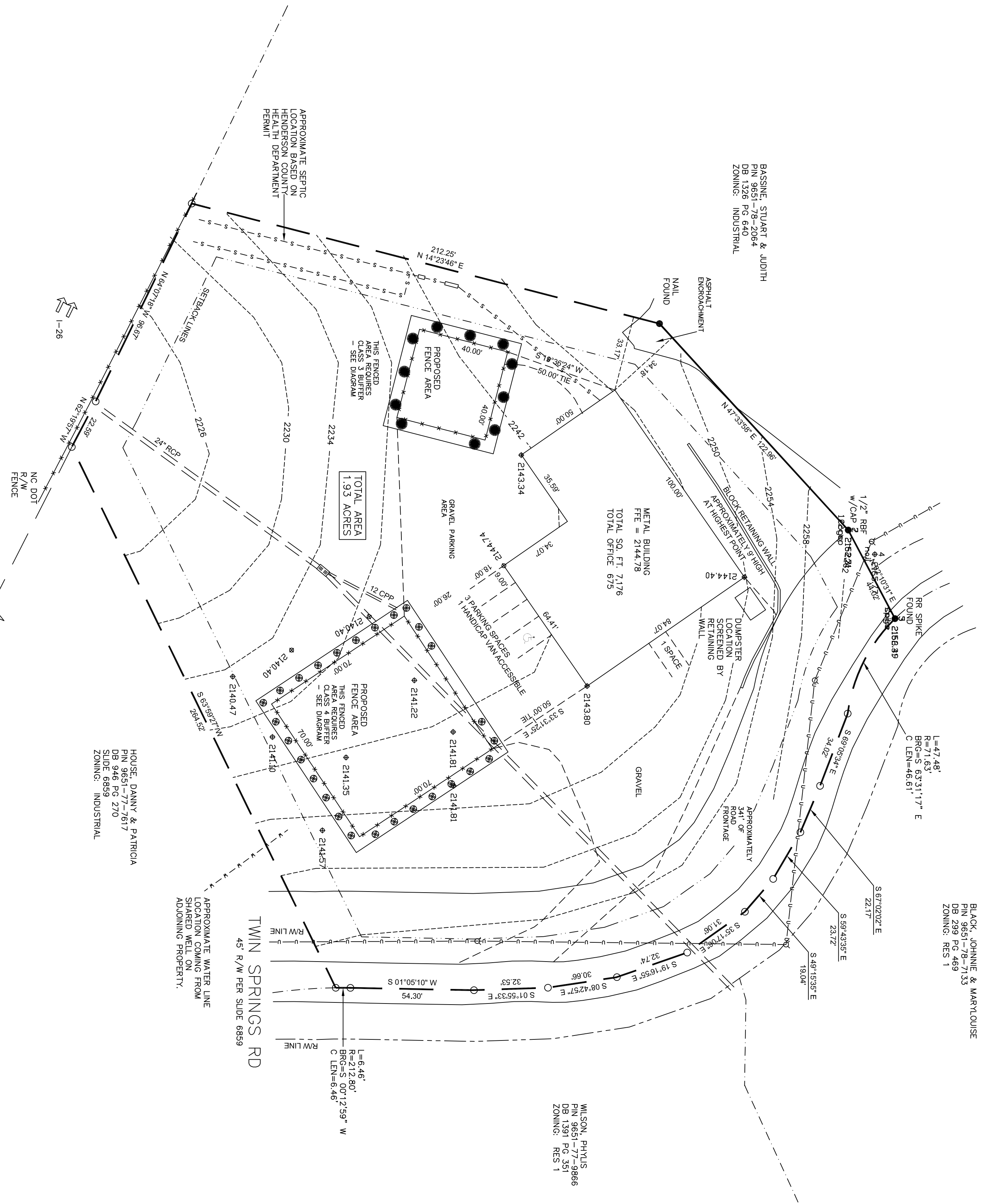


- CLASS 4 BUFFER**
- 8 FOOT HIGH FENCE
 - EVERGREEN SHRUBS SPACED A MAXIMUM OF 10 FEET APART

- LEGEND**
- DB . . . DEED BOOK
 - PL . . . PLANTING
 - R/W . . . RIGHT-OF-WAY
 - REF . . . REBAR FOUND
 - CPP . . . CORRUGATED PLASTIC PIPE
 - UCP . . . UNDERGROUND CONCRETE PIPE
 - U . . . UNDERGROUND UTILITY
 - U-U . . . OVERHEAD UTILITIES
 - . . . IRON FOUND OR SET AS NOTED
 - . . . CALCULATED POINT - NOT SET

REFERENCES
 PIN 9651-77-5967
 DB 946 PG 270
 SLIDE 6859

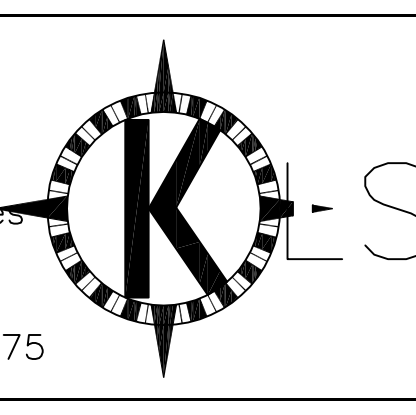
GENERAL NOTES
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY BE FIRST EASERS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
 ALL IMPROVEMENTS SHOWN HEREON WERE NOT FIELD SURVEYED UNLESS NOTED; THEY WERE TAKEN FROM COUNTY RECORDS OR RECORD DOCUMENTS.
 ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.
 NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 AREA BY COORDINATE COMPUTATION.
 PROPERTY LINES SHOWN AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.
 SUBJECT PROPERTY CURRENTLY ZONED INDUSTRIAL BY HENDERSON COUNTY.
 SETBACKS: FRONT, REAR AND SIDE - 20' - 20' - 20'
 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.



SITE PLAN FOR:
NELSON MORALES
 PIN 9651-77-5867

Hoopers Creek Township
 Henderson County, North Carolina

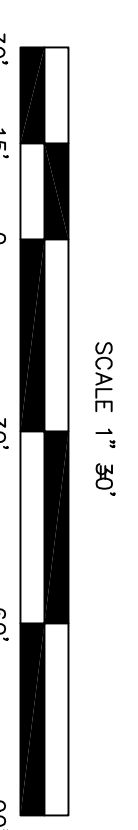
Applicant: Nelson Morales
 726 Tracey Grove Rd
 Flat Rock, NC 28731
 Telephone: 828-280-3175



P.O. Box 2705 Hendersonville North Carolina 28793
 828-692-6107
 www.klspllc.com FIRM LICENSE P-0508

I, Jamin C. Kilpatrick, certify that this IS NOT a land survey and should not be used for the transmittal or recordation of property.
 THIS MAP IS FOR SITE PLAN INFORMATION PURPOSES ONLY.
 Witness my original signature, registration number and seal this 28th day of February, A.D., 2011.

L-4602
 Jamin C. Kilpatrick, PLS



Date: 28 FEB 2011
 Drawn By: JCK
 Scale: 1" = 30'
 Revision: Original
 Dwg No.: G-11-11Z