



Henderson County, North Carolina Code Enforcement Services

MEMORANDUM

DATE: April 12, 2011
TO: Technical Review Committee
TRC MEETING DATE: May 3, 2011
REGARDING: Garrett Landscaping Office
NAME OF APPLICANT: Tyler Garrett
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 May 3, 2011.

Major Site Plan Review

Steven Waggoner submitted the major site plan for this project for the applicant, Tyler Garrett. They wish to utilize the property for an office which requires major site plan review per S.R. 6.9.

SR 6.9. Office: Business, Professional and Public

- (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 2.61 acres of land (PIN 9599683873) located on Ridge Rd just south of the intersection with Sugarloaf Rd. The project is located in a Residential 2 Rural (R2R) 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.

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

Henderson County, NC - Zoning Information Report

Date: April 12, 2011

PIN: 9599683873

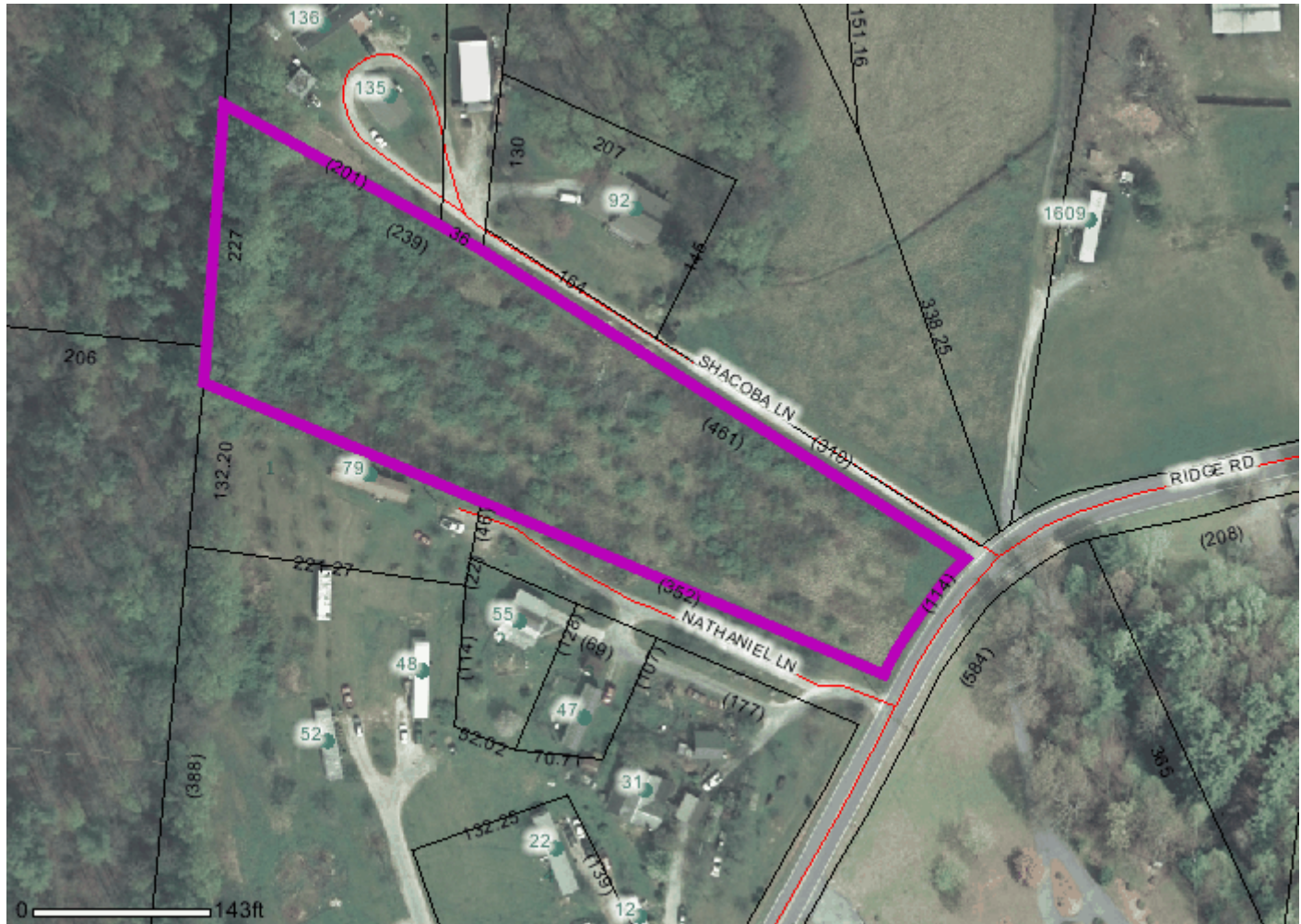
Parcel Number: 9932418

Owner Name:

JOHNSON, GEORGIA LENORA

Mailing Address:

119 PATRICK WAY MARIETTA GA 30064



NEW Zoning Districts:

Residential 2 - Rural Residential 2 - Rural

Acreage:

2.4300

Municipality Boundaries:

No City Found

Water Supply Watersheds:

No Watershed Found

No Flood Zone Found

NEW 2008 Flood Zones 10-02-2008:

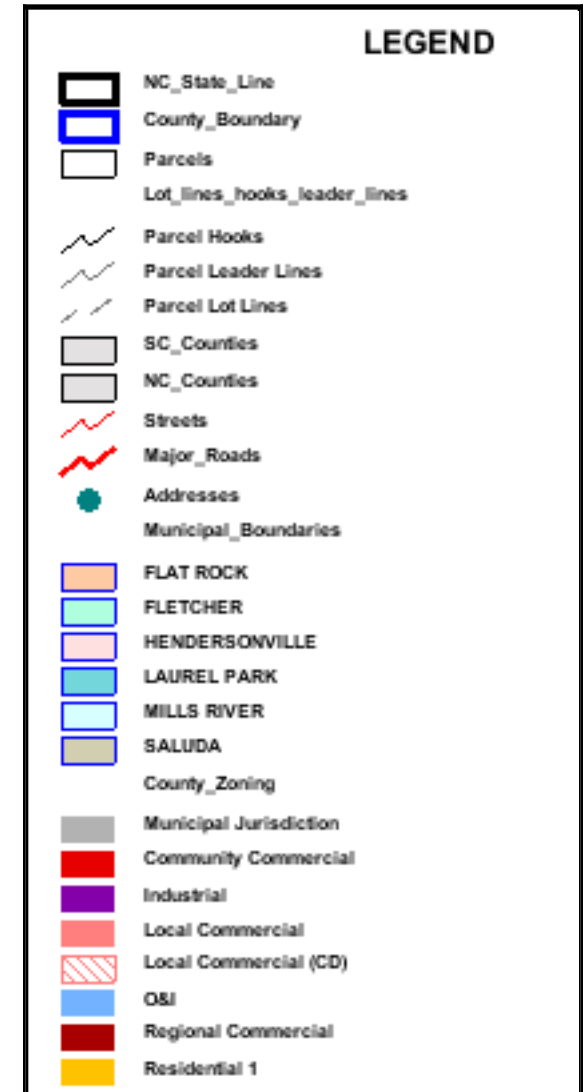
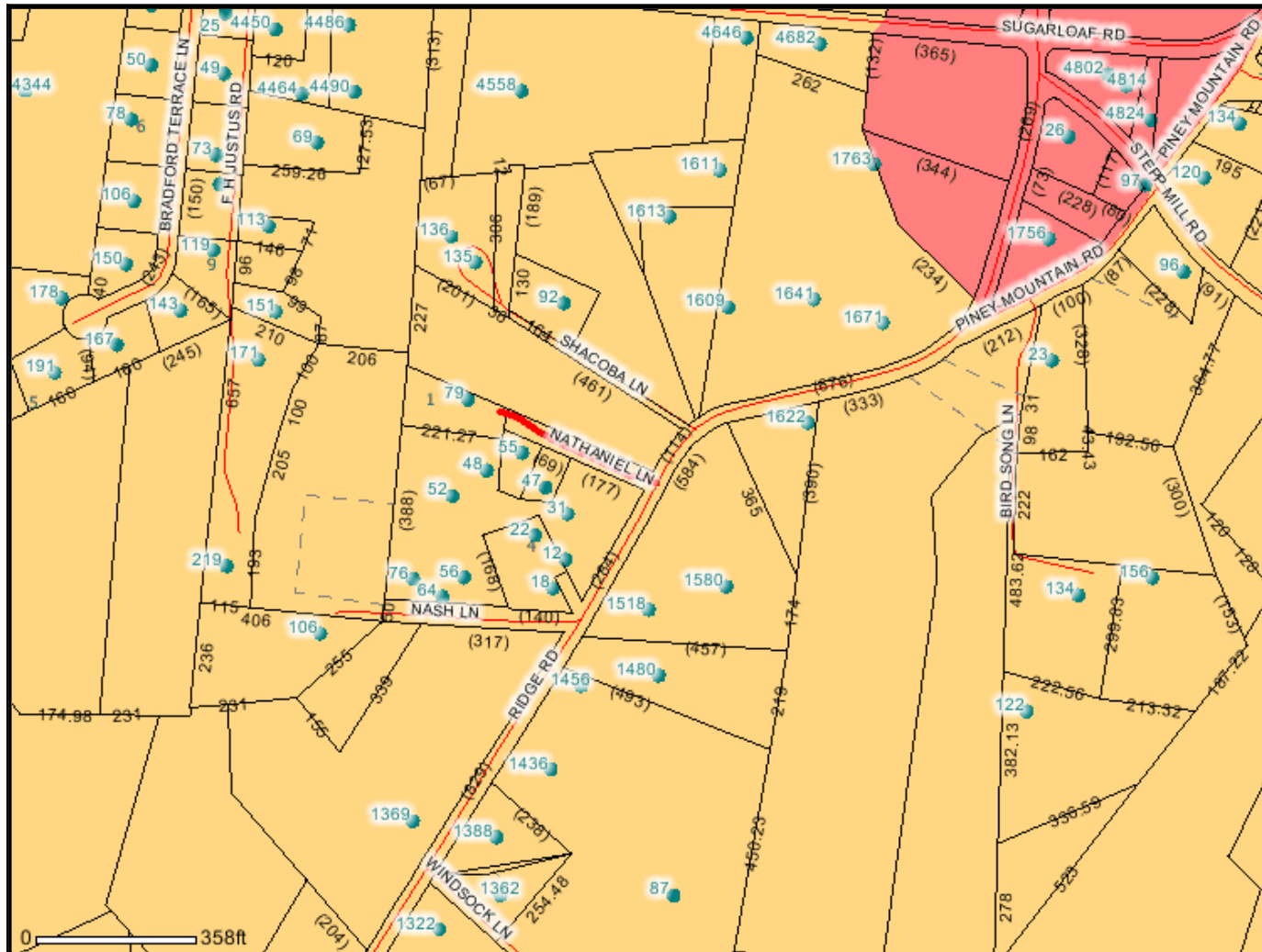
Zone X, Not Shaded (Areas outside of the floodplain)

Fire Tax Districts:

03 Edneyville Fire 09 Dana Fire 03 Edneyville Fire 09 Dana Fire

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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.

Wednesday, April 20 2011



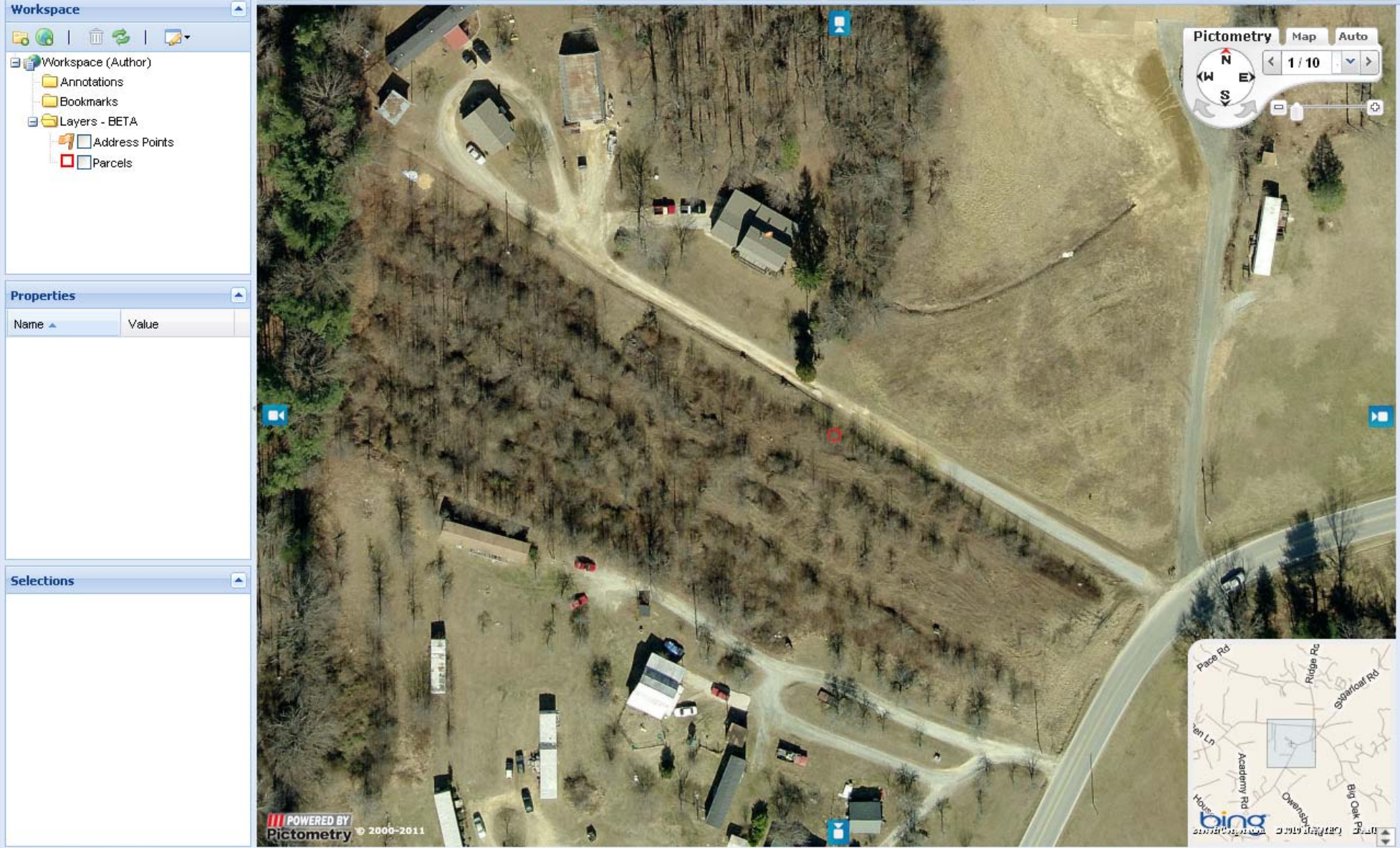
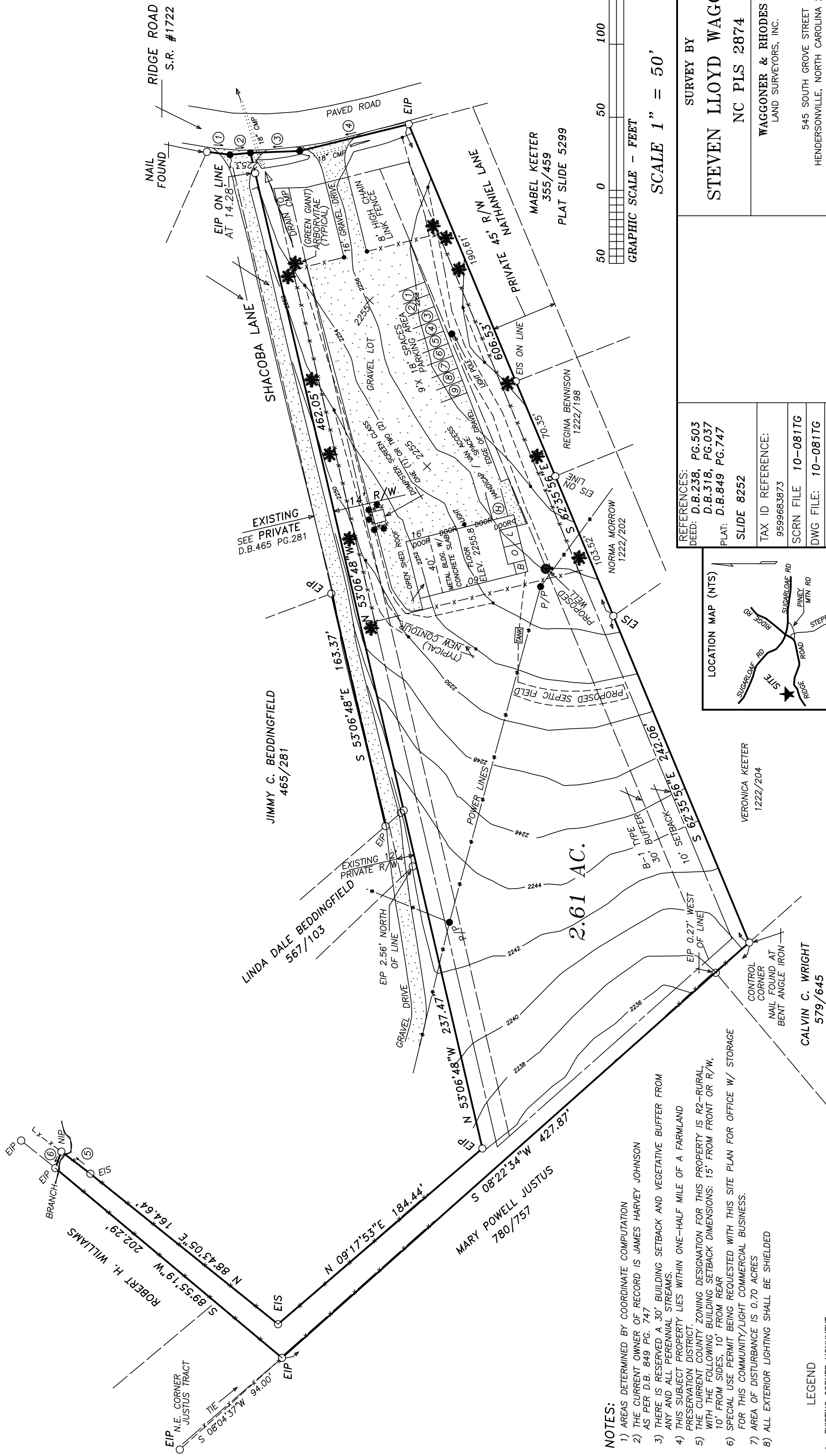




TABLE OF NUMBERED CALLS

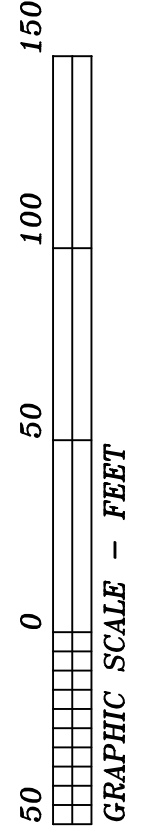
| COURSE | BEARING | DISTANCE |
|--------|--------------|----------|
| 1 | S 57°20'12"W | 15.90' |
| 2 | S 44°38'17"W | 14.13' |
| 3 | N 36°10'18"E | 76.78' |
| 4 | N 47°51'34"E | 33.79' |
| 5 | N 87°15'05"E | 24.96' |
| 6 | N 19°49'42"W | 12.00' |

SITE PLAN PREPARED FOR
GARRETT'S LANDSCAPES,
MAINTENANCE, AND LAWN SERVICES INC.
 BLUE RIDGE TOWNSHIP
 HENDERSON COUNTY
 NORTH CAROLINA
 APRIL 5th, 2011



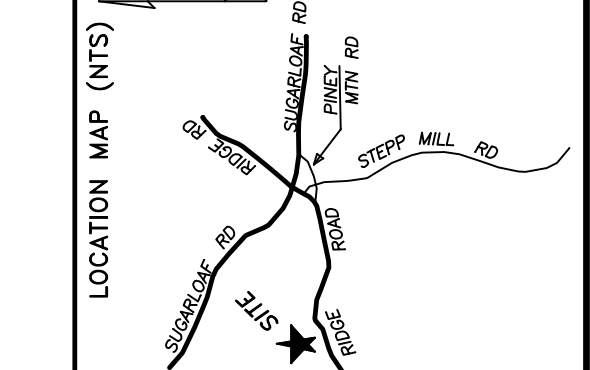
- NOTES:**
- 1) AREAS DETERMINED BY COORDINATE COMPUTATION
 - 2) THE CURRENT OWNER OF RECORD IS JAMES HARVEY JOHNSON AS PER D.B. 849 PG. 747.
 - 3) THERE IS RESERVED A 30' BUILDING SETBACK AND VEGETATIVE BUFFER FROM ANY AND ALL PERENNIAL STREAMS.
 - 4) THIS SUBJECT PROPERTY LIES WITHIN ONE-HALF MILE OF A FARMLAND PRESERVATION DISTRICT.
 - 5) WITH THE FOLLOWING COUNTY ZONING DESIGNATION FOR THIS PROPERTY IS R2-RURAL, THE CURRENT BUILDING SETBACK DIMENSIONS: 15' FROM FRONT OR R/W, 10' FROM SIDES, 10' FROM REAR
 - 6) SPECIAL USE PERMIT BEING REQUESTED WITH THIS SITE PLAN FOR OFFICE W/ STORAGE FOR THIS COMMUNITY/LIGHT COMMERCIAL BUSINESS.
 - 7) AREA OF DISTURBANCE IS 0.70 ACRES
 - 8) ALL EXTERIOR LIGHTING SHALL BE SHIELDED

- LEGEND**
- EXISTING CORNER MONUMENT AS NOTED
 - NEW IRON PIPE SET OR AS NOTED
 - COMPUTED POINT-NOT STAKED
 - CONCRETE MONUMENT AS NOTED



SCALE 1" = 50'

REFERENCES:
 DEED: D.B.238, PG.503
 D.B.318, PG.037
 PLAT: D.B.849 PG.747
 SLIDE 8252
 TAX ID REFERENCE:
 9599683873
 SCRIN FILE 10-081TG
 DWG FILE: 10-081TG
 REVISIONS:



SURVEY BY
STEVEN LLOYD WAGGONER
 NC PLS 2874
 WAGGONER & RHODES
 LAND SURVEYORS, INC.
 545 SOUTH GROVE STREET
 HENDERSONVILLE, NORTH CAROLINA 28792
 PHONE: 828-693-1022
 FAX: 828-693-4019

DATE: APRIL 5th, 2011
 DRAWN BY: SLW
 JOB NUMBER: 10-081