

Henderson County Code Enforcement Services



100 N King Street Hendersonville NC 28792
Phone (828) 697-4857 Fax (828) 697-4533

MEMORANDUM

DATE: 2/9/12
TO: Technical Review Committee
TRC MEETING DATE: February 14, 2012
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Cason Companies
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 February 14th.

Major Site Plan Review

Luther Smith, agent on behalf of Chip Gould of Cason Companies Inc. submitted the major site plan for this project. They wish to utilize the property for Landscaping Sales and Service.

SR 7.8. *Landscaping Materials Sales and Storage*

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (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.

The project site is shown on the zoning report below. 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.



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Henderson County
 Government
 Geographic
 Information Systems
 (GIS)
 200 North Grove Street
 Hendersonville, NC
 28792
 P - 828-698-5124 | F -
 828-698-5122



Parcel Information

| | | | |
|---------------------------------------|------------------------|---------------------------------|--|
| Listed To: | SHEPPARD, LOUGENIA B | Jurisdiction: | |
| Mailing Address: | PO BOX 414 | Fire District: | FLETCHER FIRE |
| Mailing City, State, Zip Code: | NAPLES, NC 28760 | County Zoning: | RC |
| Physical Address: | 5245 HENDERSONVILLE RD | Watershed: | |
| Physical Address Zip: | | Protected Ridges Buffer: | |
| Parcel Number: | 9927952 | Perennial Streams: | |
| PIN: | 9652337105 | Soils: | Bradson gravelly loam, 2 to 7 percent slopes |
| Neighborhood: | 25N/126/FLETCHER CITY | | |
| Assessed Acreage: | 1.8600 | | |
| Deed: | 649/039 | | |
| Date Recorded: | 10/22/1984 | | |

Pictometry Online - Mozilla Firefox

File Edit View History Bookmarks Tools Help

http://pol.pictometry.com/en-us/app/default.php

Pictometry Online

Pictometry Online 1.10.1

Welcome Toby Linville | Coverage | Logout

Workspace Source: Address Points 5245 hendersonville

Address Points: 5245 hendersonville

Address Number: 5245
Full Address: 5245 HENDERSONVILLE RD
Street Name: HENDERSONVILLE

Workspace (Author)

- Annotations
- Bookmarks
- Layers
 - Address Points
 - PARCELS

Properties

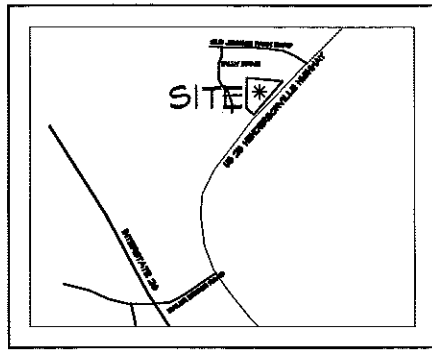
| Name | Value |
|------|-------|
| | |

Selections

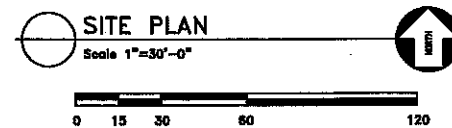
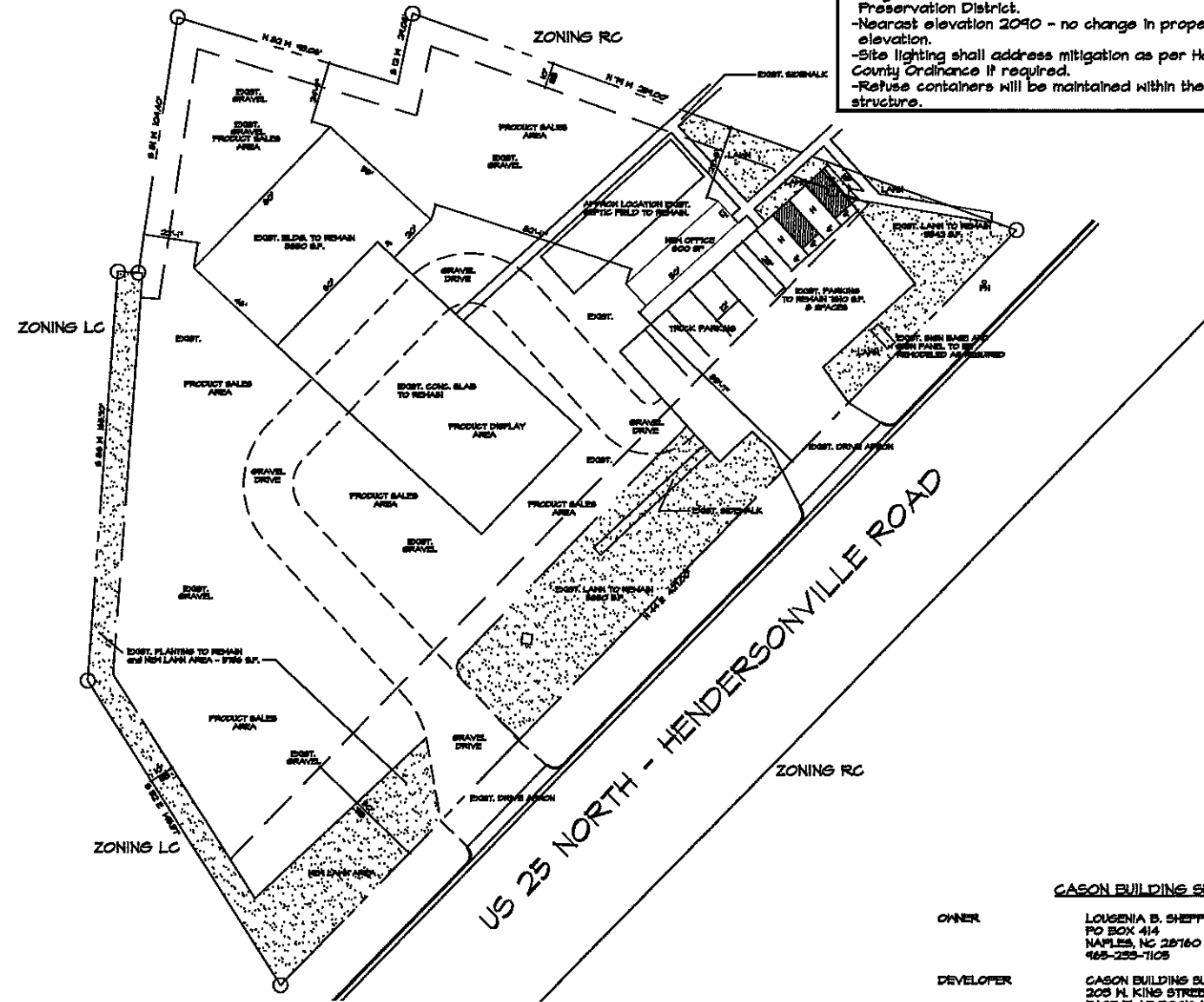
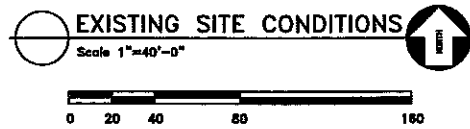
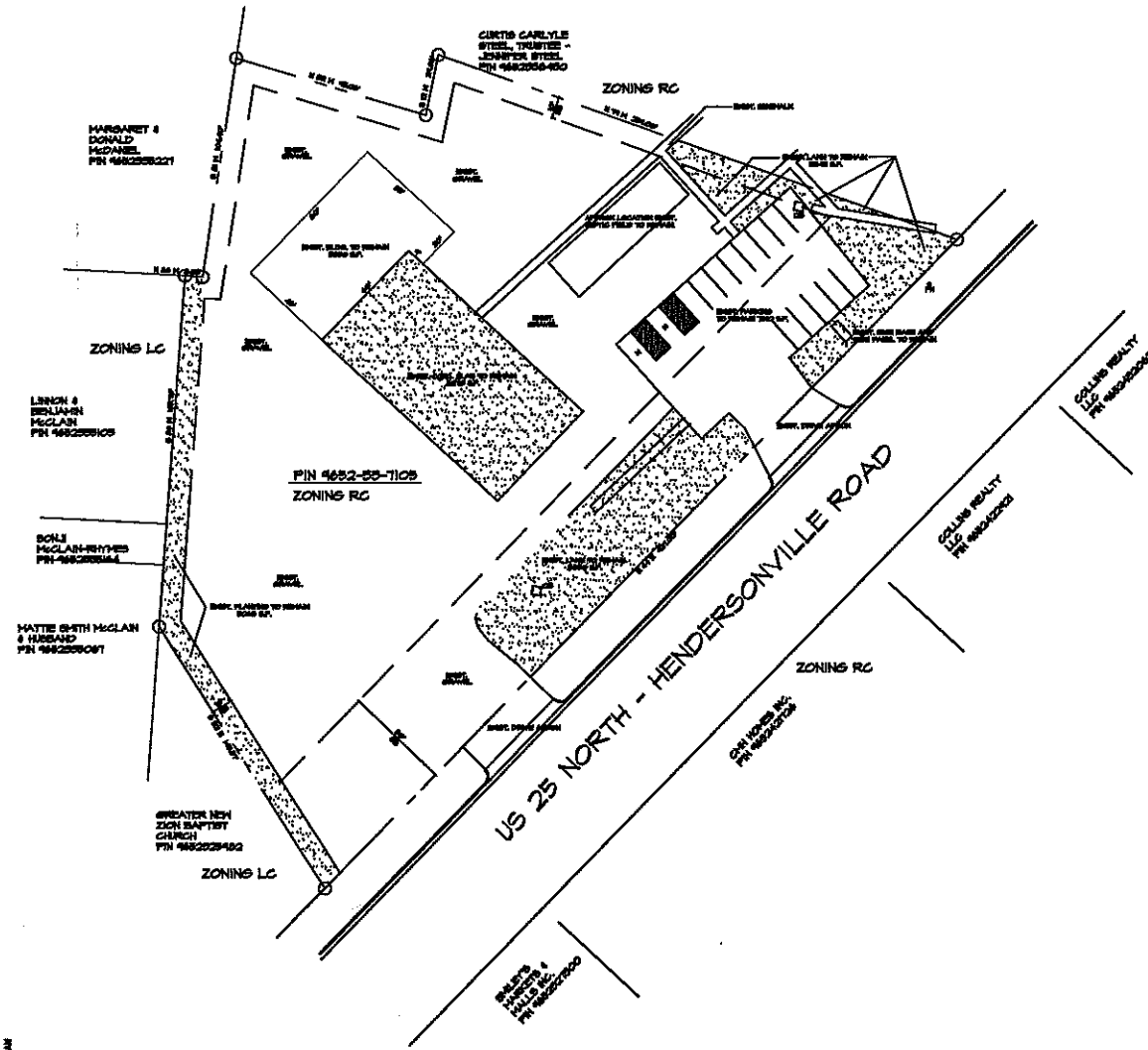
Search Accuracy: **latlon**

Date: 02/23/2011 | Level: **Neighborhood** | Scale: 25%

Transferring data from ts1.pictometry.com...



VICINITY MAP Not to Scale



| PROJECT SUMMARY | |
|---------------------------------|--|
| Total Project Area | 1.86± Ac. |
| PIN No. | 4652-53-7105 |
| Existing Zoning | RC |
| Proposed Zoning | RC |
| Proposed No. Lots | N/A |
| Proposed Use | Commercial - Landscaping Materials Sales & Storage |
| Site Coverage - Existing | |
| Building | 5,850 sf (3%) |
| Impervious Surface | 57,064 sf (10%) |
| Parking | 7,810 sf (10%) |
| Pervious Surface | 12,260 sf (15%) |
| Site Coverage - Proposed | |
| Building | 4,450 sf (3%) |
| Impervious Surface | 53,834 sf (66%) |
| Parking | 7,810 sf (10%) |
| Pervious Surface | 14,928 sf (14%) |
| Max. Floor Area | |
| Office | 600 sf (1%) |
| Support/storage | 5,850 sf (5%) |
| Max Building Height | |
| Fire District | Fletcher |
| Water | Public/Private/Ind. |
| Water Supply Watershed | N/A |
| Sewer | Private |
| Trash | Private |
| Length of Public Road | N/A |
| Length of Private Road | N/A |

- No portion of the site is within the 100 yr floodplain.
- Project is not located within one half mile of a Farmland Preservation District.
- Nearest elevation 2090 - no change in property elevation.
- Site lighting shall address mitigation as per Henderson County Ordinance if required.
- Refuse containers will be maintained within the existing structure.



Luther E. Smith & Associates, P.A.
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 129 Third Avenue West
 Hendersonville, NC 28792
 (828) 697-2307
 (828) 697-8438 Fax
 lsa@design@bellouth.net

NORTH CAROLINA
 HENDERSON COUNTY
 CASON BUILDING SUPPLY



| | | | |
|-----------|-----------|-------------|-----|
| Date: | 2-08-2012 | Drawn By: | LJS |
| Job No.: | 1212101 | Checked By: | LJS |
| Revisions | | | |

CASON BUILDING SUPPLY
 OWNER: LOUGENIA B. SHEPPARD
 PO BOX 414
 NAPLES, NC 28760
 465-233-7105
 DEVELOPER: CASON BUILDING SUPPLY
 303 N. KING STREET
 EAST FLAT ROCK, NC 28726
 828-643-0246
 LAND PLANNER/
 ARCHITECT: LUTHER E. SMITH & ASSOCIATES, P.A.
 124 5RD AVENUE WEST
 HENDERSONVILLE, NC 28792
 828-697-2307

SITE PLAN
 S-1
 OF

Submitted to Henderson County for Master Site Plan Approval 8 February 2012.