

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: December 18, 2012**

**SUBJECT: Major Site Plan Review Sluder Retail**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Applicant request changing use from residential to retail sales.**

**Suggested Motion: I move that the TRC approve the major site plan for Sluder Retail Sales**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

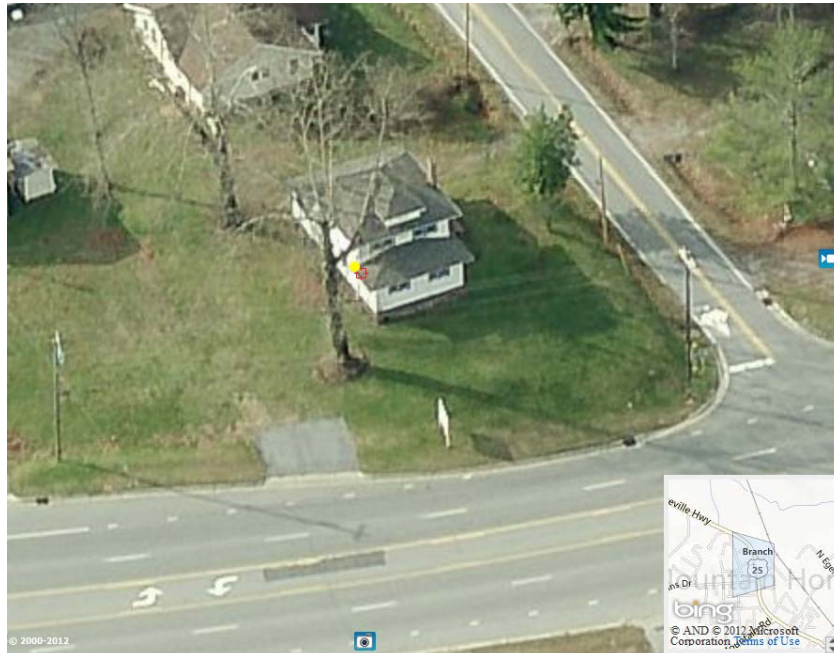
- 1.1. **Applicant:** Curtis Sluder
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9650-89-5102
- 1.4. **Size:** .19 acres +/-
- 1.5. **Location:** The subject area is located at the corner of Asheville Hwy and Old Park Rd in Montain Home.
- 1.6. **Supplemental Requirements:**

#### **SR 7.14. Retail Sales and Services Less than or Equal to 50,000 Square Feet (*Gross Floor Area*)**

- (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.

**Map A: Aerial Photo/Pictometry**





## 2. Current Conditions

**2.1 Current Use:** This parcel is currently in residential use.

**2.2 Adjacent Area Uses:** The surrounding properties consist of mixed residential and commercial uses.

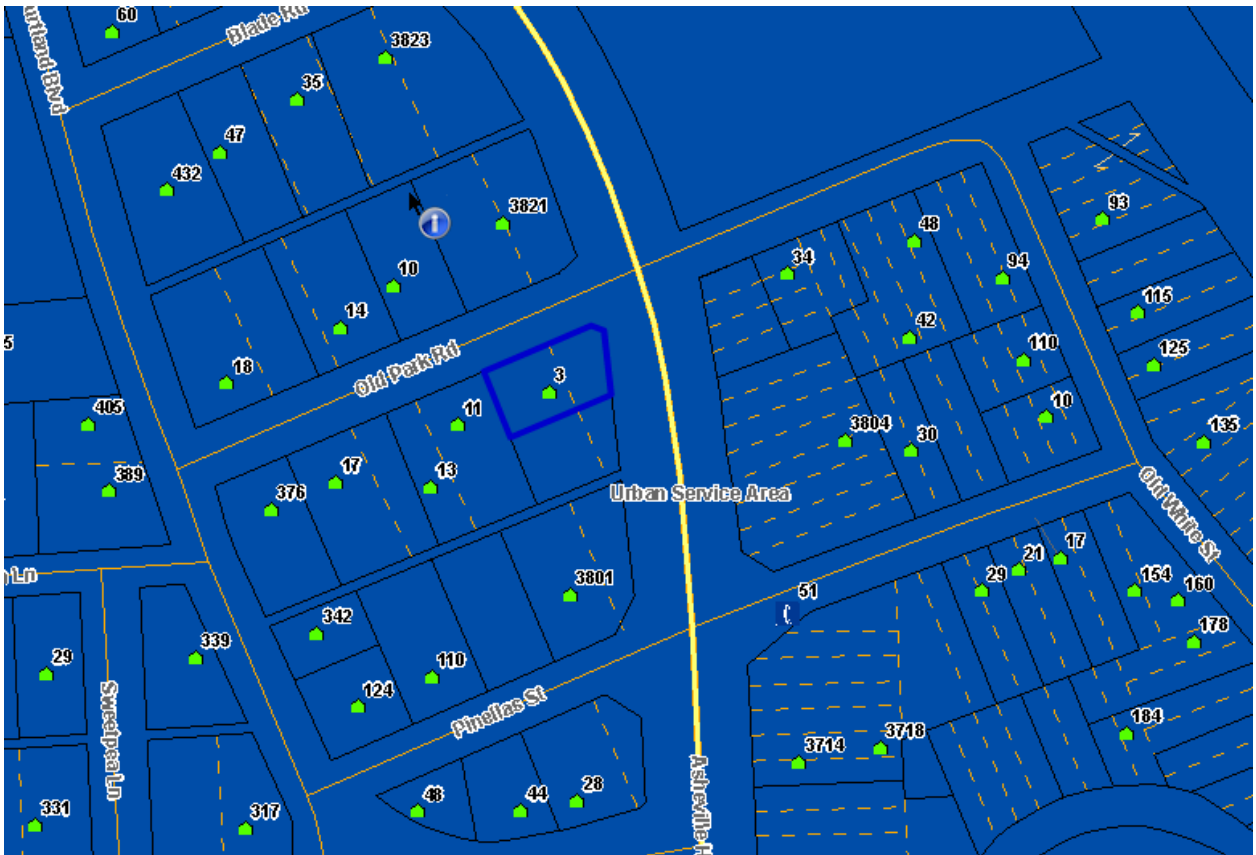
**2.3 Zoning:** The surrounding property to the north, west, and south is Local Commercial. There is Regional Commercial northeast of the property.

**Map B: Current Zoning**



3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.
4. **Water and Sewer** This property is served by public water and septic system.
5. **Public Water:** City of Hendersonville.  
**Public Sewer:** City of Hendersonville sewer is not available for this property.

**Map C: CCP Future Land Use Map**



6. **Staff Comments**

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Urban Services Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

1. The Urban Services Area is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.
2. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County’s jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.



**7. Staff Recommendations**

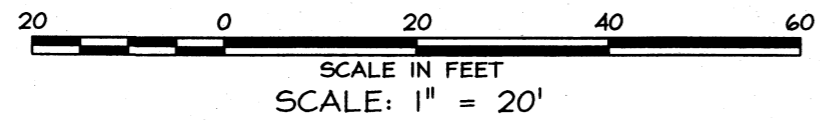
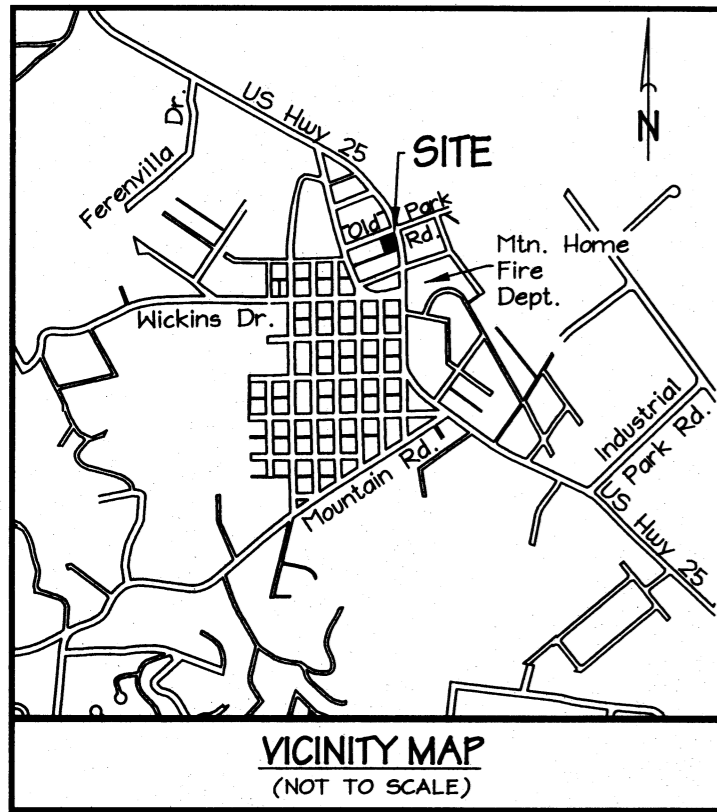
**6.1** Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs (Looking West)**



**Looking South into property from Old Park Rd**





**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 67°52'53" E	16.12'
L2	N 01°45'32" W	52.19'
L3	N 01°45'32" W	46.98'
L4	N 82°53'03" E	21.74'

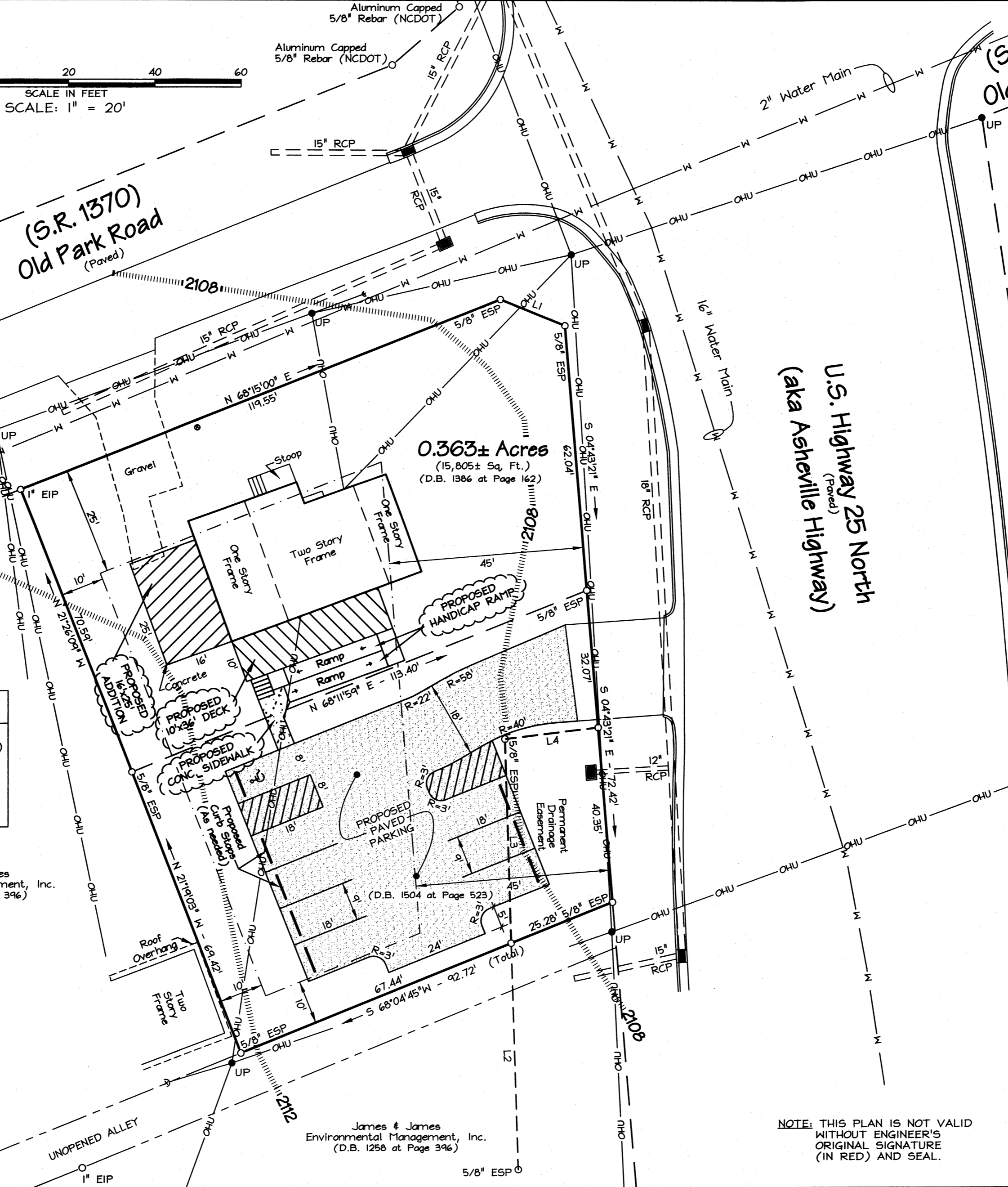
**Zoning & Setback Table**

Zoning:	Local Commercial District (LC)
Front:	25 feet (From Local Road R/W)
	45 feet (From Boulevard R/W)
Side:	10 feet
Rear:	10 feet
Max. Bldg. Height:	40 feet
Max. Impervious Surface:	80%

- LEGEND:**
- EIP - EXISTING IRON PIPE
  - ESP - EXISTING IRON PIN
  - NIP - NEW IRON PIPE SET
  - R/W - RIGHT-OF-WAY
  - UP - UTILITY POLE
  - - CALCULATED POINT
  - D.B. - DEED BOOK
  - P.B. - PLAT BOOK
  - OHU — - OVERHEAD UTILITY LINES
  - GUY WIRE
  - - - - - UNSURVEYED ADJACENT PROPERTY LINES
  - - WATER METER
  - OR ■ - CATCH BASIN
  - RCP - REINFORCED CONCRETE PIPE (STORM)
  - - - - - TYPICAL SETBACK LINES
  - ||||| - ELEVATIONS (FROM NCDOT WEBSITE)
  - W — - WATER MAIN (APPROXIMATE LOCATIONS)

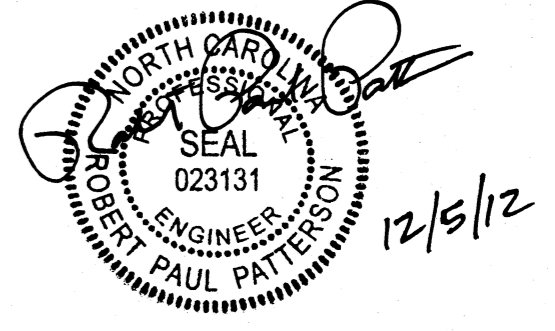
James & James Environmental Management, Inc. (D.B. 1258 at Page 39)

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- NOTES:**
- For source of titles see Deed Book 1386 at Page 162 and Deed Book 1504 at Page 523. For further reference see Plat of Mountain Home Subdivision as recorded at Old Plat Book 1 at Page 37 (now Plat Cabinet 'B' at Slide '18A').
  - For deeds of right-of-way for U.S. Highway 25 North (aka Asheville Highway) see Deed Book 1082 at Page 367 and Deed Book 1074 at Page 703. For further information, please see recorded NCDOT Plans for Project R-2214A (Sheets 10 and 11) as recorded in the Henderson County Register of Deeds Office.
  - These parcels of land are located within Zone X as per FIRM Panel No. 3700965000J, effective date October 2, 2008.
  - Subject to easements for overhead and/or underground utilities, shown or not shown, recorded or unrecorded, as applicable.
  - Subject to the rights-of-ways for U.S. Highway 25 North (aka Asheville Highway) and Old Park Road to their full legal limits, as applicable.
  - Survey closure error does not exceed 1:10,000 before adjustments.
  - These parcels are zoned LC (Local Commercial District). For setback and other requirements for this zoning district, please refer to the Henderson County Land Development Code.
  - Are of parcels computed by coordinate computation method.
  - All parcel acreages shown herein include easements within said parcel.
  - Permanent Drainage Easement as shown hereon was taken from recorded NCDOT R.O.W. Plans for Project R-2214A (Sheets 10 and 11) along with field evidence and not from Deed Book 1074 at Page 703.

- SPECIAL NOTES:**
- The elevations shown hereon are approximate and were taken from NCDOT website by LIDAR Aerial Mapping. The average lot elevation is approximately 2110.
  - A fire hydrant is located approximately 475 feet northwest of the northernmost property corner on the west side of US Highway 25 North. Another fire hydrant is located southeast of the southeasternmost property corner on the west side of US Highway 25 North.
  - Any and all proposed exterior lighting shall be installed using lighting mitigation to minimize impact and/or prohibit light trespass onto adjoining properties and adjacent roadways.
  - Garbage collection to be private. If a dumpster is utilized, said dumpster shall be screened from adjacent properties and roadways. Screening shall adhere to requirements set forth by the Henderson County Land Development Code and the Henderson County Zoning Department.



- PLAN NOTES:**
- Owner proposes to build a 16 foot by 25 foot additions on the western side of the existing building as shown hereon.
  - Owner proposes to build a 10 foot by 36 foot deck on the southern side of the existing building as shown hereon. Also, a covered entrance will be built on the proposed deck.
  - Owner proposes to build a paved parking area as shown hereon for the existing building with the aforementioned additions. Said parking to have a total of seven (7) standard spaces and one (1) van accessible handicapped space. Sizes of parking spaces and stripping shown hereon.
  - Owner proposed to build concrete sidewalk from parking area to steps and handicap ramp adjacent to proposed deck.
  - Owner proposes to build a handicap ramp to meet ADA requirements for said handicap ramp.
  - Owner shall install a van accessible sign for the handicap parking space in accordance with ADA standards.
  - Owner plans to recombine the two existing lots into one lot via a new deed and/or plat as required for recombination.
  - All survey boundary information taken from previous survey by Patterson & Patterson, Robert Paul Patterson, PLS, dated 5/25/09 (Job No. 09-05-31-C).

**NOTE:** THIS PLAN IS NOT VALID WITHOUT ENGINEER'S ORIGINAL SIGNATURE (IN RED) AND SEAL.

DRAWING NAME: 12174CR DATE: 12/03/12  
 JOB NO.: 12-11-74-C SCALE: NOTED

**SITE PLAN**

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**DRAWING REVISIONS**

DATE	DESCRIPTION
12/05/12	Added elevations, water mains, & Special Notes

Current Owner(s): Freshwater Affiliated Holdings, LLC & Equity Trust Co.  
 Tax Parcel No.(s): 00-9650-89-5102-55 & 00-9650-89-5015-55  
 Deed Reference: Deed Book 1386 @ Page 162 & Deed Book 1504 @ Page 523

**PATTERSON & PATTERSON**  
 ENGINEERING - SURVEYING - PLANNING  
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 TEL. & FAX: (828) 692-6629 pattpatt555@bellsouth.net  
 NC FIRM# F-0734

SITE PLAN FOR:  
**CURTIS SLUDER**  
 HENDERSONVILLE TOWNSHIP - HENDERSON COUNTY, N.C.

SHEET  
**1**  
 OF 1