

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING: January 22, 2013

SUBJECT: Major Site Plan Review Selassie 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 Selassie Retail Sales



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Ras Selassie
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9652-22-7477
- 1.4. **Size:** .50 acres +/-
- 1.5. **Location:** The subject area is located at the corner of Collins Rd and Darity Rd in Fletcher.
- 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





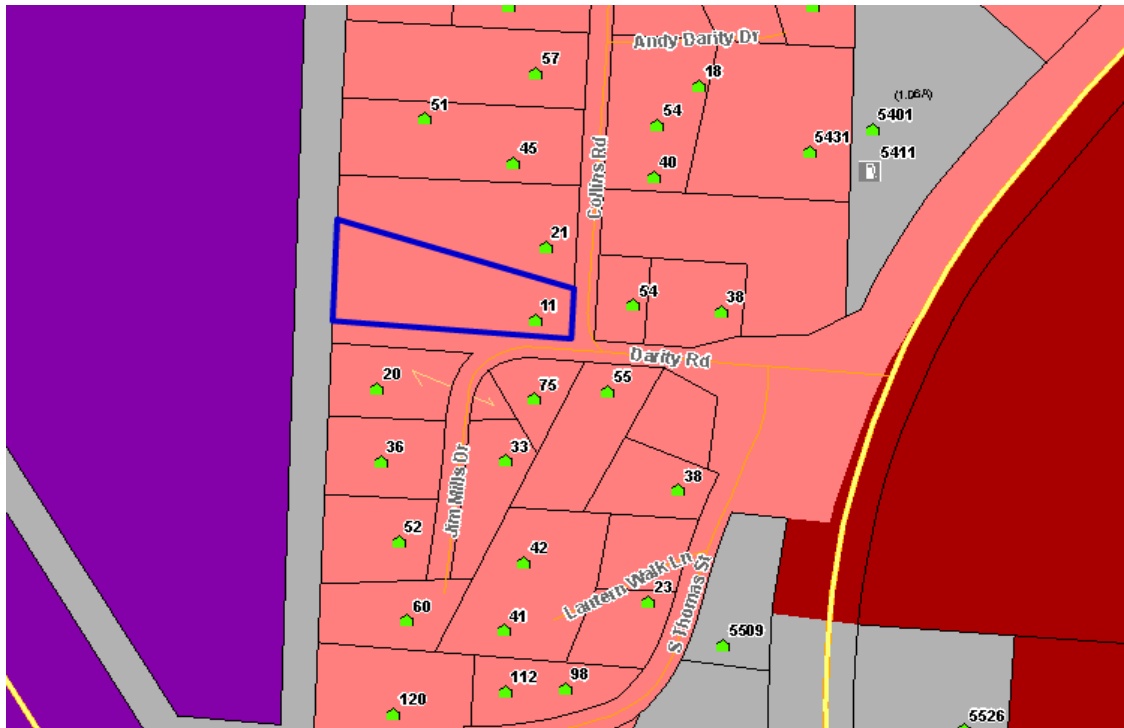
2. Current Conditions

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

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

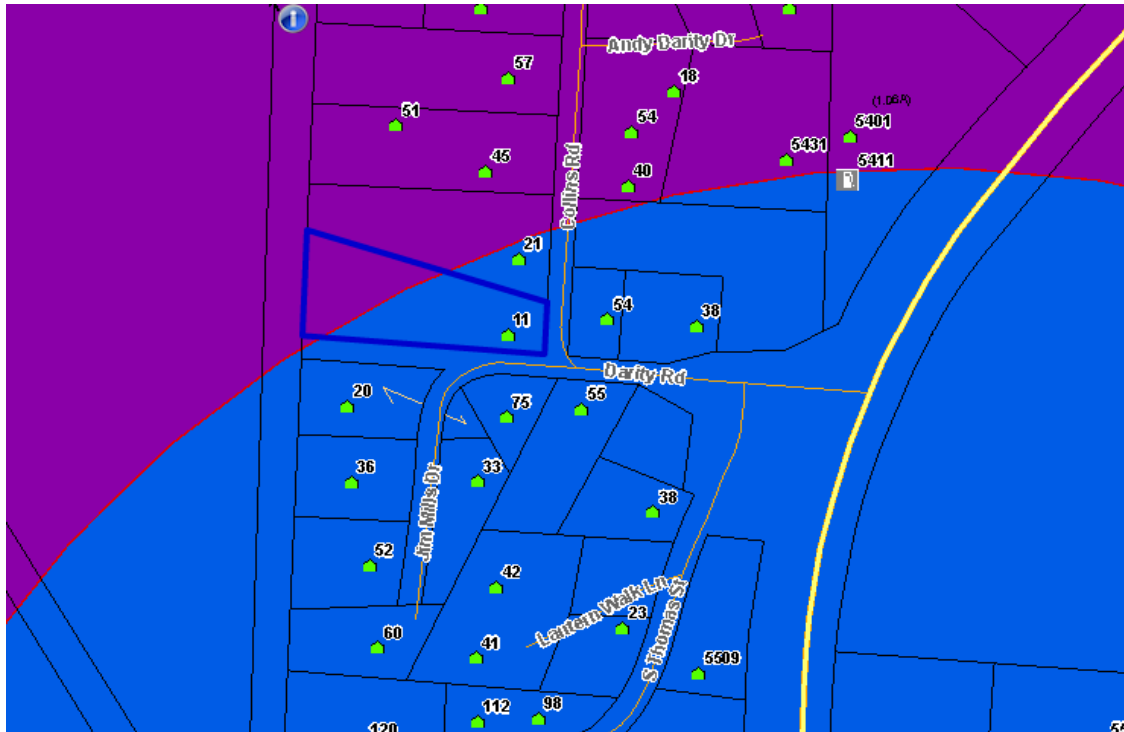
2.3 Zoning: The surrounding property to the north, east, and south is Local Commercial. There is Industrial west of the property.

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 Community Service Center Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

1. Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. Community Service Centers are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and Community Facilities such as schools, parks, community centers, and other similar Community Facilities. The mixture and intensity of land uses contained within Community Service Centers are intended to be appropriate within the context of the surrounding community and intended service area. Community Service Centers should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.

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.

8. Photographs

Looking West Front of Building



Looking Northwest Back Yard



Looking West from Collins Rd Property Outside Fence



Looking West from Collins Rd Inside Fence

