

Staff Report: TRC 6/17/14
Worley Retail

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING: June 17, 2014

SUBJECT: Major Site Plan Review Worley Retail

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Applicant request changing use from residential to retail sales for a Consignment Shop.

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



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

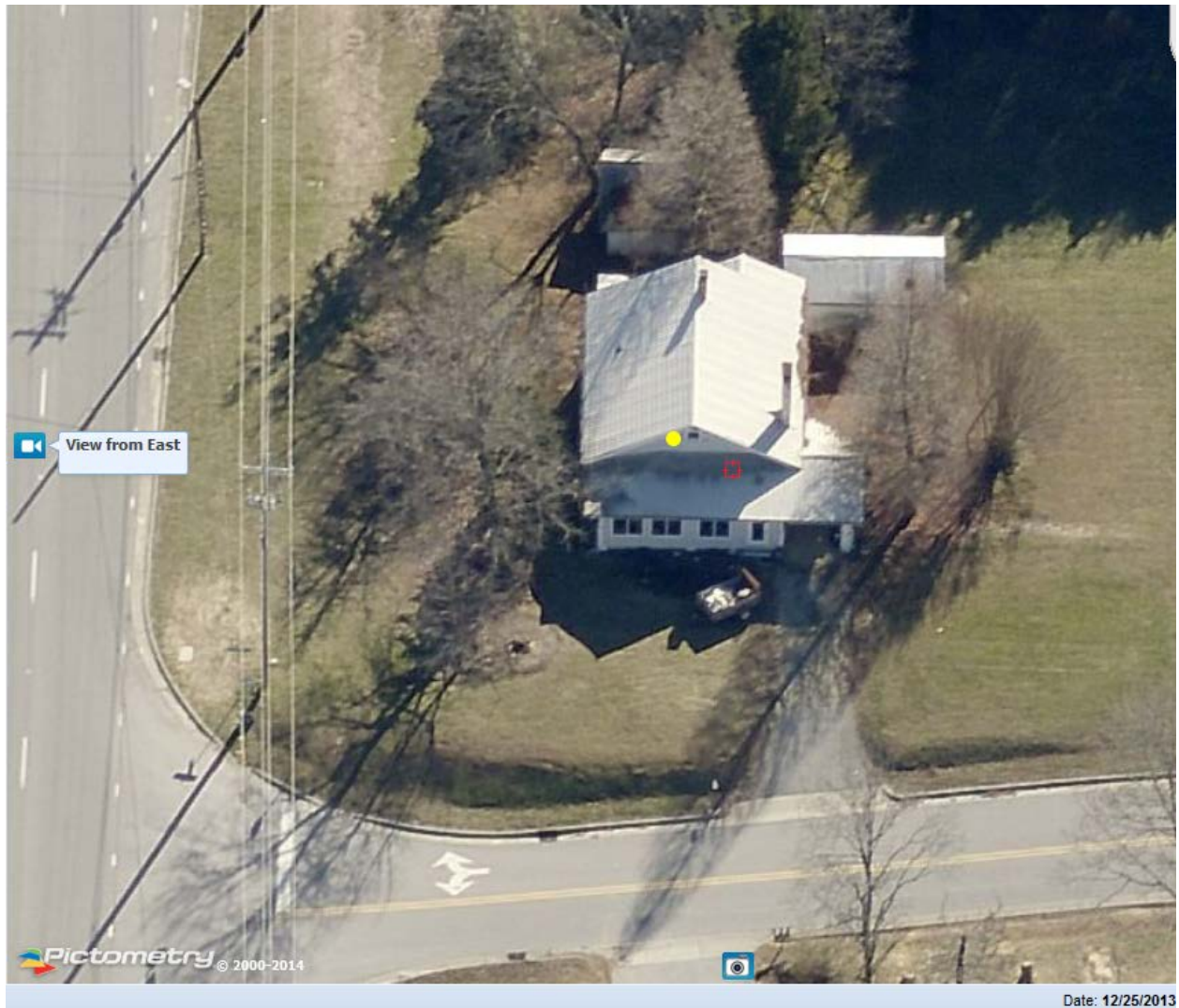
- 1.1. **Applicant:** Colette Worley
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9650885511
- 1.4. **Size:** .22 acres +/-
- 1.5. **Location:** The subject area is located at the corner of Asheville Hwy and Wickins Dr in Mountain Home.
- 1.6. **Supplemental Requirements:**

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





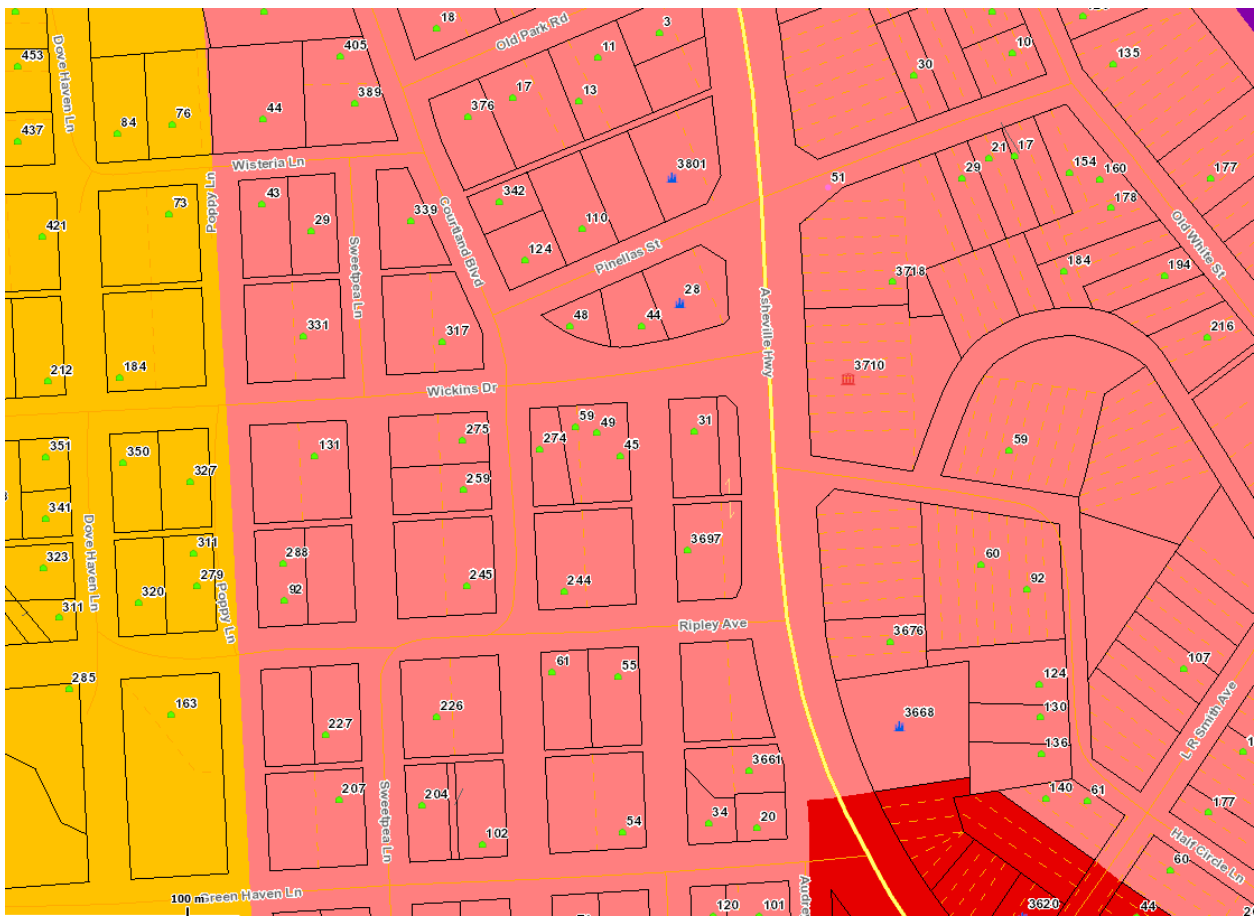
2. **Current Conditions**

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.

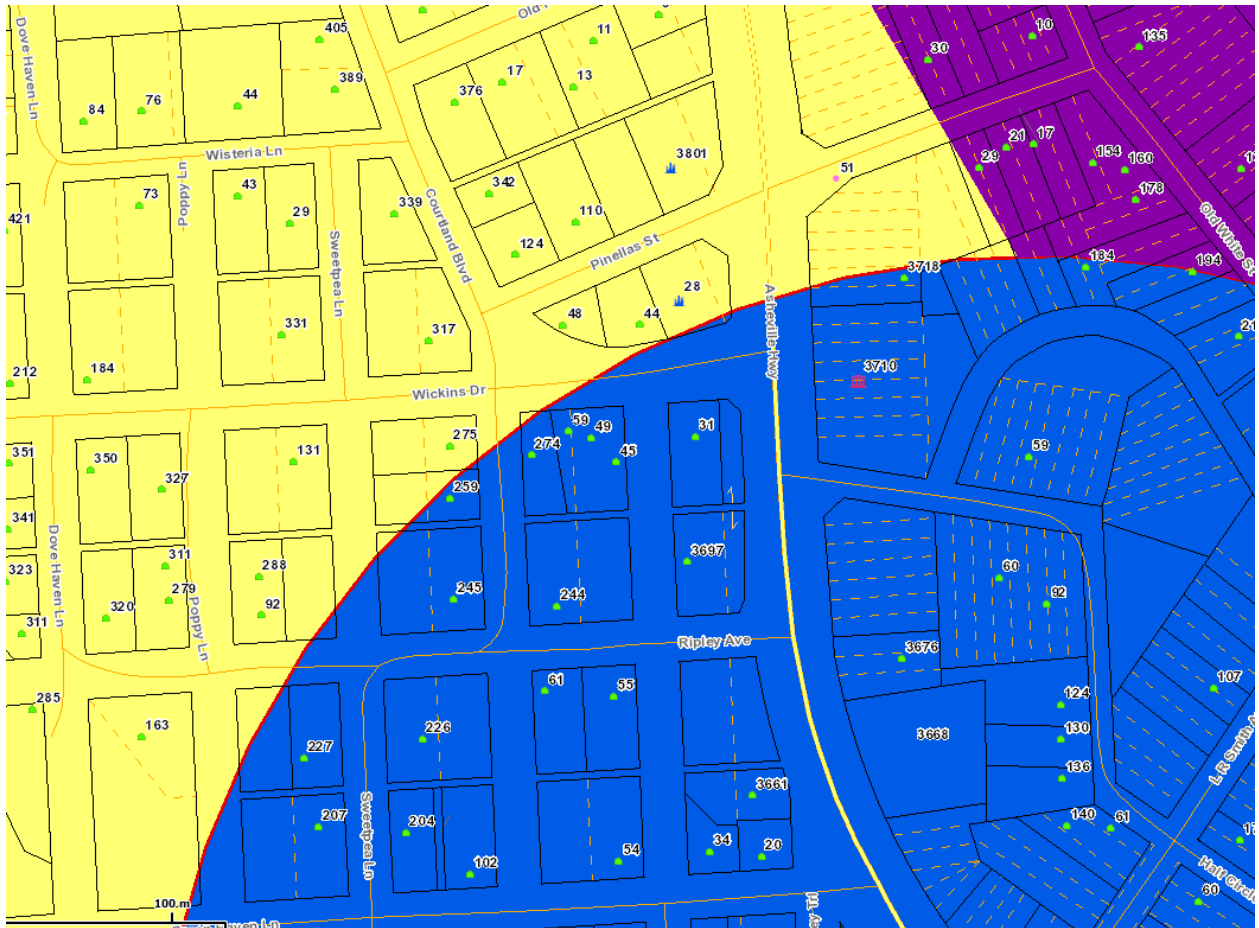
2.3 Zoning: The surrounding property to the north, west, and south is Local Commercial. There is Regional Commercial northeast of the property.

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.

8. Photographs

Looking South from Wickins Dr – Google Earth



Looking west from Asheville Hwy-Google Earth









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ADT



