

Staff Report: SUP-15-03 Larry Hodge- Motor Vehicle Sales & Leasing

**REQUEST FOR COMMITTEE ACTION  
HENDERSON COUNTY  
ZONING BOARD OF ADJUSTMENT**

**MEETING DATE:** August 26, 2015

**SUBJECT:** Major Site Plan Review for SUP 15-03, motor vehicle sales and leasing for Larry Hodge located at 3668 Asheville Highway

**PRESENTER:** Toby Linville, Code Enforcement Director

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Site Plan

**SUMMARY OF REQUEST:**

The applicants are requesting a Special Use Permit to allow them to use this property as Motor Vehicle Sales or Leasing.

Staff requests that the ZBA review the application and make a decision based on evidence presented for this project.

**Suggested Motion:**

**I move to approve SUP-15-03 for Motor Vehicle Sales or Leasing for Larry Hodge with the following conditions:**

- **Meet requirements of SR 7.10**

**The use will:**

- a) **Not materially endanger the public health, safety or welfare because the owners reside on the property and will monitor its use;**
- b) **Not substantially injure the value of the property or improvements in the area because the use will be rural in nature: and**
- c) **Be in harmony with the surrounding area because it will be rural and residential in nature.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Board Request

- 1.1. **Applicant:** Larry Hodge
- 1.2. **Request:** Major Site Plan Review for motor vehicle sales or leasing
- 1.3. **PIN:** 9650-88-7180
- 1.4. **Size:** 0.57 acres +/-
- 1.5. **Location:** The subject area is located at 3668 Asheville Highway
- 1.6. **Supplemental Requirements:**

### SR 7.10. Motor Vehicle Sales or Leasing (Including automobile, motorcycle, boat and recreational sales and rental cars)

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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, travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

### Map A: Aerial Photo/Pictometry





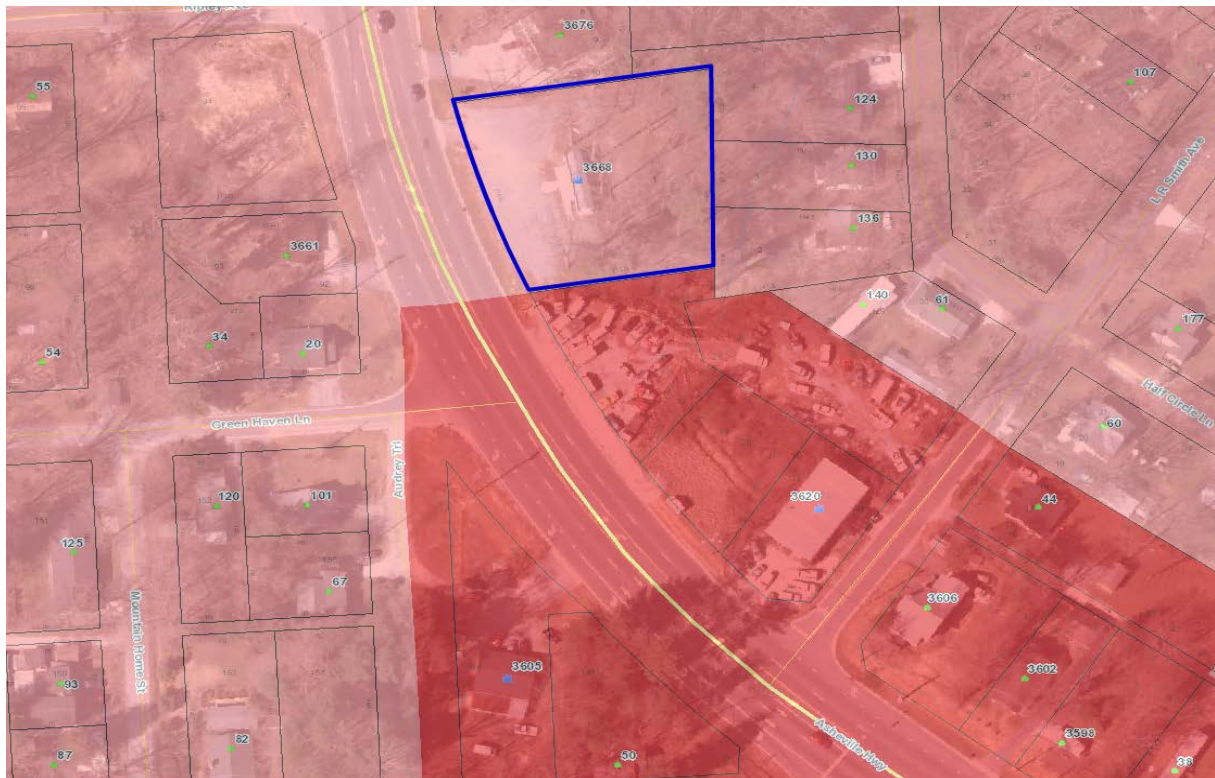
**2. Current Conditions**

**2.1 Current Use:** This parcel is currently commercial use.

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

**2.3 Zoning:** The surrounding properties to the north, east, and west are zoned Local Commercial (LC) and to the south are zoned Community Commercial (CC).

**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 will be served by public utilities.  
**Public Water:** City of Hendersonville  
**Public Sewer:** Septic System

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



5. **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.
6. **Staff Recommendations**  
Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan and recommend approval to the Zoning Board of Adjustment because it is consistent with the current surrounding land uses and future land use recommendations.
7. **Photographs**

**PUBLIC NOTICE**  
THE HENDERSON COUNTY BOARD  
**Of Adjustment** WILL HOLD A  
**PUBLIC HEARING** CONSIDER A  
REZONING 15-03  SPECIAL USE  
SUBDIVISION  VARIANCE  
VESTED RIGHTS   
APPLICATION / REQUEST FOR THIS PROPERTY.  
WHERE: 100 N KING ST  
WHEN: 8/26/15  
POSTED: 8/5/15  
BY: TSL  
For more information call:  
Zoning Dept. (828) 697-4857 or  
Planning Dept. (828) 697-4819  
TDD for the hearing impaired (828) 697-4801

2015/08/05  
11:30



2015/08/05  
11:29



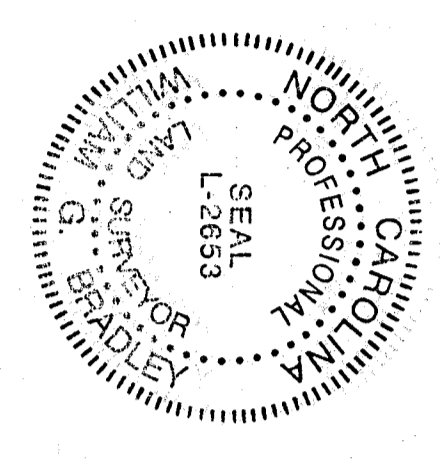
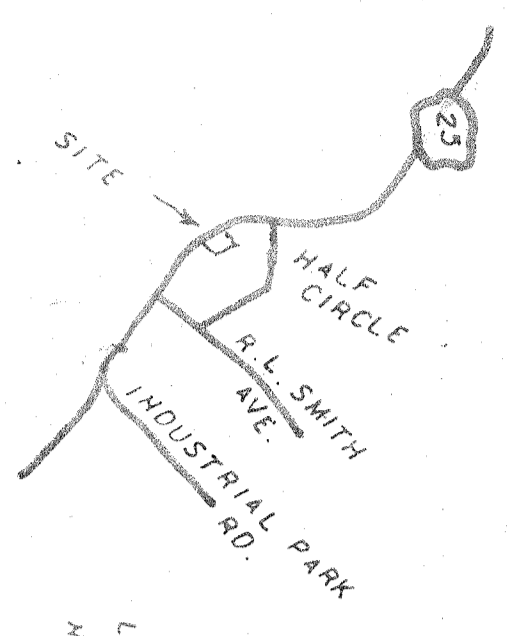
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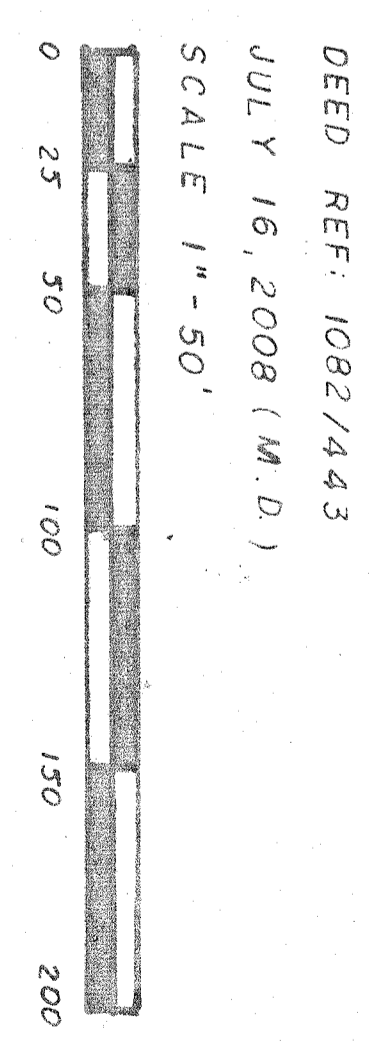
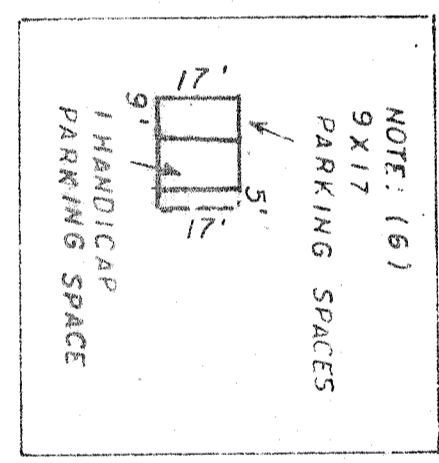


W. William G. Bradley  
 PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NUMBER 2853

RECORDED  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 THIS PLAT WAS PRESENTED FOR REGISTRATION  
 AND WAS RECORDED IN THIS OFFICE IN SLIDE  
 BOOK A/T DAY OF \_\_\_\_\_  
 2008 AT \_\_\_\_\_ O'CLOCK  
 REGISTER OF DEEDS

PLAT NORTH  
 SURVEY FOR LARRY HOLBERT  
 SURVEY BY: LAUGHTER, AUSTIN AND ASSOC.

I, WILLIAM G. BRADLEY, PROFESSIONAL LAND SURVEYOR  
 CERTIFY THAT THIS SURVEY AS OF AN EXISTING  
 PARCEL OR PARCELS OF LAND AND DOES NOT CREATE  
 A NEW STREET OR CHANGE AN EXISTING STREET.  
 W. William G. Bradley



DEED REF: 1082/443  
 JULY 16, 2008 (M.D.)  
 SCALE 1"=50'  
 LEGEND  
 IPS IRON PIN SET  
 EIS EXISTING IRON STAKE  
 EIP EXISTING IRON PIN  
 RW MON. RIGHT OF WAY MONUMENT  
 W.M. WATER METER

SURVEY FOR  
 LARRY S. HODGE AND WIFE SONDR A T HODGE,  
 HENDERSONVILLE TOWNSHIP, HENDERSON CO., NC,  
 3668 ASHEVILLE HWY., HENDERSONVILLE, NC. 28792  
 PHONE NO. 828-606-3313  
 SURVEYED BY: WILLIAM G. BRADLEY  
 PLS 2653  
 15 GLADE RD.  
 MILLS RIVER, NC 28759

NOTE: PLAT UPDATED TO SHOW PARKING SPACES JULY 30, 2015  
 NOTE: ZONED LC  
 NOTE: TRAILER, DRIVE AND ELEVATION SHOWN AUG. 21, 2008  
 JOB NO. 2008/45  
 NOTE: SET BACKS  
 10 FT. SIDES AND REAR  
 45 FT. FRONT