

Henderson County

Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: September 25, 2009
TO: Technical Review Committee
TRC MEETING DATE: October 6, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Rick Moore Gym Facility / Lapsley and Associates
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following gym facility addition to be reviewed by the Henderson County Technical Review Committee on October 6, 2009.

Major Site Plan Review

Thomas Jones III of Lapsley and Associates agent, on behalf of the owner, Rick and Beverly Moore submitted the major site plan for this project. They wish to utilize the property for Indoor Recreational Facility use which requires major site plan review per S.R. 4.9.

SR 4.9. Indoor Recreational Facilities (Indoor recreational facilities shall include indoor courts (basketball, tennis, etc.), swimming pools, batting cages, shuffleboard areas and/or any other such *uses* that fit the intent of this section as interpreted by the *Zoning Administrator* and exclude go-cart tracks, miniature golf courses, driving tees and/or driving ranges.)

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. All *structures* shall be 100 feet from a *residential zoning district* property.
- (4) Structure. For activities which present potential safety hazards (batting cages, baseball fields, driving tees, etc.) fencing, netting or other control measures shall be required.
- (5) Operations. A recreational facility may contain on-site food sales for patrons of the recreational facility only, provided they obtain all necessary permits.
- (6) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, Solid Waste) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §200A-150 (Screen Classification).
- (7) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or after 12:00 midnight.

The project site is located on approximately 2.16 acres of land (PIN: 9652500044) located just north of Hwy.26 and Hwy. 25 interchange on Maxwell Drive, Fletcher. The project is located in a Regional Commercial zoning district. Public water and sewer are proposed. 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.

Date: September 25, 2009

PIN: 9652500044

Parcel Number: 1011294

Owner Name:

XCEL SPORTSPLEX LLC A NC LL COMPANY

Mailing Address:

103 MCDOWELL RD

Situs Address:

37 MAXWELL DR



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Regional Commercial
Acreage:	2.1600
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	No Watershed Found
	No Watershed Found
	No Watershed Found
OLD 1982 Flood Zones 03-01-1982:	No Flood Zone Found
	No Flood Zone Found
NEW 2008 Flood Zones 10-02-2008:	Zone X, Not Shaded (Areas outside of the floodplain)
NEW 2008 Floodway 10-02-2008:	
NEW 2008 Flood Panel 10-02-2008:	9652 9651
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	05 Fletcher Fire 05 Fletcher Fire

