

# Henderson County

## Code Enforcement Services

---

100 N King St Hendersonville, North Carolina 28792  
Phone (828) 697-4857 Fax (828) 697-4658

### MEMORANDUM

**DATE:** May 20, 2010  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** June 1, 2010  
**REGARDING:** Major Site Plan Review  
**NAME OF APPLICANT:** Mike Irving  
**DEPARTMENT:** Code Enforcement Services  
**STAFF CONTACT:** Toby Linville  
**ATTACHMENTS:** Site Plans

---

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on June 1, 2010.

#### **Major Site Plan Review**

Mark Corn, Surveyor on behalf of the applicant Mike Irving and owner Patricia Scoggins, , submitted the major site plan for this project. They wish to utilize the property for an Assisted Living Residence which requires major site plan review per S.R. 1.1.

#### **SR 1.1. Assisted Living Residence**

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access (in accordance with 10A NCAC 13F .0303).
- (4) Certification, Licensure and Permitting. *Certificate of Need* (in accordance with NCGS §131E-178) required (where required for the specific facility type by the state).
- (5) 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

The project site is located on approximately .37 acres of land (PIN 9650890098) located at 389 Courtland Boulevard, Hendersonville. The project is located in a Local Commercial (LC) zoning district. The site plan has been reviewed and meets the requirements of the Land Development Code.

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](mailto:tlinville@hendersoncountync.org).



Date: May 20, 2010  
Owner Name:  
Mailing Address:  
Situs Address:

PIN: 9650890098  
SCOGGINS, PATRICIA L  
PO BOX 640  
405 COURTLAND BLVD 389 COURTLAND BLVD

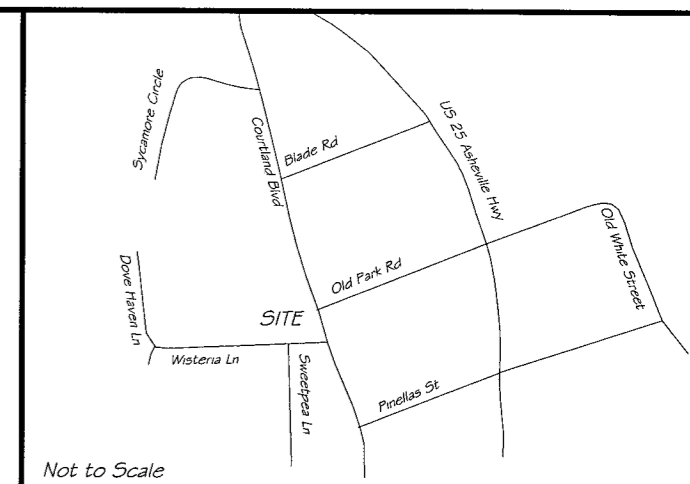
Parcel Number: 9971677



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Local Commercial
Acreage:	0.3700
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:	9650
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	07 Mountain Home Fire

Plat North  
Plat Cab. B, Slide 18-A

0.37 Acre  
Area by coordinate computation



Vicinity Map

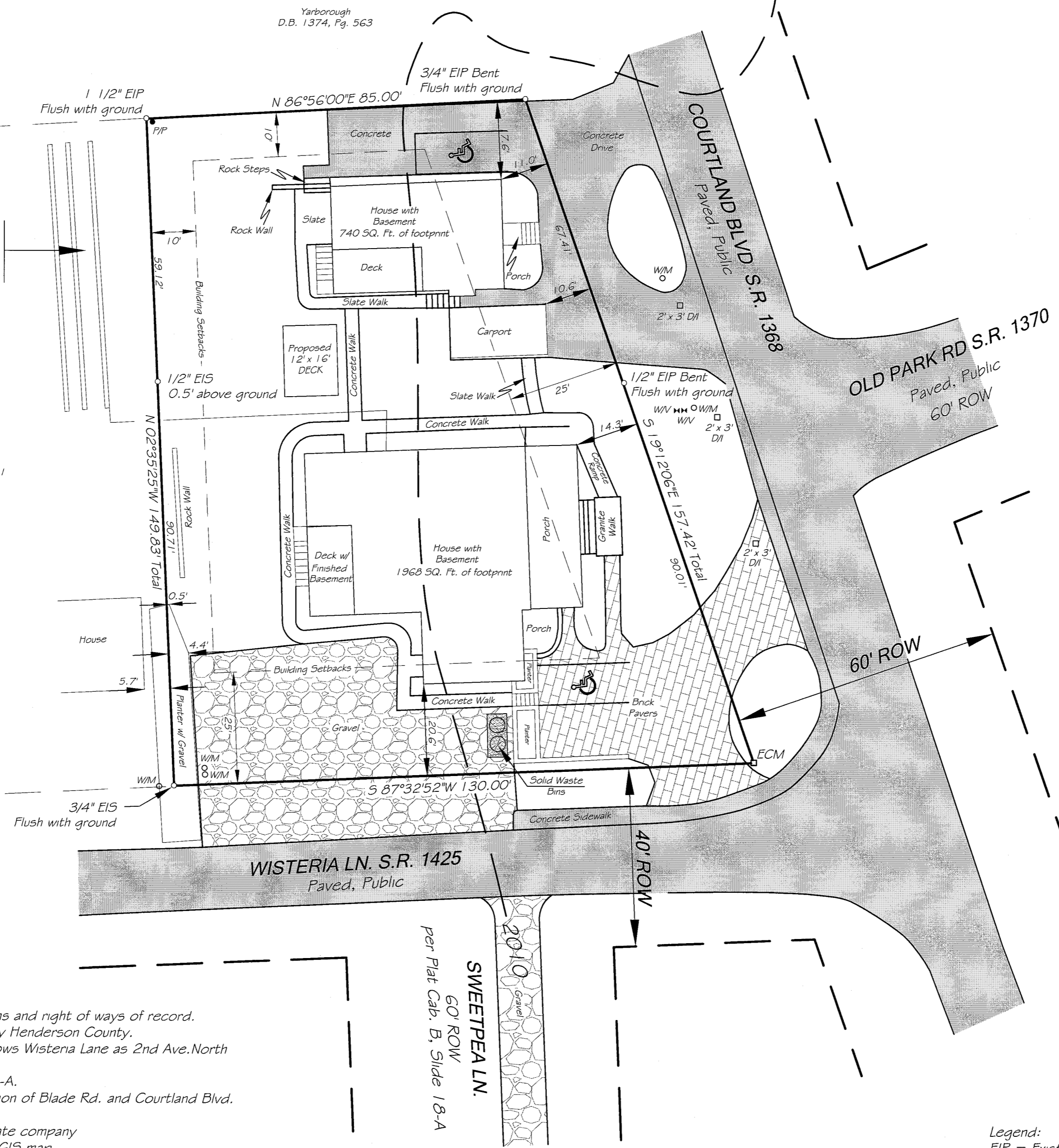


I, Mark A. Corn, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in book 1333 page 636) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this, 19 day of May, 2010.

Mark A. Corn  
Professional Land Surveyor No. L-4154

Approximate location of Septic drainfield and easement as taken from D.B. 772 Pg. 755 and Septic Permit #13387

Ritter  
D.B. 1068, PG. 321



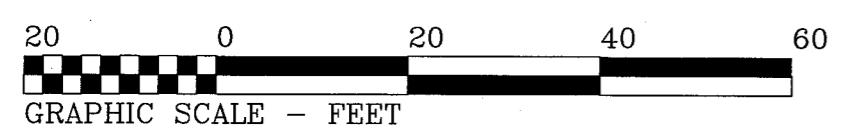
Map of Site Plan for  
**SOTERIA STAYING SOBER, LLC**

-Owner-  
Patricia L. Scoggins  
D.B. 1333, Pg. 636  
Plat Cab. B, Slide 18-A

Revised; added septic system, contour, Solid waste bin, and notes on May 19, 2010

- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
  2. Property is currently zoned Local Commercial by Henderson County.
  3. Plat Cab. B, Slide 18-A; dated Oct. 1914 shows Wisteria Lane as 2nd Ave. North & Sweetpea Lane as Fourth St.
  4. Right of Ways shown per Plat Cab. B, Slide 18-A.
  5. There is a Fire hydrant located at the intersection of Blade Rd. and Courtland Blvd. approximately 275' north of the property.
  6. Solid Waste / Trash will be picked up by a private company
  7. Countour 2010 taken from Henderson County GIS map

Building Setbacks per Local Commercial Zoning by Henderson County:  
Front or ROW = 25'  
Side = 10'  
Rear = 10'



- Legend:
- EIP = Existing Iron Pipe
  - EIS = Existing Iron Stake
  - ECM = Existing Concrete Monument
  - ROW = Right of Way
  - D/I = Drop Inlet
  - P/P = Power Pole
  - W/M = Water Meter
  - W/V = Water Valve

Pin: 9650-89-0098

Hendersonville Township	Henderson County, NC
<b>ASSOCIATED LAND SURVEYORS</b> & PLANNERS PC. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507 LICENSE NO. C-2774	
SCALE: 1 Inch = 20 Feet	DATE: April 22, 2010
JOB NO.: S - 10 - 033	DRAWN BY: Mac/JTB C&G 7.0