

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: January 7, 2014**

**SUBJECT: Major Site Plan Review Vorys Retail**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review for Retail Sales and Service for Vorys Retail.**

**SUGGESTED MOTION: I move that the TRC approve the major site plan for Vorys Retail**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Lynn Vorys
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:**9652-21-7652
- 1.4. **Size:**.92 acres +/-
- 1.5. **Location:** The subject area is located on Heritage Park Drive near the corner of Butler Bridge Road and Hendersonville Road.

### 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 commercial use.

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

**2.3 Zoning:** The surrounding property to the north, east, west and south is zoned Regional Commercial (RC).

**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.

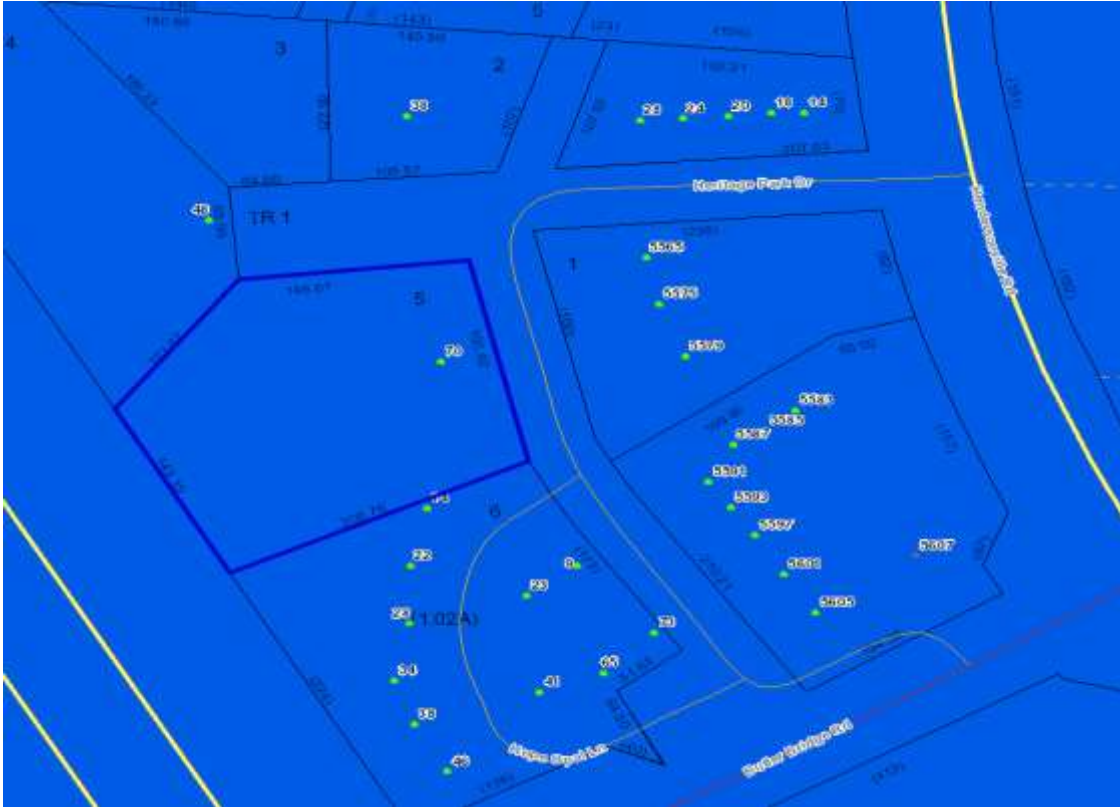
**4. Water and Sewer** This property will be served by private water and public septic system.

**Public Water:** City of Hendersonville is not available for this property.

**Public Sewer:** Cane Creek Sewer



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



**5. Comprehensive Plan**

**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**

**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.

7. **Photographs**

**Looking South into property**



**Looking North from property**



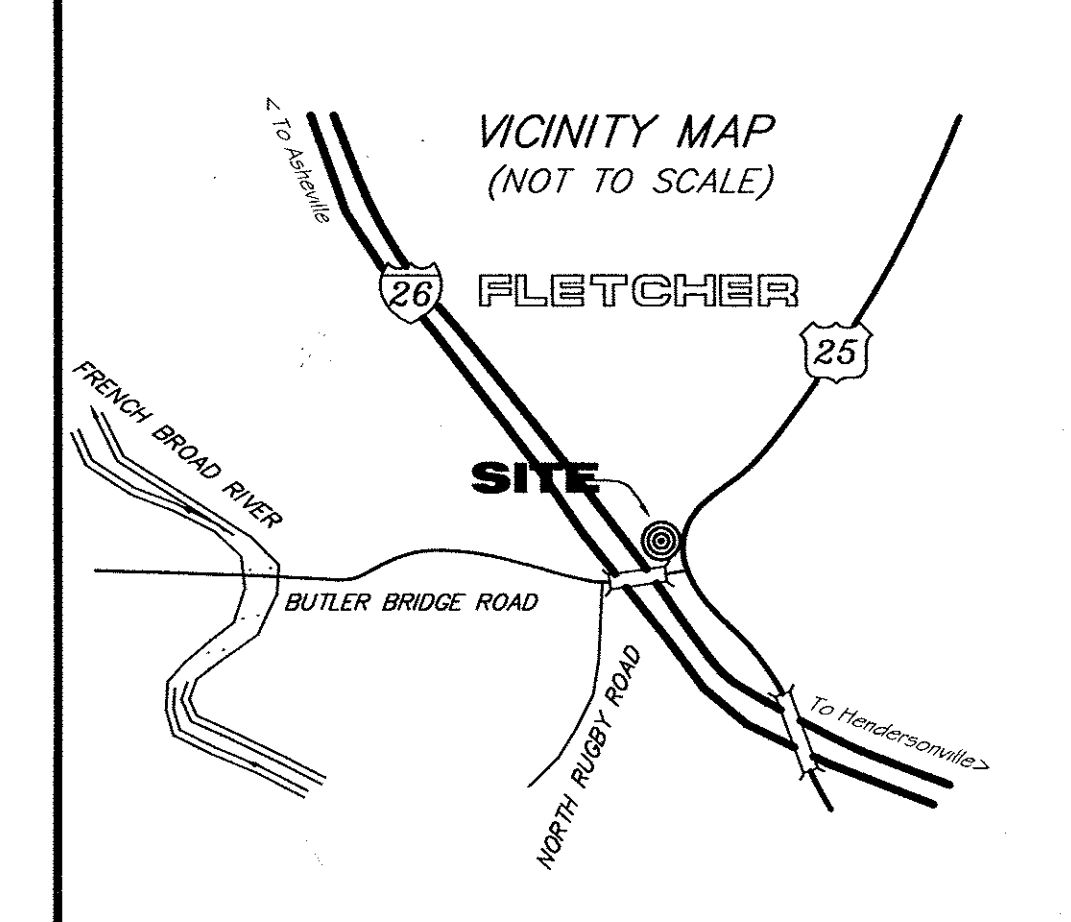
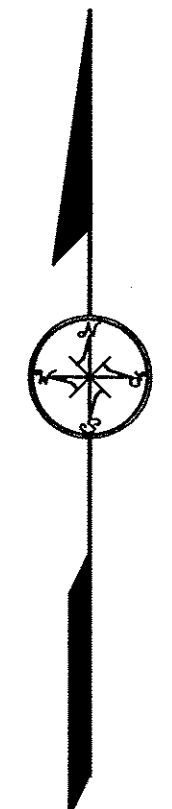


**Looking West at existing Storage Units**



**Looking South at Storage Units**





**SITE PLAN**  
70 HERITAGE PARK DRIVE  
FLETCHER, NORTH CAROLINA  
HENDERSON COUNTY

**MOUNTAIN ENGINEERING COMPANY**  
CIVIL ENGINEERING • SITE PLANNING  
Post Office Box 66 Flat Rock North Carolina 28731  
Cellular (828) 329-2190 Telephone (828) 697-9573



18 DEC 2013

**SITE DATA**  
From  
SURVEY BY:

**GARY L. CORN, INC.**  
PROFESSIONAL LAND SURVEYOR  
522 Fleming Street Hendersonville, N.C. 28739  
Telephone (828) 696-9840

**OWNER DEVELOPER:**  
John T. Vorys and Glynis A. Vorys  
255 Souther Road  
Fletcher, N.C. 28732  
Telephone: (828) 687-2836

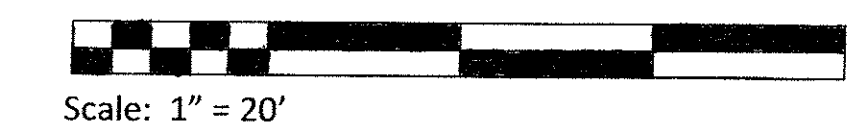
**DESCRIPTION:** PLAT SLIDE # 3508  
PIN 9652-21-7652  
HOOPERS CREEK TWP

**PROJECT AREA:** 0.92 Ac.  
**NO PROPOSED SUBDIVISION OF PROPERTY**  
**ZONING DISTRICT:** RC  
**ZONING OF ADJOINING PROPERTY:** RC

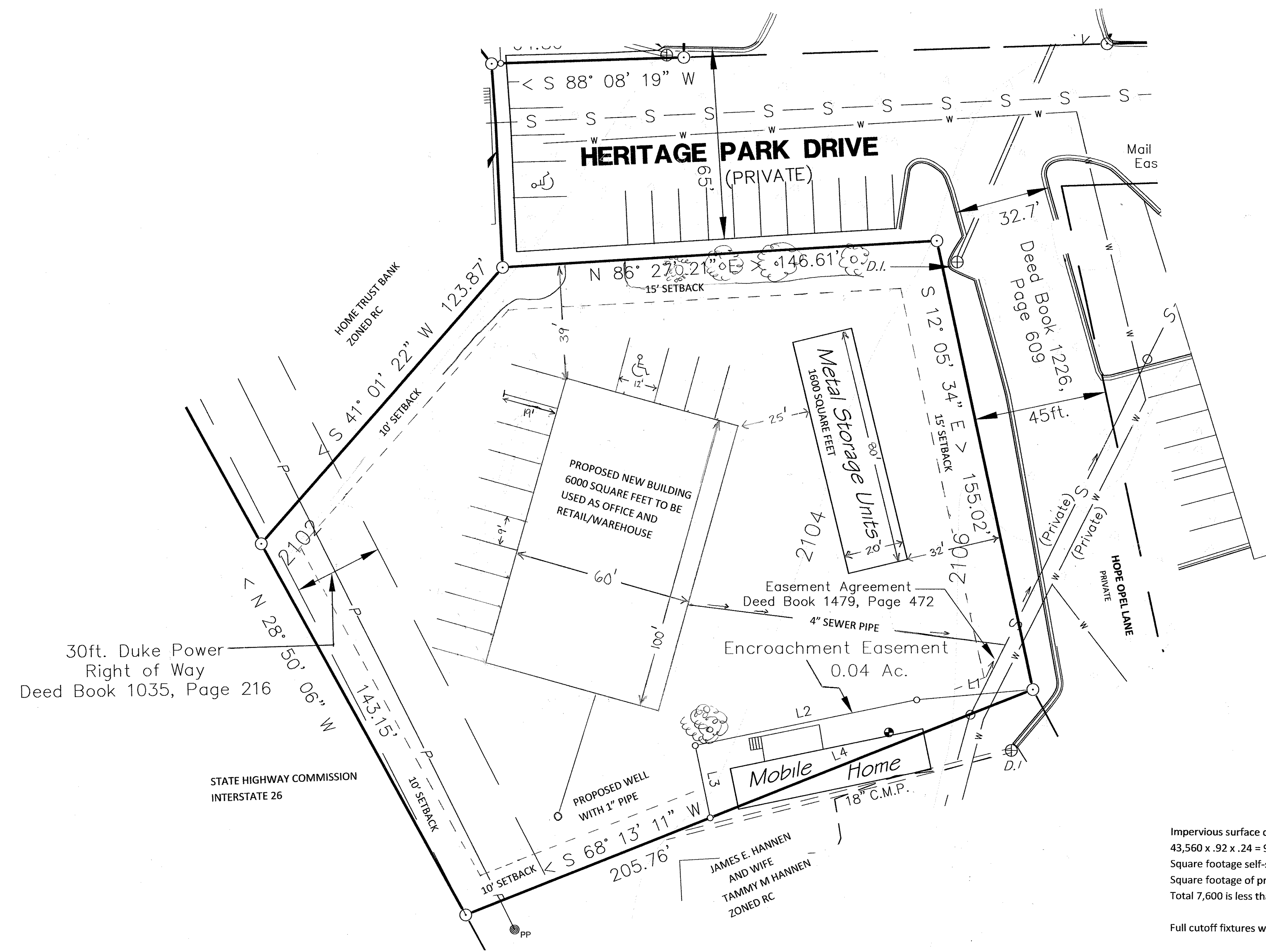
Impervious surface calculations:  
43,560 x .92 x .24 = 9,618  
Square footage self-storage building 1,600  
Square footage of proposed building 6,000  
Total 7,600 is less than 24%

Full cutoff fixtures will be used for outdoor lighting.

No dumpster will be used for garbage collection.



**LOT 5**  
**of HERITAGE PARK**



30ft. Duke Power  
Right of Way  
Deed Book 1035, Page 216

STATE HIGHWAY COMMISSION  
INTERSTATE 26

JAMES E. HANNEN  
AND WIFE  
TAMMY M HANNEN  
ZONED RC