

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: November 19, 2019**

**SUBJECT: Major Site Plan Review – Mintz Warehousing and Storage**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review**

**SUGGESTED MOTION: I move that the TRC approve the major site plan for Preston Mintz**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Preston Mintz
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9652524440
- 1.4. **Size:** .62 acres +/-
- 1.5. **Location:** 110 Mintz Rd
- 1.6. **Supplemental Requirements:**

#### **SR 9.15. Warehousing and Storage (Excluding Warehousing of Hazardous Substances)**

- (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, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

Map A: Pictometry/Aerial Photography



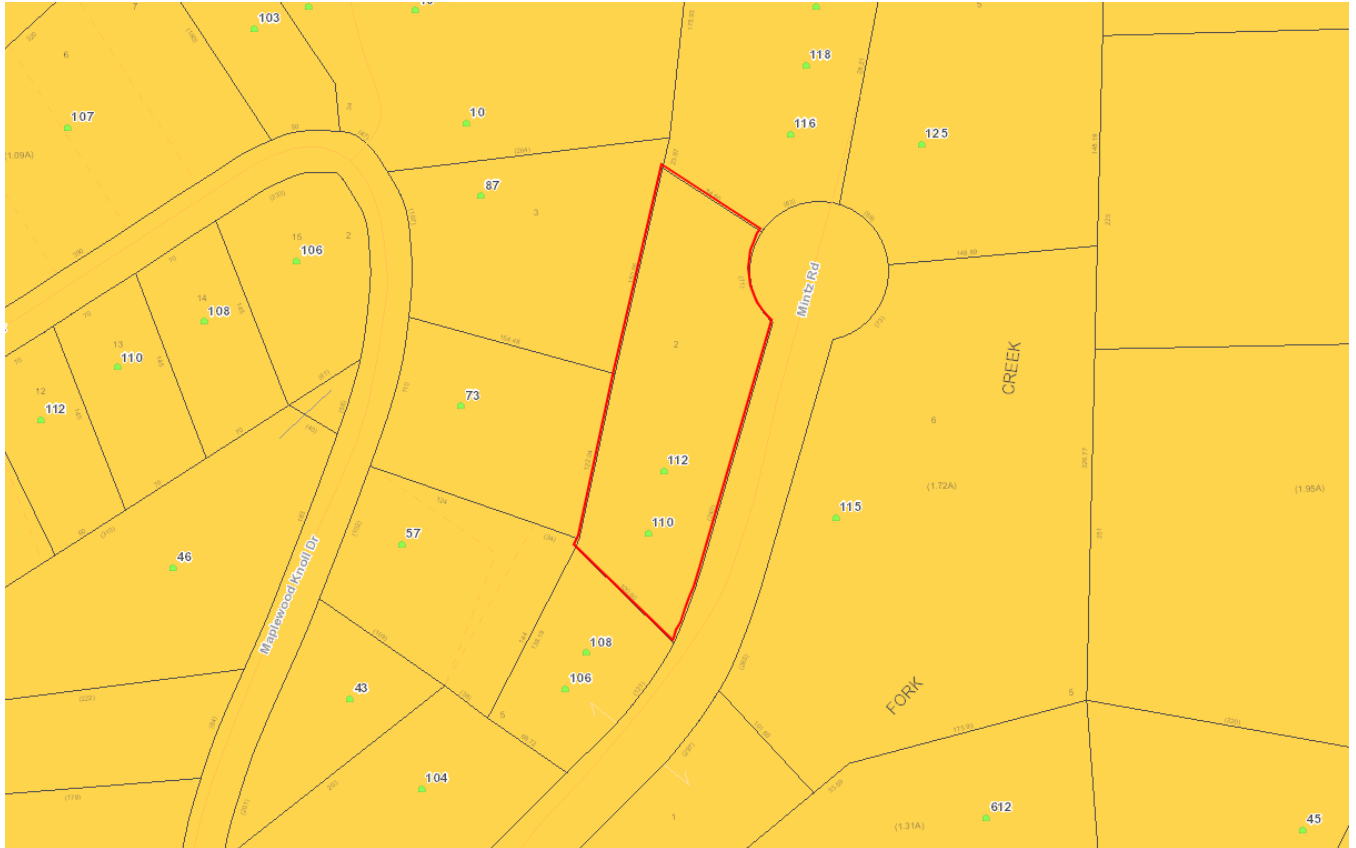
**2. Current Conditions**

**Current Use:** This parcel is currently commercial

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

**Zoning:** The surrounding properties are Residential One.

**Map B: Current Zoning**



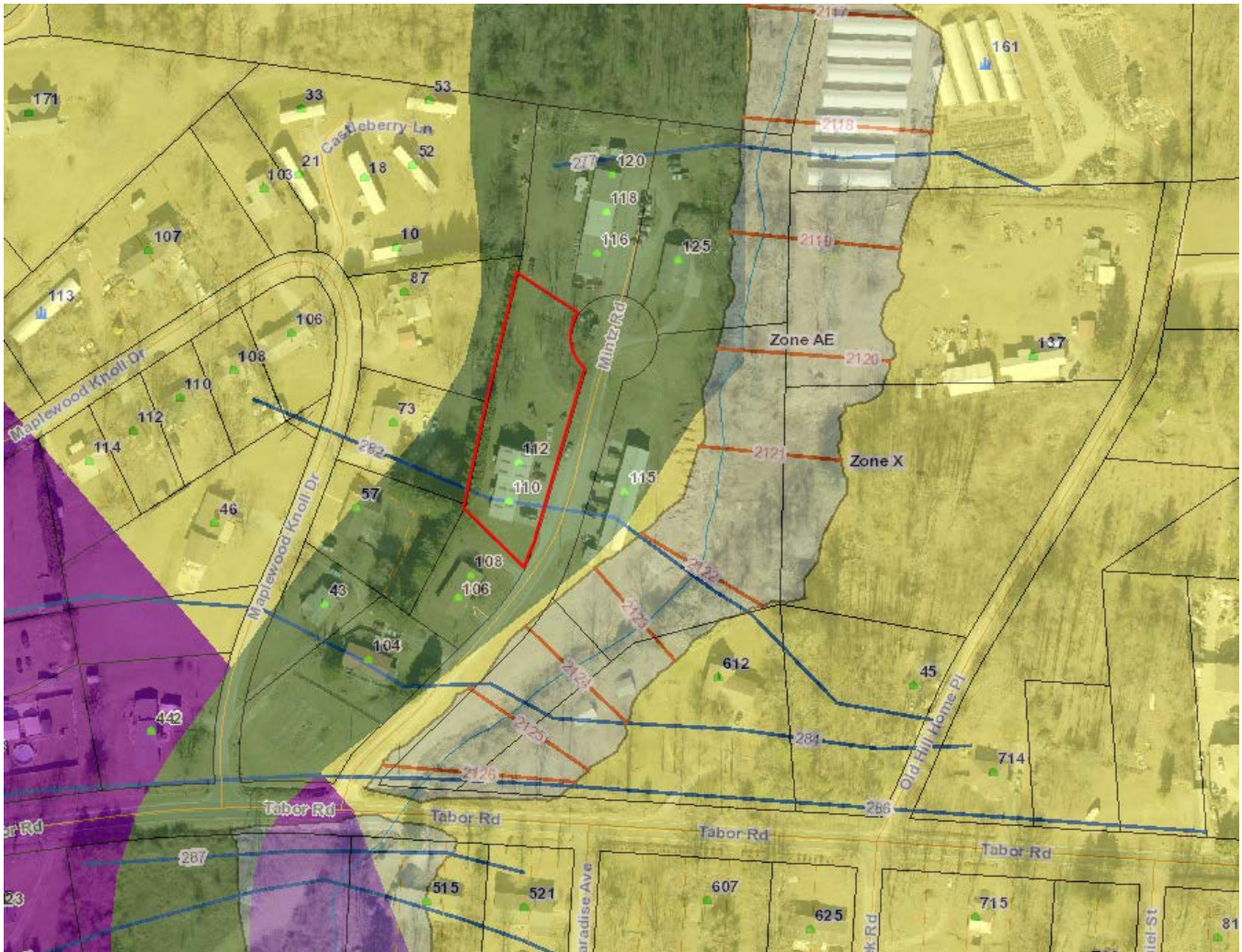
**3. Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

**4. Water and Sewer** This property is served by public water and private septic.

**Public Water:** City of Hendersonville

**Public Sewer:** Septic

### 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 Industrial Area. The following is a description of the patterns of development envisioned within the USA.

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.

**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 because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs**

Mintz Warehousing and Storage





HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: PRESTON E. MINTZ Phone: 828-243-0061  
Complete Address: 159 RAVENS MEADOW LANE SALUDA 28773

Applicant:

Name: SAME Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_

Agent:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_  
Agent Form (Circle One): Yes No

Plan Preparer:

Name: DAVID HILL Phone: 693-1409  
Complete Address: 403 W. BLUE RIDGE E.F. ROCK, NC, 28726

GENERAL INFORMATION

Date of Application: NOV 6: 19  
Site Plan Attached (Circle One):  Yes No

PARCEL INFORMATION

PIN: 9587-33-2538 Tract Size (Acres): 0.79  
Zoning District: R1 Fire District: BLUE RIDGE  
Supplemental Requirement# 415? Watershed: MUD CREEK  
Permitted by Right WAREHOUSING/OFFICE Floodplain: NB  
Special Use Permit \_\_\_\_\_

Location / Property to be developed: 110-112 MINTZ Rd EAST FLAT ROCK NC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

County Use Only

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_



PLAT OF SITE PLAN  
FOR  
**PRESTON E. MINTZ**

BEING LOT 2  
MINTZ ROAD SUBDIVISION

HENDERSONVILLE TOWNSHIP  
HENDERSON COUNTY  
NORTH CAROLINA

SCALE: 1" = 30'  
NOVEMBER 6th, 2019

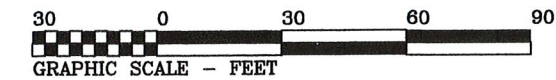
OWNER/DEVELOPER:  
PRESTON E. MINTZ LIVING TRUST (PRESTON E. MINTZ)  
PROPERTY ADDRESS  
110/112 MINTZ ROAD  
EAST FLAT ROCK, NC 28726  
MAILING ADDRESS  
29 P.E.M. DRIVE  
HENDERSONVILLE, NC 28792  
PHONE: (828)243-0061

PROJECT DATA:  
LEGAL REFERENCE:  
BOOK OF RECORD 3299, PAGE 091  
PIN:  
9587-33-2528  
UNITS:  
EXISTING- 2  
PROPOSED- 1  
TOTAL- 3  
PARCEL ACREAGE: 0.79 ACRE  
DENSITY:  
EXISTING- 2.5 PER ACRE  
PROPOSED- 3.8 PER ACRE  
BUILDINGS:  
EXISTING- 2800 SQUARE FEET, COMMERCIAL  
PROPOSED- 4000 SQUARE FEET, COMMERCIAL  
OUTDOOR STORAGE:  
EXISTING- NONE  
PROPOSED- NONE  
FIRE DISTRICT- BLUE RIDGE  
SCHOOL DISTRICT- EAST  
ZONING:  
EXISTING- R1  
PARKING:  
PROPOSED- 7 (1 TO BE HANDICAP)  
WATER: CITY OF HENDERSONVILLE  
SEWER: INDIVIDUAL

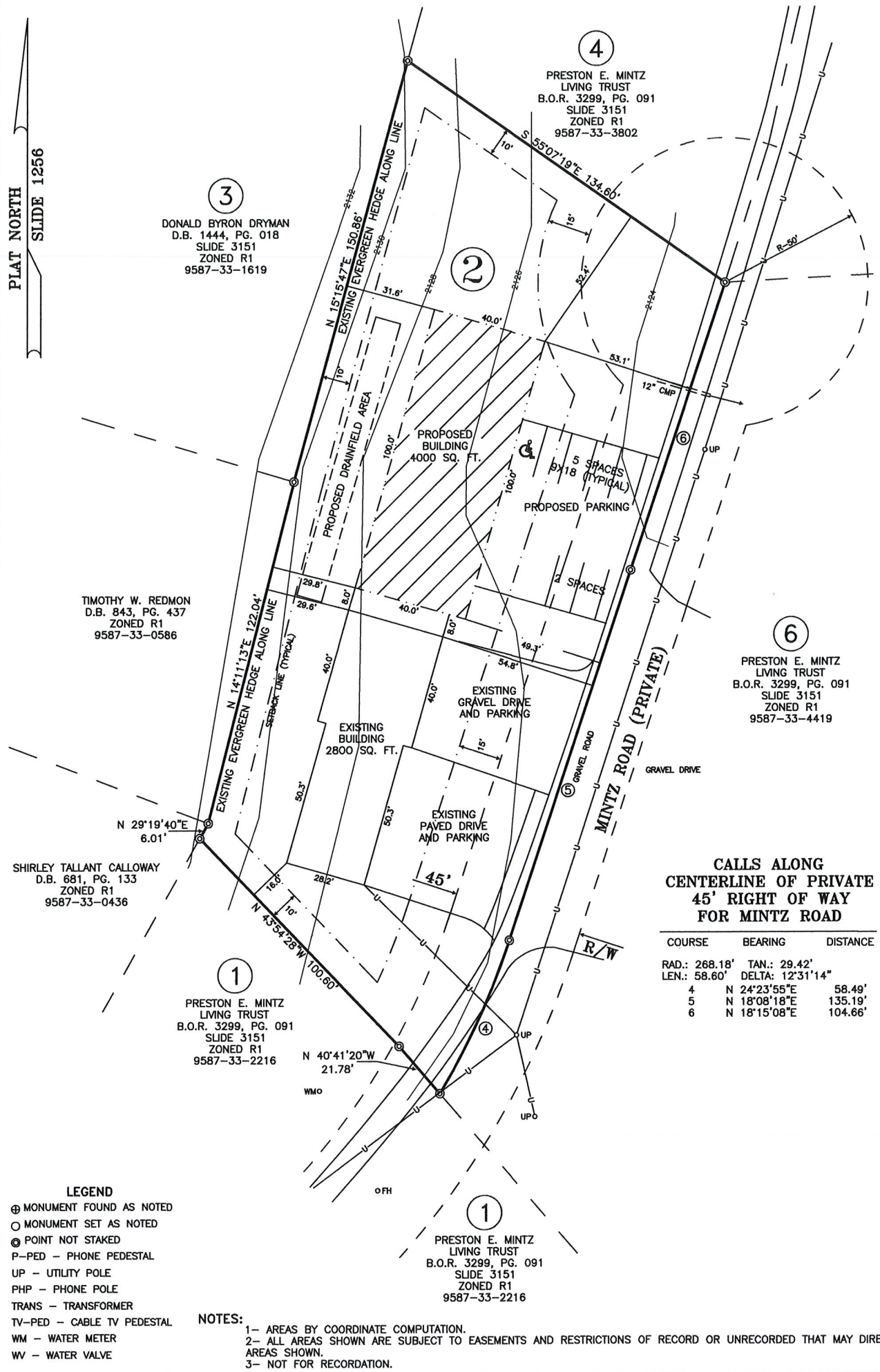
I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES;) that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).  
Witness my original signature, registration number and seal this 6th day of NOVEMBER, A.D., 2019.

*David H. Hill*  
David H. Hill, NCPLS L-3863

N.T.S



0.79 ACRES

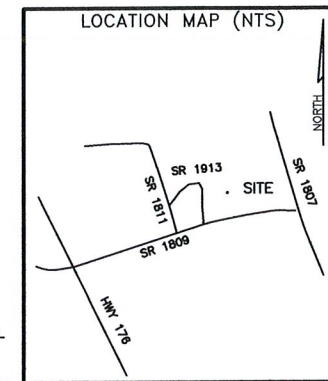


**CALLS ALONG  
CENTERLINE OF PRIVATE  
45' RIGHT OF WAY  
FOR MINTZ ROAD**

COURSE	BEARING	DISTANCE
RAD.: 268.18'	TAN.: 29.42'	
LEN.: 58.60'	DELTA: 12°31'14"	
4	N 24°23'55"E	58.49'
5	N 18°08'18"E	135.19'
6	N 18°15'08"E	104.66'

- LEGEND**
- ⊕ MONUMENT FOUND AS NOTED
  - MONUMENT SET AS NOTED
  - POINT NOT STAKED
  - P-PED - PHONE PEDESTAL
  - UP - UTILITY POLE
  - PHP - PHONE POLE
  - TRANS - TRANSFORMER
  - TV-PED - CABLE TV PEDESTAL
  - WM - WATER METER
  - WV - WATER VALVE

**NOTES:**  
1- AREAS BY COORDINATE COMPUTATION.  
2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.  
3- NOT FOR RECORDATION.

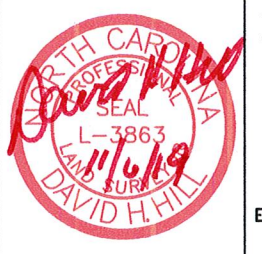


DEED REFERENCES:  
B.O.R. 3299, PG. 091  
SLIDE 3151

TAX REFERENCES:  
9587-33-2528

PARTY CHIEF: DHH

REVISIONS:



SURVEY BY  
**HILL AND ASSOCIATES  
SURVEYORS, P.A.**  
LICENSE NUMBER: C-1991

DAVID H. HILL  
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD  
EAST FLAT ROCK, NORTH CAROLINA 28726  
(828) 693-1409

CHECKED BY: DHH      DRAWING: 98025L2SP1  
DRAWN BY: DHH      FILE: 98025

DATE: NOVEMBER 6th, 2019