

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: 1/21/20**

**SUBJECT: Major Site Plan Review –Blue Ridge Appliance Storage Building**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

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

**SUGGESTED MOTION: I move that the TRC approve/deny the major site plan for Blue Ridge Appliance**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Eugene and Sheran Glenn
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9577873044 & 9577865858
- 1.4. **Size:** 2.73 acres +/-
- 1.5. **Location:** 2126 Spartanburg Hwy
- 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**



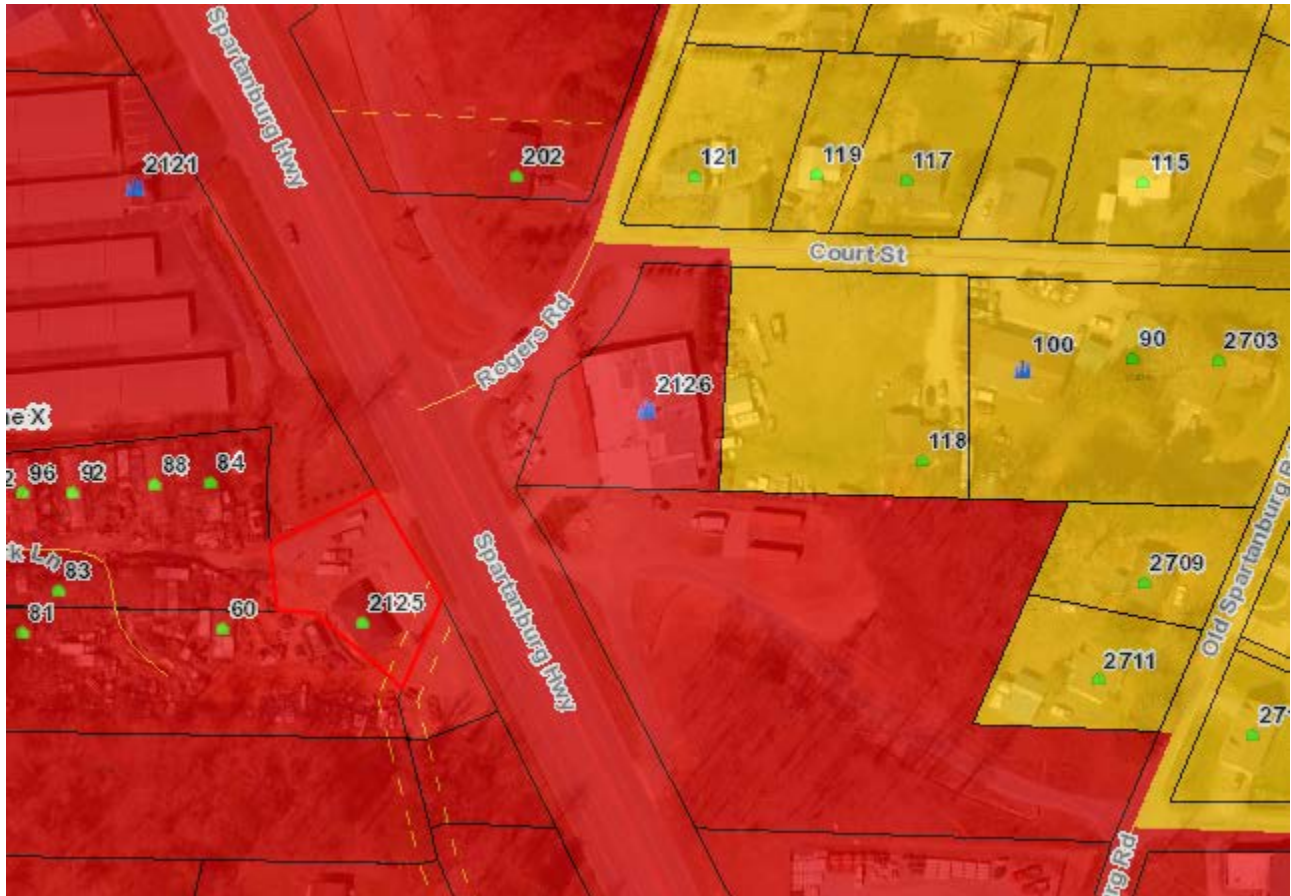
2. **Current Conditions**

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

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

**Zoning:** The surrounding properties are Community Commercial and Residential One

**Map B: Current Zoning**



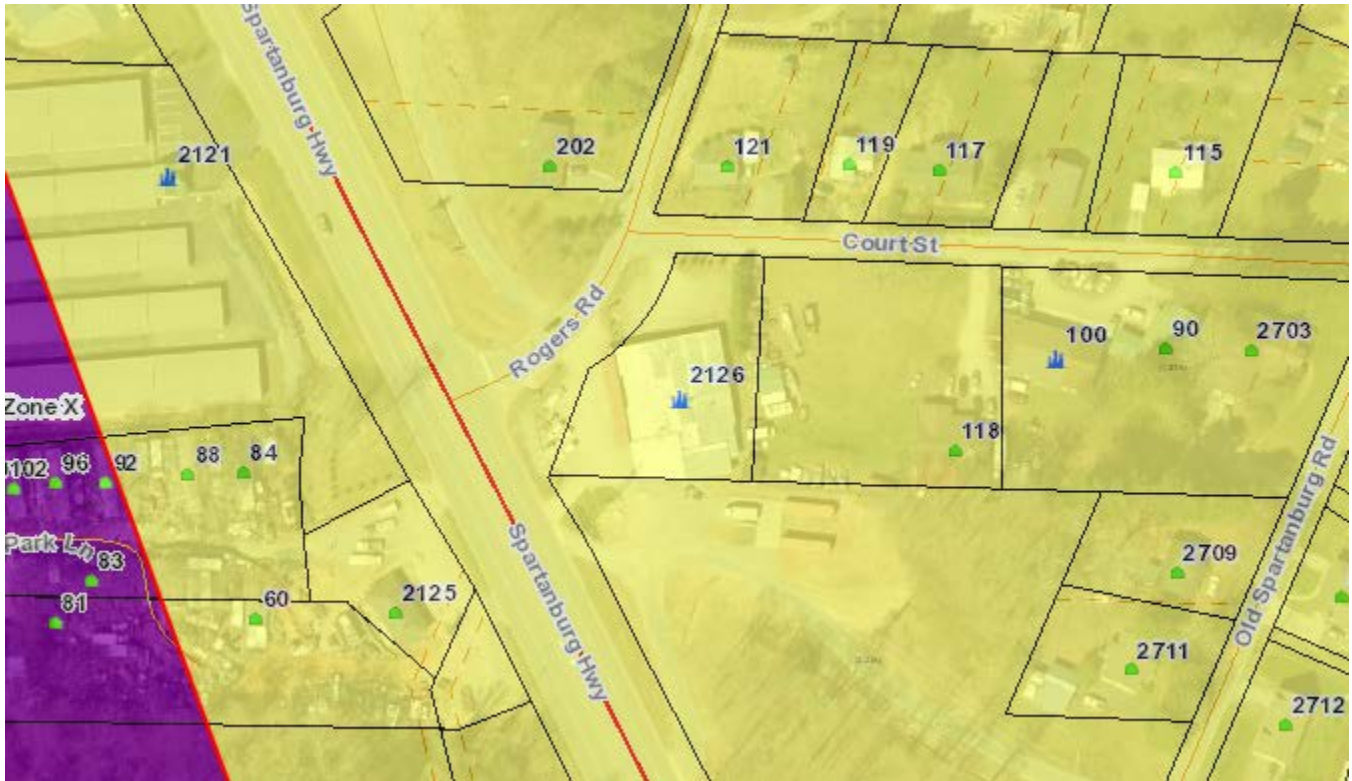
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

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 Urban Service 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/Site Plan





**HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION**

**CONTACT INFORMATION**

**Property Owner:**

Name: Eugene; Sheran Glenn Phone: 828-643/832  
Complete Address: 101 Rogers Rd E Flat Rock NC 28726

**Applicant:**

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

**Agent:**

Name: Associate Land Surveyors Phone: 828-890-3507  
Complete Address: PO Box 578 Horse Shoe NC 28742  
Agent Form (Circle One):    Yes    No

**Plan Preparer:**

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

**GENERAL INFORMATION**

Date of Application: \_\_\_\_\_

Site Plan Attached (Circle One):    Yes    No

**PARCEL INFORMATION**

PIN: 9577-87-3044, 9577-86-5858 Tract Size (Acres): 2.73 total  
Zoning District: CC Fire District: Blue Ridge  
Supplemental Requirement# \_\_\_\_\_ Watershed: N/A  
Permitted by Right \_\_\_\_\_ Floodplain: Zone X  
Special Use Permit \_\_\_\_\_

Location / Property to be developed: 2126 Spartanburg Hwy  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**County Use Only**

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

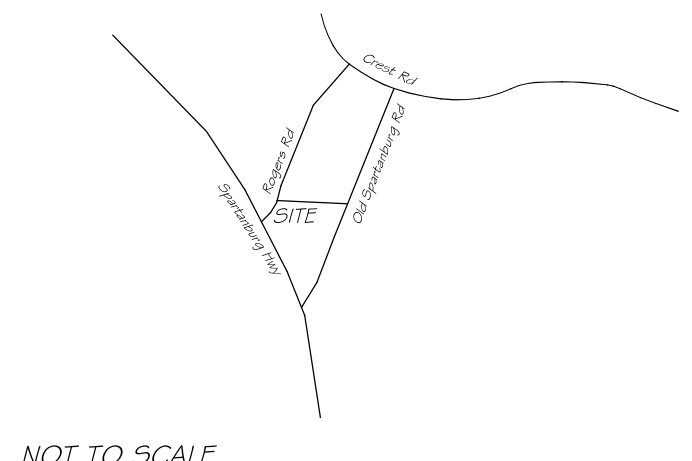


**Project Summary**

2.73 Acres Total  
 Current Zoning: CC Zoning  
 Density Allowed: 1.6 Units Per Acre  
 Proposed Density: 2 Units Per 2.73 Acres  
 1 Lot Total Proposed  
 Distance to Public Water = On Site  
 Distance to Public Sewer System = On Site  
 Property Is Not Located Within A 1/2 mile Of A Farmland Preservation District  
 Property Is In The Blue Ridge Fire District  
 2' Contour Intervals  
 Proposed Building: 2923 Sq Ft  
 Total Rd Frontage : 687.57'

2.73 Acres

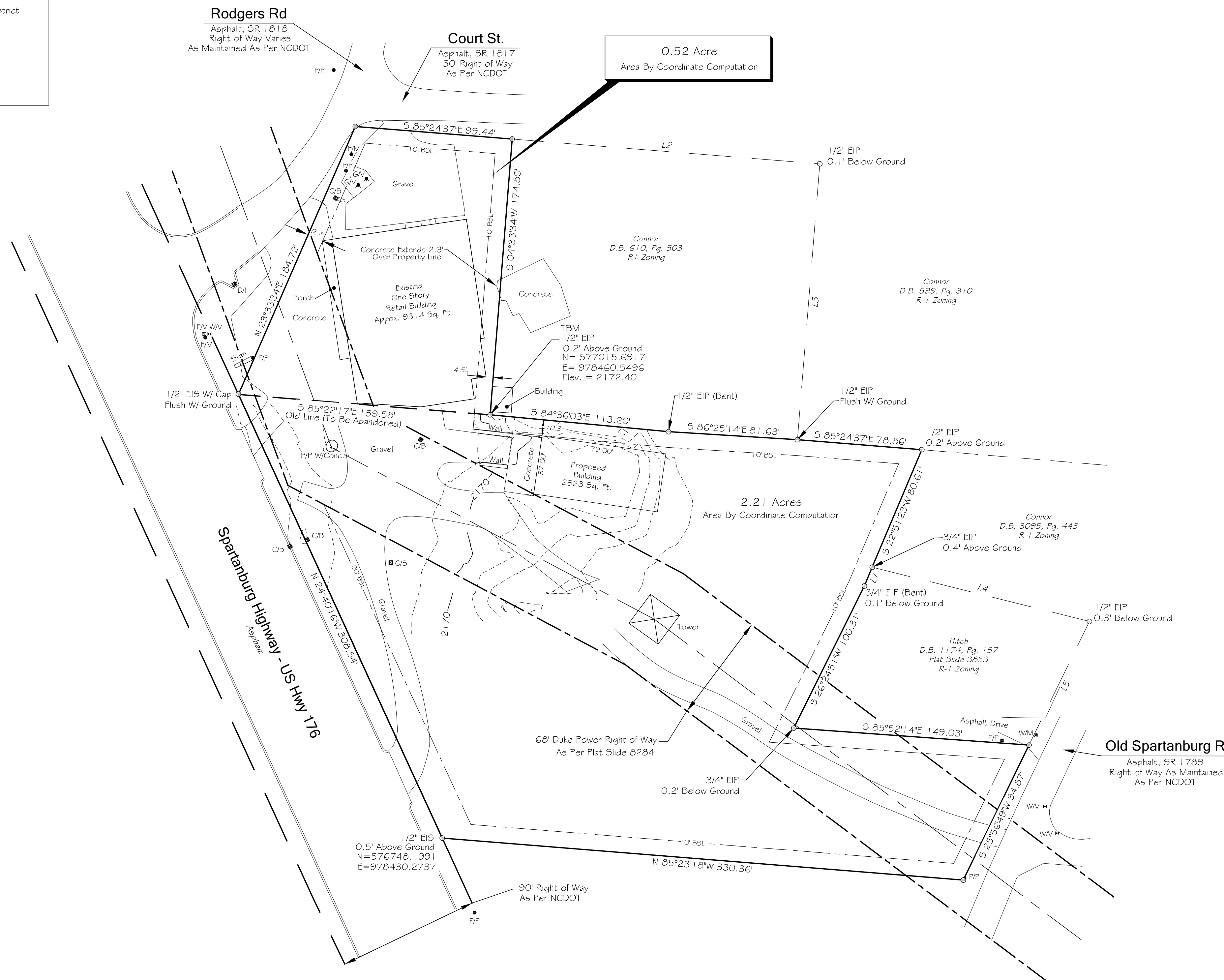
Total Acreage of D.B. 1219, Pg. 583 &  
 D.B. 1658, Pg. 385 Combined  
 Area By Coordinate Computation



Vicinity Map

Preliminary  
 For Review Purposes Only

Grid North  
 1740.23



Parcels Described in D.B. 1219, Pg. 583  
 and D.B. 1658, Pg. 385 To Be Recombined

Major Site Plan for

Eugene W. Glenn  
 and  
 Sheran C. Glenn

-Owners-  
 D.B. 1219, Pg. 583  
 D.B. 1658, Pg. 385

Pin: 9577-87-3044  
 Pin: 9577-86-5858

Legend:  
 ECM = Existing Concrete Monument  
 EIP = Existing Iron Pipe  
 EIS = Existing Iron Stake  
 IPS = Iron Pipe Set  
 O = Unmarked Point, Unless Otherwise Noted  
 ROW/MON = Right of Way Monument  
 ROW = Right of Way  
 RRS = Railroad Spike  
 CB = Catch Basin  
 DI = Drop Inlet  
 FM = Fiber Optic Marker  
 FP = Flag Pole  
 FV = Fiber Optic Vault  
 GV = Gas Valve  
 PP = Power Pole  
 WM = Water Meter  
 WV = Water Valve

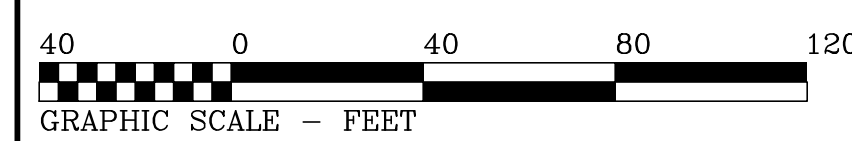
- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
  2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
  3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
  4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
  5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
  6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
  7. Properties are currently zoned CC by Henderson County.
  8. Contours are at 2' intervals.
  9. Property is not located in a designated Farmland Preservation District.
  10. Property is not located in a Water Supply Watershed.
  11. Property is located in Zone X (Minimal Flood Hazard) as per FRIS Map Panel 9577, Map # 37009577001 effective date 10-2-08.

Building Setbacks as per Henderson  
 County CC Zoning:  
 Front: 20' (Thoughtfare)  
 10' (Collector)  
 10' (Local)  
 Side: 10'  
 Rear: 10'

-Owners-  
 Eugene W. & Sheran C. Glenn  
 101 Rogers Rd  
 East Flat Rock, NC 28726

L2-L5 Are Tie Lines

Course	Bearing	Distance
L1	S 22°42'32" W	12.84'
L2	S 85°24'37" E	195.04'
L3	S 04°38'13" W	174.96'
L4	S 75°58'41" E	141.48'
L5	S 26°03'25" W	86.97'



Hendersonville Township | Henderson County, NC

**ASSOCIATED LAND SURVEYORS**  
 & PLANNERS PC.  
 P.O. BOX 578 \* HORSE SHOE, NC 28742  
 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1 Inch = 40 Feet | DATE: January 2, 2020  
 JOB NO.: S-19-491 | DRAWN BY: JTB | CHECKED BY: JTB