

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: April 17, 2018**

**SUBJECT: Major Site Plan Adventure Golf Cart Sales**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Applicant requesting permits for Retail Sales and Service**

**Suggested Motion: I move that the TRC approve/deny the major site plan for  
Adventure Golf Cart Sales**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Roebuck Buildings Co., Inc.
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9579636457
- 1.4. **Size:** 2.89 acres +/-
- 1.5. **Location:** The subject area is located off E Prince Rd off Dana Rd adjacent to I-26
- 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





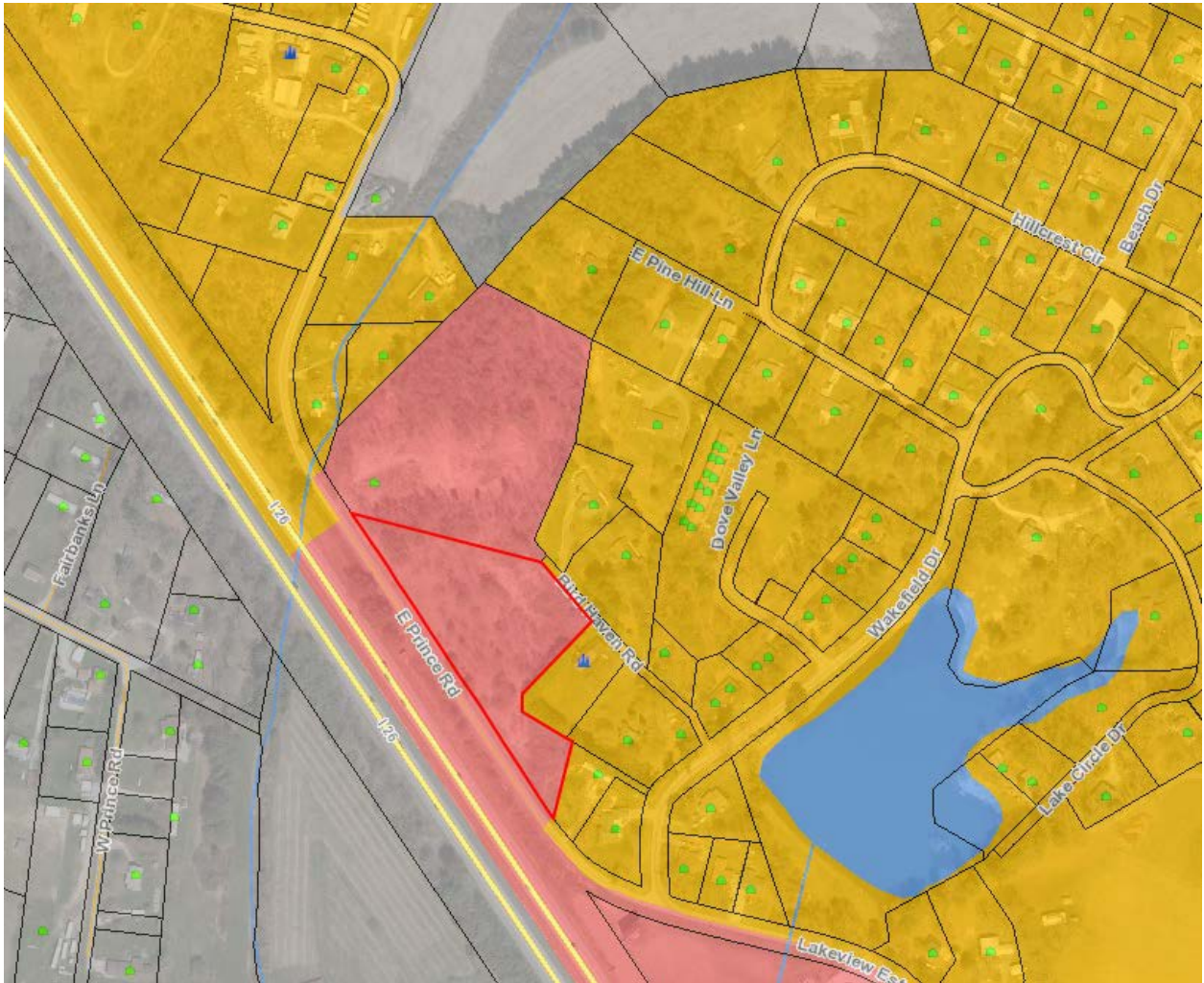
**2. Current Conditions**

**2.1 Current Use:** This parcel is currently vacant.

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

**2.3 Zoning:** The surrounding property to the north and east is Residential One. Adjoining property north is Local Commercial

**Map B: Current Zoning**



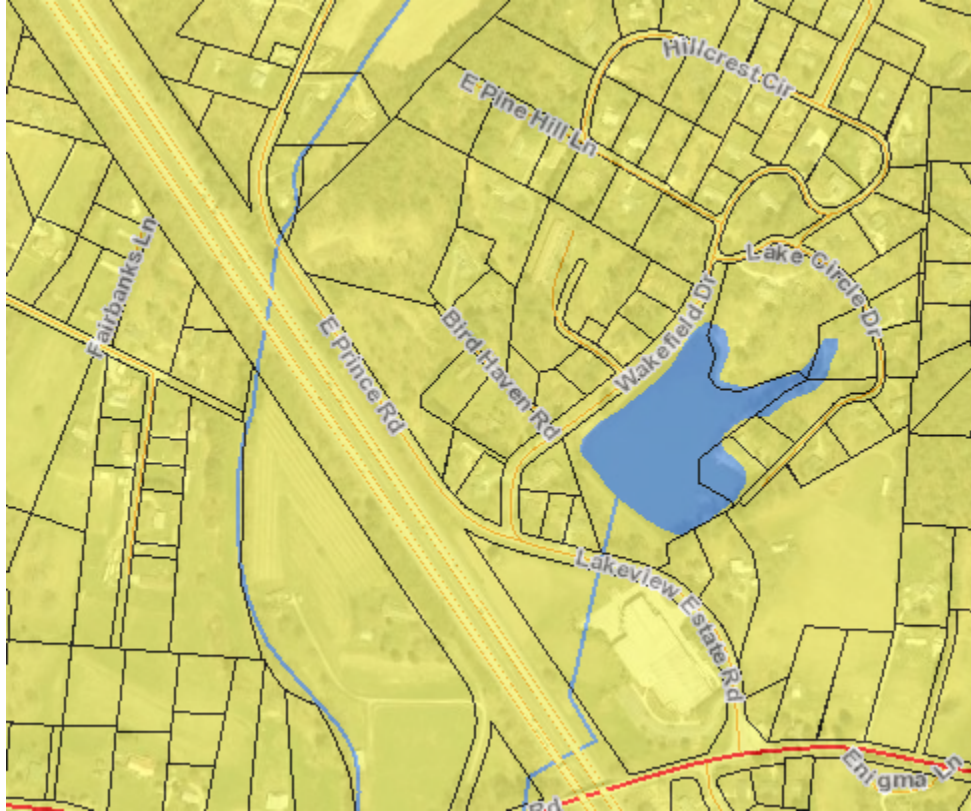
**3. Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

**4. Water and Sewer** Public water and septic system will serve this property.

**Public Water:** City of Hendersonville

**Public Sewer:** Public sewer is not available for this property.

### Map C: CCP Future Land Use Map



#### 5. Staff Comments

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Urban Service Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

1. The Urban Services Area is that area within which most urban services and urbanscale 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



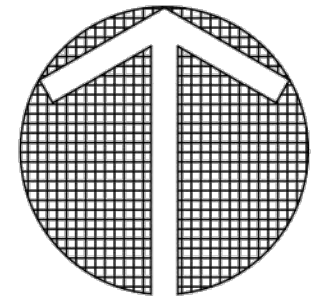
Adventure Golf Cart Sales  
E Prince Rd











PROJECT:  
**PROPOSED  
ADVENTURE GOLF  
CART SALES**

PROJECT ADDRESS:  
00 EAST PRINCE ROAD  
HENDERSONVILLE, NC 28803

DRAWING TITLE:  
**ADVENTURE GOLF  
SITE PLAN W/  
GRADING &  
EROSION CONTROL**

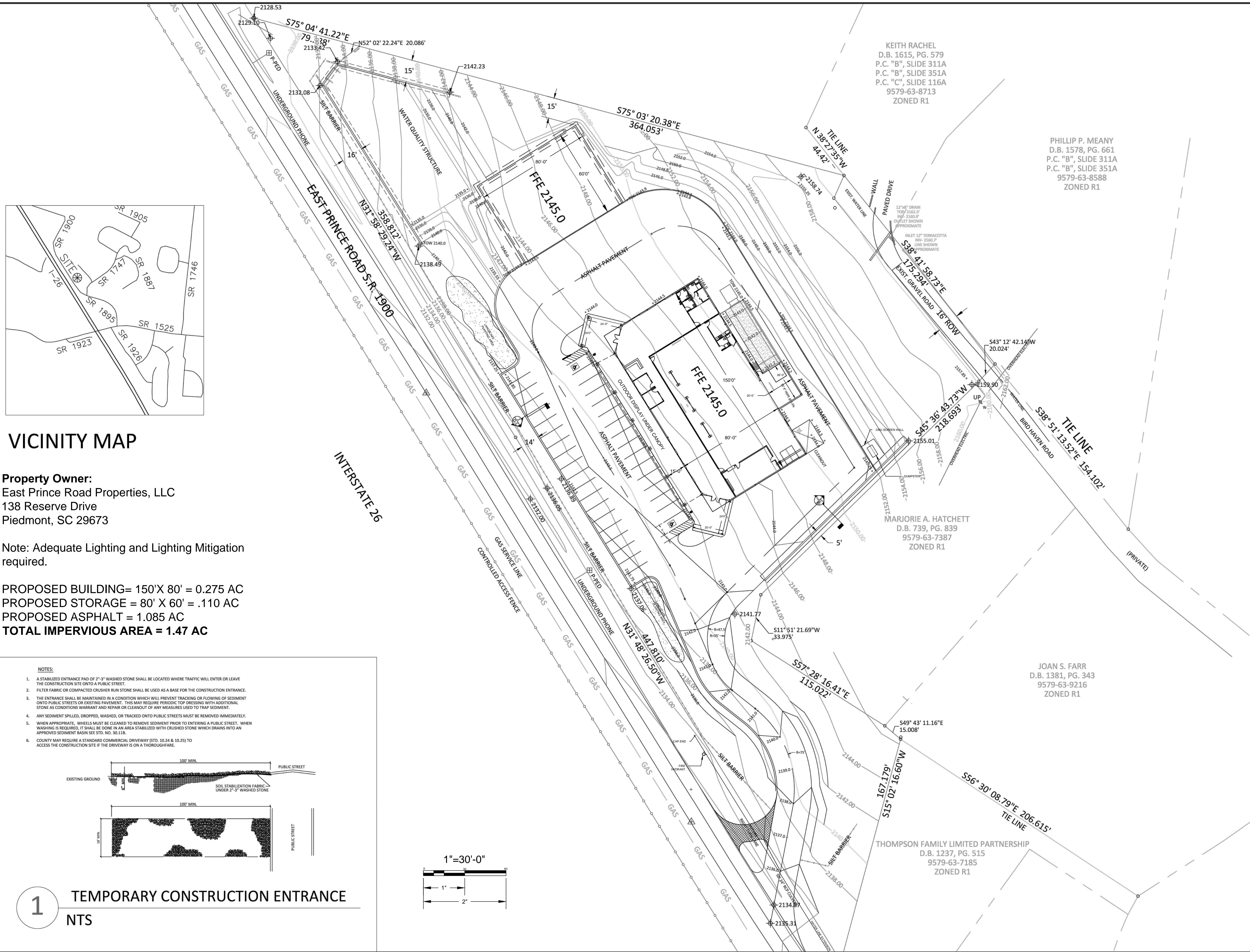
ISSUED:  
29.03.2018  
ISSUED FOR:  
REVIEW

SCALE:  
1"=30'  
DATE:  
11.30.2017  
PROJECT:  
HE.ES.17.090

DRAWN:  
ALC

SHEET 1 OF 6

**C-1**



KEITH RACHEL  
D.B. 1615, PG. 579  
P.C. "B", SLIDE 311A  
P.C. "B", SLIDE 351A  
P.C. "C", SLIDE 116A  
9579-63-8713  
ZONED R1

PHILLIP P. MEANY  
D.B. 1578, PG. 661  
P.C. "B", SLIDE 311A  
P.C. "B", SLIDE 351A  
9579-63-8588  
ZONED R1

MARJORIE A. HATCHETT  
D.B. 739, PG. 839  
9579-63-7387  
ZONED R1

JOAN S. FARR  
D.B. 1381, PG. 343  
9579-63-9216  
ZONED R1

THOMPSON FAMILY LIMITED PARTNERSHIP  
D.B. 1237, PG. 515  
9579-63-7185  
ZONED R1



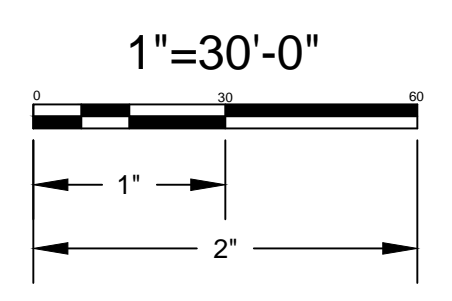
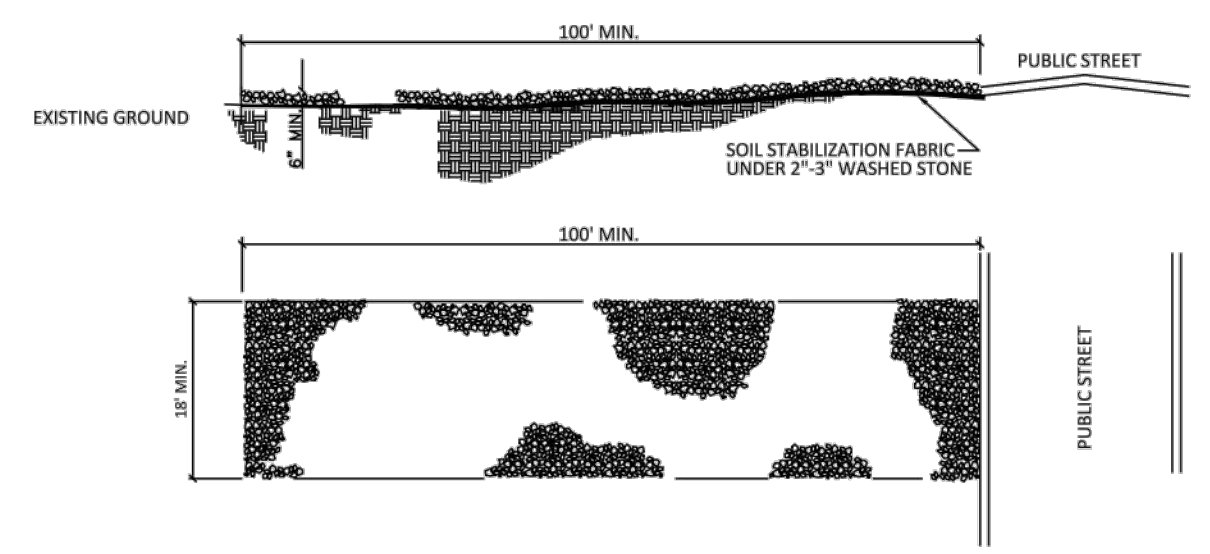
**VICINITY MAP**

**Property Owner:**  
East Prince Road Properties, LLC  
138 Reserve Drive  
Piedmont, SC 29673

Note: Adequate Lighting and Lighting Mitigation required.

PROPOSED BUILDING= 150'X 80' = 0.275 AC  
PROPOSED STORAGE = 80' X 60' = .110 AC  
PROPOSED ASPHALT = 1.085 AC  
**TOTAL IMPERVIOUS AREA = 1.47 AC**

- NOTES:**
1. A STABILIZED ENTRANCE PAD OF 2"-3" WASHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
  2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
  3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
  5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SEE STD. NO. 30.11B.
  6. COUNTY MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 10.24 & 10.25) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE.



**1** TEMPORARY CONSTRUCTION ENTRANCE  
NTS