

MEMORANDUM

DATE: November 21, 2007
TO: Technical Review Committee
TRC MEETING DATE: December 4, 2007
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Gould Properties LLC
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plan

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on December 4, 2007.

Major Site Plan Review

Luther Smith and Associates PA agent, on behalf of the owner, Gould Properties submitted the major site plan for this project. They wish to utilize the property for Wholesale Trade with Fuel Oil Distribution, Outdoor Storage greater than 5000 sq. ft. and a manufactured home park as accessory uses which requires a special use permit in the Industrial zoning district and is defined by S.R. 8.1, 7.7 and 2.9.

SR 8.1. Wholesale Trade

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (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 affects to adjacent properties.
- (4) Separation. A *wholesale trade structure* or storage area shall not be constructed or newly located within 100 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).

SR 7.7. Fuel Oil Distribution and Sales

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (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 affects to adjacent properties.

SR 2.9. Outdoor Storage greater than 5,000 square feet

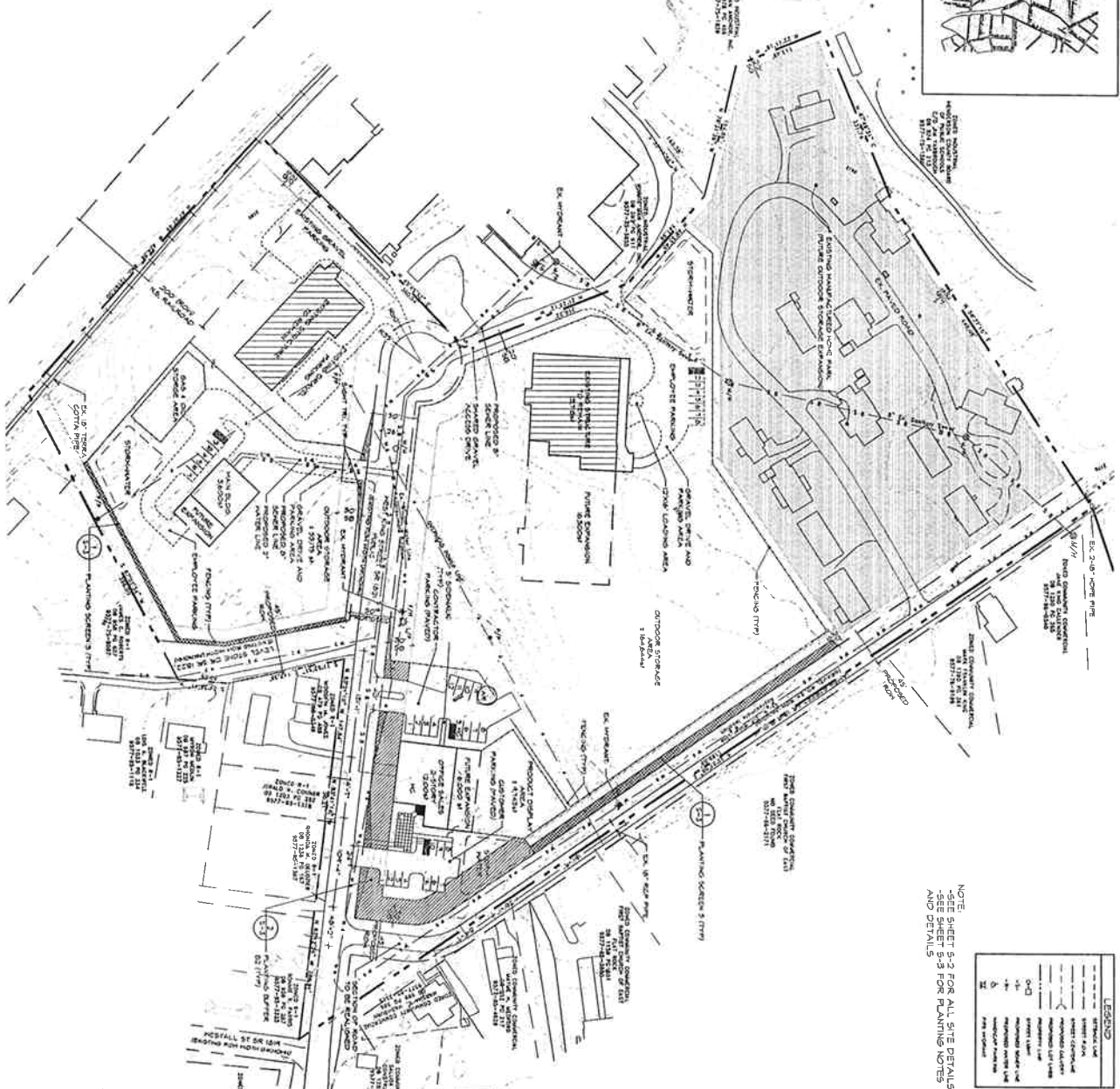
- (1) Locational Requirements. Storage areas shall:
 - a. Not be placed in a *front yard*; and
 - b. Not be placed in any *yard* abutting a *road*.
- (2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §200A-147 (Screen Classification).

Henderson County Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

The project site is located on approximately 15.5 acres of land (PIN: **9577-75-8714**) located at the intersection of Mills St and W. King St. The project is not located in a water supply watershed district nor is it located within the floodplain (see Plan). The project is located in the Industrial (I) zoning district. Public water and public sewer (City of Hendersonville) are proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

Please review the attached plans and be prepared to address any issues with the applicant at the TRC Meeting. 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.



NOTE
-SEE SHEET S-2 FOR ALL SITE DETAILS
-SEE SHEET S-3 FOR PLANNING NOTES
AND DETAILS

LEGEND	
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING ZONING
[Symbol]	PROPOSED ZONING
[Symbol]	EXISTING STRUCTURES**
[Symbol]	PROPOSED STRUCTURES***
[Symbol]	PROPOSED OPEN SPACE
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED UTILITIES
[Symbol]	PROPOSED LIGHTING
[Symbol]	PROPOSED SIGNAGE
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED BARRIERS
[Symbol]	PROPOSED TRAIL
[Symbol]	PROPOSED BIKEWAY
[Symbol]	PROPOSED WATERWAY
[Symbol]	PROPOSED DRAINAGE
[Symbol]	PROPOSED EROSION CONTROL
[Symbol]	PROPOSED TREE
[Symbol]	PROPOSED PLANTING
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED LIGHT
[Symbol]	PROPOSED FURNITURE
[Symbol]	PROPOSED ART
[Symbol]	PROPOSED OTHER

PROJECT SUMMARY	
Table Project Area	48775-S-115
Parcel No.	(1) Individual Parcel
Existing Zoning	19a Home Park*
Proposed No. Lots	2**
Existing Structures**	2**
Proposed Structures***	2**
Proposed Open Space	Proposed (to be greater than 5,000 sq ft)
Proposed Pavement	100% (100%)
Proposed Utilities	Public (100%)
Proposed Lighting	Public (100%)
Proposed Signage	Public (100%)
Proposed Landscaping	Public (100%)
Proposed Fencing	Public (100%)
Proposed Trail	Public (100%)
Proposed Bikeway	Public (100%)
Proposed Waterway	Public (100%)
Proposed Drainage	Public (100%)
Proposed Tree	Public (100%)
Proposed Planting	Public (100%)
Proposed Sign	Public (100%)
Proposed Light	Public (100%)
Proposed Furniture	Public (100%)
Proposed Art	Public (100%)
Proposed Other	Public (100%)

As recorded with Henderson County...
 ***Structures includes buildings some structures are proposed to include future expansions see plan for site and location and orientation. 100% for location the portion of project is located within the Hendersonville city limits.
 **All Buildings to be constructed so as not to encroach in building shape to be determined upon final architectural design.
 *All buildings to be located in outdoor storage area.
 -Open space consists of all land except: RCM, parking areas and all site lighting to be directed into site.

CASON BUILDERS SUPPLY

DEVELOPER: GOULD PROPERTIES, LLC
 APPLICANT: HENDERSONVILLE, NC 28745
 LAND PLANNER: URBAN & SHUPA ASSOCIATES, P.A.
 ARCHITECT: HENDERSONVILLE, NC 28742
 SURVEYOR: LAURIE AUSTIN, ASSOCIATES, P.A.
 HENDERSONVILLE, NC 28742



281 NORTH COLONY LUTHER E. KING, JR. DRIVE

GOULD PROPERTIES

HENDERSON COUNTY, NORTH CAROLINA

GOULD PROPERTIES

281 NORTH COLONY LUTHER E. KING, JR. DRIVE

GOULD PROPERTIES

DATE: 08/15/2011

SCALE: 1" = 40'-0"

PROJECT: MAJOR SITE PLAN

SHEET: S-1 OF 3

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