

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: November 17, 2015

SUBJECT: Major Site Plan Review for Blossman Gas

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 Blossman Gas



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Blossman Gas
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9577866601
- 1.4. **Size:** 1.38 acres +/-
- 1.5. **Location:** Old Spartanburg Rd. Near Spartanburg Hwy
- 1.6. **Supplemental Requirements:**

SR 2.10. Outdoor Storage greater than 5,000 square feet

- (1) Locational Requirements. Storage areas shall not be placed in a *front yard*.
- (2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §42-182 (Screen Classification).

SR 7.14. Retail Sales and Services Less than or Equal to 50,000 Square Feet (of Gross Floor Area)

- (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.

Map A: Pictometry/Aerial Photography



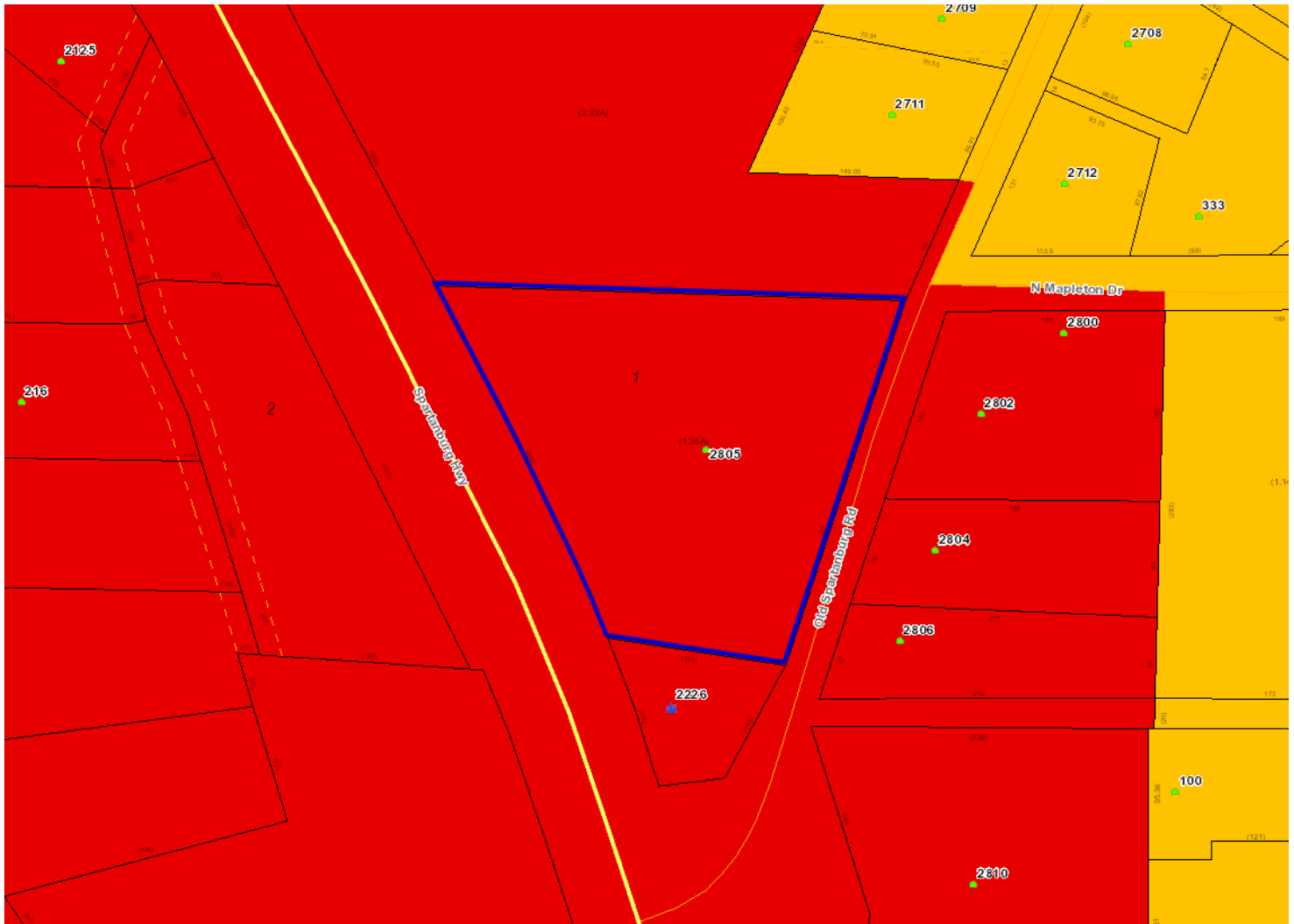
2. Current Conditions

Current Use: This parcel is currently used as residential.

Adjacent Area Uses: The surrounding properties are commercial and residential.

Zoning: The surrounding properties to the north, south, east, and west are Community Commercial. Further North and East are Residential 1.

Map B: Current Zoning



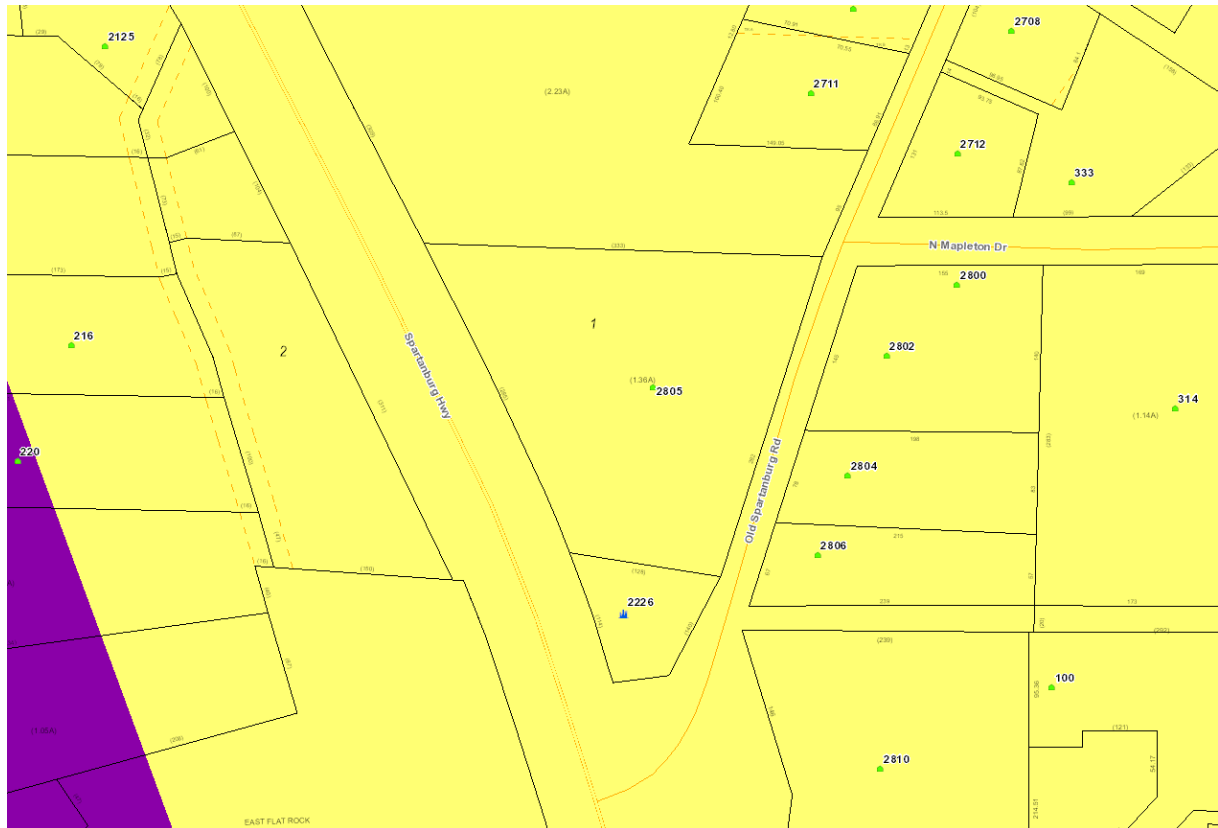
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. This property is not located in a Watershed Protection Area.

4. Water and Sewer This property is served by public water and sewer.

Public Water: City of Hendersonville

Public Sewer: City of Hendersonville

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 text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

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. 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



US-176



US-176





US-176
US-176



Co Rd 1789

Co Rd 1789



N Mapleton Dr Co Rd 1789

Co Rd 1789

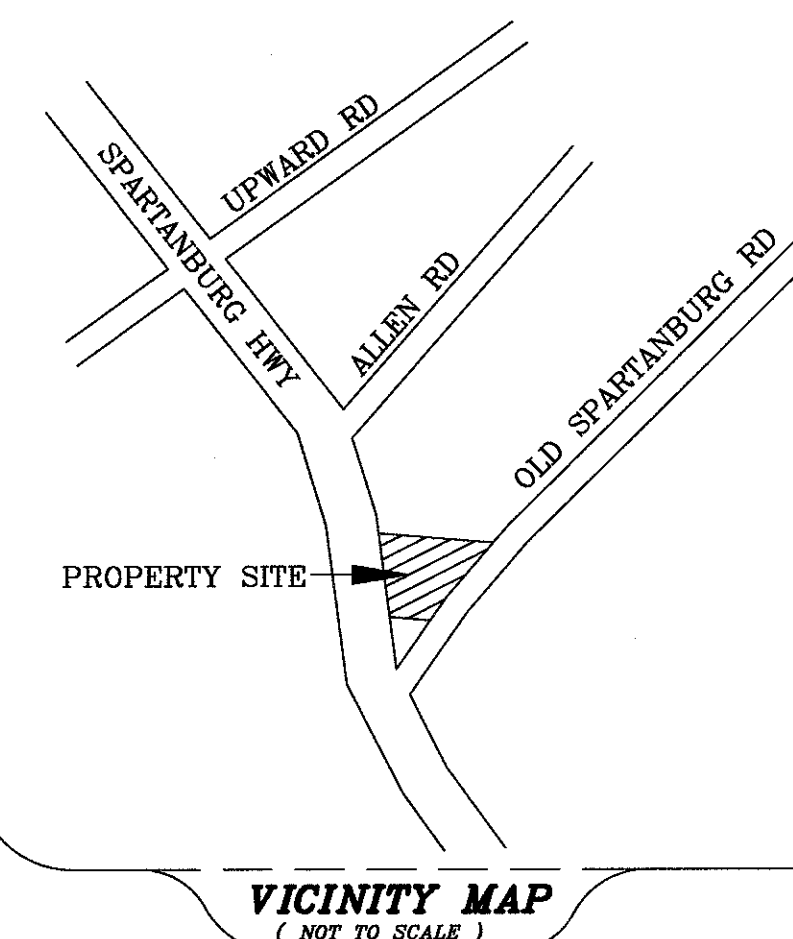


WGLA Engineering, PLLC
CONSULTING ENGINEERS & LAND PLANNERS
HENDERSONVILLE, NORTH CAROLINA

BLOSSMAN GAS
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

DEVELOPMENT PLAN

sheet
C-200



EXISTING CITY OF
HENDERSONVILLE
FIRE HYDRANT

N. MAPLETON DR.

VICINITY MAP
(NOT TO SCALE)

PROJECT SUMMARY

PROJECT NAME:	BLOSSMAN GAS
PIN #:	9577-86-6601
ZONING:	COMMUNITY COMMERCIAL (HC)
OWNER:	MARTHA FRANCES SINCLAIR 1215 APPALACHIAN BLVD ARDEN, NC 28704
DEVELOPER:	BLUE RIDGE HOLDINGS PARTNERS, LLC. 1091 HENDERSONVILLE ROAD, SUITE 201 ASHEVILLE, NC 28803 (828) 274-2479
ENGINEER:	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 214 N. KING STREET HENDERSONVILLE, NC 28792 (828) 687-7177
ACREAGE:	1.382 ACRES
# LOTS/UNITS:	1
DENSITY:	1
ACREAGE OVER 60%:	0.00 ACRES
WATER SYSTEM:	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM:	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
BUILDING SETBACKS:	FRONT 30' BLVD 10' LOCAL/COLLECTOR SIDE 10' REAR 10'
MAX ALLOWABLE BUILDING HEIGHT:	50'
PROPOSED BUILDING HEIGHT:	21'-8"
PARKING REQUIRED: (1/500 BUILDING S.F.)	11 SPACES
PARKING PROVIDED:	11 SPACES
LOADING REQUIRED:	0
MAX. IMPERVIOUS AREA ALLOWED:	80%
TOTAL PROPOSED IMPERVIOUS:	64.6%
BUILDING S.F.	3,705 S.F. MAIN LEVEL 1,311 S.F. MEZZANINE 5,016 S.F. TOTAL



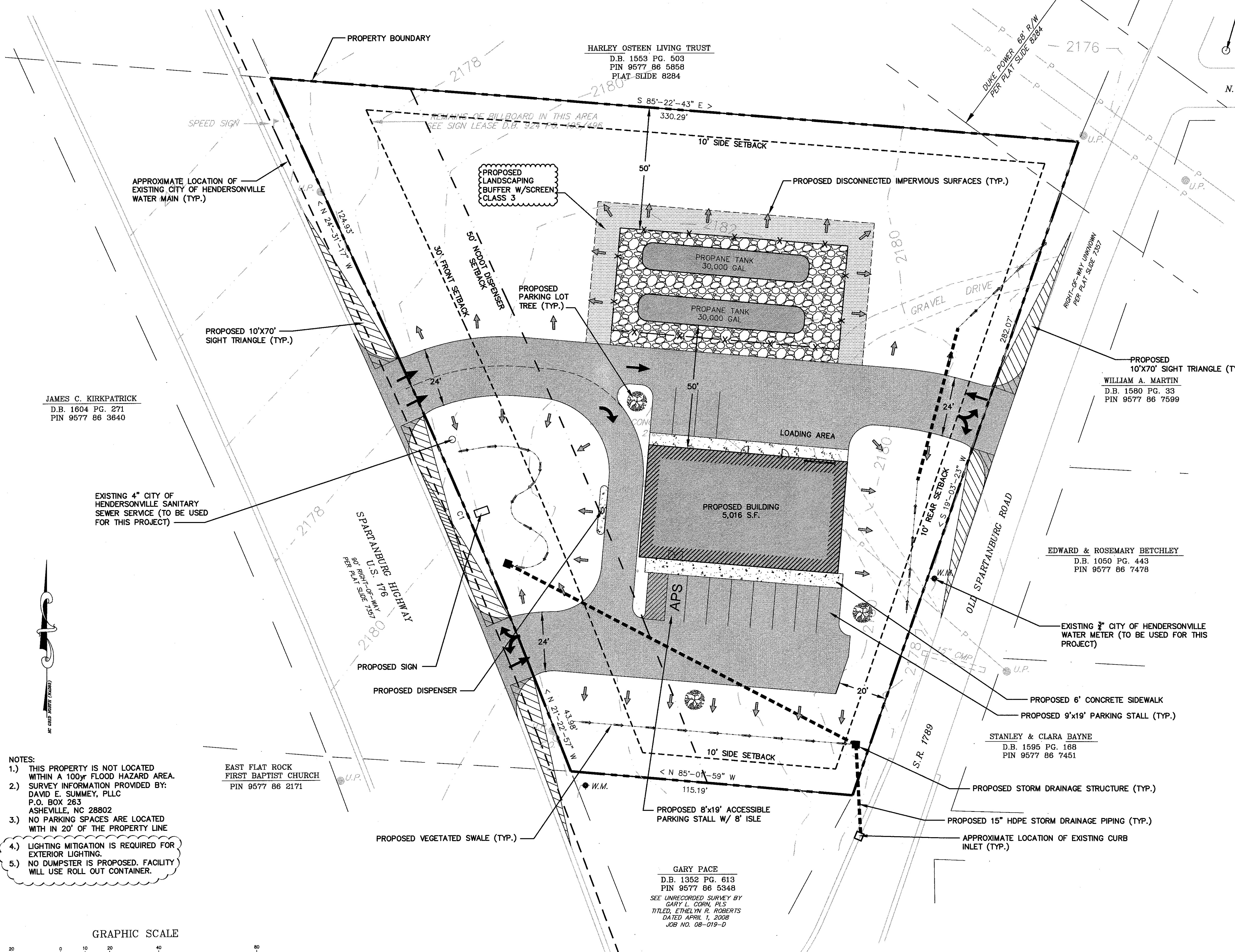
Preliminary
Not For
Construction

Revisions

11/5/15	HC COMMENTS

date: 11/15
job: 15180
drawn: KHC

WGLA Engineering, PLLC
Consulting Engineers & Land Planners
NC License No: P-1342
214 N. King Street
Hendersonville, North Carolina 28792
(828) 687-7177
wglac.com



JAMES C. KIRKPATRICK
D.B. 1804 PG. 271
PIN 9577 86 3640

EXISTING 4" CITY OF
HENDERSONVILLE SANITARY
SEWER SERVICE (TO BE USED
FOR THIS PROJECT)

PROPOSED
10'X70' SIGHT TRIANGLE (TYP.)
WILLIAM A. MARTIN
D.B. 1580 PG. 33
PIN 9577 86 7599

EDWARD & ROSEMARY BETCHLEY
D.B. 1050 PG. 443
PIN 9577 86 7478

STANLEY & CLARA BAYNE
D.B. 1595 PG. 168
PIN 9577 86 7451

GARY PACE
D.B. 1352 PG. 613
PIN 9577 86 5348
SEE UNRECORDED SURVEY BY
GARY L. CORN, PLS
TITLED, ETHELYN R. ROBERTS
DATED APRIL 1, 2008
JOB NO. 08-019-D

EAST FLAT ROCK
FIRST BAPTIST CHURCH
PIN 9577 86 2171

- NOTES:
- 1.) THIS PROPERTY IS NOT LOCATED WITHIN A 100yr FLOOD HAZARD AREA.
 - 2.) SURVEY INFORMATION PROVIDED BY: DAVID E. SUMMEY, PLLC P.O. BOX 263 ASHEVILLE, NC 28802
 - 3.) NO PARKING SPACES ARE LOCATED WITHIN 20' OF THE PROPERTY LINE
 - 4.) LIGHTING MITIGATION IS REQUIRED FOR EXTERIOR LIGHTING.
 - 5.) NO DUMPSTER IS PROPOSED. FACILITY WILL USE ROLL OUT CONTAINER.

GRAPHIC SCALE

