

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

Meeting Date: May 7, 2007

Subject: Set Public Hearing on Vested Rights Application (VR-2007-04) for Matthew Cooke and William Beckford Mini-storage Buildings

Attachments:

1. Vested Rights Application (VR-2007-04)
2. Project Narrative
3. Portion of Site Specific Development Plan

SUMMARY OF REQUEST:

On April 4, 2007 the Planning Department received an application and site plan for a statutory vested right under Chapter 189 of the Henderson County Code. The application was submitted by Mr. Walter Carpenter who is acting as agent for owners Matthew Cooke and William Beckord. The application is for a proposed mini-storage building facility being constructed on U.S. Hwy 64 East "subject area", (PIN 9690381579).

Chapter 189, the County's Vested Rights Ordinance, implements the provisions of NCGS 153A-344.1, which provides the ability for a landowner to establish a statutory vested right for a development project through the approval of a site specific development plan. The Vested Rights Ordinance requires that the Board of Commissioners hold a public hearing on the application and that such hearing be held within 45 days of its submittal. The application and site plan was submitted on April 4, 2007 and the project narrative was submitted on April 25, 2007. Therefore, the Board must hold a public hearing on or before Friday, June 8, 2007. After a hearing is set, staff must publish legal advertisements of the hearing twice a week for the two successive weeks prior to the hearing. Staff recommends that the Board of Commissioners schedule the public hearing for vested rights application (VR-2007-04) for an appropriate date between May 29, 2007 and June 8, 2007, to fulfill this requirement.

BOARD ACTION REQUESTED:

Planning Staff requests the Board of Commissioners accept vested rights application (VR-2007-04) and schedule a public hearing for an appropriate date between Tuesday, May 29, 2007 and Friday, June 8, 2007.

Suggested Motion: I move that the Board accept vested rights application (VR-2007-04) and schedule a public hearing for an appropriate date between Tuesday, May 29, 2007 and Friday, June 8, 2007.



Henderson County
PC/Codebook for Windows

Application for Vested Right
Pursuant to N.C.G.S. 153A-344.1

NAME Matthew T. Cooke and William P. Beckford
ADDRESS 2 Tatham Road
Hendersonville, NC 28792
PROPERTY ADDRESS 3414 Chimney Rock Road 3412 Chimney Rock Road
Hendersonville, NC 28792 Hendersonville, NC 28792
PROPERTY PIN NUMBER 9690390049 9690381579

CERTIFICATION

I, Matthew T. Cooke and William P. Beckford, hereby certify that I am seeking to acquire a vested right pursuant to N.C.G.S. 153A-344.1 and the Henderson County Vested Rights Ordinance. I understand and agree that my application will be considered by the Board of County Commissioners following notice and a public hearing and that I am under a duty to provide complete and accurate information to the Board of Commissioners.

This 4 day of April

Matthew T. Cooke 2007
William P. Beckford
Applicant

OFFICIAL USE ONLY

DATE RECEIVED:

4/4/07

Application # VR-2007-04



ADDENDUM TO
APPLICATION FOR VESTED RIGHT

Property in the name of Matthew T. Cooke and William B. Beckford

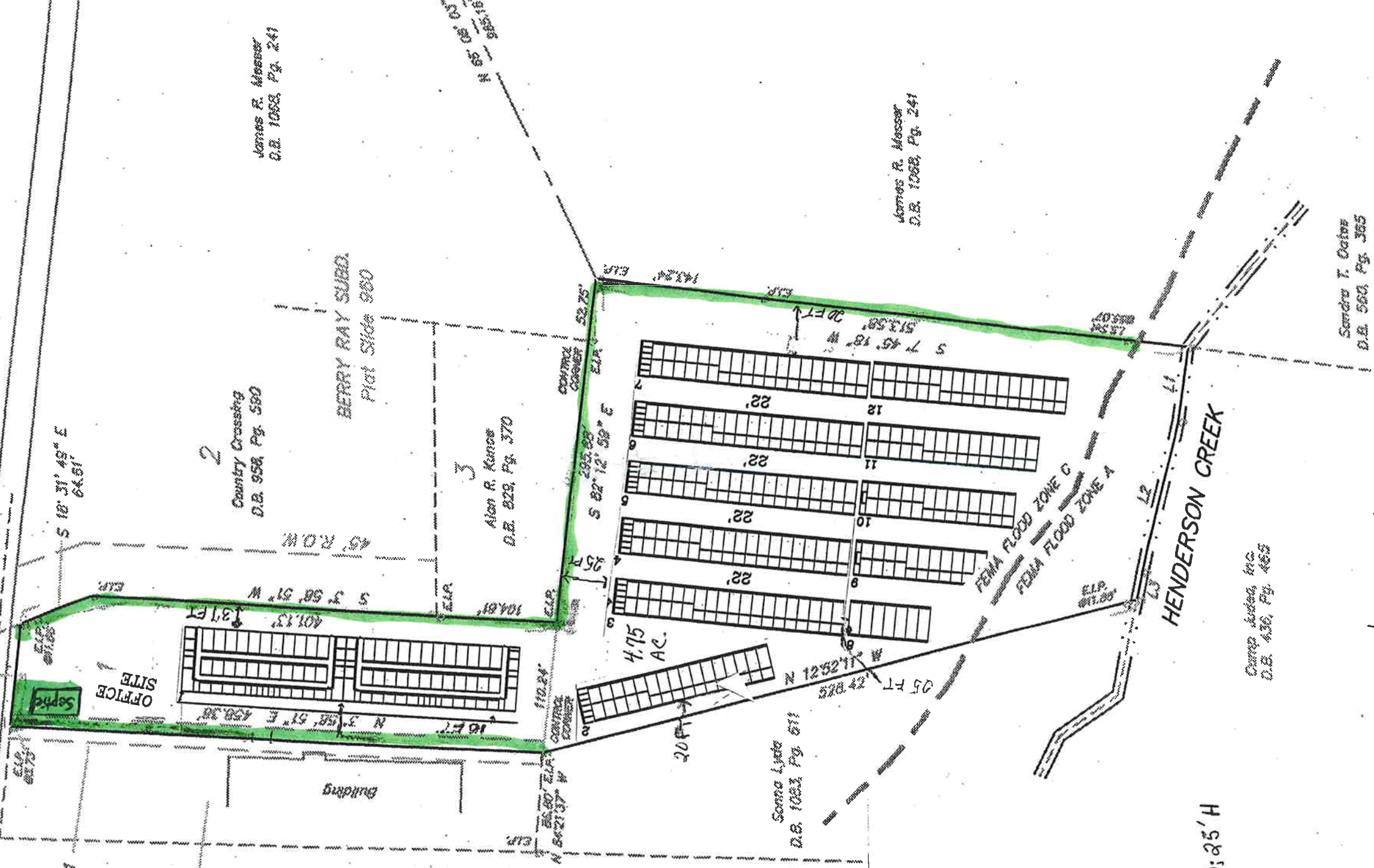
Property PIN numbers 9690390049 and 9690381579

The Application for Vested Right is to build twelve (12) mini-storage buildings as shown on the site specific development plan which is attached to the application. Specifics of the plan are as follows:

1. Along the eastern boundary of the property and along the portion of the western boundary line to the west of the office site and to the west of Building 1, there will be a planted 3-foot wide landscaped area containing shrubbery. In addition, the area designated as "septic" will be a landscaped green area.
2. The office building is a 20' x 30' modular or log cabin style structure with a loft.
3. Building 1 will be accessed from the east, with pavement approximately 34' wide between the buffer area and the building, both for access to Building 1 and for access to the rest of the project. There will be no pavement to the west of Building 1 and no access allowed over this western area.
4. All paved roadway areas will exceed 20 feet in width. All of the pavement on the project will be 2 inches of asphalt on top of 4 inches of crusher run. The southernmost portion of the property to the south of the flood line shown on the development plan will be left in its natural state, which is densely wooded.
5. Water will be supplied to the office site from the city water line on U.S. 64 and electricity will be supplied from U.S. 64.
6. Southeast of the office site at the entrance to the storage units will be a gate made of aluminum which is powder coated to look like wrought iron. An 8' tall chain link fence which is dipped in black vinyl will surround the property from the northeast and northwest corners of building 1 down the property lines approximately to the flood zone line and will cross the southern portion of the property approximately along the flood zone line.

CALLS ALONG CENTER
Line Bearing
L1 N 81° 03' 53" E
L2 N 75° 26' 11" E
L3 N 77° 08' 18" E

U. S. 64
R.O.W. width unknown



BUILDING 1	55X290=15950	SQ FT
BUILDING 2	30X170=5100	SQ FT
BUILDING 3	30X200=6000	SQ FT
BUILDING 4	30X200=6000	SQ FT
BUILDING 5	30X200=6000	SQ FT
BUILDING 6	30X200=6000	SQ FT
BUILDING 7	30X200=6000	SQ FT
BUILDING 8	30X70=2100	SQ FT
BUILDING 9	30X115=3450	SQ FT
BUILDING 10	30X135=4050	SQ FT
BUILDING 11	30X150=4500	SQ FT
BUILDING 12	30X170=5100	SQ FT
TOTAL	SQ FT=70,250	

BUILDING HEIGHT = 8' 6"
(ALL STORAGE BUILDINGS)
OFFICE BUILDING = 20X30 (WOODS); 25' H

combination

LANDSCAPING
(MULCH and 2-3 ft. high shrubbery)

REVIEW OFFICER OF HENDERSON COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

or for
been
sion

REVIEW OFFICER DATE

