

**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



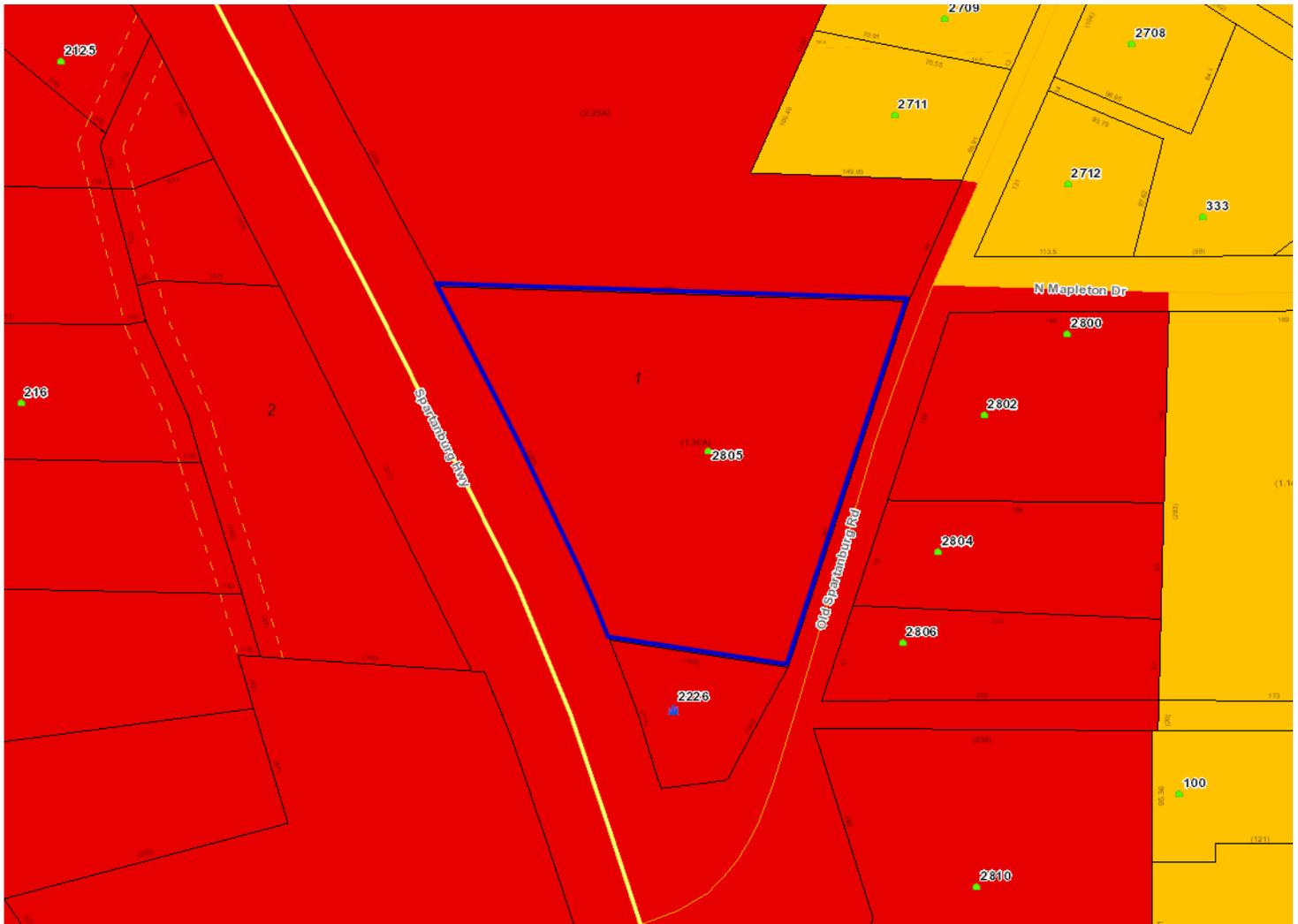
2. **Current Conditions**

**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**



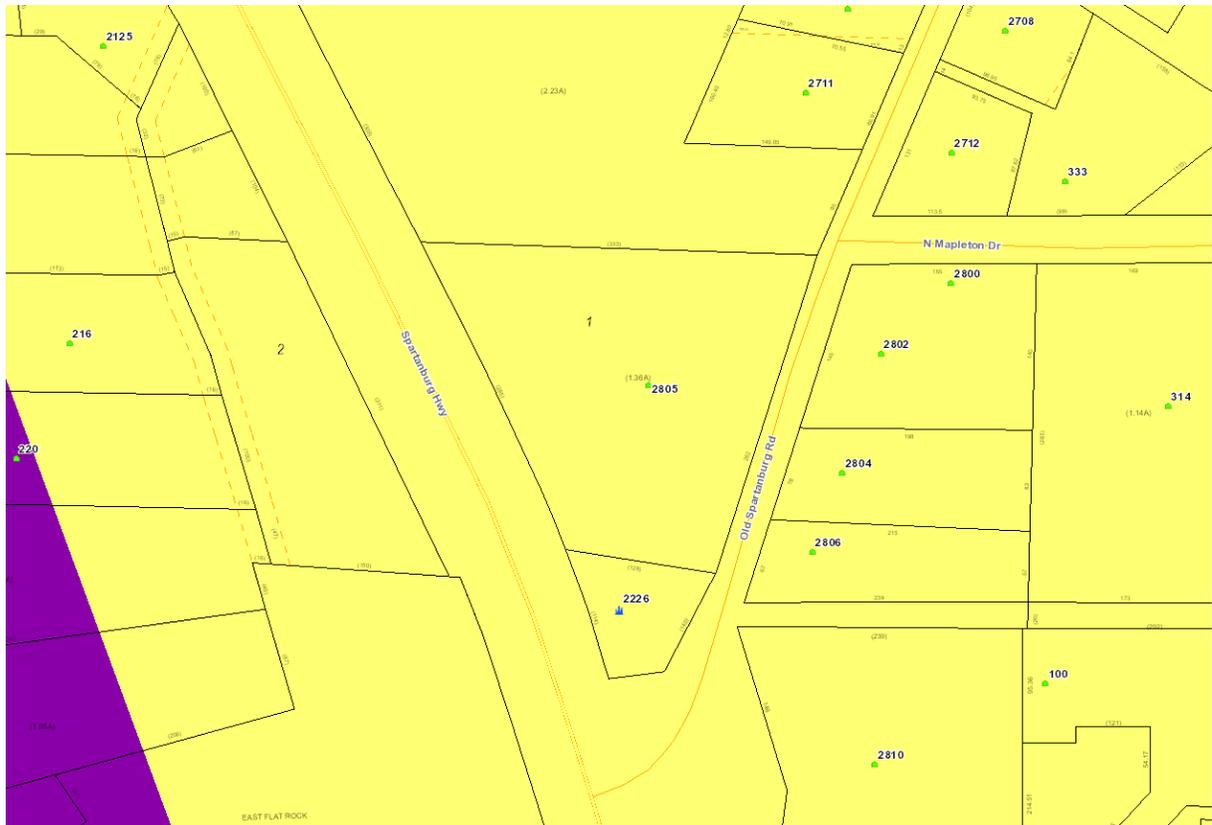
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. This property is not located in a Watershed Protection Area.

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



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Co Rd 1789

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N Mapleton Dr Co Rd 1789



Co Rd 1789



