



Henderson County, North Carolina Code Enforcement Services

MEMORANDUM

DATE: May 28, 2011
TO: Technical Review Committee
TRC MEETING DATE: June 7, 2011
REGARDING: Charlie's Used Parts and Scrap Metal
NAME OF APPLICANT: Charlie Walker
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on June 7, 2011.

Major Site Plan Review

David Hill submitted the major site plan for this project for the applicant, Charlie Walker. They wish to utilize the property for a Junkyard which requires major site plan review per S.R. 10.5.

SR 10.5. Junkyard

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (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) Separation. A *junkyard* shall not be constructed or newly located within:
 - a. One-half (½) mile of an existing *school, library, day care facility, extended care facility, healthcare facility* and/or *religious institution*; and
 - b. Three hundred (300) feet of an existing *dwelling unit*.
- (4) Security. The operations of a *junkyard* shall be totally enclosed by: (1) a security fence or wall at least eight (8) feet in height. Entrances and exits should be secured and locked during non-operating hours.
- (5) Perimeter Setback. Fifty (50) feet.
- (6) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.
- (7) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §200A-150 (Screen Classification).
- (8) Hours of Operation. 6:00 a.m. to 10:00 p.m.

§200A-267. Nonconforming Commercial and Industrial Uses/Structures within the former Open Use (OU) Zoning District

A. Maintenance, Improvement, Alteration, Expansion, Remodeling, Repair and Reconstruction. Commercial and industrial *uses/structures* legally established in the former Open Use zoning district and made *nonconforming* by the adoption of this Chapter and its associated *zoning map* shall be allowed to be maintained, improved, altered, expanded, remodeled, repaired and/or reconstructed in adherence with the

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dimensional requirements and *setbacks* of the current applicable district. *Uses/structures* established in the former Open Use zoning district by the issuance of a special use permit and made *nonconforming* by the adoption of this Chapter and its associated *zoning map* may be allowed to be expanded or reconstructed only with the amendment of the special use permit or issuance of a new special use permit unless the *use/structure* is allowed by right in the current applicable district. The procedures set forth in §200A-324 (Special Use Permits) shall govern the amendment or issuance of any special use permit.

The project site is located on 9.44 acres of land (PIN 9599203693) located on Orchard Rd just south of the intersection with Staton Rd. The project is located in a Residential 2 Rural (R2R) zoning district. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

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.

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EXHIBIT A

TRACT ONE: 02-02060

BEING all of that real property described in deed found in Deed Book 573, at Page 193, of the Henderson County Registry, with reference to same being made in aid of this description.

TRACT TWO: 02 02 066

BEING all of that real property described in deed found in Deed Book 719, at Page 801, of the Henderson County Registry, with reference to same being made in aid of this description.

TRACT THREE: 99 41075

BEING all of that real property described in deed found in Deed Book 573, at Page 257, of the Henderson County Registry, with reference to same being made in aid of this description.

TRACT FOUR: 02 02055

BEING all of that real property described in deed found in Deed Book 610, at Page 821, of the Henderson County Registry, with reference to same being made in aid of this description.

TRACT FIVE: 02 02053

BEING all of that real property described in deed found in Deed Book 543, at Page 711, of the Henderson County Registry, with reference to same being made in aid of this description.

Tracts One through Five above being all of that property conveyed to Charles Hugh Walker, Jr. and Charles Milo Walker by deed recorded in Deed Book 1125, Page 215, Henderson County Registry.

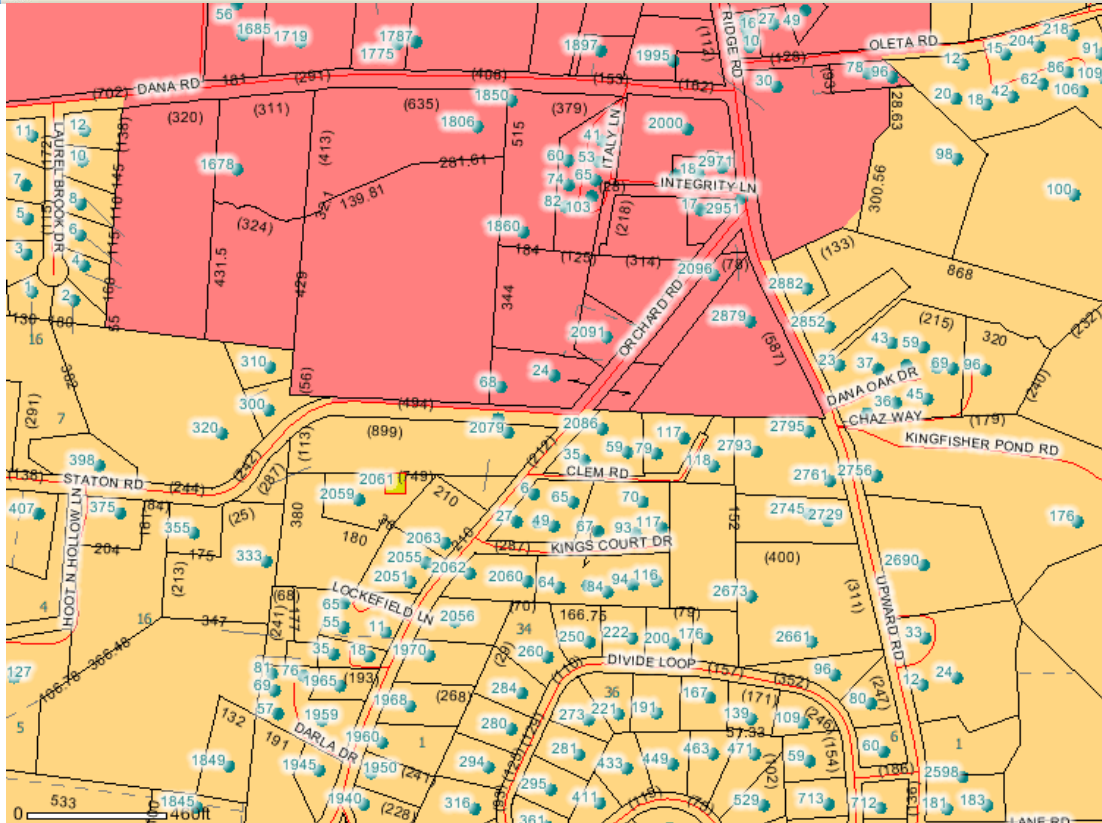
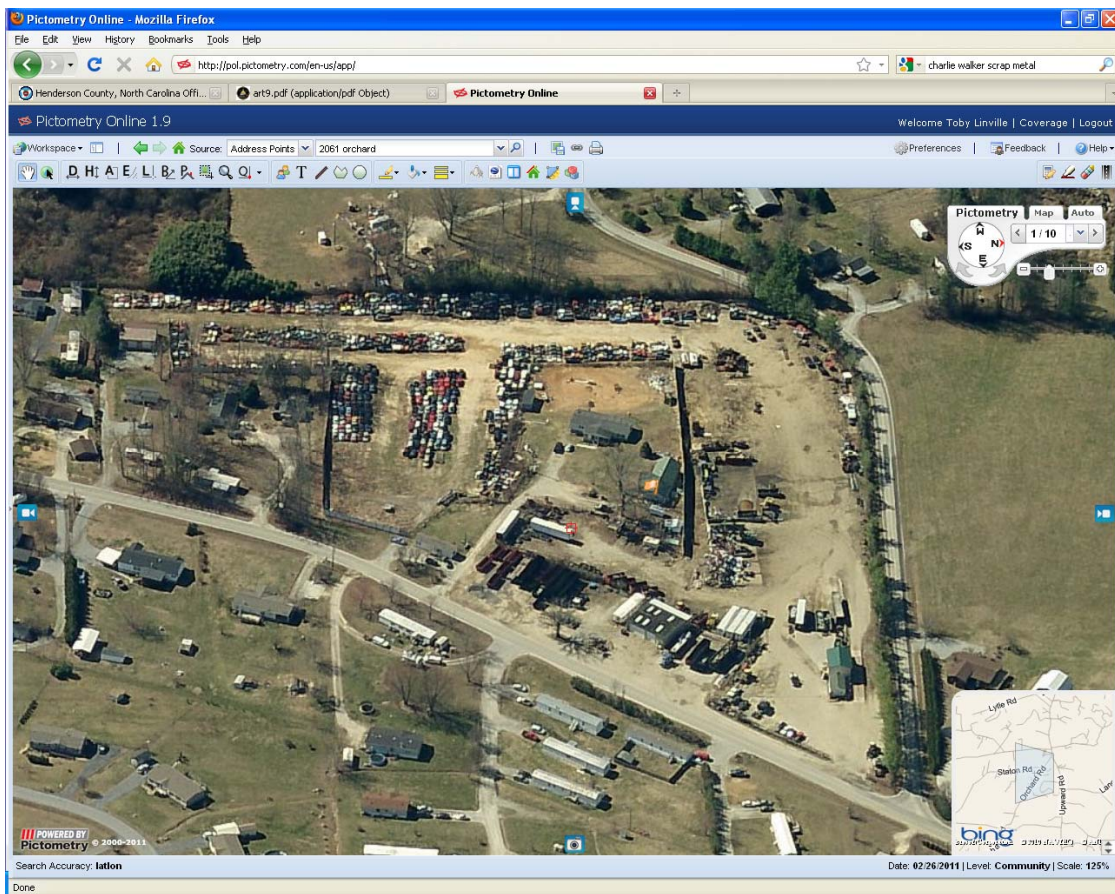
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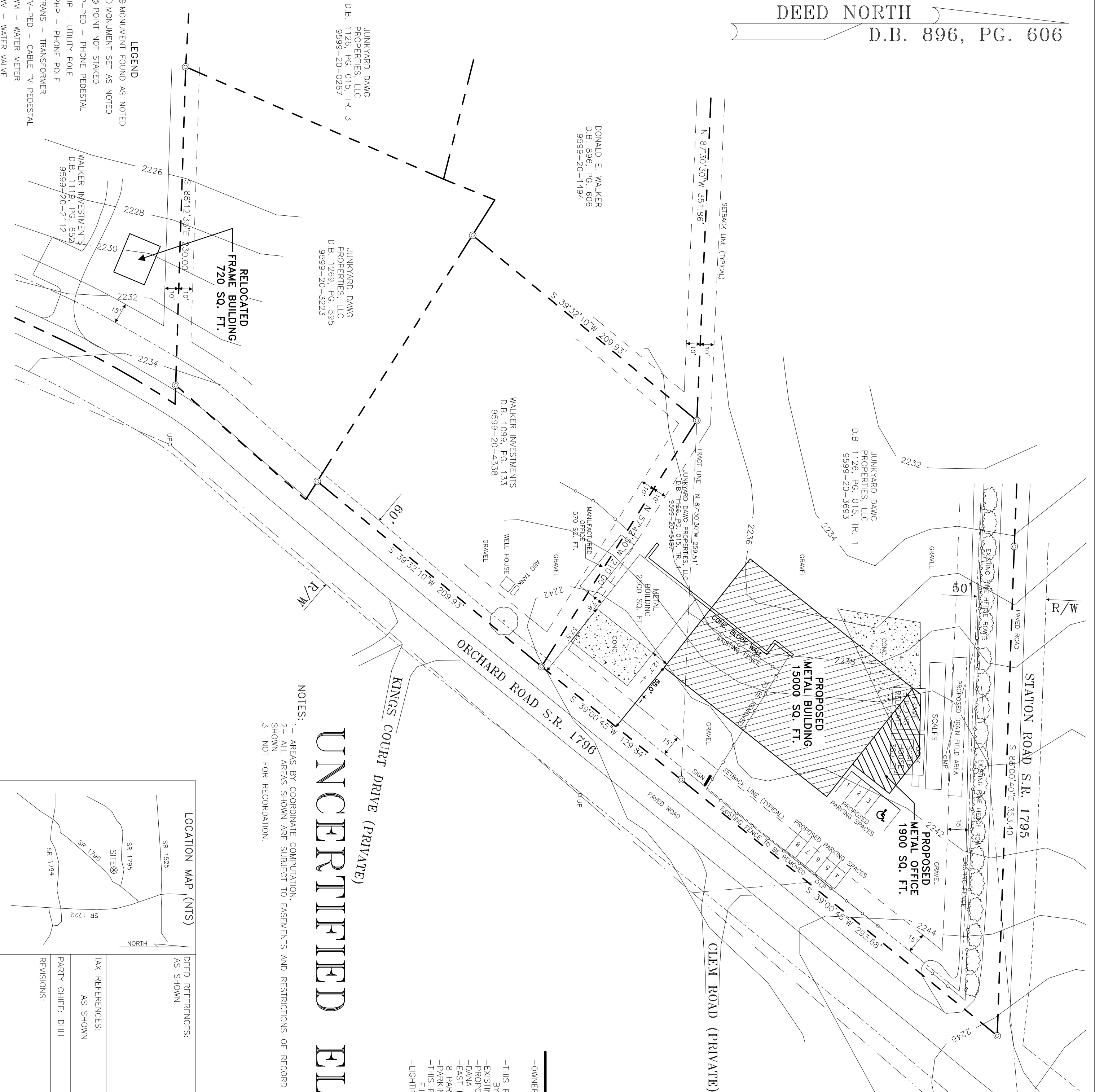
Parcel Information

PIN: 9599203693	Parcel Number: 0202060	Jurisdiction:	
Listed To:	JUNKYARD DAWG PROPERTIES LLC	Fire District:	DANA FIRE
Physical Address:	2079 ORCHARD RD	County Zoning:	R2R
Deed:	1126/015	Elementary School District:	DANA
Date Recorded:	01/21/2003	Middle School District:	FLAT ROCK MIDDLE
Mailing Address:	PO BOX 189	High School District:	EAST HIGH
Mailing City, State, Zip Code:	DANA, NC 28724	Soils:	Hayesville loam, 2 to 7 percent slopes
Property Description:	Lot # ORCHARD RD	Voting Precinct:	Blue Ridge South
Map Sheet:	9599.00	Commissioner District:	4
Neighborhood:	DANA	Revenue Stamps:	
Township:	Blue Ridge	Agricultural District:	
Assessed Acreage:	3.2600		
Building Value:	\$3,800.00		
Land Value:	\$46,600.00		
Total Value:	\$50,400.00		

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PLAT OF SITE PLAN
FOR
JUNKYARD DAWG
PROPERTIES, LLC
SHOWING PROPOSED
IMPROVEMENTS
BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

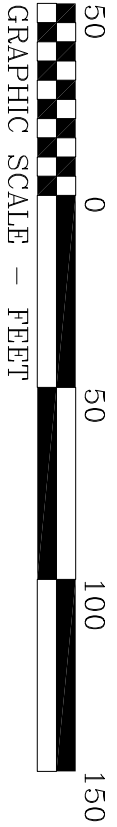
SCALE: 1" = 50'
MAY 26th, 2011

PROJECT DATA

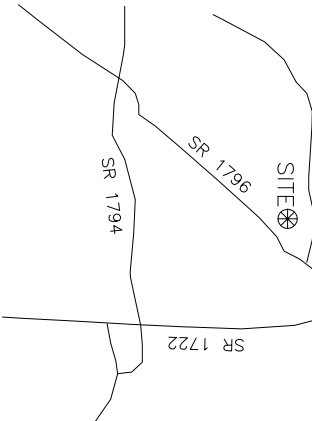
- OWNER: JUNKYARD DAWG PROPERTIES
P.O. BOX 189, DANA, NC 28724
(828)685-8831
- THIS PROPERTY AND ADJOINING PROPERTIES ARE WITHIN AN AREA ZONED R2R BY HENDERSON COUNTY.
- EXISTING BUILDING AREA: 4170 SQ. FT.
- PROPOSED BUILDING AREA: WARE HOUSE 15000 SQ. FT., OFFICE 1900 SQ. FT.
- DANA FIRE DISTRICT.
- EAST HIGH SCHOOL DISTRICT.
- 8 PARKING SPACES WITH 1 HANDICAP SPACE (VAN ACCESSIBLE).
- PARKING AREA WILL BE ON EXISTING GRAVEL SURFACE.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZZARD AREA PER F.I.R.M. 3700895900J.
- LIGHTING MITIGATION WILL BE USED ON EXTERIOR LIGHTING

- NOTES:
- 1- AREAS BY COORDINATE COMPUTATION.
 - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - 3- NOT FOR RECORDATION.

UNCERTIFIED ELECTRONIC COPY



- LEGEND
- ⊕ MONUMENT FOUND AS NOTED
 - MONUMENT SET AS NOTED
 - ⊙ POINT NOT STAKED
 - P-PED - PHONE PEDESTAL
 - UP - UTILITY POLE
 - PHP - PHONE POLE
 - TRANS - TRANSFORMER
 - TV-PED - CABLE TV PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE

<p>LOCATION MAP (NTS)</p> 		<p>DEED REFERENCES: AS SHOWN</p>	
<p>TAX REFERENCES: AS SHOWN</p>		<p>SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991 DAVID H. HILL N.C.P.L.S. L-3863 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409</p>	
<p>PARTY CHIEF: DHH</p>			
<p>REVISIONS:</p>			
<p>DATE: MAY 26th, 2011</p>		<p>CHECKED BY: DHH</p>	<p>DRAWING: 27052SP</p>
<p>DRAWN BY: DHH</p>		<p>FILE: 27052</p>	