

Henderson County

Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4535

MEMORANDUM

DATE: April 22, 2009
TO: Technical Review Committee
TRC MEETING DATE: May 5, 2009
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Renewal House Ministries
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 May 5, 2009.

Major Site Plan Review

Freeland Clinkscales, agent on behalf of the owner, Carolina First Band and applicant, Renewal House Ministries submitted the major site plan for this project. They wish to utilize the property for an Assisted Living Residence which requires major site plan review per S.R. 1.1 and a Special Use Permit.

SR 1.1. Assisted Living Residence

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access (in accordance with 10A NCAC 13F .0303).
- (4) Certification, Licensure and Permitting. *Certificate of Need* (in accordance with NCGS §131E-178) required (where required for the specific facility type by the state).
- (5) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, *Solid Waste*) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §200A-150 (Screen Classification).

The project site is located on approximately 4.29 acres of land (PIN: 9539290189) located along Brannon Rd. south of the intersection with Maple Swamp Ln. The project is located in Upper French Broad WS-IV PA water supply watershed but not in a floodplain (see Plan). The project is located in the Residential 2 Rural (R2-R) zoning district. Private water and private septic are proposed.

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.

**HENDERSON COUNTY
REVIEW AGENCY RESPONSE FORM**

I have reviewed the major site plan and offer the following comments:

(If necessary use back of form or additional sheets for comments)

Reviewed By

Agency

Date

Please Return to:

Toby Linville
mlinville@hendersoncountync.org
828-694-6627

Date: April 23, 2009

PIN: 9539290189

Parcel Number:
0800701

Owner Name:

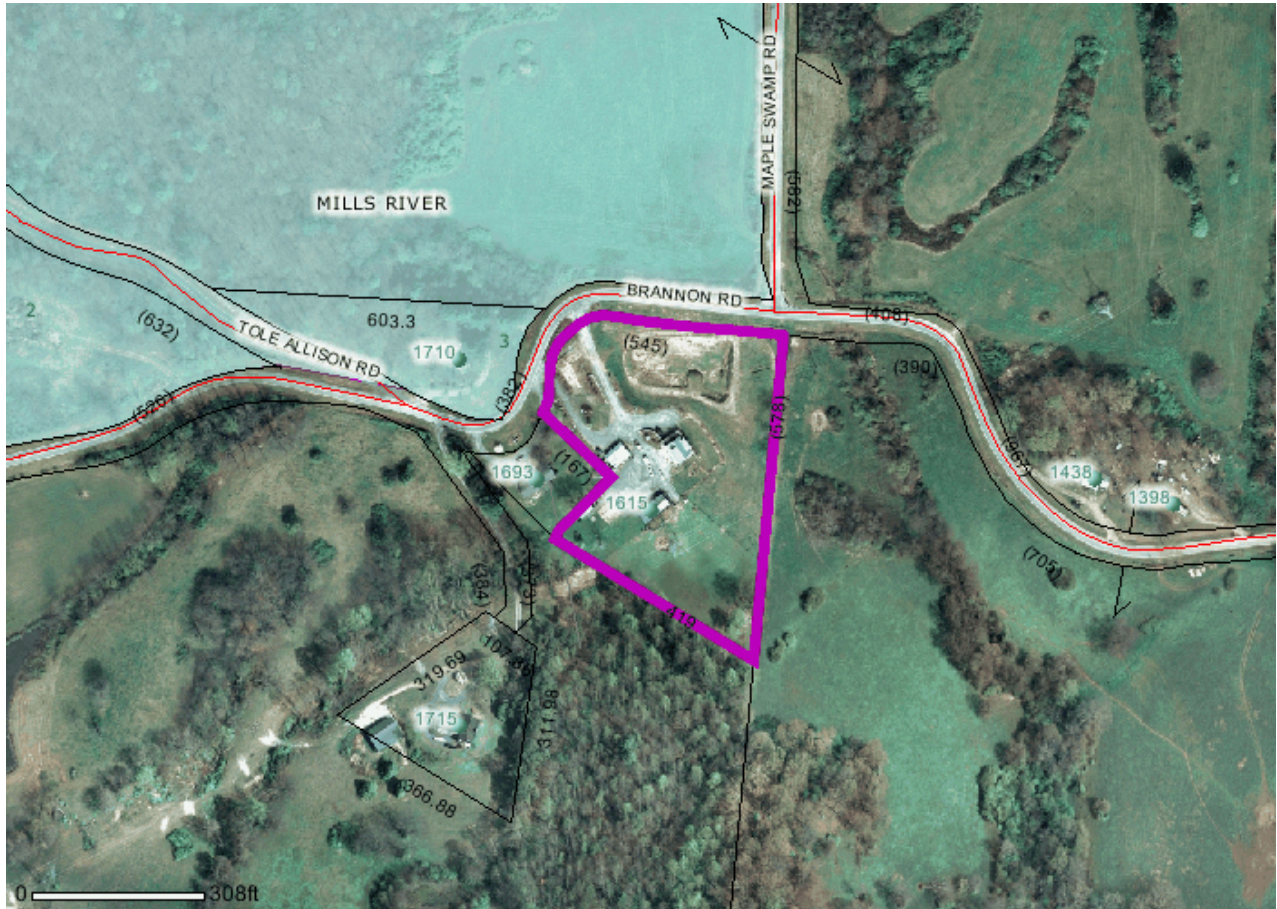
CAROLINA FIRST BANK

Mailing Address:

PO BOX 1029

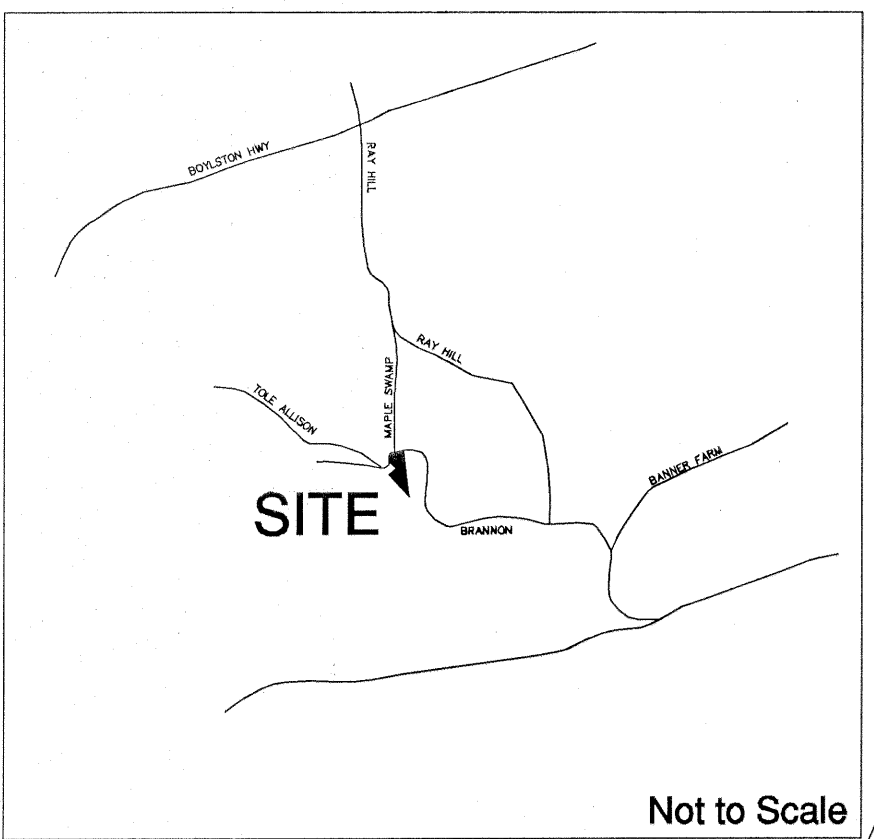
Situs Address:

1615 BRANNON RD



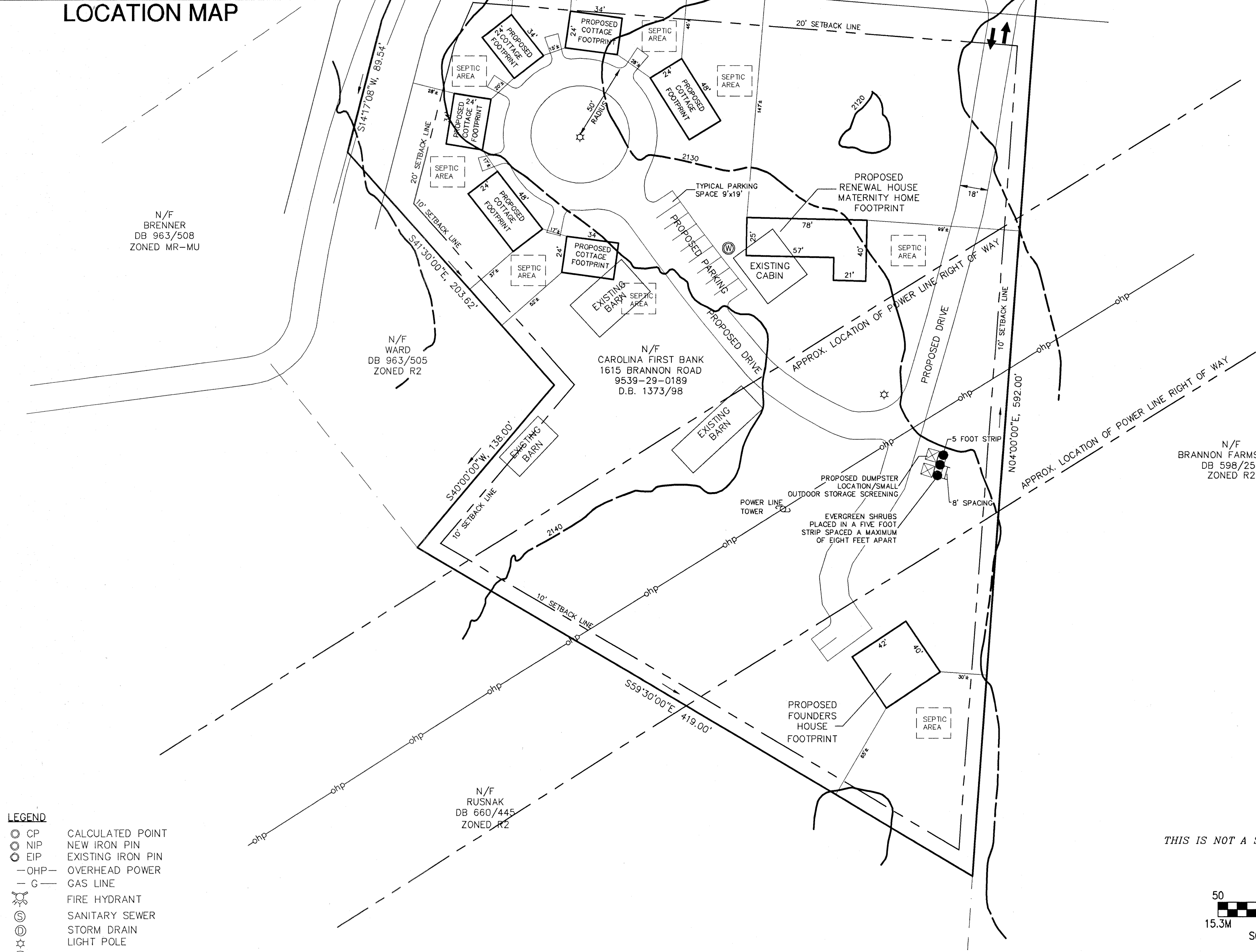
History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Residential 2 - Rural
Acreage:	4.0900
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	PA
	WS IV
	Upper French Broad River (Asheville)
OLD 1982 Flood Zones 03-01-1982:	No Flood Zone Found
	No Flood Zone Found
NEW 2008 Flood Zones 10-02-2008:	No Flood Hazard
NEW 2008 Floodway 10-02-2008:	No Floodway
NEW 2008 Flood Panel 10-02-2008:	9539
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	04 Etowah Horseshoe Fire 04 Etowah Horseshoe Fire

**PRELIMINARY SITE PLAN
FOR
RENEWAL HOUSE MINISTRIES
1615 BRANNON ROAD
ETOWAH TOWNSHIP, HENDERSON COUNTY
STATE OF NORTH CAROLINA**



N/F
BRANNON FARMS, INC.
DB 598/250
ZONED MR-MU

LOCATION MAP
Not to Scale



Owner: Carolina First Bank
PO Box 1029
Greenville, SC 29602
864-476-6400

Developer: Renewal House Ministries
PO Box 5170
Asheville, NC 28813
828-674-5291

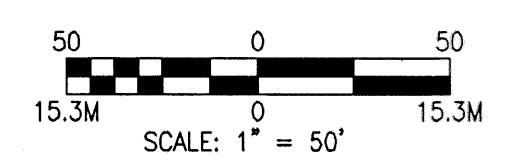
Designer: Freeland-Clinkscates
201 2nd Avenue East
Hendersonville, NC 28792
828-697-6539

Total Project Area: 4.29 Acres±
Road System: Private
Sewage System: Private
Water System: Private
Solid Waste Disposal: Private
Fire District: Etowah-Horseshoe

- NOTES:**
- PROPERTY ZONED RESIDENTIAL 2 - RURAL, R2-R
SETBACKS:
FRONT OR ROW - LOCAL, 15 FEET
COLLECTOR, 20 FEET
SIDE - 10 FEET
REAR - 10 FEET
 - EXISTING STRUCTURES WILL BE REMOVED
 - PROPERTY LOCATED IN UPPER FRENCH BROAD RIVER WS-IV PA. THE TOTAL IMPERVIOUS AREA IS 17% ±.
 - ELEVATIONS ARE TAKEN FROM HENDERSON COUNTY GIS
 - PROPOSED DRIVE TO BE NAMED IN ACCORDANCE WITH HENDERSON COUNTY PROPERTY ADDRESSING

- LEGEND**
- CP CALCULATED POINT
 - NIP NEW IRON PIN
 - EIP EXISTING IRON PIN
 - OHP- OVERHEAD POWER
 - G- GAS LINE
 - ⊙ FIRE HYDRANT
 - ⊙ SANITARY SEWER
 - ⊙ STORM DRAIN
 - ☆ LIGHT POLE
 - ⊙ WELL

THIS IS NOT A SURVEY BUT DRAWING BASED ON THE DEEDS FROM HENDERSON COUNTY COURT HOUSE



FREELAND - CLINKSCALES & ASSOCIATES, INC. ENGINEERS • LAND SURVEYORS 201 2nd AVE. EAST HENDERSONVILLE, N.C. 28739 (828) 697-6539 Fax (828)-697-4195 Eustis, FL 32726 (352) 357-0415	REF. PLAT BOOK REF. DEED BOOK TAX MAP PARTY CHIEF DRAWN DATE DWG. NO.	** 1373/98 9539-29-0189 JDA JDA APRIL 21, 2009 H29046
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