

Henderson County Code Enforcement Services

100N King St Hendersonville, North Carolina 28792
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MEMORANDUM

DATE: March 18, 2010
TO: Technical Review Committee
TRC MEETING DATE: March 2, 2010
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Fleet Cairnes Jr./William Lapsley
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 January 5, 2010.

Major Site Plan Review

William Lapsley & Associates Agent, on behalf of the owner, Fleet Cairnes Jr. submitted the major site plan for this project. They wish to utilize the property for Retail Sales and Service which requires major site plan review per S.R. 7.14.

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 §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.

The project site is located on approximately .41 acres of land (PIN: 9660248243) located at 3266 Asheville Hwy. The project is located in the Community Commercial (CC) zoning district. Public water and sewer are proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met. **The Zoning Administrator will grant a reduction in the front yard setback from 45' to 25' from the right-of-way of Asheville Hwy to match the average front yard setbacks of adjoining properties. (200A-268)**

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.

Date: January 26, 2010
Owner Name:
Mailing Address:
Situs Address:

PIN: 9660248243
CAIRNES, FLEET JACKSON JR
PO BOX 186
3266 ASHEVILLE HWY

Parcel Number: 1011442



History:

No History Found

No Permit Found

Date:

No Date Found

NEW Zoning Districts:

Community Commercial

Acreage:

0.4100

Municipality Boundaries:

No City Found

No Ordinance Found

Water Supply Watersheds:

No Watershed Found

Floodplain 1982:

No Flood Zone Found

PRELIMINARY 2007 Flood Zone:

No Preliminary Flood Zone Found

PRELIMINARY 2007 Floodway:

No Preliminary Floodway Found

Protected Ridges:

No

City of Hendersonville Annexation Resolution:

No

Fire Tax Districts:

07 Mountain Home Fire

