



# Henderson County, North Carolina Code Enforcement Services

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## MEMORANDUM

**DATE:** April 13, 2011  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** May 3, 2011  
**REGARDING:** Sexton Produce Stand  
**NAME OF APPLICANT:** James Sexton  
**DEPARTMENT:** Code Enforcement Services  
**STAFF CONTACT:** Toby Linville  
**ATTACHMENTS:** Site Plans

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Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on May 3, 2011.

### **Major Site Plan Review**

William Bradley submitted the major site plan for this project for the applicant, James Sexton. They wish to utilize the property for a Produce Stand which requires major site plan review per S.R. 7.13.

### **SR 7.13. Produce Stand**

- (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 3.77 acres of land (PIN 9556151259) located on Crab Creek Rd just east of Valley Hill Station #2. 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.

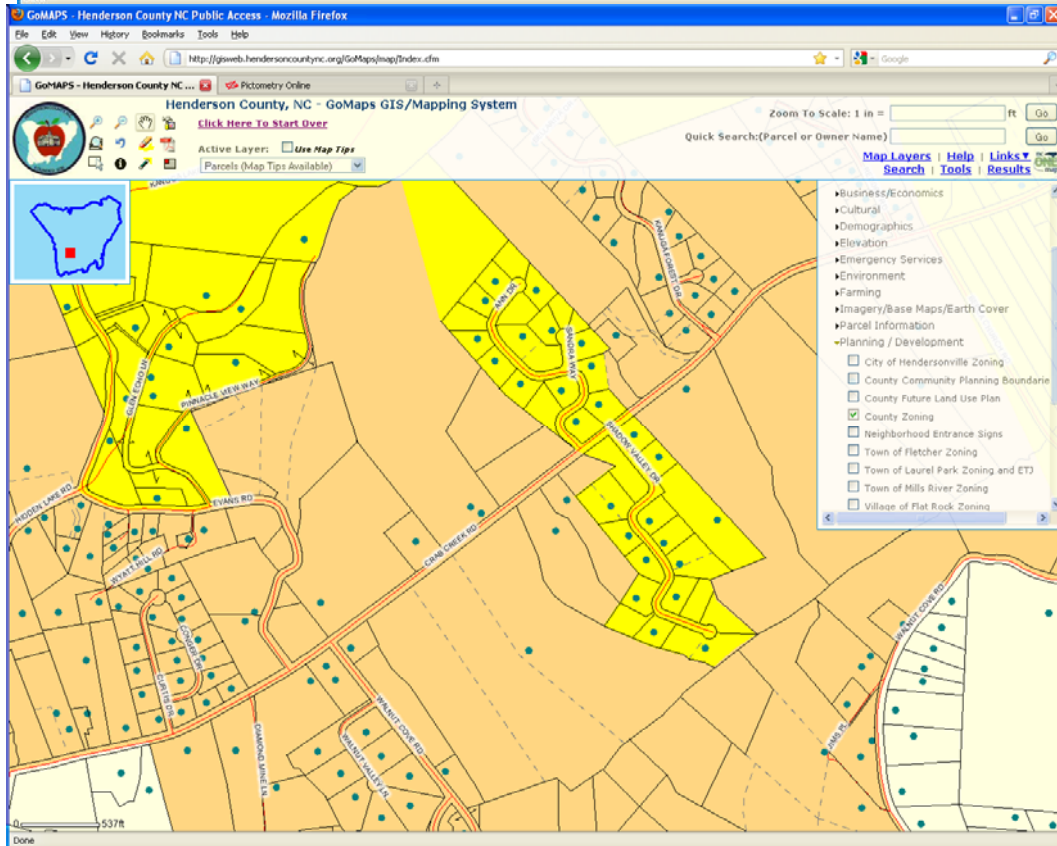
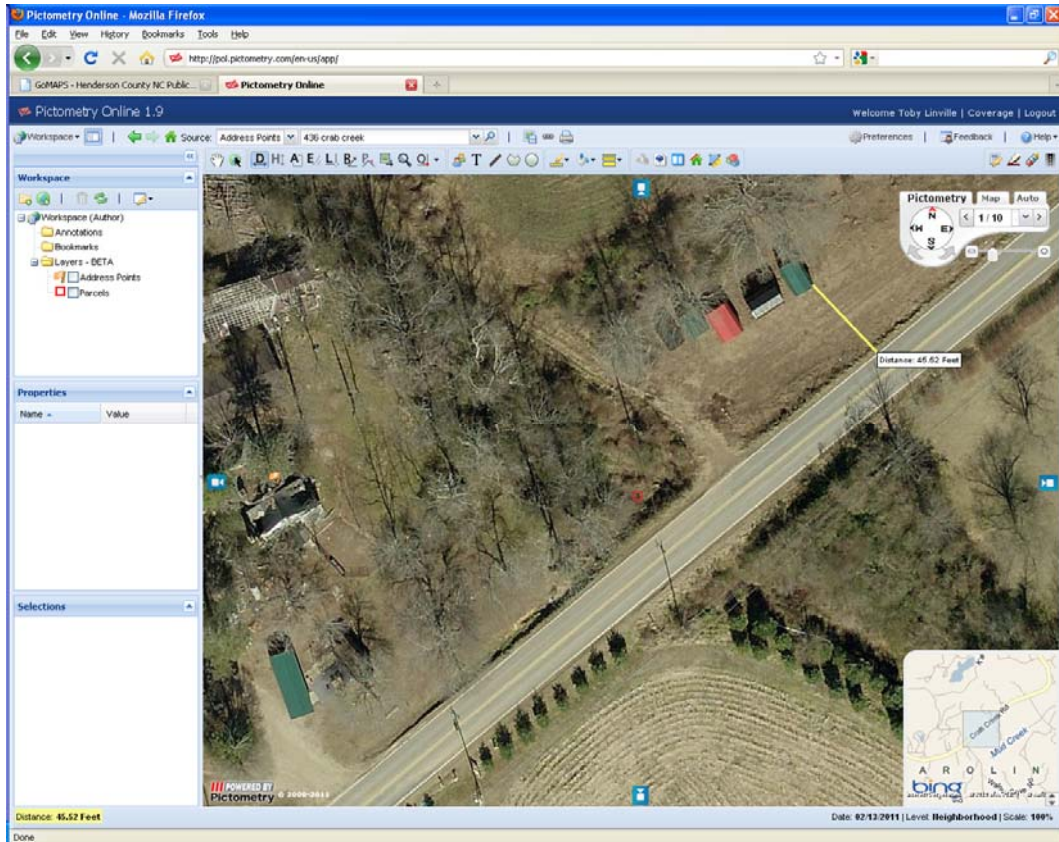
If you would like to submit your changes early please use the comment sheet provided and sending it back via email to [tlinville@hendersoncountync.org](mailto:tlinville@hendersoncountync.org).

Toby Linville  
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[www.hendersoncountync.org](http://www.hendersoncountync.org)  
828-694-6627







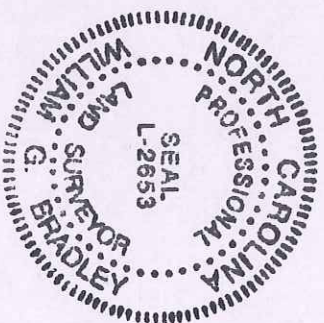


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 828-694-6627



I, WILLIAM G. BRADLEY PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION RECORDED IN DEED BOOK 1354 PAGE 660 OR OTHER REFERENCE SOURCE SLIDE 2234 AND THAT THE BOUNDARIES NOT SURVEYED ARE ARE DRAWN FROM INFORMATION SLIDE 2234 THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA ( 21 NCAC 56. 1600 ).

*William G. Bradley*  
PROFESSIONAL LAND SURVEYOR



SLIDE 2234  
DEED NORTH

68' RW AS  
BY DUKE POW  
NO RECORDED  
FOUND

IP  
N S

### LAYOUT OF SEXTON'S PRODUCE STAND

CRAB CREEK TWSR. HENDERSON CO., NC.

PLAT FOR: CHARLES EDWIN SEXTON  
436 CRAB CREEK RD. HENDERSONVILLE, NC.  
PHONE: (828)692-9854

PLAT DRAWN BY: WILLIAM G. BRADLEY  
PLS 2653  
15 GLADE RD.  
MILLS RIVER, NC. 28759  
PHONE: (828) 891-7724

DEED REF: SLIDE 2234  
MARCH 12, 2011 (M.D.)

SCALE 1" = 60'



NOTE: ALL BEARINGS, DISTANCES AND CALCULATIONS WERE TAKEN FROM SLIDE 2234

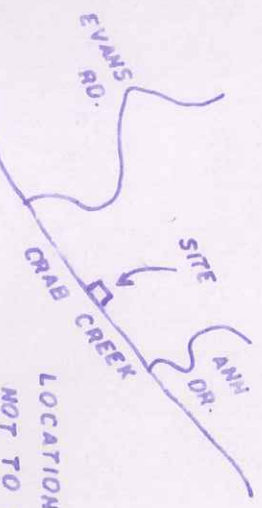
#### LEGEND

- IP IRON PIN
- ⊕ CENTER LINE
- P.P. POWER POLE

NOTE: ZONING R2R

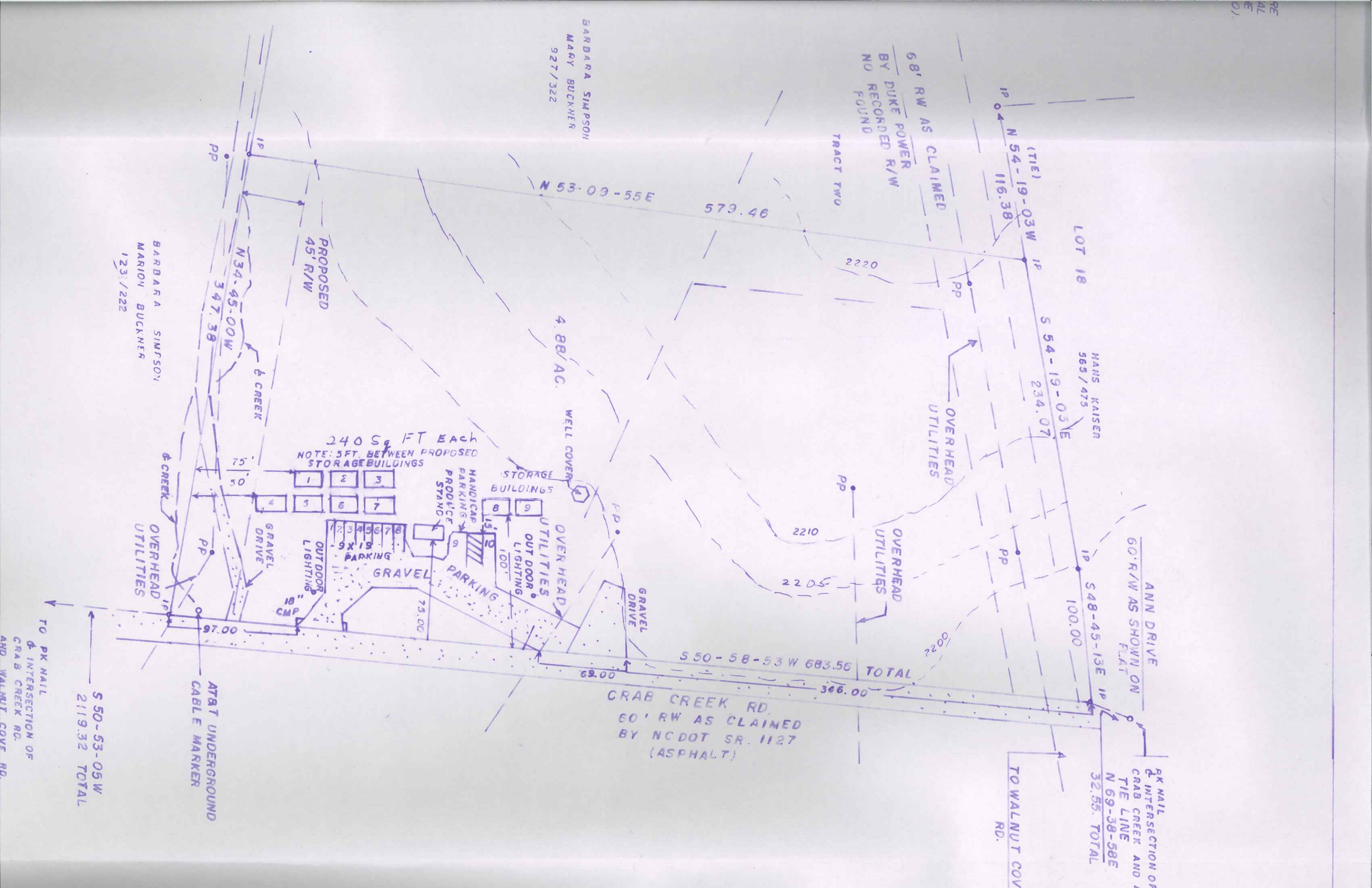
JOB NO. 2011/10

BARBARA SIMPSON  
MARY BUCKNER  
927/322



LOCATION MAP  
NOT TO SCALE





BARBARA SIMPSON  
MARY BUCKNER  
927/322

BARBARA SIMPSON  
MARION BUCKNER  
123/222

68' RW AS CLAIMED  
BY DUKE POWER  
NO RECORDED R/W  
FOUND

LOT 18  
HANS KAISER  
565/475

ANN DRIVE  
60' R/W AS SHOWN ON  
FLAT

PK MAIL  
INTERSECTION OF  
CRAB CREEK AND  
TIE LINE  
N 69-38-58E  
32.55 TOTAL

CRAB CREEK RD.  
60' RW AS CLAIMED  
BY NCDOT SR. 1127  
(ASPHALT)

N 53-09-55E  
579.46

(TIE)  
N 54-19-03W  
116.38

S 54-19-03E  
234.07

S 48-45-13E  
100.00

S 50-58-53W 683.56 TOTAL  
346.00

N 34-45-00W  
347.38

240 SQ. FT EACH  
NOTE: 5 FT. BETWEEN PROPOSED  
STORAGE BUILDINGS

6 CREEK

4.88/AC.

WELL COVER

STORAGE BUILDINGS

HANDICAP PARKING  
PRODUCE STAND

9X19  
PARKING

GRAVEL PARKING

OUT DOOR LIGHTING

GRAVEL DRIVE

OUT DOOR LIGHTING

OVERHEAD UTILITIES

OVERHEAD UTILITIES

OVERHEAD UTILITIES

OVERHEAD UTILITIES

GRAVEL DRIVE

AT&T UNDERGROUND  
CABLE MARKER

S 50-53-05W  
2119.32 TOTAL

TO PK MAIL

INTERSECTION OF  
CRAB CREEK RD.  
AND WALNUT COVE RD.