



## Henderson County, North Carolina Code Enforcement Services

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### MEMORANDUM

**DATE:** December 22, 2010  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** January 4, 2010  
**REGARDING:** Driftwood Marine  
**NAME OF APPLICANT:** Jeff Marks  
**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 January 4, 2010.

#### **Major Site Plan Review**

David Huntley submitted the major site plan for this project for the owner, Jeff Marks. They wish to utilize the property for Automobile Equipment and Service and Outdoor Display Area which requires major site plan review per S.R. 6.2 and 3.10.

#### **SR 6.2. Automobile and Equipment Service (Including all car service related uses with bays)**

- (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. An *automobile and equipment service* shall not be constructed or newly located within 50 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*), *school*, *library*, *day care facility*, *healthcare facility*, *park*, and/or *religious institution*.
- (4) Operations. Auto inspection stations and tire recapping shall be permitted as *accessory uses* provided each is conducted within an enclosed *structure* and that neither is the principal business.

#### **SR 3.10. Outdoor Sale Display Areas**

- (1) Display Area Restrictions. Display areas shall not:
  - a. Be located in the *sight visibility triangle*;
  - b. Be located on sidewalks or parking areas; and
  - c. Exceed 25 feet in height

The project site is located on 1.04 acres of land (PIN 9690299029) located at 3400 Chimney Rock Rd. just east of the intersection with Gilliam Rd. The project is located in a Local Commercial 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  
Director, Code Enforcement Services  
100 N King St.  
Hendersonville, North Carolina 28792  
[tlinville@hendersoncountync.org](mailto:tlinville@hendersoncountync.org)  
[www.hendersoncountync.org](http://www.hendersoncountync.org)  
828-694-6627



Date: December 10, 2010

Owner Name:

Mailing Address:

Situs Address:

PIN: 9690299029

DRIFTWOOD MARINE LLC

3769 CHIMNEY ROCK RD

3400 CHIMNEY ROCK RD

Parcel Number: 0201237



History:

No History Found

Permit:

No Permit Found

Date:

No Date Found

NEW Zoning Districts:

Local Commercial

Acreage:

1.0400

Municipality Boundaries:

No City Found

Water Supply Watersheds:

No Watershed Found

OLD 1982 Flood Zones 03-01-1982:

Buffer  
3701250105B

NEW 2008 Flood Zones 10-02-2008:

Zone X, Not Shaded (Areas outside of the floodplain)

NEW 2008 Flood Panel 10-02-2008:

9690

Protected Ridges:

No

City of Hendersonville Annexation Resolution: No

Fire Tax Districts:

03 Edneyville Fire

Toby Linville

Director, Code Enforcement Services

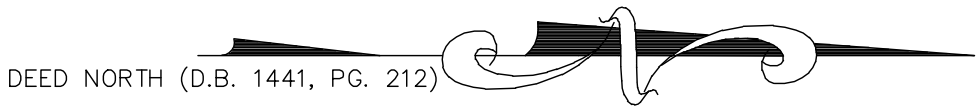
100 N King St.

Hendersonville, North Carolina 28792

[tlinville@hendersoncountync.org](mailto:tlinville@hendersoncountync.org)

[www.hendersoncountync.org](http://www.hendersoncountync.org)

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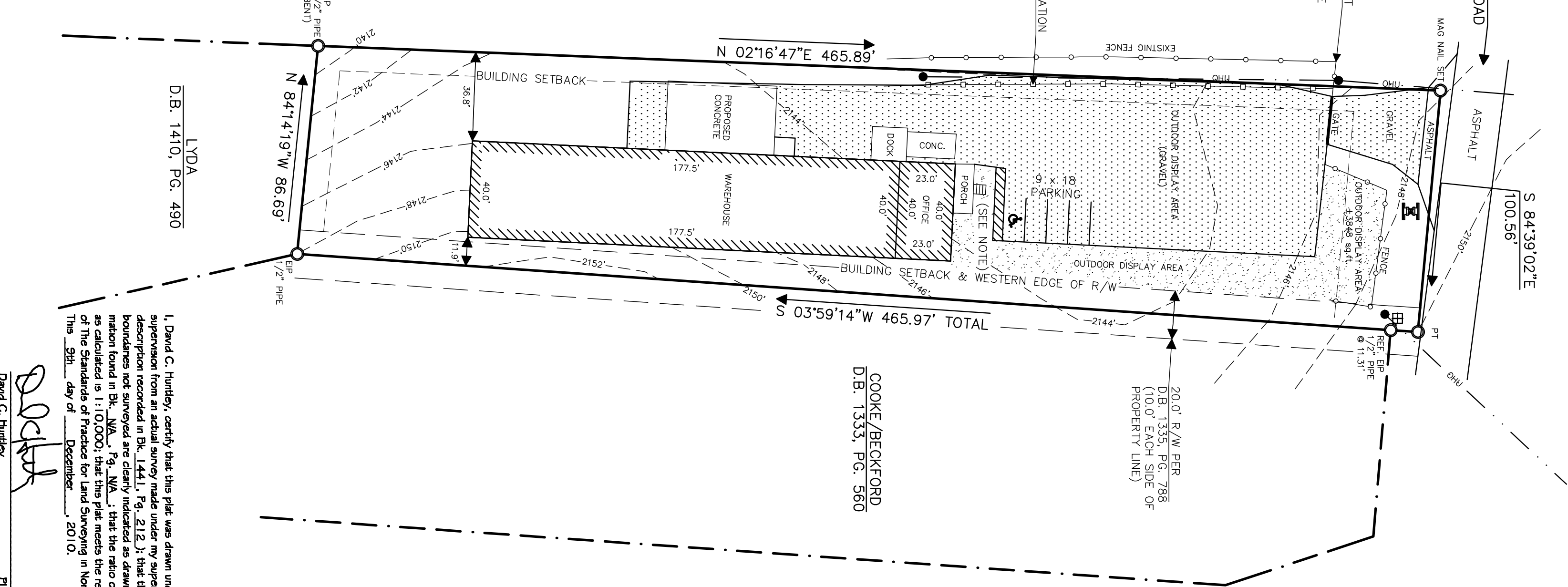
- LEGEND**
- EP EXISTING IRON PIN
  - NIP NEW IRON PIN
  - PT UNMARKED POINT
  - CONC. MON. CONCRETE MONUMENT
  - POWER POLE
  - LP LIGHT POLE
  - L CENTER LINE
  - &/W RIGHT OF WAY
  - CONC. CONCRETE
  - REF. REFERENCE
  - OHU OVERHEAD UTILITIES
  - 田 UTILITY BOX
  - ⚡ FIRE HYDRANT

WATER = PRIVATE WELL  
SEWER = SEPTIC SYSTEM

NOTE: THERE IS A RIGHT OF WAY EASEMENT TO SOUTHERN BELL PER D.B. 759, PG. 347

TOPOGRAPHIC INFORMATION IS TAKEN FROM NCDOT LIDAR MAPS AND ELEVATIONS ARE ASSUMED

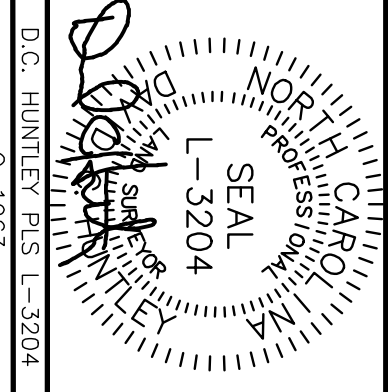
LOCAL COMMERCIAL ZONING  
BUILDING SETBACKS:  
FRONT = 35' FROM FRONT OR R/W  
SIDES & REAR = 10' FROM PROPERTY LINES



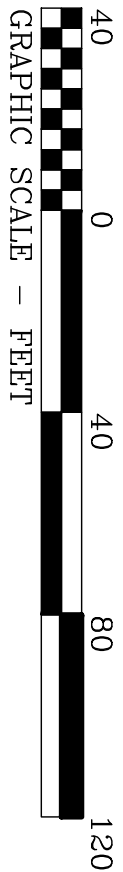
I, David C. Huntley, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Bk. 1441, Pg. 212.) that the boundaries not surveyed are clearly indicated as drawn from information found in Bk. 1441, Pg. 212; that the ratio of precision as calculated is 1:10,000; that this plat meets the requirements of the Standards of Practice for Land Surveying in North Carolina. This 9th day of December, 2010.

David C. Huntley

PLS L-3204



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| NOT FOR RECORDATION  |  |
| STATE OF NORTH CAROLINA<br>HENDERSON COUNTY<br>BLUE RIDGE TOWNSHIP | DAVID C. HUNTLEY<br>& ASSOCIATES, INC.<br>675 MAPLE STREET<br>HENDERSONVILLE, NC 28792<br>(828) 693-8077 |
| D.B. 1441, PG. 212<br>SURVEY FOR<br>DRIFTWOOD MARINE, LLC          | SURVEY DCH<br>DRAWN KMC<br>SCALE 1" = 40 FT.<br>DATE: 12/06/10<br>DWG. NO. H-6345                        |

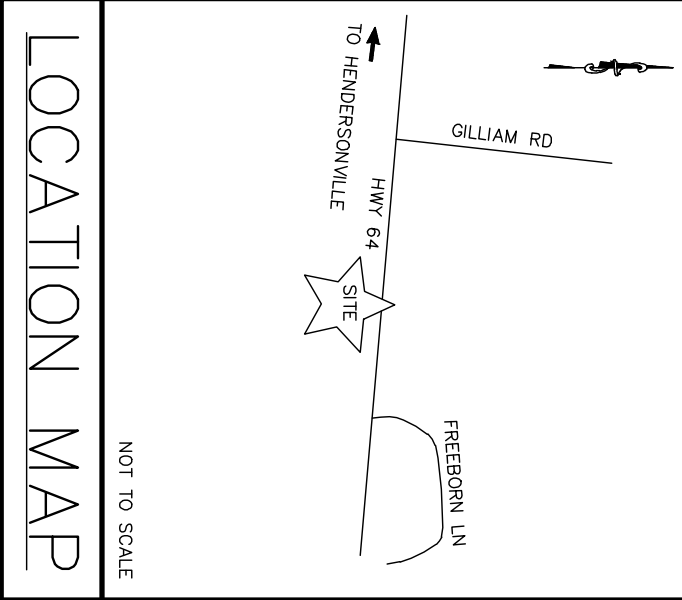


OWNER: DRIFTWOOD MARINE, LLC  
3769 CHIMNEY ROCK ROAD  
HENDERSONVILLE, NC 28792  
828-685-1313

TAX MAP #9690-29-9029

DEED REF:  
D.B. 1441, PG. 212

TOTAL AREA  
1.00 ACRE



LOCATION MAP