



## Henderson County, North Carolina Code Enforcement Services

### MEMORANDUM

**DATE:** December 22, 2010  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** January 4, 2010  
**REGARDING:** Thomas Redmond Mowing  
**NAME OF APPLICANT:** Thomas Redmond  
**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 4, 2010.

#### Major Site Plan Review

David Hill submitted the major site plan for this project for the applicant, Thomas Redmond. He wishes to utilize the property for Outdoor Storage of Equipment which requires major site plan review per 2.9.

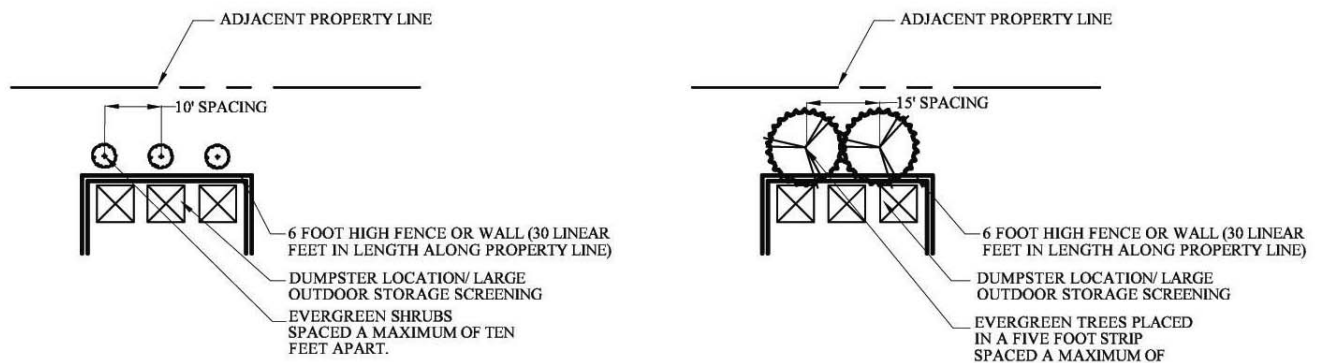
#### SR 2.9. Outdoor Storage greater than 5,000 square feet

- (1) Locational Requirements. Storage areas shall not be placed in a *front yard*.
- (2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §200A-150 (Screen Classification).

C. Screen Class Three (3). A fence or wall constructed with a minimum height of six (6) feet, that is at least 75 percent *opaque*, where all spaces are evenly distributed, and with the finished side of the fence facing the adjacent property or *road*. Fences longer than 20 linear feet shall be landscaped with: a row of *shrubs* spaced a maximum of ten (10) feet apart, or a row of *evergreen trees* planted no more than 15 feet apart (see Figure 5D).

**Figure 5D. Screen Class Three (3)**

Not to Scale



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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

The project site is located on 3.10 acres of land (PIN 9575218714) located at 2185 Old US 25 Hwy. just north of Green River Rd. The project is located in a Residential-2-Rural 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).

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Parcel Number: 9959301

Owner Name:

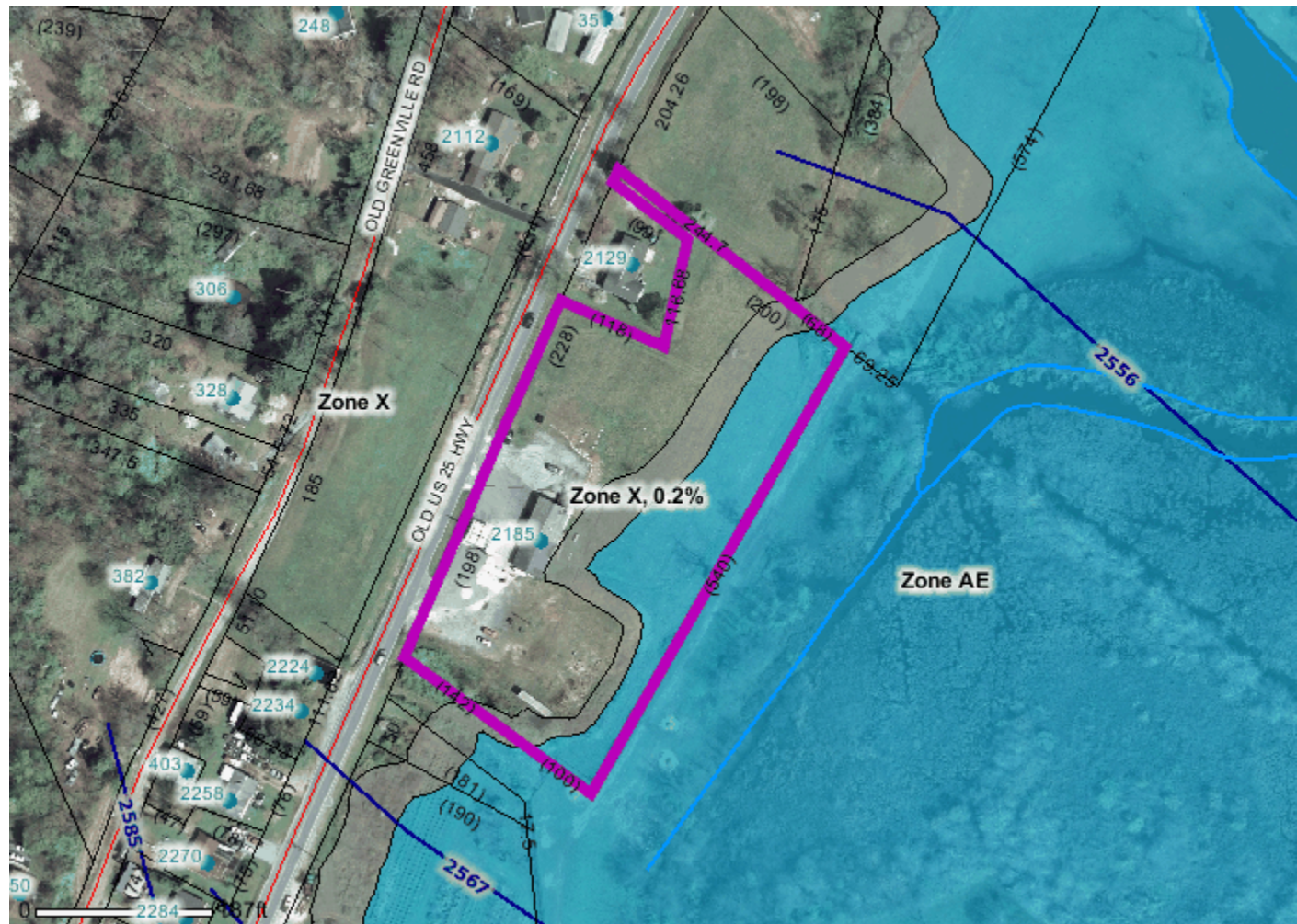
HOMETRUST BANK

Mailing Address:

PO BOX 10

Situs Address:

2185 OLD US 25 HWY



History: No History Found

Permit: No Permit Found

Date: No Date Found

NEW Zoning Districts: Residential 2 - Rural

Acreage: 3.1000

Municipality Boundaries: No City Found

Water Supply Watersheds: No Watershed Found

NEW 2008 Flood Zones 10-02-2008: Zone X, Not Shaded (Areas outside of the floodplain) Zone X, Shaded, 0.2 pct (500 year floodplain) Zone AE, 1 pct (100 year floodplain)

Fire Tax Districts: 06 Green River Fire

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Workspace

- Workspace (Author)
  - Annotations
  - Bookmarks
  - Layers - BETA
    - ☐ Address Points
    - ☒ Parcels

Properties

Name	Value
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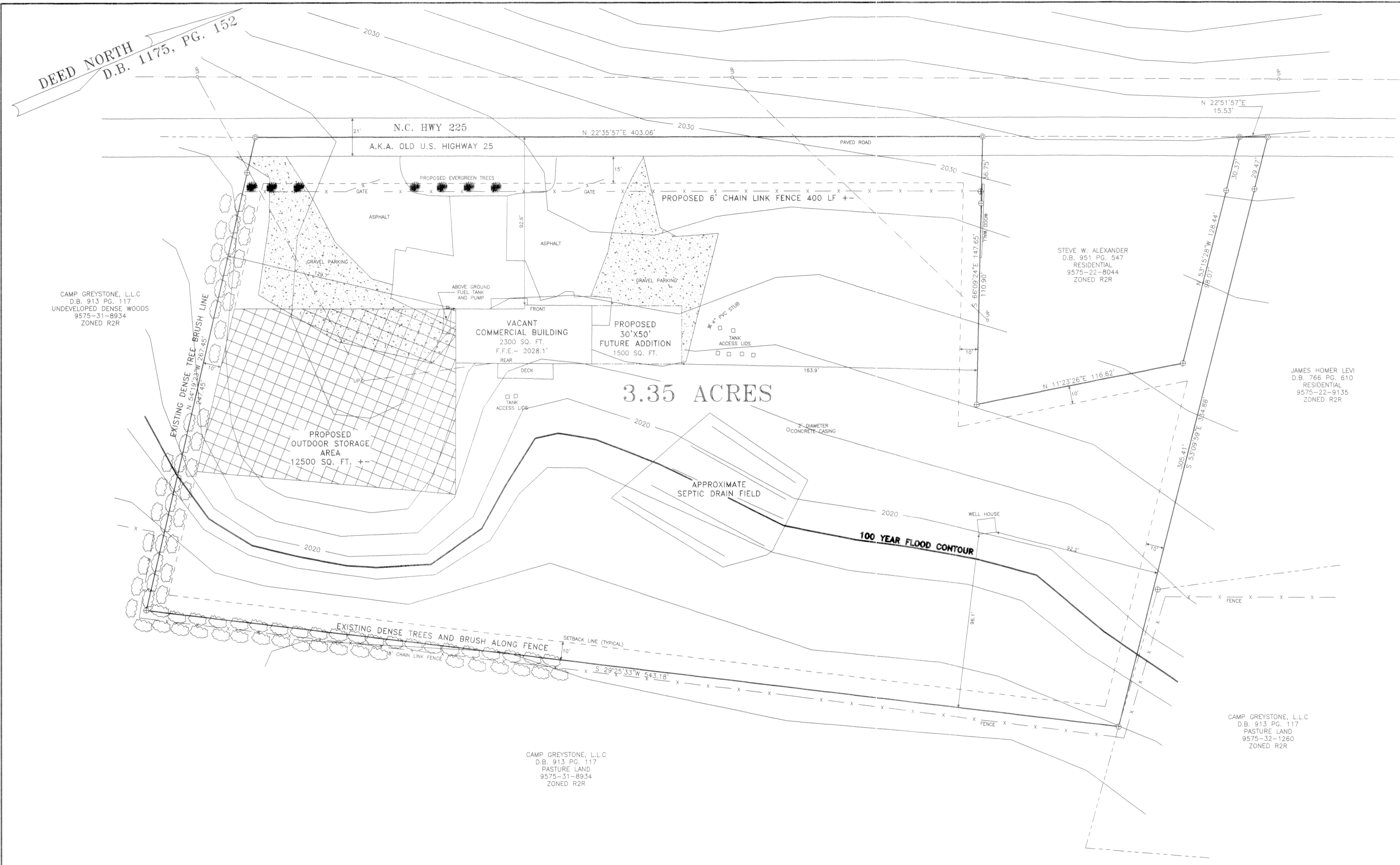
Selections



PLAT OF MAJOR SITE PLAN  
FOR  
THOMAS REDMOND MOWING  
FOR OUTDOOR STORAGE AREA  
BEING THE PROPERTY DESCRIBED IN  
DEED BOOK 1441, PAGE 240

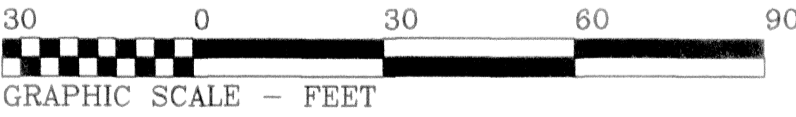
GREEN RIVER TOWNSHIP  
HENDERSON COUNTY  
NORTH CAROLINA

SCALE: 1" = 30'  
DECEMBER 21st, 2010



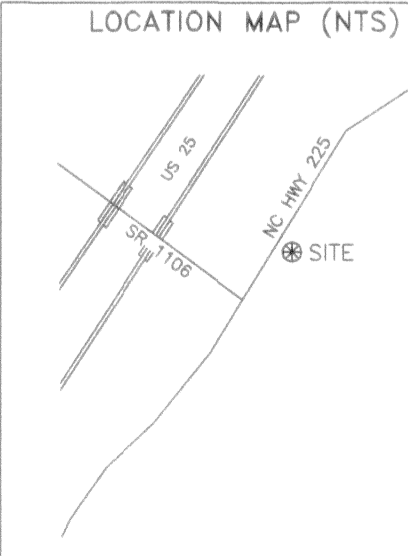
**PROJECT DATA**  
-GREEN RIVER FIRE DISTRICT  
-ZONED R2R  
-PARCEL ROAD FRONTAGE: 413'  
-NO NEW LOTS, ROADS, BRIDGES, SIDEWALKS OR GRADING PROPOSED  
**SCREEN AREA**  
-PLANT SCREEN AREA: 65' X 5'  
-EVERGREEN TREES ON 15' SPACING  
-PROPOSED TREE SPECIES: LEYLAND CYPRESS  
-EXISTING TREES ALONG LINES APPROXIMATELY 20' IN HEIGHT

**OWNER INFORMATION**  
THOMAS REDMOND MOWING  
648 CREST ROAD  
FLAT ROCK, NC 28731  
(828)693-5399

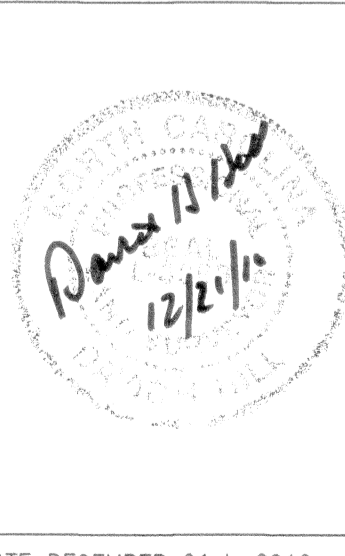


**NOTES:**  
1- AREAS BY COORDINATE COMPUTATION.  
2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.  
3- NOT FOR RECORDATION.

**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



**DEED REFERENCES:**  
D.B. 1441, PG. 240  
**TAX REFERENCES:**  
9575-21-8714  
**PARTY CHIEF:** DHH  
**REVISIONS:**



**SURVEY BY**  
**HILL AND ASSOCIATES**  
**SURVEYORS, P.A.**  
LICENSE NUMBER: C-1991  
DAVID H. HILL  
N.C.P.L.S. 3863  
403 WEST BLUE RIDGE ROAD  
EAST FLAT ROCK, NORTH CAROLINA 28726  
(828) 693-1409  
**CHECKED BY:** DHH  
**DRAWING:** 2010064  
**DATE:** DECEMBER 21st, 2010  
**DRAWN BY:** DHH  
**FILE:** 2010064