

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: July 1, 2014**

**SUBJECT: Major Site Plan Review for All About Awnings**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review**

**SUGGESTED MOTION: I move that the TRC approve the major site plan for All About Awnings**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** All About Awnings
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9588340026
- 1.4. **Size:** 1.27 acres +/-
- 1.5. **Location:** Lot #3 on Reeds Way off McMurray Rd
- 1.6. **Supplemental Requirements:**

#### **SR 10.8. Manufacturing and Production Operations**

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (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) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

**Map A: Pictometry/Aerial Photography**





## 2. Current Conditions

**Current Use:** This parcel is currently vacant.

**Adjacent Area Uses:** The surrounding properties consist of residential, agricultural, and industrial uses.

**Zoning:** The surrounding property to the north, south, east and west is zoned Industrial (I).

**Map B: Current Zoning**



3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.
4. **Water and Sewer** This property is served by public water and sewer.  
**Public Water:** City of Hendersonville  
**Public Sewer:** City of Hendersonville

**Map C: CCP Future Land Use Map**



5. **Comprehensive Plan**

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Industrial Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

**Industrial:** Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.

*Examples include, but are not limited to, the following:* Quarries, oil and gas drilling/processing facilities, sand dredging operations; factories, plastic molding facilities, furniture manufacturing facilities, asphalt plants; commercial stockyards, warehouses, handling or storage facilities, freight

storage facilities; recycling centers, public or private landfills, waste transfer stations; kennels; sawmill and kiln facilities, lumber yards, mulching operations; waste or potable water cleansing/processing facilities; hazardous chemicals processing; power generation facilities; automotive or engine repair establishments, welding shops, tire repair and mounting establishments; trucking terminals, commercial vehicle/contractor equipment parking facilities, service vehicle and equipment staging areas.

**6. Staff Recommendations**

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan and recommend approval to the Zoning Board of Adjustment because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs of current location and future project**



















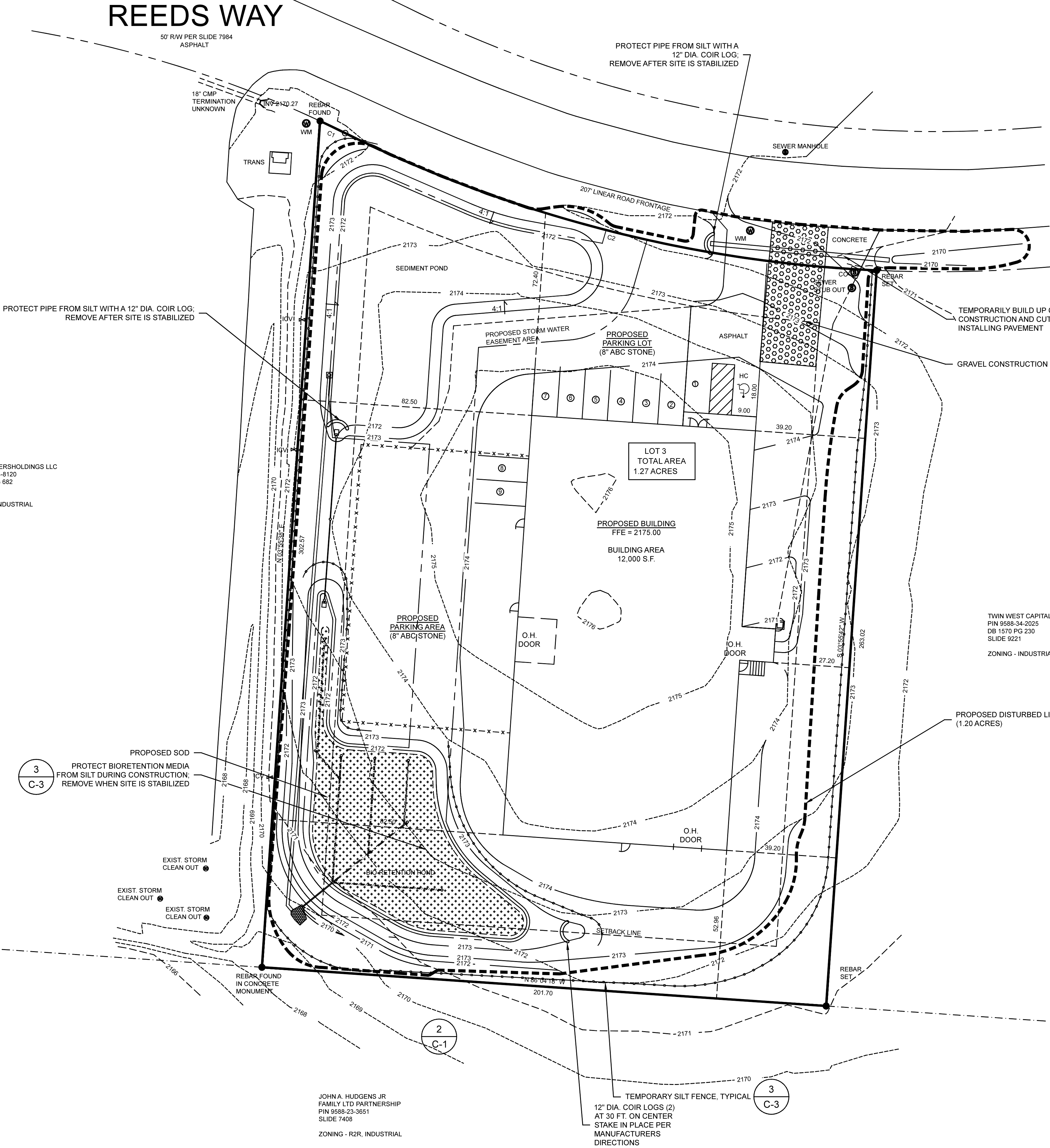
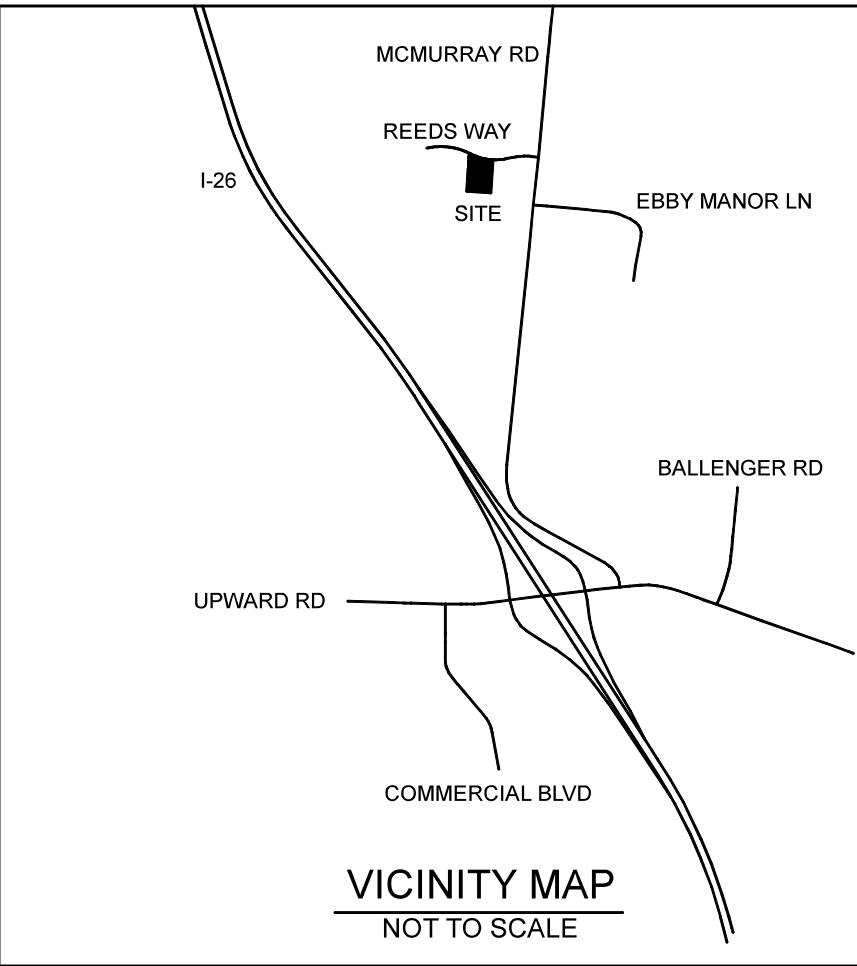
Boundary Line Curve and Line Tables				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	407.82	9.95	9.95	S 64°19'24" E
C2	475.00	197.19	195.78	S 75°31'02" E

LEGEND

DB . DEED BOOK  
PG . PAGE  
WV . WATER VALVE  
FH . FIRE HYDRANT  
WM . WATER METER  
SMH . SANITARY SEWER MANHOLE  
CO . CLEAN OUT  
TRANS . TRANSFORMER ON PAD  
-W- . UNDERGROUND WATER LINE (APPROXIMATE LOCATION)  
● . IRON FOUND OR SET AS NOTED  
○ . CALCULATED POINT - NOT SET

FDG FLOWERSHOLDINGS LLC  
PIN 9588-24-8120  
DB 1482 PG 882  
SLIDE 7984  
ZONING - INDUSTRIAL

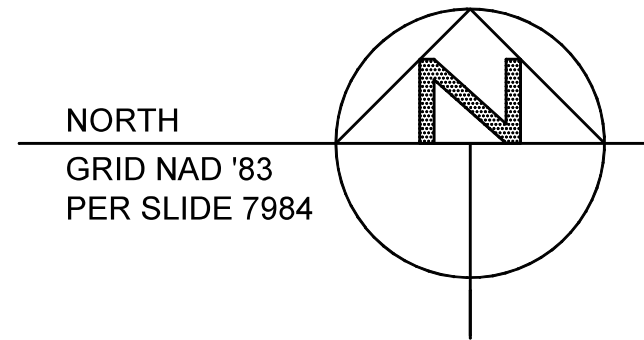
McNUTT INVESTMENTS, LLC  
PIN 9588-24-9443  
DB 1367 PG 028  
SLIDE 7984  
ZONING - R2R, INDUSTRIAL



NOTES

SURVEY PART OF OVERALL SUBDIVISION THAT IS TIED TO GRID ON SLIDE 7984.  
CONTOURS SHOWN HEREON WERE TIED TO HENDERSON COUNTY LIDAR ELEVATIONS.  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.  
THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF OTHER UNDERGROUND UTILITIES/STRUCTURES MAY BE PRESENT AND NOT SHOWN. PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.  
ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.  
NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.  
AREA BY COORDINATE COMPUTATION.  
PROPERTY LINES SHOWED AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.  
SUBJECT PROPERTY CURRENTLY ZONED INDUSTRIAL BY HENDERSON COUNTY.  
SETBACKS: FRONT, REAR AND SIDE - 20'  
SUBJECT PROPERTY LOCATED IN TAX DISTRICT 01 - BLUE RIDGE FIRE DISTRICT.  
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

JOHN A. HUDGENS JR.  
FAMILY LTD PARTNERSHIP  
PIN 9588-23-3651  
SLIDE 7408  
ZONING - R2R, INDUSTRIAL



Jamin C. Kilpatrick, PLS L-4602  
SCALE 1" = 20'  
20' 10' 0' 20' 40' 60'

I, Jamin C. Kilpatrick, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land and I further certify that this plat was drawn under my supervision from Deed Book 1367, Page 028; that the ratio of precision as calculated is 1:10,000+ that this plat was prepared in accordance with G.S. 47-30(f)(11)(a).  
Witness my original signature, registration number and seal this 3rd day of February, A.D., 2014.

SUBDIVISION OF PROPERTY FOR:

AUTISON, INC.

Owner: Autison, Inc.  
103 Redden Road  
Hendersonville, NC 28739  
828-699-5492

Blue Ridge Township  
Henderson County, North Carolina  
PORTION OF PIN 9588-24-8424

PO Box 2705 Hendersonville North Carolina 28793  
KLS Kilpatrick Land Surveying, PLLC  
P-0508 Office 828.692.6107 www.klspllc.com