

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: July 7, 2018

SUBJECT: Major Site Plan Patino Garage

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

**SUMMARY OF REQUEST: Applicant requesting permits for Automobile and
Equipment Service**

**Suggested Motion: I move that the TRC approve/deny the major site plan for Herbieto
Patino**



Henderson County, North Carolina Code Enforcement Services

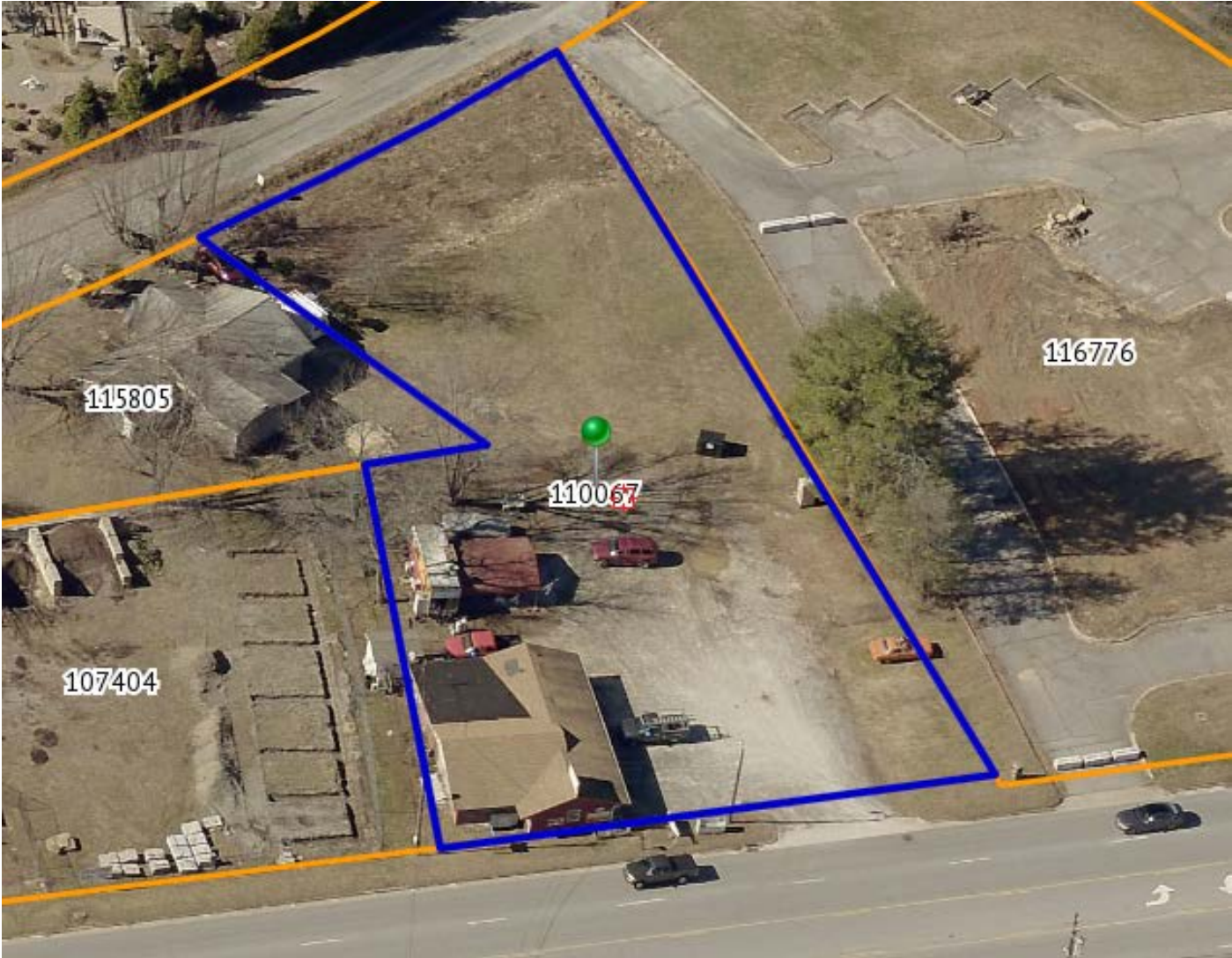
1. Committee Request

- 1.1. **Applicant:** Heriberto Patino
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9577854628
- 1.4. **Size:** .63 acres +/-
- 1.5. **Location:** The subject area is located off Old Spartanburg Hwy near W King St
- 1.6. **Supplemental Requirements:**

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 §42-331 (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) 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.

Map A: Aerial Photo/Pictometry



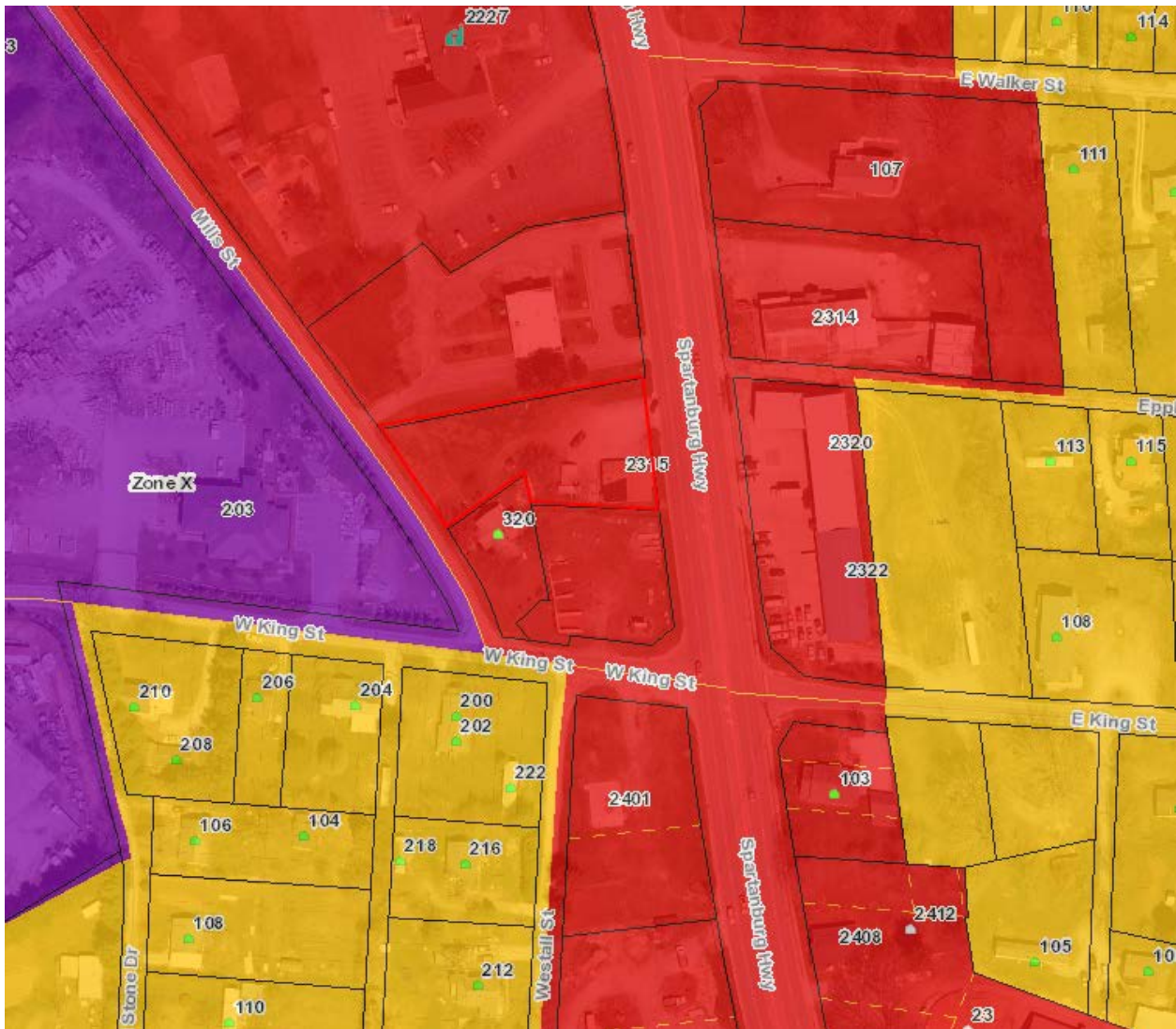
2. **Current Conditions**

2.1 Current Use: This parcel is currently retail sales and services.

2.2 Adjacent Area Uses: The surrounding properties consist of mixed residential and commercial uses.

2.3 Zoning: The surrounding property is Community Commercial. Property West is Industrial. South and East is Residential One

Map B: Current Zoning



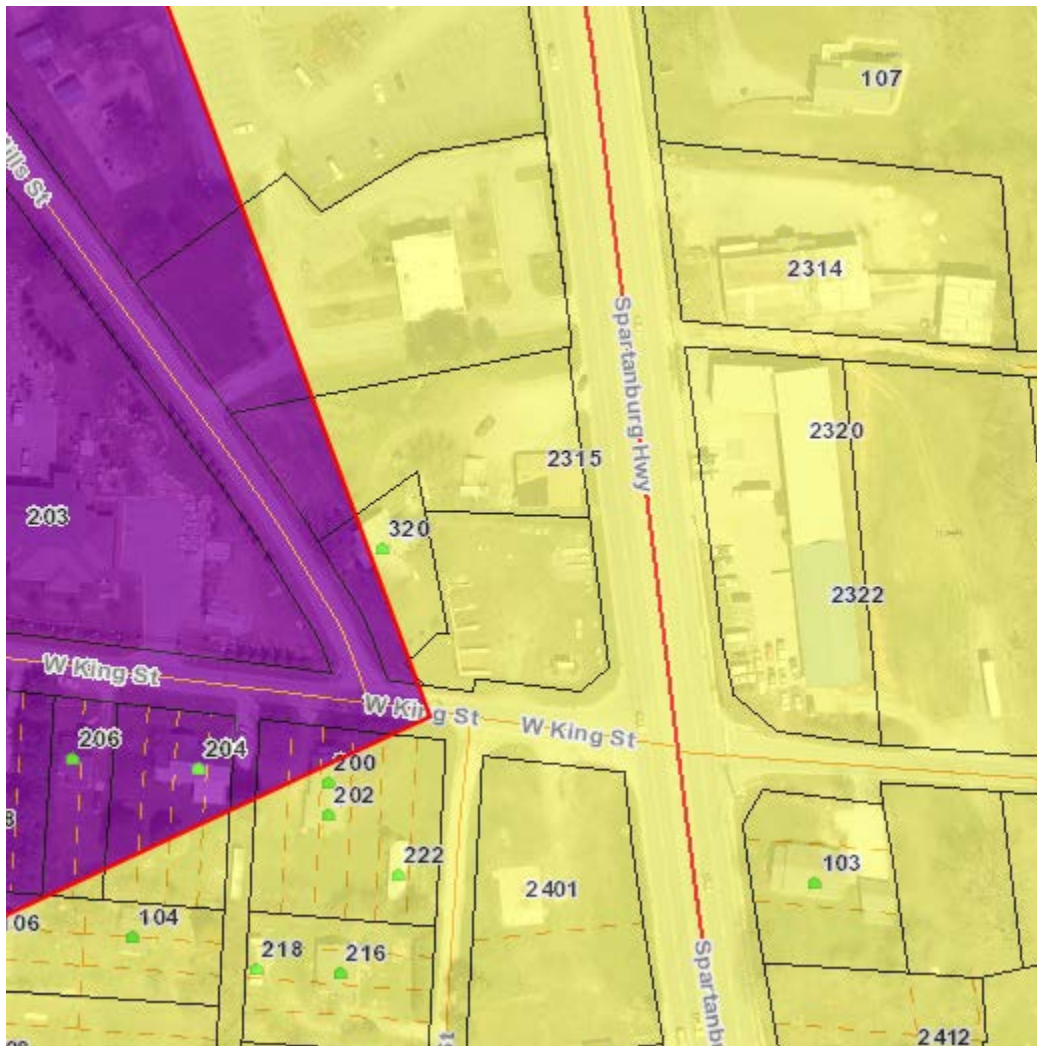
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** Public water and sewer will serve this property.

Public Water: City of Hendersonville

Public Sewer: City of Hendersonville.

Map C: CCP Future Land Use Map



5. Staff Comments

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

1. The Urban Services Area is that area within which most urban services and urbanscale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.
2. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County’s jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.

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 because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs



HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: Heriberto Patino Phone: 828 778 8361
Complete Address: 2315 Spartanburg Hwy East Flat Rock NC 28726

Applicant:

Name: ~~Gordon~~ Same Phone: _____
Complete Address: _____

Agent:

Name: _____ Phone: _____
Complete Address: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Gordon Cox - GC Phone: 828 712 5491
Complete Address: 49 Marlowe Dr Asheville NC 28801

GENERAL INFORMATION

Date of Application: 6/28/18
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9577854628 Tract Size (Acres): 0.63
Zoning District: CC Fire District: Blue Ridge
Supplemental Requirement# _____ Watershed: N/A
Permitted by Right Yes Floodplain: N/A
Special Use Permit No

Location / Property to be developed: 2315 Spartanburg Hwy

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Received by: EDS 6/28/18

Project # 18020112709

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application <u>6/28/18</u>	
County: <u>Henderson</u>		
Development Name: <u>N/A</u>		

LOCATION OF PROPERTY:

Route/Road: 2315 Spartanburg Hwy

Exact Distance 250 Miles Feet N S E W

From the Intersection of Route No. W King St and Route No. E King St Toward Epley Ln

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other

Property: is is not within _____ City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**



WARNING: THIS IS NOT A SURVEY

Parcel Information

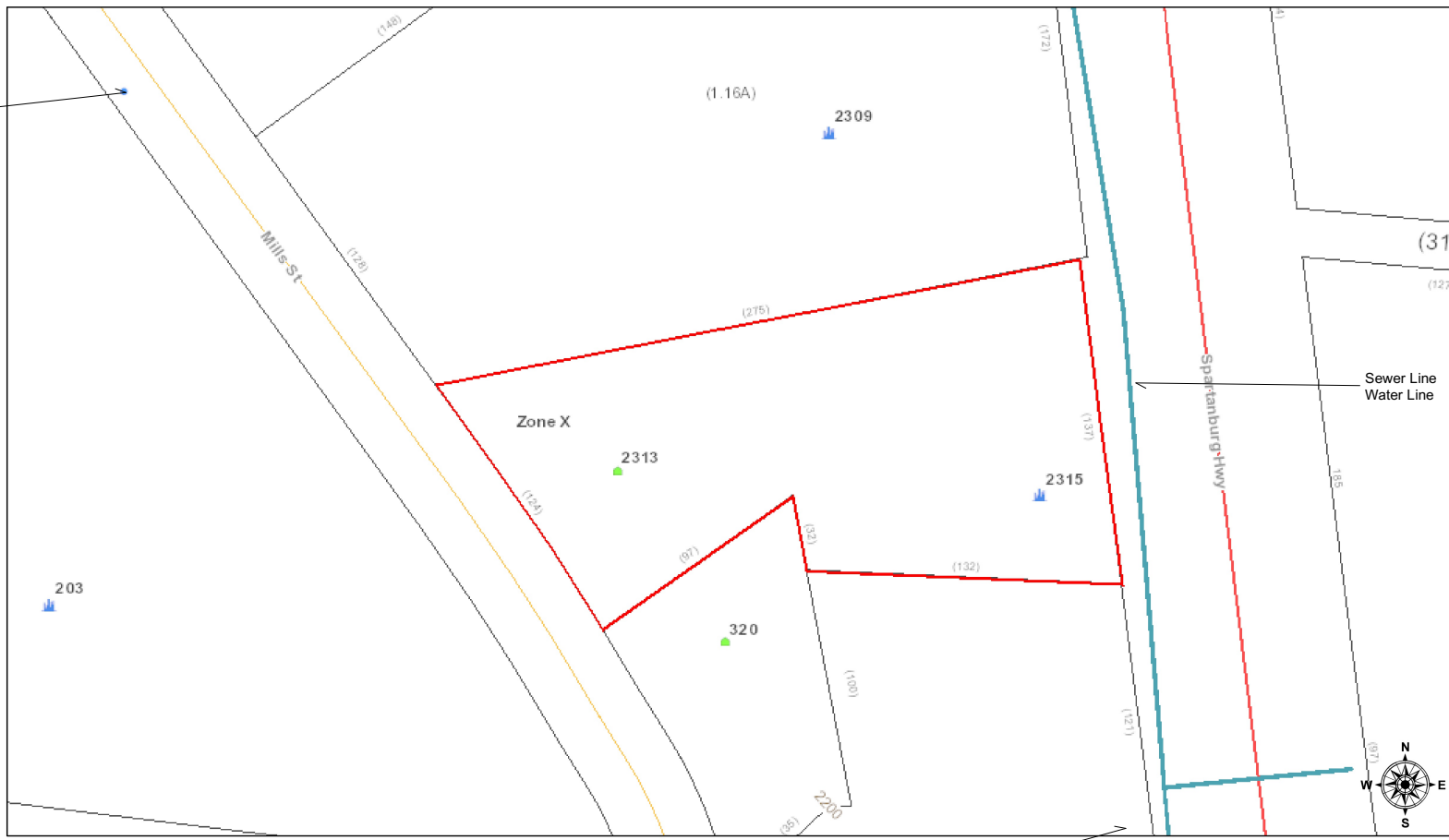
Listed To:	PATINO, HERIBERTO; PITINO, ANTONIO; PITINO, MARIA LARA	Jurisdiction:	UNINCORPORATED
Mailing Address:	PO BOX 709	Tax District:	BLUE RIDGE FIRE
Mailing City, State, Zip Code:	EAST FLAT ROCK, NC 28726	County Zoning:	CC
Physical Address:	2315 SPARTANBURG HWY	Flood Zone:	Zone X, Not Shaded (Areas outside of the floodplain)
Physical Address Zip:		Watershed:	
REID:	110067	Protected Ridges Buffer	
PIN:	9577854626	Perennial Streams:	
Neighborhood:	176/HIGHLD\BLUE RIDGE	Soils:	Hayesville loam, 2 to 7 percent slopes
Assessed Acreage:	0.63000000	Agricultural District	
Deed:	001560/00297	Future Land Use	Urban Service Area,INDUSTRIAL
Date Recorded:	2013-12-31 00:01:00.0		



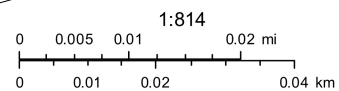
Henderson County
 Geographic Information Systems (GIS)
 200 North Grove Street
 Hendersonville, NC 28792
 P: (828) 698-5124
 F: (828) 698-5122

WARNING: THIS IS NOT A SURVEY.

All information or data provided (whether subscribed, purchased or otherwise distributed) is provided as is, without any warranties, including the warranties of merchantability or of fitness for a particular purpose. Henderson County and its employees make no warranties or guarantees, either express or implied. Use of the information or data subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk.



Fire Hydrant



Fire Hydrant

Henderson County, NC - Parcel Slope Report

Date: January 17, 2018
 Owner Name: PATINO, HERBERTO, PITINO, ANTONIO, PITINO, MARIA LARA
 Mailing Address: PO BOX 709
 Situs Address: 2315 SPARTANBURG HWY
 PIN: 9277854621 Parcel Number: 110067



Percent Slope	
0 - 16% slope	0.62 Acres (100.00% of total)
16 - 25% slope	0.00 Acres (0.00% of total)
25 - 60% slope	0.00 Acres (0.00% of total)
60% and greater	0.00 Acres (0.00% of total)
Total Acres:	0.62

Percent Slope is calculated as "rise over run", or the vertical distance divided by the horizontal distance. This means, for example, that a slope of 100% is equivalent to an angle of 45 degrees.

-Not in 100 year flood plane
 -Zoning: Community Commerical

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Property Survey Plat

PROJECT DESCRIPTION:
**Heriberto Patino Garage
 2315 Spartanburg Hwy
 East Flat Rock, NC 28726**

DRAWINGS PROVIDED BY:
 Kingdom Builders
 49 Marlowe Dr.
 Asheville, NC 28801
 Gordon Cox
 828-712-5951

DATE:
7/3/2018

SCALE:

SHEET:
A-11

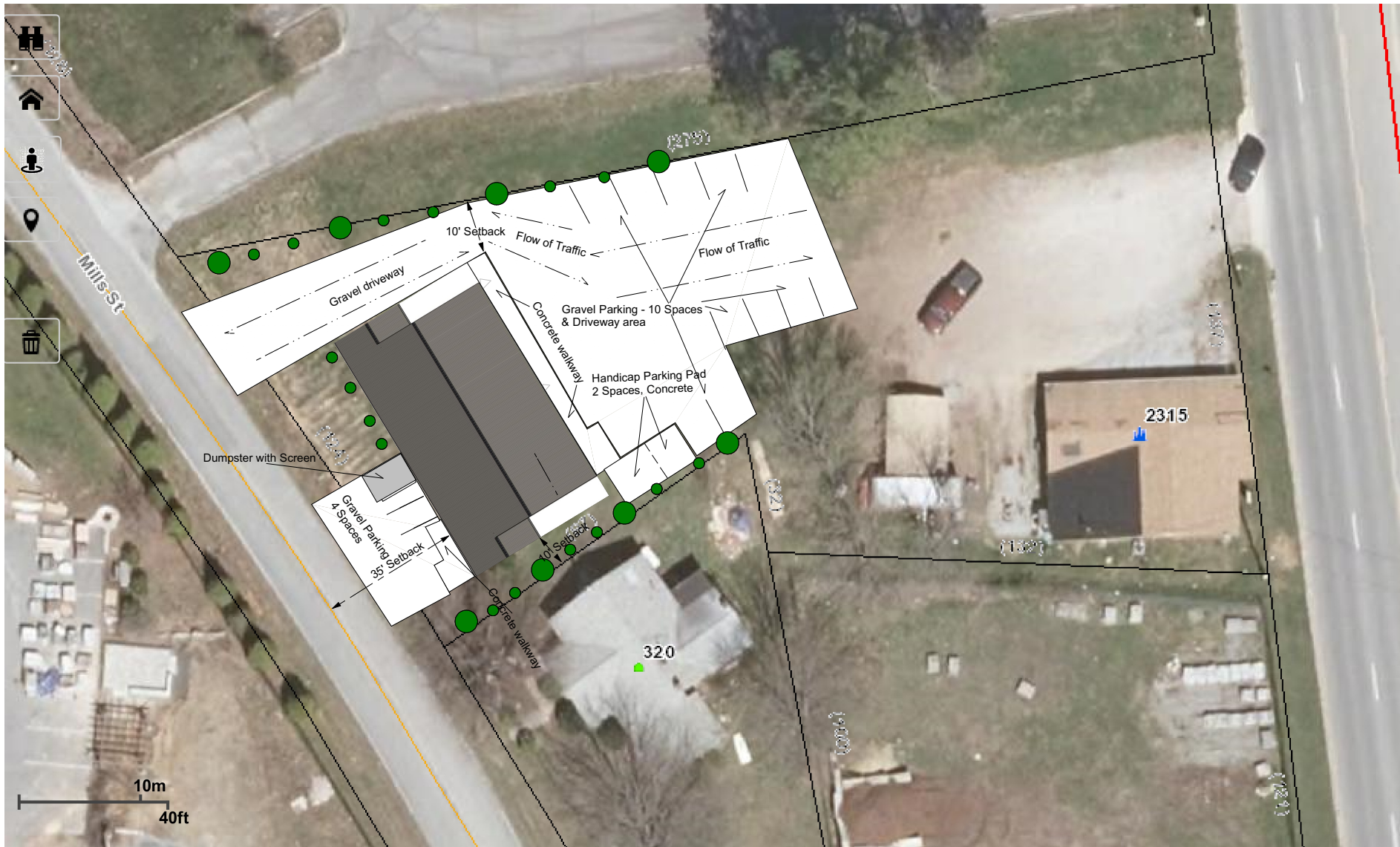
Impervious Surfaces:
 Building, sidewalks, handicap parking pad
 5,228 sq/ft

Lanscaping:

-Tree: ●

-Shrub: ●

Note: Lighting mitigation required for exterior lighting



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**Heriberto Patino Garage
 Site Plan, Parking,
 & Traffic Flow**

PROJECT DESCRIPTION:
**Heriberto Patino Garage
 2315 Spartainburg Hwy
 East Flat Rock, NC 28726**

DRAWINGS PROVIDED BY:
 Kingdom Builders
 49 Marlowe Dr.
 Asheville, NC 28801
 Gordon Cox
 828-712-5491

DATE:
 7/3/2018

SCALE:

SHEET:
A-3