

**REQUEST FOR COMMITTEE ACTION**  
**HENDERSON COUNTY**  
**TECHNICAL REVIEW COMMITTEE**

MEETING: 5-21-19

SUBJECT: **Major Site Plan Review – Laughter Office**

PRESENTER: **Toby Linville**

ATTACHMENTS: **Staff Report**

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

**SUGGESTED MOTION: I move that the TRC approve the major site plan for Laughter**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Shane Laughter
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9651761619
- 1.4. **Size:** .38 acres +/-
- 1.5. **Location:** 193 S Naples Rd.
- 1.6. **Supplemental Requirements:**

#### **SR 6.9. Office: Business, Professional and Public**

- (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.

**Map A: Pictometry/Aerial Photography**



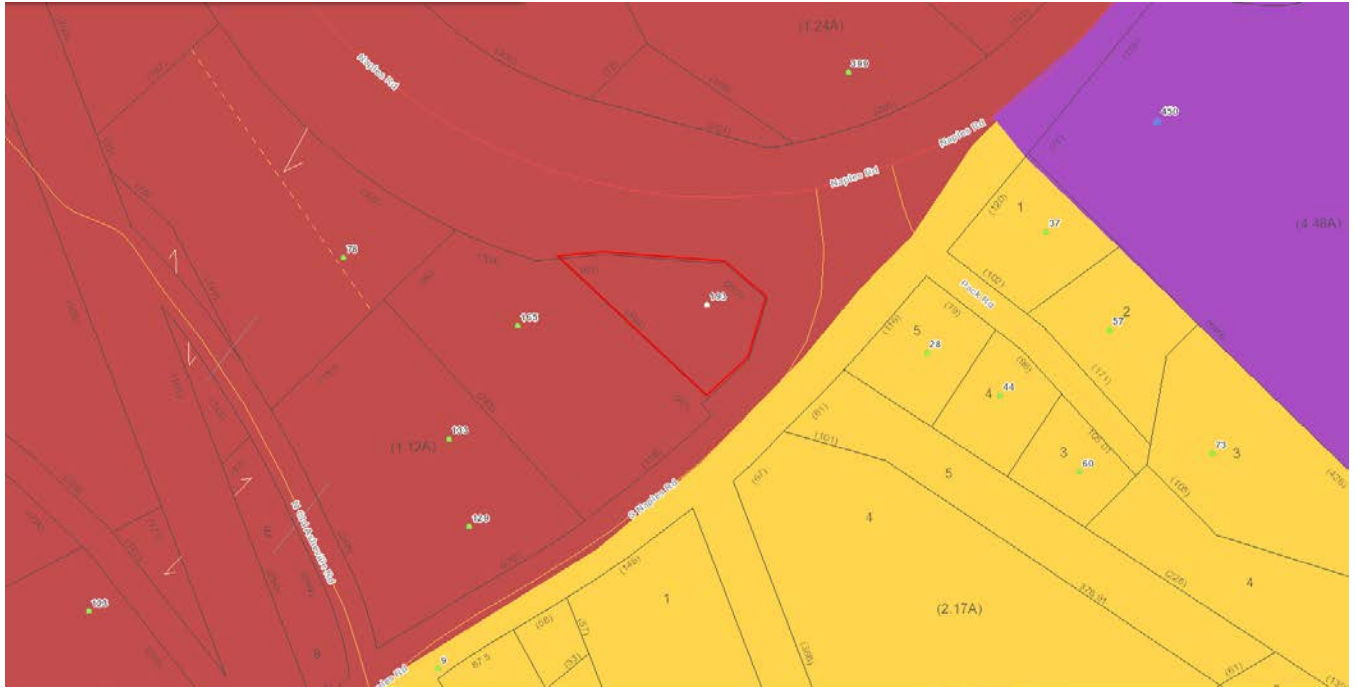
2. **Current Conditions**

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

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

**Zoning:** The surrounding property to the west is Regional Commercial and east is Residential One.

**Map B: Current Zoning**



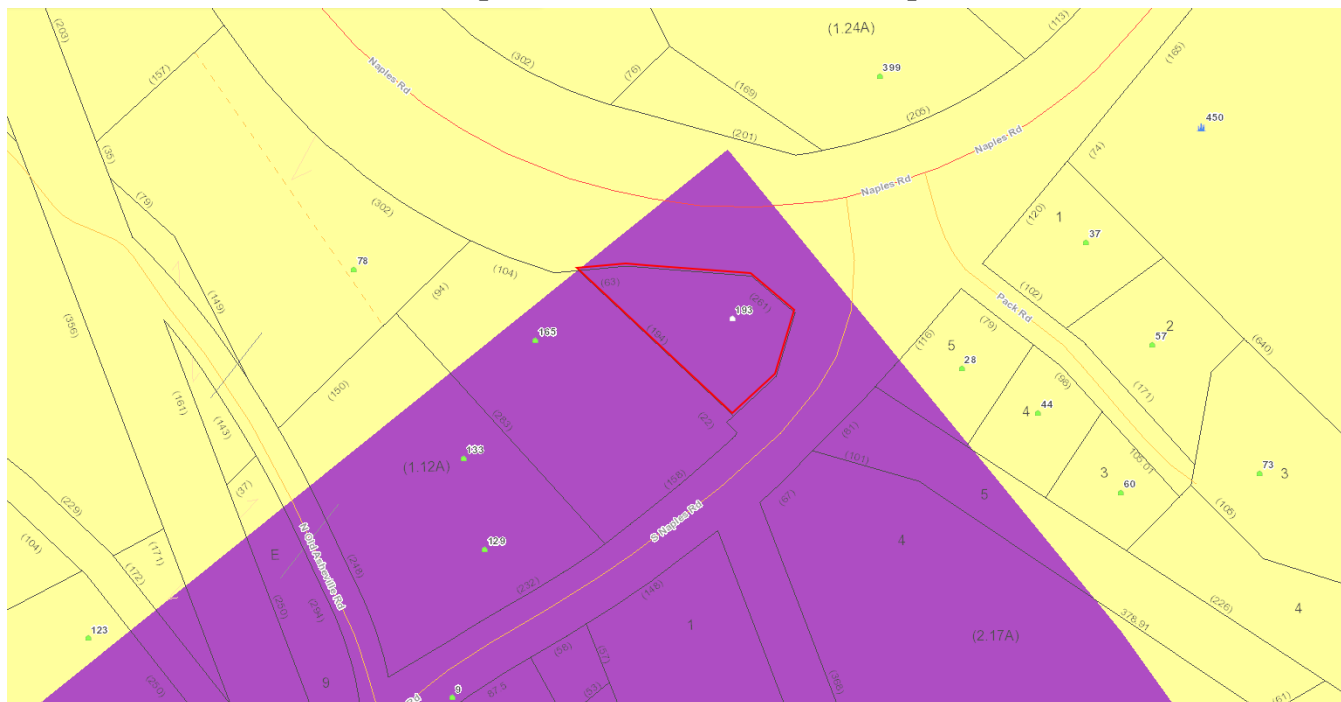
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** This property is served by public water and sewer.

**Public Water:** City of Hendersonville

**Public Sewer:** Cane Creek Sewer

### 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.

#### 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.

#### 7. Photographs





**HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION**

**CONTACT INFORMATION**

**Property Owner:**

Name: SHANE J. LAUGHTER Phone: slaughter@heavenly-hunks.com  
Complete Address: 624 BUTLER BRIDGE RD., FLETCHER, N.C. 28732

**Applicant:**

Name: SAME AS ABOVE Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_

**Agent:**

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

**Plan Preparer:**

Name: GARY L. CORN, P.L.S Phone: 828-696-9840  
Complete Address: 522 FLEMING ST., HENDERSONVILLE, N.C. 28739

**GENERAL INFORMATION**

Date of Application: 4/30/19  
Site Plan Attached (Circle One)  Yes    No

**PARCEL INFORMATION**

PIN: 9651-76-1619 Tract Size (Acres): 0.38  
Zoning District: RC Fire District: FLETCHER  
Supplemental Requirement# 6.9 Watershed: N/A  
Permitted by Right Office Floodplain: N/A  
Special Use Permit \_\_\_\_\_

Location / Property to be developed: 193 S NAPLES RD.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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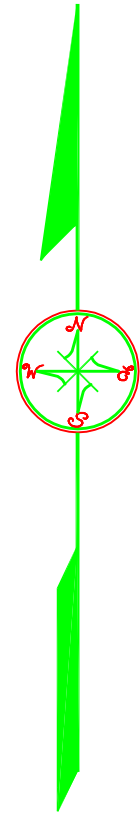
**County Use Only**

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_

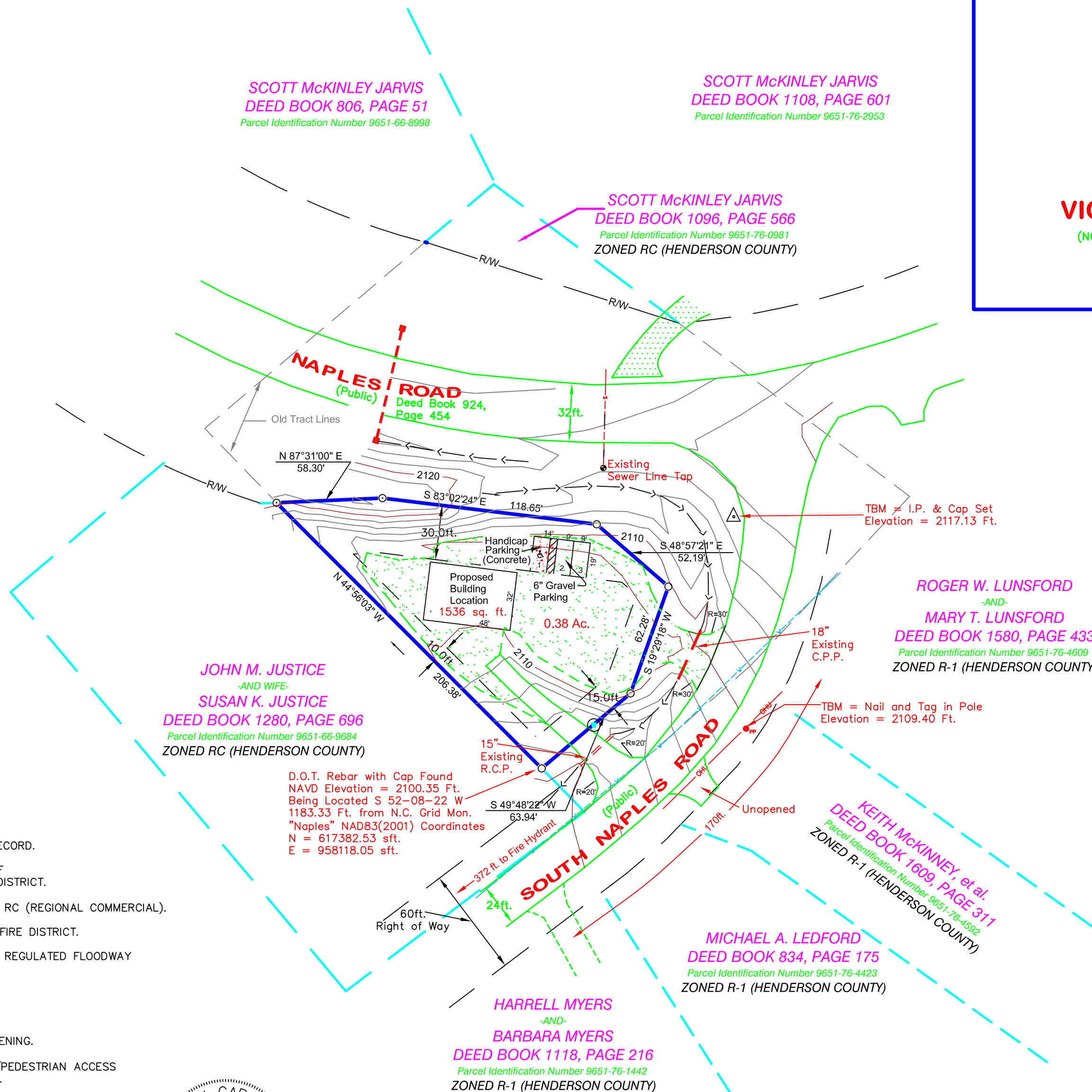








NORTH CAROLINA GRID NORTH  
AS PER DEPARTMENT OF TRANSPORTATION  
PLANS IN BOOK 2, PAGE 41



SCOTT McKINLEY JARVIS  
DEED BOOK 806, PAGE 51  
Parcel Identification Number 9651-66-8998

SCOTT McKINLEY JARVIS  
DEED BOOK 1108, PAGE 601  
Parcel Identification Number 9651-76-2953

SCOTT McKINLEY JARVIS  
DEED BOOK 1096, PAGE 566  
Parcel Identification Number 9651-76-0981  
ZONED RC (HENDERSON COUNTY)

JOHN M. JUSTICE  
-AND WIFE-  
SUSAN K. JUSTICE  
DEED BOOK 1280, PAGE 696  
Parcel Identification Number 9651-66-9684  
ZONED RC (HENDERSON COUNTY)

ROGER W. LUNSFORD  
-AND-  
MARY T. LUNSFORD  
DEED BOOK 1580, PAGE 433  
Parcel Identification Number 9651-76-4609  
ZONED R-1 (HENDERSON COUNTY)

MICHAEL A. LEDFORD  
DEED BOOK 834, PAGE 175  
Parcel Identification Number 9651-76-4423  
ZONED R-1 (HENDERSON COUNTY)

HARRELL MYERS  
-AND-  
BARBARA MYERS  
DEED BOOK 1118, PAGE 216  
Parcel Identification Number 9651-76-1442  
ZONED R-1 (HENDERSON COUNTY)

KEITH McKINNEY, et al.  
DEED BOOK 1609, PAGE 311  
Parcel Identification Number 9651-76-4592  
ZONED R-1 (HENDERSON COUNTY)

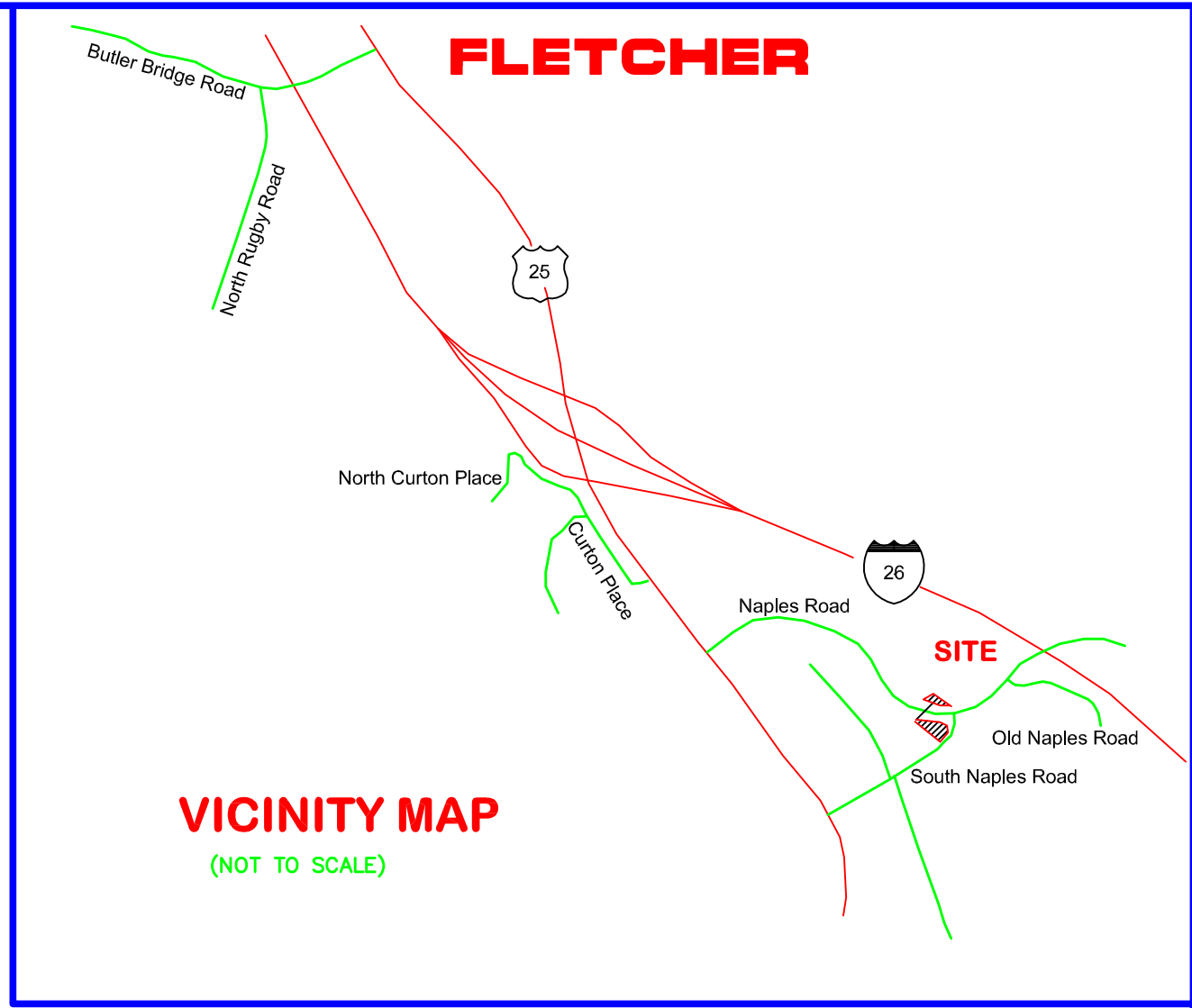
D.O.T. Rebar with Cap Found  
NAVD Elevation = 2100.35 Ft.  
Being Located S 52-08-22 W  
1183.33 Ft. from N.C. Grid Mon.  
"Naples" NAD83(2001) Coordinates  
N = 617382.53 sft.  
E = 958118.05 sft.

- NOTES: THE PROPERTY SHOWN IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.
- THE PROPERTY SHOWN LIES WITHIN ONE-HALF MILE OF LAND IN THE LOWER HOOPERS CREEK AGRICULTURAL DISTRICT.
- THE PROPERTY SHOWN IS ZONED HENDERSON COUNTY RC (REGIONAL COMMERCIAL).
- THE PROPERTY SHOWN IS LOCATED IN THE FLETCHER FIRE DISTRICT.
- THE PROPERTY SHOWN IS NOT LOCATED IN ANY FEMA REGULATED FLOODWAY OR FLOODPLAIN.
- THREE PARKING SPACES ARE REQUIRED.
- NO PARKING LOT LANDSCAPING IS REQUIRED.
- OUTDOOR STORAGE OR DUMPSTER WILL REQUIRE SCREENING.
- ADEQUATE LIGHTING SHALL BE PLACED IN VEHICULAR/PEDESTRIAN ACCESS AND LIGHTING MITIGATION IS REQUIRED FOR ALL SIGNS.
- ROAD FRONTAGE = 355ft.

I, GARY L. CORN, A PROFESSIONAL LAND SURVEYOR; STATE THAT THIS SURVEY IS AN EXISTING PARCEL OF LAND AND AS STATED IN G.S. 47-30(f)(11)(c)(1).  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_



**GARY L. CORN, INC.**  
PROFESSIONAL LAND SURVEYOR  
522 FLEMING STREET  
HENDERSONVILLE, N.C. 28739  
PHONE/FAX 828-696-9840





VICINITY MAP  
(NOT TO SCALE)

LEGEND

- = Iron Pin Set
- = Unmarked Point (unless otherwise noted)
- ⊙ = Water Meter
- = Power or Utility Pole
- = Power Pedestal
- R.C.P. = Reinforced Concrete Pipe
- ▨ = Asphalt Paved Road
- C.P.P. = Corrugated Plastic Pipe
- ▨ = Gravel Parking
- ▨ = Concrete Parking
- = Drain Swell or Ditch
- - - = Existing Sanitary Sewer Line
- = Existing City Water Line

A MASTER SITE PLAN FOR  
**KELLY G. LAUGHTER**  
-AND HUSBAND-  
**SHANE J. LAUGHTER**  
(OWNERS)  
ADDRESS: 624 BUTLER BRIDGE ROAD  
FLETCHER, N.C. 28732  
PHONE: 828-606-5035  
Parcel Identification Number 9651-76-1619  
DEED BOOK 3276, PAGE 241  
HOOPERS CREEK TWP. HENDERSON COUNTY, N.C.



SCALE: 1" = 50'  
APRIL 23, 2019