

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: TRC 2-18-20 ZBA 2-26-20

SUBJECT: **Major Site Plan Review – Burns 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 Burns

I recommend forwarding the Special Use Permit to the Zoning Board of Adjustment



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Adrian Burns
- 1.2. **Request:** Major Site Plan Approval/SUP-20-01
- 1.3. **PIN:** 9585593689
- 1.4. **Size:** 1.36 acres +/-
- 1.5. **Location:** N Lake Summit 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



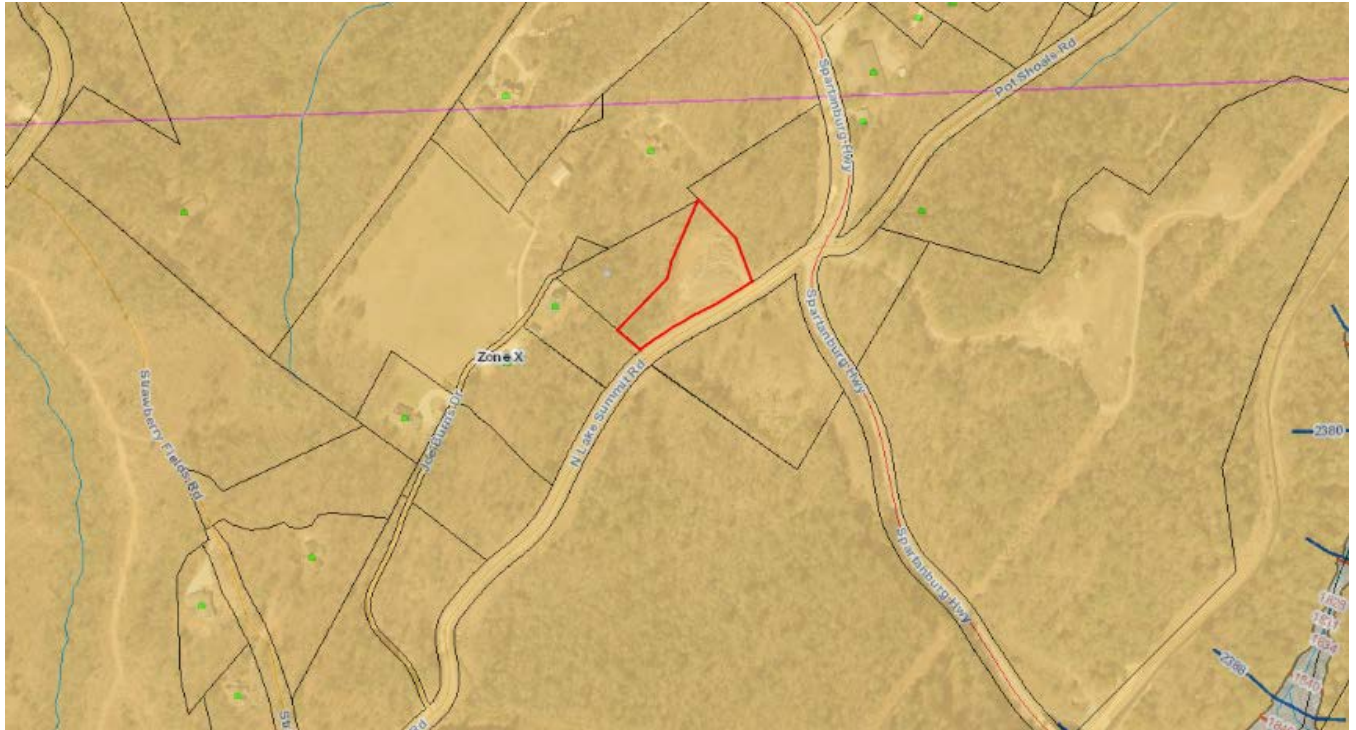
2. **Current Conditions**

Current Use: This parcel is currently Burns Tree storage yard

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

Zoning: The surrounding properties are Residential Two Rural.

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 individual well and septic.

Public Water: n/a

Public Sewer: n/a

The 2020 CCP: The C

1. The RTA is currently rural in character, with existing pockets of limited higher de

Staff's Position at this time, und







DEED NORTH
D.B.1448 PG.576

PLAT OF SITE PLAN FOR
SPECIAL USE PERMIT
ADRIAN H. BURNS
OWNER

3771 SPARTANBURG HIGHWAY
FLAT ROCK, NC 28731
PHONE: 828-674-7124

GREEN RIVER TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

JANUARY 27th, 2020
SCALE 1" = 50'

I, STEVEN LLOYD WAGGONER, PROFESSIONAL LAND SURVEYOR,
certify that this plat represents a survey of an existing parcel or
parcels of land and does not create a new street or change an
existing street. G.S. 47-30.1(f) (11) (c)

Steven Lloyd Waggoner

DAVID REDDING KINGERY
BOR.3257 PG.398
PLAT SLIDE 8568 &
PLAT SLIDE 8722
PIN 9585498397
R2R ZONING

GARRETT ADRIAN BURNS
BOR.3337 PG.166
PLAT SLIDE 11782
PIN 9585590535
R2R ZONING

BRIGITTE H. BURNS
D.B.1387 PG.102
PIN 9585593689
R2R ZONING

1.63 AC.

EXISTING
FLAT GRADED & GRAVELED AREA
TO BE USED FOR LOADING/UNLOADING
AND PARKING FOR WORK TRUCKS

PROJECT DESCRIPTION

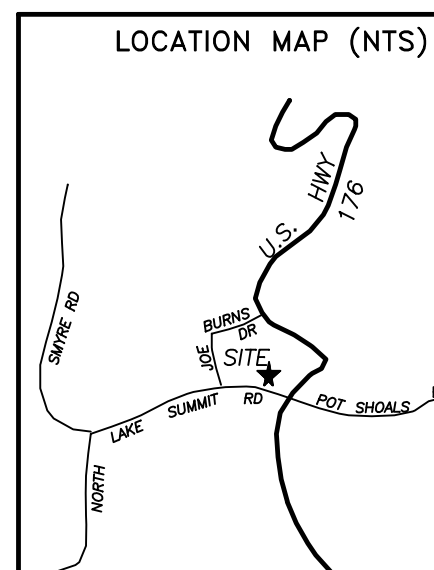
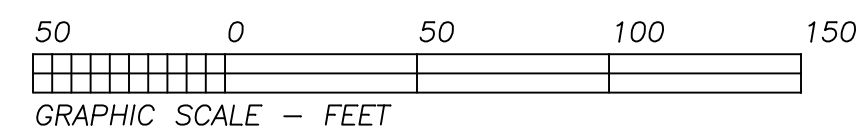
- ONE EXISTING LOT WITH ONE PROPOSED BUILDING
- ONE UNIT ON 1.63 ACRES
- ROAD FRONTAGE: 350'+-
- PROPERTY IS LOCATED IN ZONE "X"(OUTSIDE OF FLOOD PLAIN)
- PROPERTY IS LOCATED WITHIN GREEN RIVER FIRE DISTRICT
- CHAIN LINK FENCING TO BE INSTALLED AS SHOWN ON PERIMETER
- LIGHTING MITIGATION REQUIRED FOR ANY EXTERIOR LIGHTING
- PRIVATE GARBAGE COLLECTION PROVIDED BY OWNER

NOTES:

- 1) AREA DETERMINED BY COORDINATE COMPUTATION
- 2) THE CURRENT OWNER OF RECORD IS ADRIAN H. BURNS AS PER D.B.1673, PG.109.
- 3) AREA INCLUDES ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND/OR EASEMENTS, EITHER ACQUIRED OR CLAIMED.
- 4) THIS SUBJECT PROPERTY IS CURRENTLY ZONED R2R, WITH BUILDING SETBACK DIMENSIONS OF: FRONT/ROW 15'; SIDE & REAR 10'.
- 5) THERE IS RESERVED A 30' BUILDING SETBACK AND VEGETATIVE BUFFER FROM ANY AND ALL PERENNIAL STREAMS.
- 6) THIS SUBJECT PROPERTY DOES NOT LIE WITHIN ONE-HALF MILE OF AN AGRICULTURAL DISTRICT.

LEGEND

- EXISTING CORNER MONUMENT AS NOTED
- NEW IRON PIPE SET OR AS NOTED
- COMPUTED POINT-NOT STAKED
- ⊠ CONCRETE MONUMENT AS NOTED



REFERENCES:
DEED: D.B.1673 PG.109

PLAT: PLAT SLIDE 11782
PLAT SLIDE 9614
PLAT SLIDE 8722

TAX ID REFERENCE:
9585592501

SCRN FILE 11059ASP

DWG FILE:

REVISIONS:



SURVEY BY
STEVEN LLOYD WAGGONER
NC PLS 2874

WAGGONER & RHODES
LAND SURVEYORS, PLLC.

545 SOUTH GROVE STREET
HENDERSONVILLE, NORTH CAROLINA 28792
PHONE: 828-693-1022
FAX: 828-693-4019

DATE: JANUARY 27th, 2020 DRAWN BY: SLW/DKS JOB NUMBER: 11-059