

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

MEETING: 2-18-20

SUBJECT: **Major Site Plan Review – Snap-On 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 Snap-On**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Jeff Pruitt
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9576909963
- 1.4. **Size:** .42 acres +/-
- 1.5. **Location:** 5753 Greenville Hwy
- 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





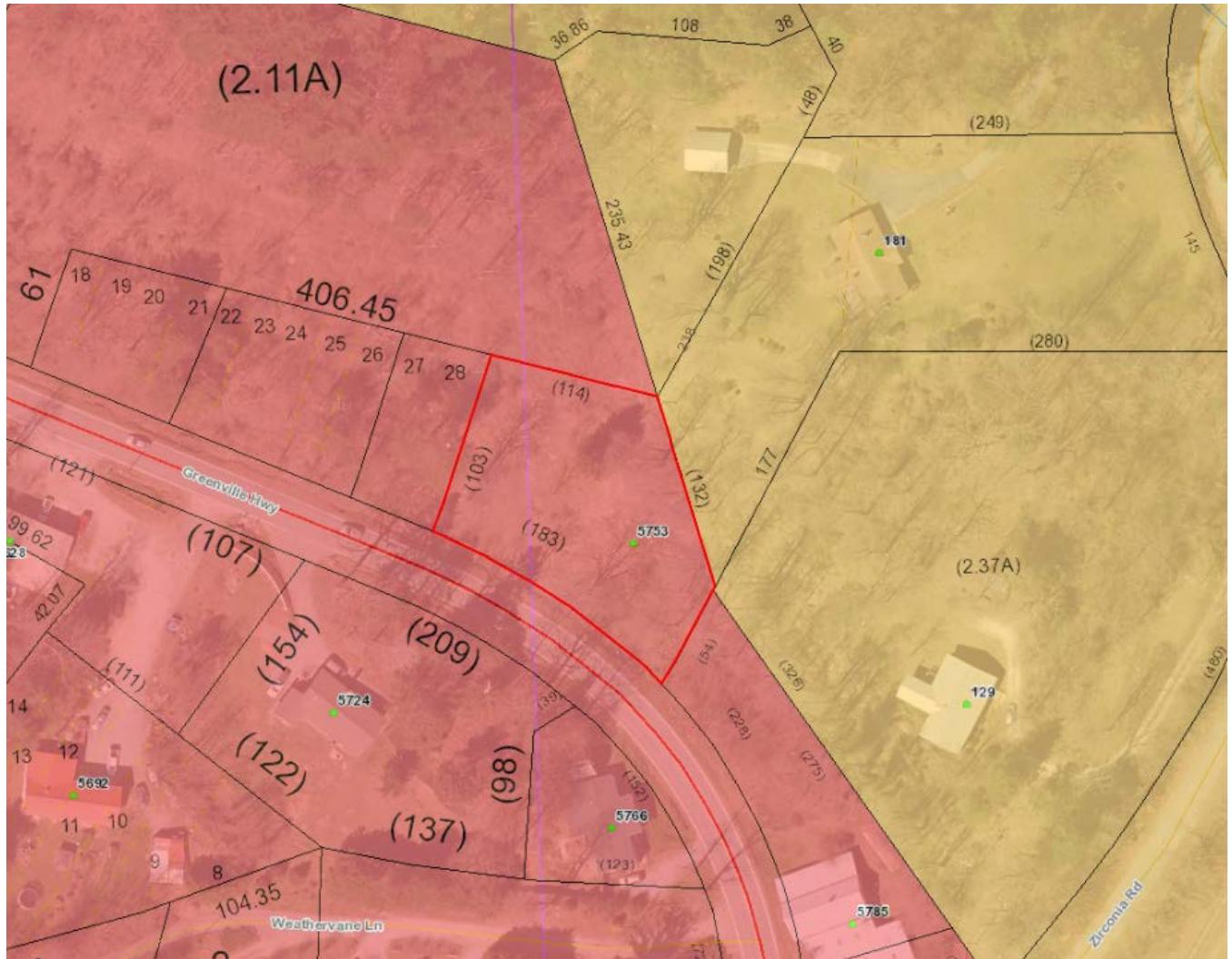
2. **Current Conditions**

**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 Light 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 private well and septic system.

**Public Water:** N/A

**Public Sewer:** N/A

**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 Urban Services Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Urban Services Area: 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.



**7. Photographs**













**HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION**

**CONTACT INFORMATION**

**Property Owner:**

Name: JEFF PRUITT Phone: 2-1-2020  
Complete Address: 562 Fruitland Rd Hendersonville NC 28792

**Applicant:**

Name: JEFF PRUITT Phone: 828 699-1177  
Complete Address: 562 Fruitland Rd Hendersonville NC 28792

**Agent:**

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

**Plan Preparer:**

Name: JARED R. OWNBEY, PLS Phone: 828-674-9974  
Complete Address: 412 HILLCREST CIRCUSE HENDERSONVILLE NC 28792

**GENERAL INFORMATION**

Date of Application: 2-1-2020  
Site Plan Attached (Circle One): Yes No

**PARCEL INFORMATION**

PIN: 9576-90-9963 Tract Size (Acres): 0.72 AC.  
Zoning District: LC-LIGHT COMMERCIAL Fire District: \_\_\_\_\_  
Supplemental Requirement# \_\_\_\_\_ Watershed: \_\_\_\_\_  
Permitted by Right \_\_\_\_\_ Floodplain: No, zone X  
Special Use Permit \_\_\_\_\_

Location / Property to be developed: 5753 Greenville Hwy Henderson  
County, Township ZIONIA This property is Zoned  
Light Commercial already!

\*\*\*\*\*

**County Use Only**

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



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

November 15, 2019

Mr. Jeff Pruitt  
562 Fruitland Rd.  
Hendersonville, NC 28792

RE: Driveway Permit #4519024  
commercial bldg. - NC 225  
Henderson County


Dear Mr. Pruitt:

The driveway permit has been approved and construction may begin immediately. Construction shall be according to the attached **Standard Special Provisions for Driveways** and shall include **Project Special Provisions** as noted. Driveway access points shall be constructed per attached "Figure 6" for the vertical profile.

**NOTE: For all commercial driveways we require the driveway apron to be paved; however, since this is considered to be a home business, we will only recommend that the driveway apron be paved.**

Please refer any questions you might have concerning this driveway permit to Carl Ownbey, Engineering Technician III at 828-891-7911.

Sincerely,

  
R. H. Darnell  
Assistant District Engineer

RHD/co



DEED NORTH  
DB 465, PAGE 197

LINE	BEARING	DISTANCE
L1	N 31°47'02" W	28.76'
L2	N 39°52'26" W	53.66'
L3	N 49°25'31" W	48.26'
L4	N 56°55'27" W	67.92'
L5	N 63°57'14" W	38.05'
L6	N 64°59'23" W	55.66'

LEGEND:  
EIP = EXISTING IRON PIPE  
CTP = CRIMPED TOP PIPE  
RRS = RAILROAD SPIKE  
IPS = IRON PIN SET  
RW = RIGHT OF WAY  
B.S.L. = BUILDING SETBACK LINE  
EP = EDGE OF PAVEMENT  
CMP = CORRUGATED METAL PIPE  
CPP = CORRUGATED PLASTIC PIPE  
RCP = REINFORCED CONCRETE PIPE  
● = CALCULATED & UNMARKED POINT  
○ = PROPERTY CORNER FOUND (AS NOTED)  
● = SET REBAR WITH "J.R. OWNBEY" I.D. CAP  
○ = UTILITY POLE  
⊗ = WATER METER  
⊕ = WATER VALVE  
⊗ = FIRE HYDRANT  
⊕ = TELEPHONE PEDESTAL  
⊗ = SANITARY SEWER MANHOLE  
⊕ = STORM SEWER MANHOLE  
-OU- = OVERHEAD UTILITY LINE  
-E- = UNDERGROUND ELECTRIC  
-G- = UNDERGROUND GAS  
-SS- = SANITARY SEWER LINE  
-T- = UNDERGROUND TELEPHONE  
--- = EDGE OF GRAVEL  
--- = FENCE  
--- = SUBJECT PROPERTY LINE (SURVEYED)  
--- = ADJOINER LINE (LINE NOT SURVEYED)  
--- = BUILDING SETBACK LINE (B.S.L.)  
--- = RIGHT-OF-WAY LINE (RW)  
--- = TIE LINE

PRELIMINARY  
FOR REVIEW PURPOSES ONLY.  
NOT FOR RECORDING, SALES,  
OR CONVEYANCE

I, JARED R. OWNBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK 3192, PAGE 80); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

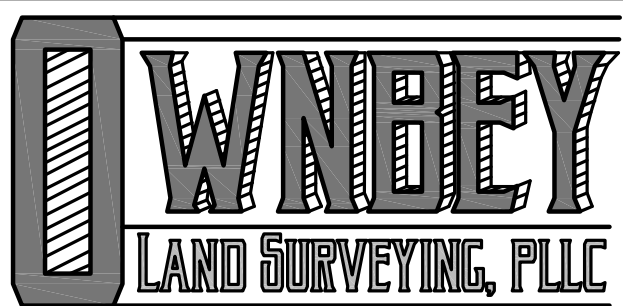
I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(1):

(c)(1.) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

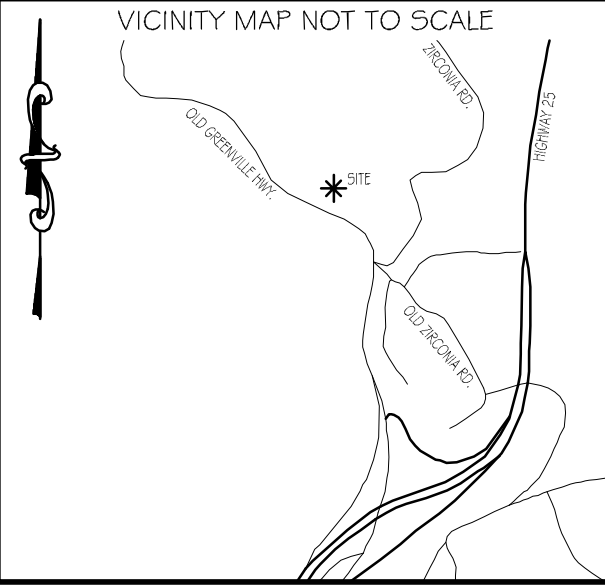
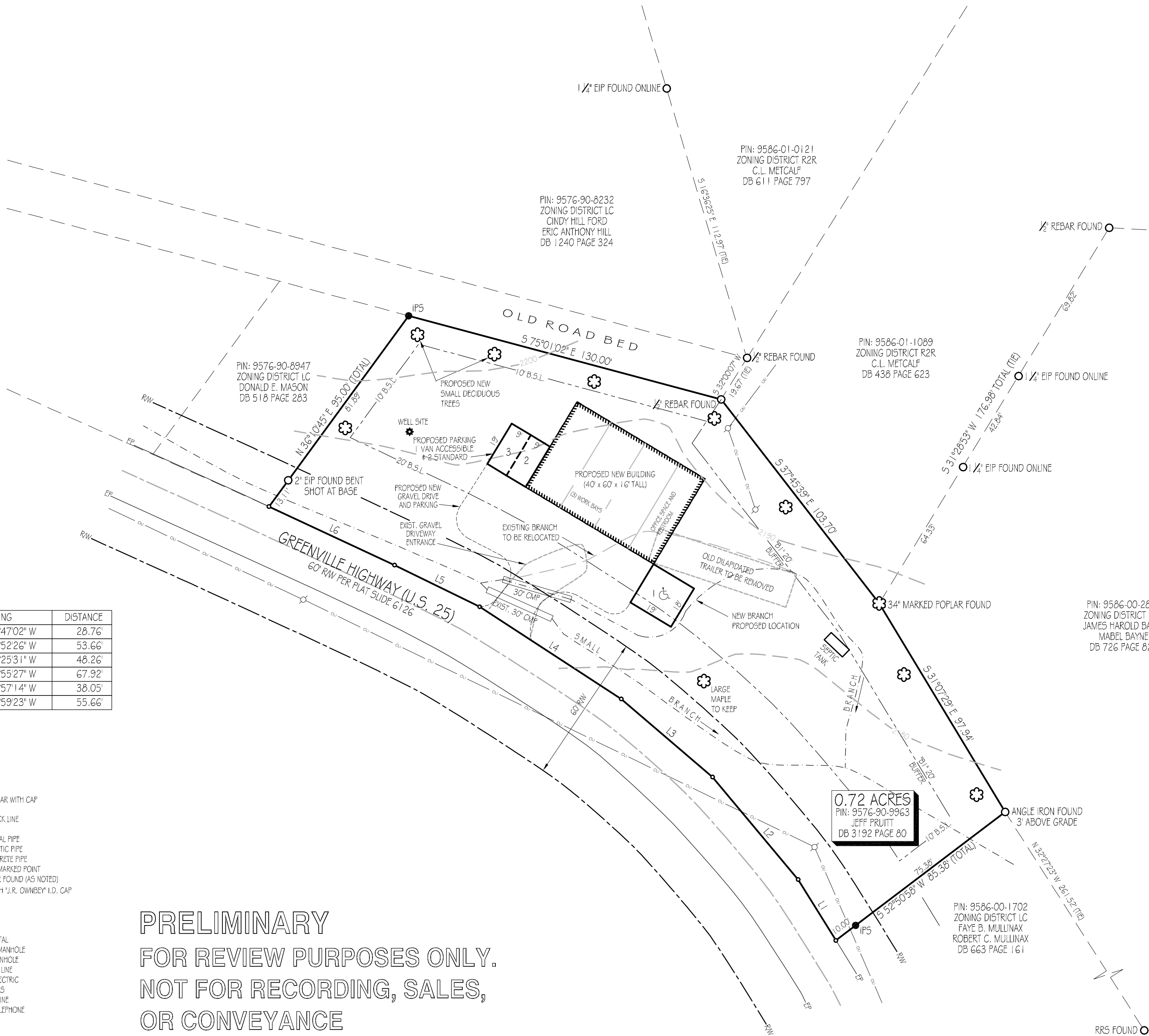
WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

N.C. PROFESSIONAL LAND SURVEYOR

L-4782  
LICENSE #



FIRM LICENSE NO. P-1189  
412 HILLCREST CIRCLE  
HENDERSONVILLE, NC 28792  
PHONE: (828) 674.9974



- NOTES:
- \* THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
  - \* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
  - \* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - \* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - \* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.
  - \* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 811 OR 1-800-632-4949 BEFORE DIGGING.
  - \* BASED ON GRAPHICAL DETERMINATION, THIS SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 37009586001 WITH EFFECTIVE DATE OF OCTOBER 2, 2008.
  - \* ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC...LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
  - \* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - \* THIS SUBJECT PROPERTY LIES IN HENDERSON COUNTY ZONING DISTRICT LC. BUILDING SETBACKS ARE:
    - FRONT: 20'
    - SIDE/REAR: 10'
  - \* THIS SUBJECT PROPERTY DOES NOT LIE WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.
  - \* TOPOGRAPHICAL CONTOURS TAKE FROM HENDERSON COUNTY GIS
  - \* LIGHTING MITIGATION REQUIRED FOR ANY EXTERIOR LIGHTING
  - \* DUMPSTER REQUIRES SCREENING PER SR.23 OR PRIVATE GARBAGE COLLECTION PROVIDED

CURRENT RECORD OWNER INFORMATION:  
JEFF FRUITT  
562 FRUITLAND ROAD  
HENDERSONVILLE, NC 28792  
828-699-1177

A PROPOSED SITE PLAN FOR  
JEFF FRUITT  
REFERENCES  
PIN: 9576-90-9963  
DEED BOOK 3192 PG 80  
DEED BOOK 360 PG 589  
TOTAL AREA = 0.72 ACRES  
GREEN RIVER TOWNSHIP, HENDERSON COUNTY, N.C.  
DATE: 01-23-2020 DRAWN BY: R. J. WILKIE  
JOB #181007

