

Henderson County Code Enforcement Services

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MEMORANDUM

DATE: November 26, 2007
TO: Technical Review Committee
TRC MEETING DATE: December 4, 2007
REGARDING: Major Site Plan Review
NAME OF APPLICANT: John Youngblood
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plan

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on December 4, 2007.

Major Site Plan Review

Bianey Martinez agent, on behalf of the owner, John Youngblood submitted the major site plan for this project. They wish to utilize the property for a grocery store / retail sales which requires major site plan review per S.R. 7.14

SR 7.14. Retail Sales and Services Less than or Equal to 50,000 Square Feet (of Gross Floor Area)

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (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.

The project site is located on approximately 2.2 acres of land (PIN: **9651-49-2507**) located at 6011 Asheville Hwy north of the intersection with I-26. The project is not located in a water supply watershed district nor is it located within the floodplain (see Plan). The project is located in the Regional Commercial (RC) zoning district. Public water and public sewer (City of Hendersonville) are proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

THESE PLANS WILL BE DISTRIBUTED VIA INTEROFFICE MAIL. If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

