

Henderson County

Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: December 20, 2007
TO: Technical Review Committee
TRC MEETING DATE: January 2, 2007
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Dennis Dorn / Dean and Associates
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on January 2, 2008.

Major Site Plan Review

Dean and Associates agent, on behalf of the owner, Dennis Dorn submitted the major site plan for this project. They wish to utilize the property for Retail Sales and Services 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 2.74 acres of land (PIN: 9650-51-6883) located northwest of the intersection of Haywood Rd. and Mountain Rd. The project is located in the Upper French Broad River WS-IV water supply watershed district and is not located within the floodplain (see Plan). The project is located in the Local Commercial (LC) 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.

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.

**HENDERSON COUNTY PLANNING DEPARTMENT
REVIEW AGENCY RESPONSE FORM**

I have reviewed the major site plan for Dennis Dorn and offer the following comments:

(If necessary use back of form or additional sheets for comments)

Reviewed By	Agency	Date
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Please Return to: Toby Linville
tlinville@hendersoncountync.org
828-694-6627