

# Henderson County

## Code Enforcement Services

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240 2<sup>nd</sup> Avenue East Hendersonville, North Carolina 28792  
Phone (828) 697-4857 Fax (828) 697-4535

### MEMORANDUM

**DATE:** February 19, 2009  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** March 3, 2009  
**REGARDING:** Major Site Plan Review  
**NAME OF APPLICANT:** Etowah-Horseshoe FD  
**DEPARTMENT:** Code Enforcement Services  
**STAFF CONTACT:** Toby Linville  
**ATTACHMENTS:** Site Plan

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Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on March 3, 2009.

#### **Major Site Plan Review**

Associated Land Surveyors, agent on behalf of the owner, Suzanne Wilson and the Etowah-Horseshoe Fire Department, applicant submitted the major site plan for this project. They wish to utilize the property for a Fire and Rescue Station which requires major site plan review per S.R. 5.9

#### **SR 5.9. Fire and Rescue Station**

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (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.
- (3) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access.
- (4) Operations. No drills are to be held before 8:00 a.m. or after 10:00 p.m. on an existing *residential zoning district*. No fire trucks or other emergency *vehicles* are to be permanently stored outdoors.

The project site is located on approximately 4.16 acres of land (PIN: 9529200731) located along Brickyard Rd. just east of the intersection with Haley Ln. The project is not located in a water supply watershed or a floodplain (see Plan). The project is located in the Residential 1 (R-1) zoning district. Public water (City of Hendersonville) and sewer (Etowah Sewer Co.) are proposed.

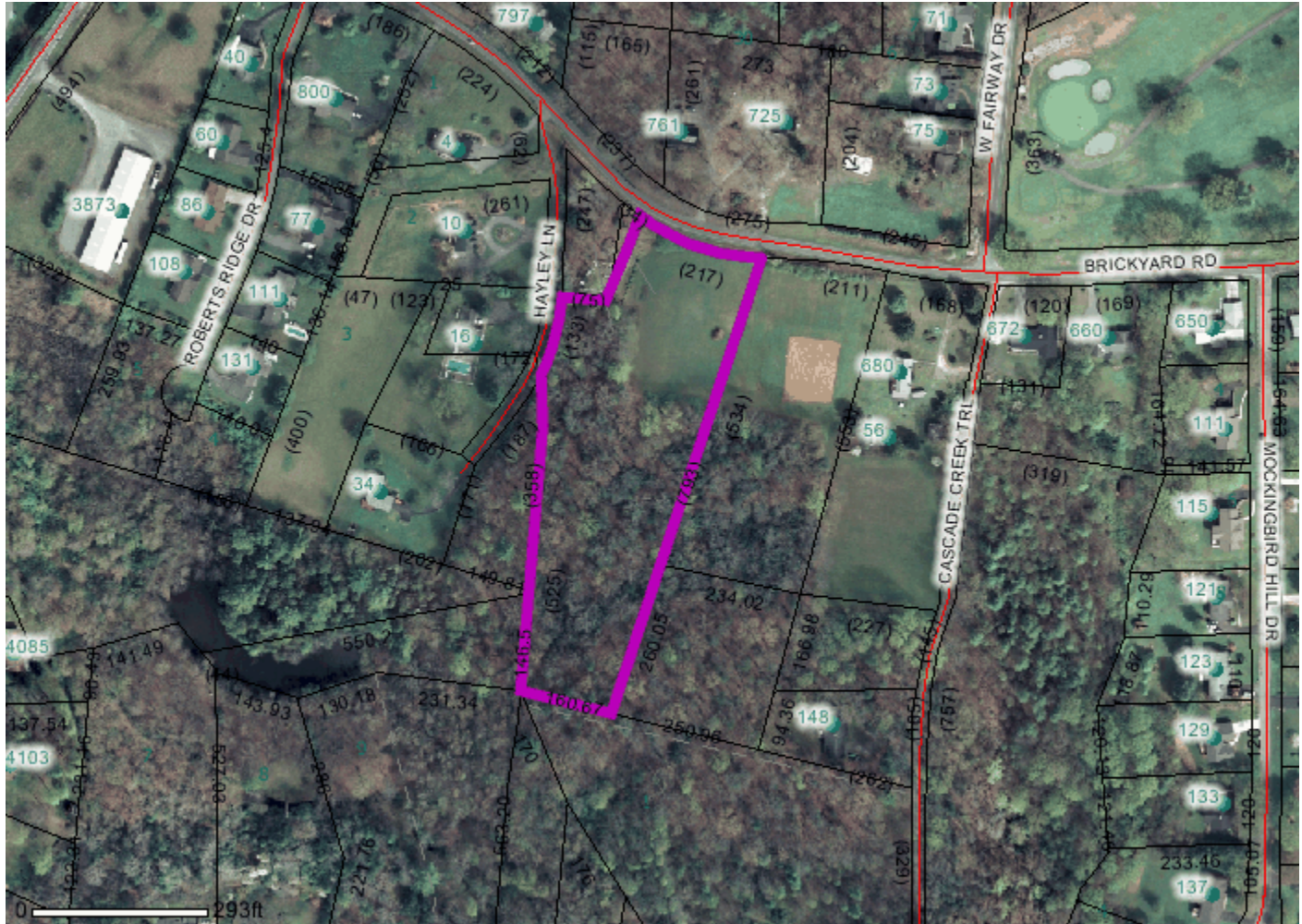
If you would like to submit your changes early please use the comment sheet provided and sending it back via email to [tlinville@hendersoncountync.org](mailto:tlinville@hendersoncountync.org).



Date: February 19, 2009  
Owner Name:  
Mailing Address:  
Situs Address:

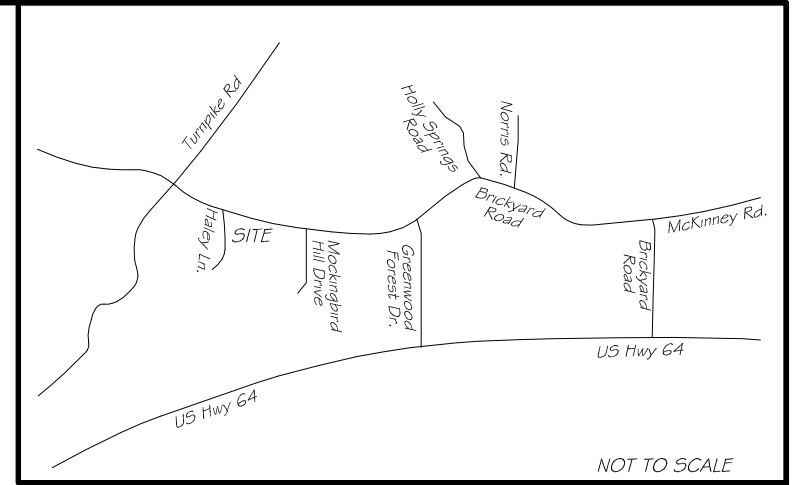
PIN: 9529200731  
WILSON, SUZANNE R  
3327 SPRING MEADOW CT  
No Address Found

Parcel Number: 0800232



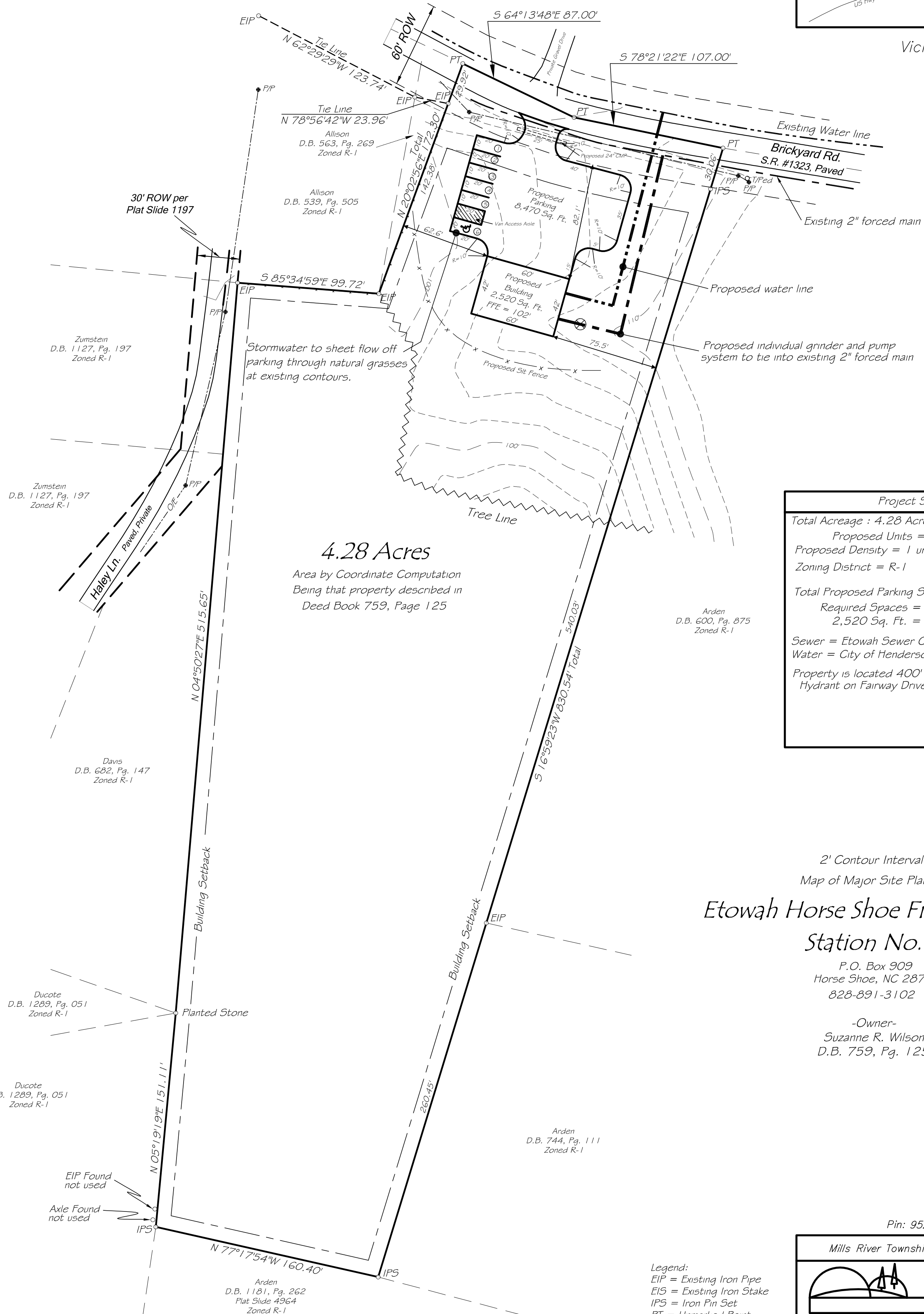
History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Residential 1
Acreage:	4.1600
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	No Watershed Found
	No Watershed Found
	No Watershed Found
Floodplain 1982:	No Flood Zone Found
	No Flood Zone Found
PRELIMINARY 2007 Flood Zone:	No Preliminary Flood Zone Found
PRELIMINARY 2007 Floodway:	No Preliminary Floodway Found
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	04 Etowah Horseshoe Fire 04 Etowah Horseshoe Fire

Building Setbacks per R-1 Zoning  
 Front = 20' from ROW  
 Side = 10'  
 Rear = 10'



Vicinity Map

Deed North  
Deed Book 759, Pg. 125



**4.28 Acres**

Area by Coordinate Computation  
 Being that property described in  
 Deed Book 759, Page 125

Project Summary	
Total Acreage :	4.28 Acres
Proposed Units =	1
Proposed Density =	1 unit per 4.28 Acres
Zoning District =	R-1
Total Proposed Parking Spaces =	6
Required Spaces =	1 per 500 Sq. Ft.
	2,520 Sq. Ft. = 6 Spaces
Sewer =	Etowah Sewer Company
Water =	City of Hendersonville
Property is located	400' from a Existing Fire Hydrant on Fairway Drive

2' Contour Interval  
 Map of Major Site Plan for :  
**Etowah Horse Shoe Fire Department  
 Station No. 4**  
 P.O. Box 909  
 Horse Shoe, NC 28742  
 828-891-3102  
 -Owner-  
 Suzanne R. Wilson  
 D.B. 759, Pg. 125

Ducote D.B. 1289, Pg. 051 Zoned R-1  
 Planted Stone

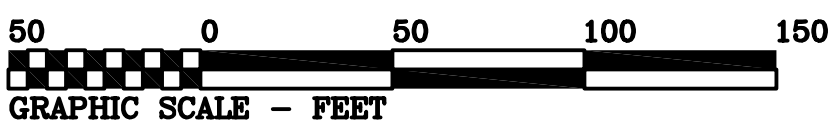
Ducote D.B. 1289, Pg. 051 Zoned R-1

EIP Found not used  
 Axle Found not used  
 IPS

Arden D.B. 1181, Pg. 262 Plat Slide 4964 Zoned R-1

- Notes:
- Property is subject to all easements, restrictions and right of ways of record.
  - Property is not located within 1/2 mile of a Farmland Preservation District.
  - Property is not located in a Water Supply Watershed.
  - Property is Zoned R-1.

- Legend:  
 EIP = Existing Iron Pipe  
 EIS = Existing Iron Stake  
 IPS = Iron Pin Set  
 PT = Unmarked Point  
 ROW = Right of Way  
 P/P = Power Pole  
 O/E = Overhead Electric  
 T/Ped = Telephone Pedestal  
 ECMWater =  
 --- = Fence



Pin: 9529-20-0731

Mills River Township	Henderson County, NC
<b>ASSOCIATED LAND SURVEYORS</b> & PLANNERS PC. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507	
SCALE: 1 Inch = 50 Feet	DATE: February 5, 2009
JOB NO.: S - 09 - 012	DRAWN BY: CSB/JTB C&G 7.0