



Town of Mars Hill

John L. Chandler
Mayor
Nicholas A. Honeycutt
Vice-Mayor
Robert W. Zink
Treasurer
Stuart L. Jolley
Clerk
Larry H. Davis
Secretary

October 17, 2022

CASE #: 2022-01-Z

**SUBJECT: PUBLIC HEARING NOTIFICATION
REZONING APPLICATION FOR 44 ROY EDWARDS LANE, MARS HILL
RURAL RESIDENTIAL & AGRICULTURAL DISTRICT (R-1) TO
HIGHWAY BUSINESS (C-2)**

Dear Sir/Madam:

The Town of Mars Hill is providing this written notice of a **PUBLIC HEARING** to all property owners abutting the property located at 44 Roy Edwards Lane, Mars Hill, NC, pursuant to the requirements of NC General Statute 160D-602 and the Town of Mars Hill Zoning Ordinance.

Please be advised that the Town of Mars Hill Mayor and Board of Aldermen will hold a Public Hearing on **MONDAY, NOVEMBER 7, 2022, at 6:00 p.m. at the Mars Hill Town Hall**. The purpose of the hearing is to consider an application for amendment to the Mars Hill Zoning Ordinance from Maggie Howard, LLC, to rezone approximately 6.15 acres located at 44 Roy Edwards Lane, Mars Hill, NC, from Rural Residential & Agricultural District (R-1) to Highway Business District (C-2).

All interested persons are invited to attend this Public Hearing.

Sincerely,

NATHAN R. BENNETT,
Town Manager

Mars Hill Town Hall
280 North Main Street • P.O. Box 368
Mars Hill, North Carolina 28754
Phone: (828) 689-2301 • Fax: (828) 689-3333
www.townofmarshill.org

BOUNDARY SURVEY

FOR
MAGGIE HOWARD, LLC
PIN 9757-02-9970 (LOT 1)
PIN 9757-12-2807 (LOT 2)
44 ROY EDWARDS LANE
MARS HILL TWP. (#43) MADISON COUNTY NC

CLIENT OWNER:
MAGGIE HOWARD LLC
9252 PLEASANT RIDGE ROAD
ARLINGTON TN 38002

BK 9 PG 738-738 (1) DOC# 343438
This Document eRecorded:
10/01/2021 12:13:12 PM
Tax: \$0.00
Fee: \$21.00 DocType: PLAT
Madison County, North Carolina
Mary Jane Wallin, Register of Deeds

SCALE: 1" = 50'
DRAWN BY: SMH
FILE: MAD21-013
DEED REFERENCE: DB 70 PG 525
DEED REFERENCE: DB 164 PG 93
DEED REFERENCE: DB 223 PG 480
DEED REFERENCE: DB 280 PG 78
SURVEY BY: SMH DATE: 21JUN2021
DRAWING NO: MAD210130A5E50

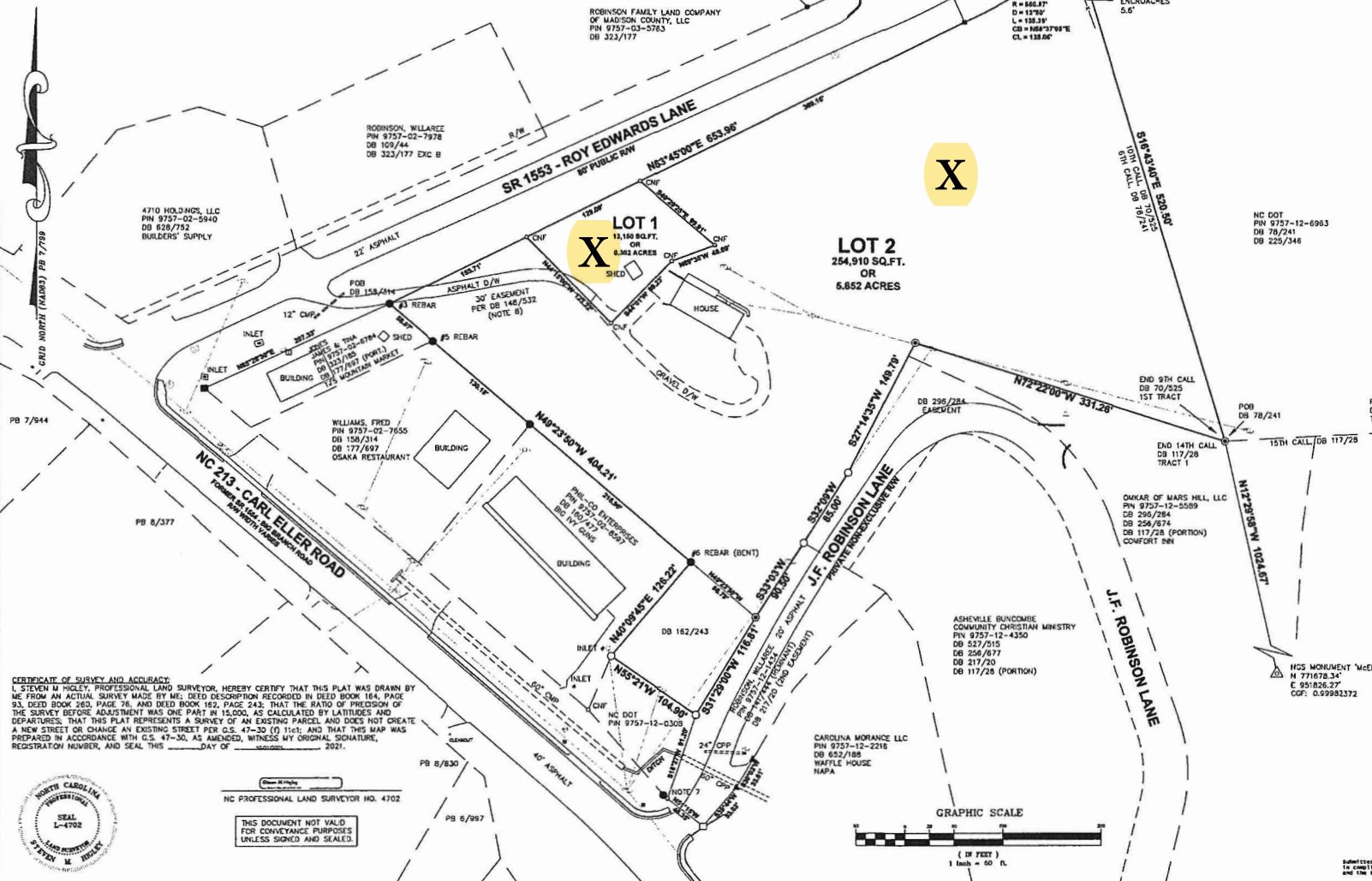
KLOZU SURVEY ASSOCIATES
810 ENGLISH RIDGE DRIVE
MARS HILL NC 28754
PHONE: (813)360-8770
steve@klosurvey.com



- NOTES:
1. SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 2. PROPERTY IS ZONED R-A (MADISON COUNTY). OWNER IS PURSUING A RE-ZONE TO COMMERCIAL ZONING.
 3. PROPERTY IS LOCATED IN ZONE X OF FIRM #3700975700A, EFFECTIVE DATE 9 JUNE 2009.
 4. ALL DISTANCES ARE HORIZONTAL.
 5. ALL ACRES ARE BY COORDINATE METHOD.
 6. BEARINGS ARE REFERENCED TO PB 7799, BASED ON THE LINE FROM THE MOST SOUTHERLY CORNER OF PIN 9757-03-1192 TO THE MOST SOUTHERLY CORNER OF TRACT A, WHICH IS ASSUMED TO BEAR N75°51'14"E.
 7. FOUND #4 REBAR N50°30'W, 2.08' FROM PROPERTY CORNER.
 8. DB 148/532 REFERENCES DT 74/465 FOR FURTHER REFERENCE REGARDING EASEMENT. HOWEVER THIS LATTER DOCUMENT APPEARS TO BE AN ERRONEOUS REFERENCE. NO SUCH BOOK AND PAGE EXISTS WHEN SEARCHED AT REGISTER OF DEEDS' WEBSITE.

- LEGEND:
- = COMPUTED POINT.
 - = SET #4 REBAR/CAP.
 - = FOUND #6 REBAR (UNLESS NOTED).
 - ⊙ = FOUND 1" P.P.E.
 - ▲ = FOUND PK NAIL.
 - = FOUND CHISELED CROSS IN CONCRETE.
 - = FOUND CONCRETE R/W MONUMENT.
 - = MANHOLE.
 - ⊕ = UTILITY POLE.
 - ⊞ = ELECTRIC TRANSFORMER.
 - ⊞ = TELEPHONE PEDESTAL.
 - ⊞ = WATER METER.
 - ⊞ = FIRE HYDRANT.
 - CMP = CORRUGATED METAL PIPE.
 - CHP = CORNER NOT FOUND.
 - CHL = CORNER NOT LOCATED.
 - CPP = CORRUGATED PLASTIC PIPE.

I-26 & US 19/23

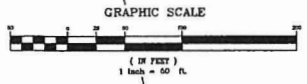


CERTIFICATE OF SURVEY AND ACCURACY:
I, STEVEN M. HIGLEY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME. DEED DESCRIPTION RECORDED IN DEED BOOK 164, PAGE 93, DEED BOOK 260, PAGE 78, AND DEED BOOK 182, PAGE 243. THAT THE RATIO OF PRECISION OF THE SURVEY BEFORE ADJUSTMENT WAS ONE PART IN 15,000, AS CALCULATED BY LATITUDES AND DEPARTURES. THAT THIS PLAT REPRESENTS A SURVEY OF AN EXISTING PARCEL AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET PER G.S. 47-30 (f) (1) (i); AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF _____, 2021.



NC PROFESSIONAL LAND SURVEYOR NO. 4702

THIS DOCUMENT NOT VALID FOR CONVEYANCE PURPOSES UNLESS SIGNED AND SEALED.



OSKAR OF MARS HILL, LLC
PIN 9757-12-5589
DB 295/284
DB 256/674
DB 117/28 (PORTION)
COMFORT INN

ASHEVILLE BUNCOMBE
COMMUNITY CHRISTIAN MINISTRY
PIN 9757-12-4350
DB 527/515
DB 256/677
DB 217/20
DB 117/28 (PORTION)

CAROLINA MORANCE LLC
PIN 9757-12-2218
DB 652/188
WAFFLE HOUSE
HAPA

Magnified Version showing Town of Mars Hill "Highway Business" commercial zoning area surrounding subject property

