Project Name: Focus Plus Academy
Owner: Fletcher United Methodist Church
Applicant: Focus Plus Academy
Surveyor or Preparer: N/A - Sketch Plan
Zoning: C-1
PIN: 9653615698
Address: 50 Library Rd
Date of Preparation: 6/14/2026

Legend
- Property Border
- Lot Lines
- Existing Buildings
- Parking Lot
- Vegetation Buffer
- SonShine Preschool
- Focus Plus Academy
- Recreation Areas

Outdoor Activity:
Outdoor activity will occur in two existing grass areas on the church property: the front grass area and the grass area adjacent to the parking lot. No fencing, equipment, or site modifications are proposed. The adjoining public park provides additional open space in the vicinity but is not part of the project and is not required for school operations.

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1in : 50 ft

N

Building and Site Information:
Existing Building: No exterior changes proposed.
School Area: Two classrooms (Approx 700 sq ft).
Ancillary Space: Chapel used occasionally for non-instructional activities.
Restrooms: Existing restrooms serve the space; no changes proposed.
Kitchen: Existing kitchen used occassionally for staff; no commercial food service.
No new structures, additions or impervious surfaces.
No grading or land disturbance proposed.
Project does not trigger stormwater review.

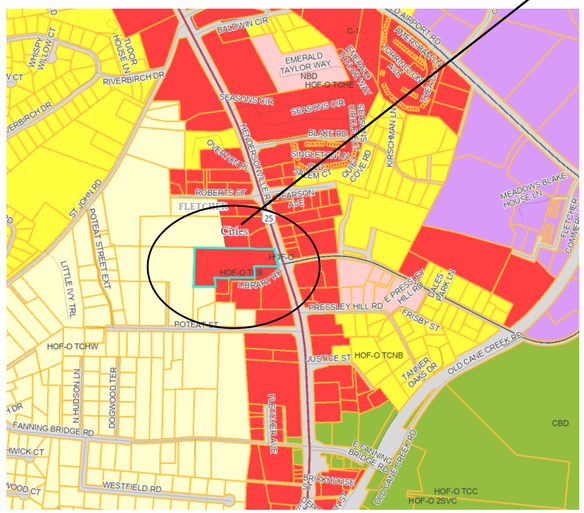
Access, Traffic & Parking
Ingress/Egress: Existing driveways from Library Rd and lights at Hendersonville Rd.
Drop-Off/Pick-Up: Separate Entrance & loop from preschool.
Traffic Management: Staggered schedule, no overlap with preschool.
Parking Required: 6 staff +25 students = 11 parking spaces.
Land Development parking requirement: 2 per 1000 sq ft = 2 spaces required.
Parking Provided: 15 spaces
Traffic Impact Analysis not Required: The project generates appoximately 60 daily trips which is below the NCDOT TIA threshold. No driveway modiifications are proposed and no rezoning, interchange proximity, median break or access break is involved.

Utilities & Services
Utilities: Existing water, sewer and electric adequate.
Fire & Life Safety: Area inspected and approved for Group E occupancy.
Waste Collection: Existing sanitation service adequate.
Health Inspection: Area inspected and approved for Group E occupancy.

Landscaping, Lighting & Signs
Landscaping: No changes proposed.
Lighting: No new exterior lighting.
Signage: No new signage.

Hours of Operation
Mon-Fri: 8:15 - 3:45 (1:45 Friday early release).
No evening or weekend activities.

See Inset A



Address: No Address Assigned
Owner: Youngblood, Kenneth Trustee; Youngblood, Katherine W
Owner Address: PO Box 97, Fletcher NC 28732
Zoning: C1

Address: No Address Assigned
Owner: Youngblood, Kenneth Trustee; Youngblood, Katherine W
Owner Address: PO Box 97, Fletcher NC 28732
Zoning: R1

Address: 3375 Hendersonville Rd
Owner: Youngblood, Katherine Loraine
Owner Address: 53 Lands End Dr
Hendersonville, NC 28791
Zoning: C1

Existing Grass Area Available for Supervised Outdoor Activity (No improvements proposed)

Address: 64 Poteat St
Owner: Livingston, Daniel J; Livingston, Vanessa
Owner Address: PO Box 35, Fletcher NC 28732
Zoning: R1

No Exterior Changes Proposed

Focus Plus Academy
SonShine Preschool
Vegetation Buffer
Recreation Area
Chapel
Focus Plus Academy Parking & Drop Off
Parking Lot
Church Building
Preschool Parking & Drop off
Existing Grass Area Adjacent to Parking - Suitable for Supervised Outdoor Activity (No improvements proposed)
Vegetation Buffer
Church Office
Fellowship Hall
Parking Lot
Fletcher United Methodist Church
PIN: 9653615698
Address: 50 Library Rd
Owner: Fletcher United Methodist Church, Inc
Owner Address: 50 Library Rd, Fletcher NC 28732
Zoning: C1
Acreage: 3.9
Recreation Area
Church Parking
Library Rd
Hendersonville Rd
Cane Creek Rd

Fletcher Library
Address: 120 Library Rd
Owner: The Community Foundation of Henderson County Inc
Owner Address: PO Box 1108 Hendersonville NC 28793
Zoning: C1

Address: No Address Assigned
Owner: Youngblood, Kenneth Trustee, Youngblood, L C Estate
Owner Address: PO Box 97, Fletcher NC 28732
Zoning:C1

Kate's Park
Address: No Address Assigned
Owner: The Community Foundation of Henderson County Inc
Owner Address: 400 N Main St, Ste 300
Hendersonville NC 28792
Zoning: C1
Adjacent Public Park Lawn Area (not part of project)

Address: 3455 Hendersonville Rd
Owner: Youngblood, Kenneth Trustee, Youngblood, L C Estate
Owner Address: PO Box 97, Fletcher NC 28732
Zoning:C1

Address: 54 Poteat St
Owner: Bratt, AlexandraM; Pickell, Stoddard M III
Owner Address: 54 Poteat St, Fletcher NC 28732
Zoning: R1

Address: 50 Poteat St
Owner: Tancredi, Michael; Meyers, Elizabeth
Owner Address: 50 Poteat St, Fletcher NC 28732
Zoning: R1

Address: No Address Assigned
Owner: Innisfree Farm Trust; Youngblood, Peter W Trustee; Youngblood, Katherine L Trustee; Youngblood, Kenneth Trustee
Owner Address: PO Box 97, Fletcher NC 28732
Zoning: R1

Address: 26 Poteat St
Owner: Innisfree Farm Trust; Youngblood, Peter W Trustee; Youngblood, Katherine L Trustee; Youngblood, Kenneth Trustee
Owner Address: PO Box 97, Fletcher NC 28732
Zoning: R1

Address: 3507 Hendersonville Rd
Owner: OReilly Automotive Stores, Inc
Owner Address: PO Box 1156
Springfield MO 65801
Zoning: C1

Poteat St