



## Henderson County, North Carolina Code Enforcement Services

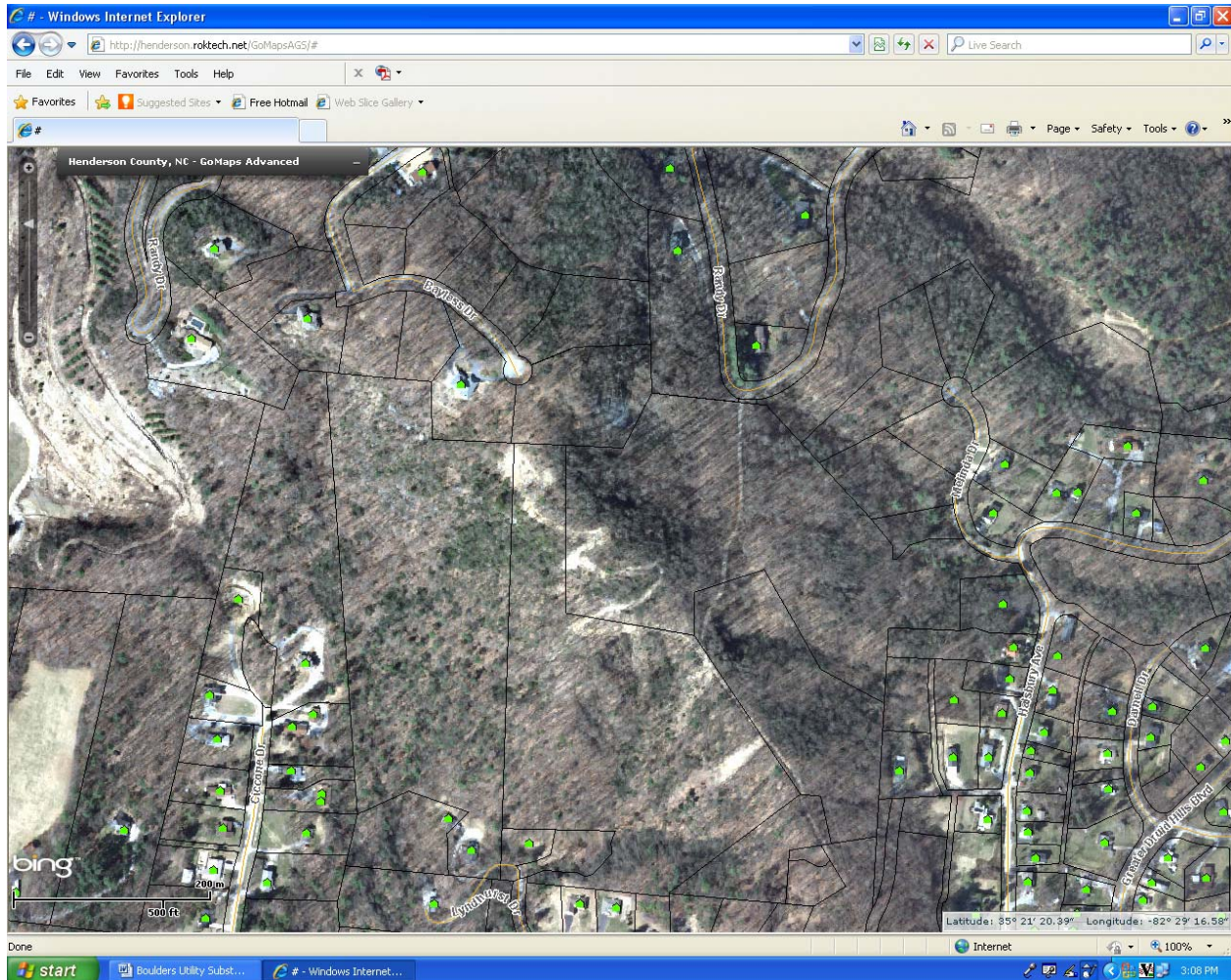
### 1. Board Request

- 1.1. **Applicant:** Tom McCanless Agent on behalf of Peter Brower
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9660114340
- 1.4. **Size:** 41.17
- 1.5. **Location:** The subject property is located south of Randy Dr. off of Baystone Dr. off of Asheville Hwy.
- 1.6. **Supplemental Requirements:**

#### **SR 9.13. Utility Substations**

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Separation. *Utility substations* shall not be placed within 75 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (4) Security. Transformer stations shall be enclosed by a woven wire fence at least eight (8) feet in height. Other utility stations shall be completely enclosed either by a *building* or a wire fence at least eight (8) feet in height.
- (5) Screening. Screen Class One (1), Two (2), Three (3) or Four (4) shall be provided where the *structure footprint* exceeds 200 square feet if adjacent to an existing residential use, consistent with the requirements of §200A-182 (Screen Classification).

## Map A: Aerial Photo



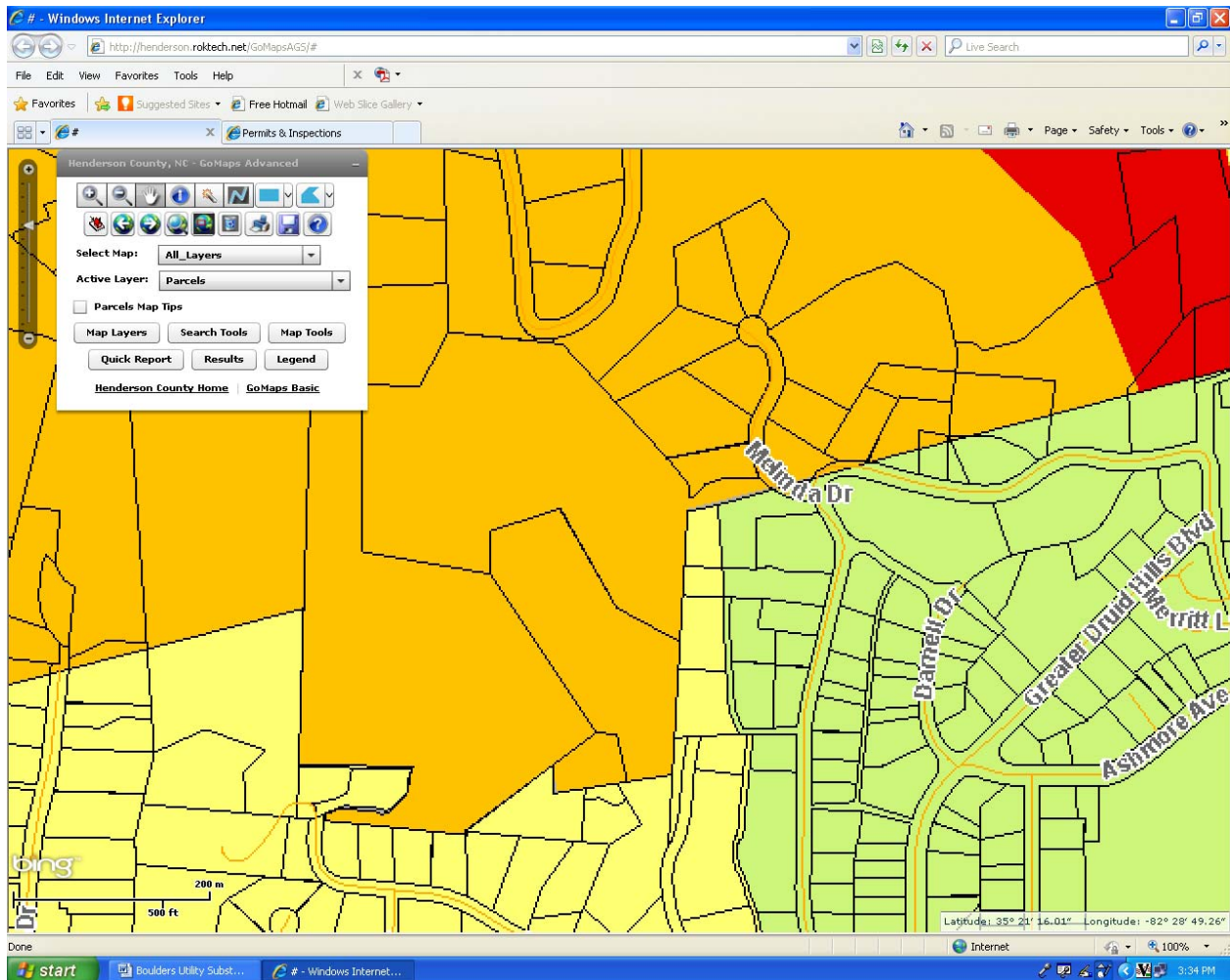
## 2. Current Conditions

- 2.1. **Current Use:** The property is currently vacant but in process for Major Subdivision review.
- 2.2. **Adjacent Area Uses:** The surrounding properties to the north, east and west are residential.
- 2.3. **Zoning:** The subject area and adjacent properties are zoned Residential 1. Property to the south is City of Hendersonville Extra-territorial Jurisdiction (ETJ) R-20 and R-15. (see district descriptions below)

**Section 5-3 R-15 Medium-Density Residential Zoning District Classification.** This zoning district classification is for areas in which the principal use of land is for medium-density single-family residences. It is expected that all dwellings in such district will have access to public water supplies or public sewage disposal facilities or a reasonable expectation of such service in the future.

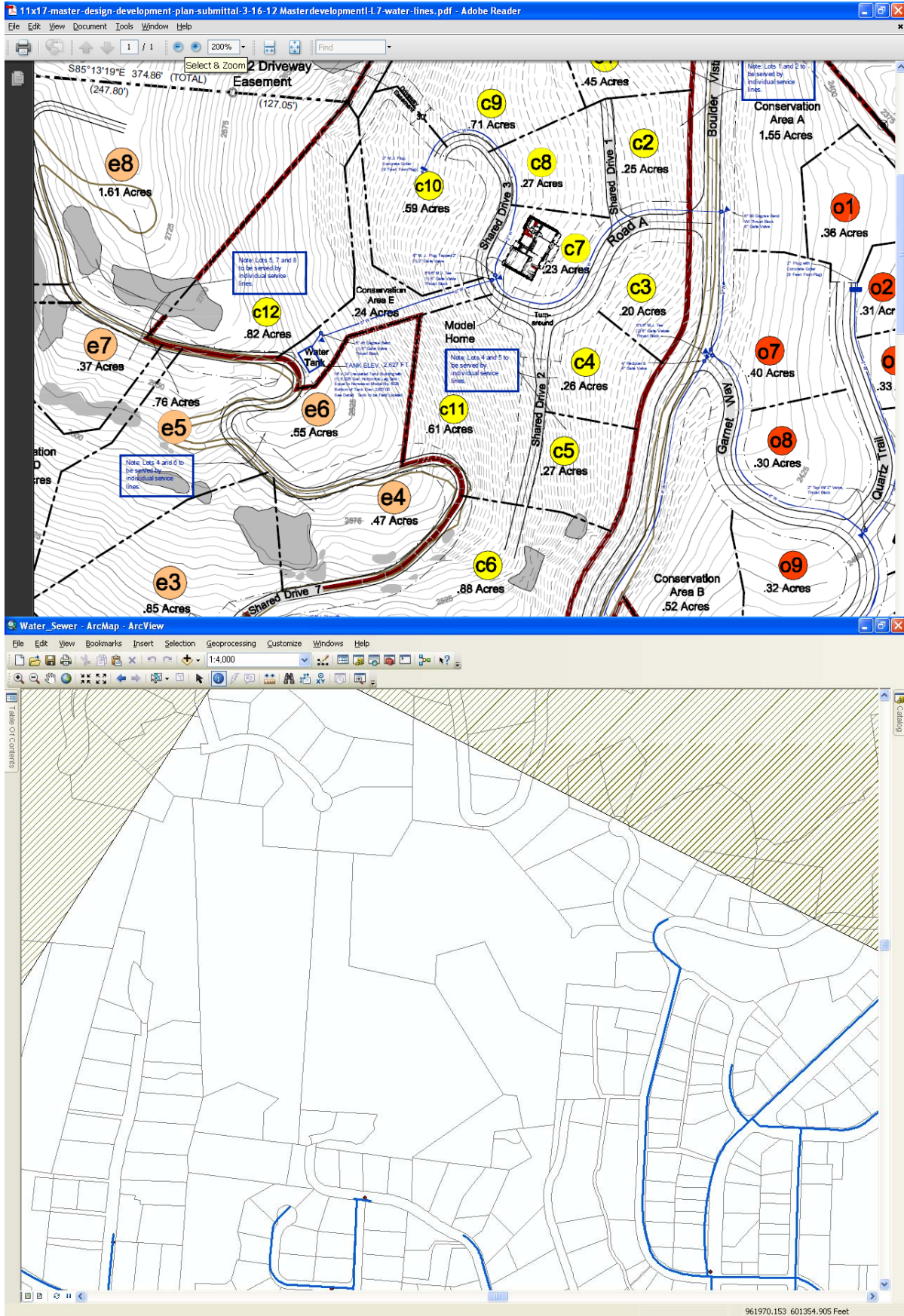
**Section 5-2 R-20 Low-Density Residential Zoning District Classification.** This zoning district classification is intended for areas in which the principal use of the land is for low-density residential or agricultural purposes.

### Map B: Current Zoning



3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area or Water Supply Watershed district.
4. **Water and Sewer**
  - 4.1. **Public Water:** A City of Hendersonville water line abuts the property along Halsbury Dr. The applicant will install a private system that is supplied by the City of Hendersonville. The pump station is in the City's extra-territorial zoning jurisdiction and will require a Special Use Permit.
  - 4.2. **Private Sewer:** Public sewer is not available to this property. The homes will be served by individual septic systems.

### Map C: Water and Sewer Maps



## **5. County Comprehensive Plan**

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the “Conservation” classification. The text and map of the 2020 CCP suggest that the Subject Area This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:

1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds
2. Areas of historic and archeological significance
3. Local, state or federally managed natural areas
4. Areas managed for agricultural or forestry land uses
5. Other areas yet to be defined

## **6. Staff Recommendations**

- 6.1. Staff’s position at this time, under the guidelines of current plans, policies and studies, is it supports the approval of this major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

## **7. Technical Review Committee Suggested Motion**

I move to approve this major site plan because it meets the intent of all applicable recommendations with the following conditions:

