

Staff Report: TRC 5-5-15
City of Hendersonville Pump Station

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: May 5, 2015

SUBJECT: Major Site Plan Review for a Utility Substation for City of Hendersonville located on the corner of Epona Trace and Morgan Road off Brevard Road

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Major site plan review for a utility substation.

Suggested Motion:

I move to approve the site plan for City of Hendersonville because it meets the requirements of the Land Development Code.



Henderson County, North Carolina Code Enforcement Services

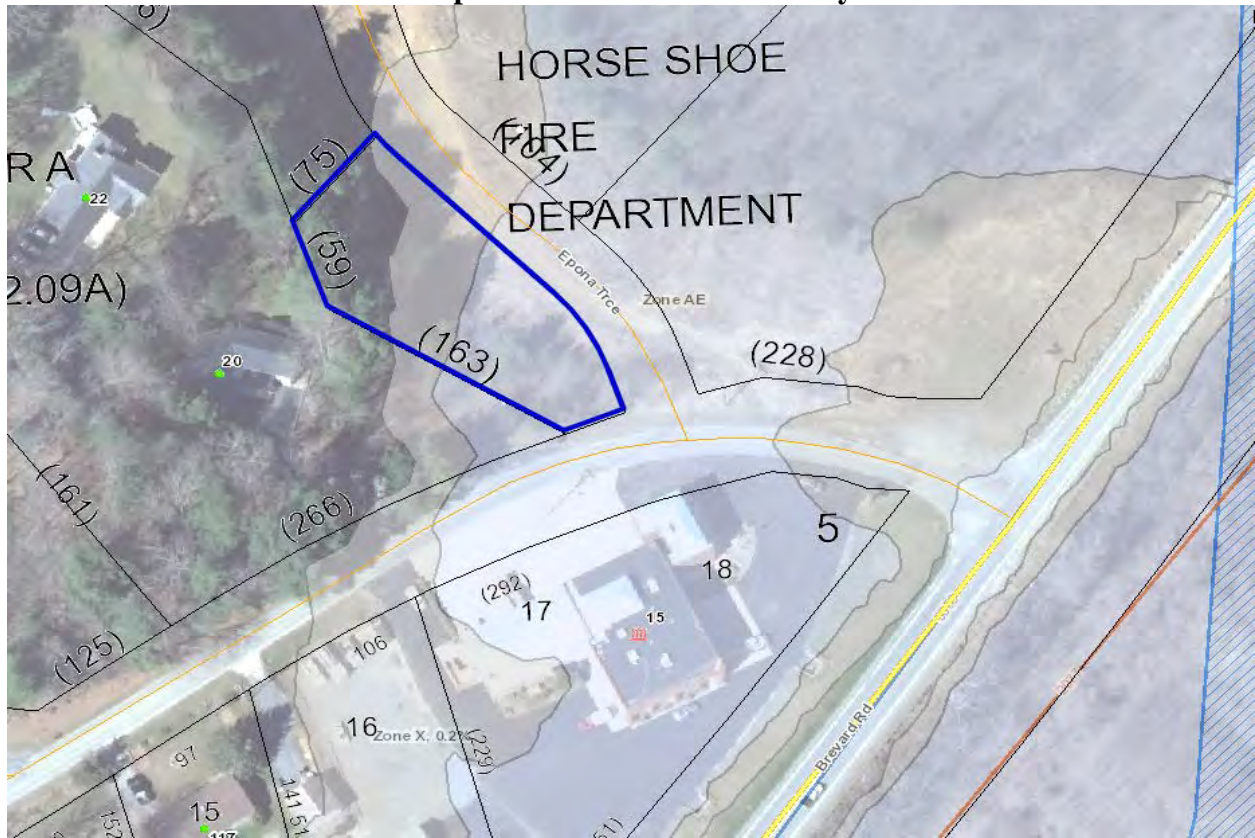
1. Board Request

- 1.1. **Applicant:** City of Hendersonville
- 1.2. **Request:** Major Site Plan Review for a utility substation
- 1.3. **PIN:** 9539-22-7687
- 1.4. **Size:** 0.40 acres +/-
- 1.5. **Location:** The subject area is located on the corner of Epona Trace and Morgan Road off Brevard Road
- 1.6. **Supplemental Requirements:**

SR 9.14. Utility Substations

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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 §42-182 (Screen Classification).

Map A: Aerial Photo/Pictometry



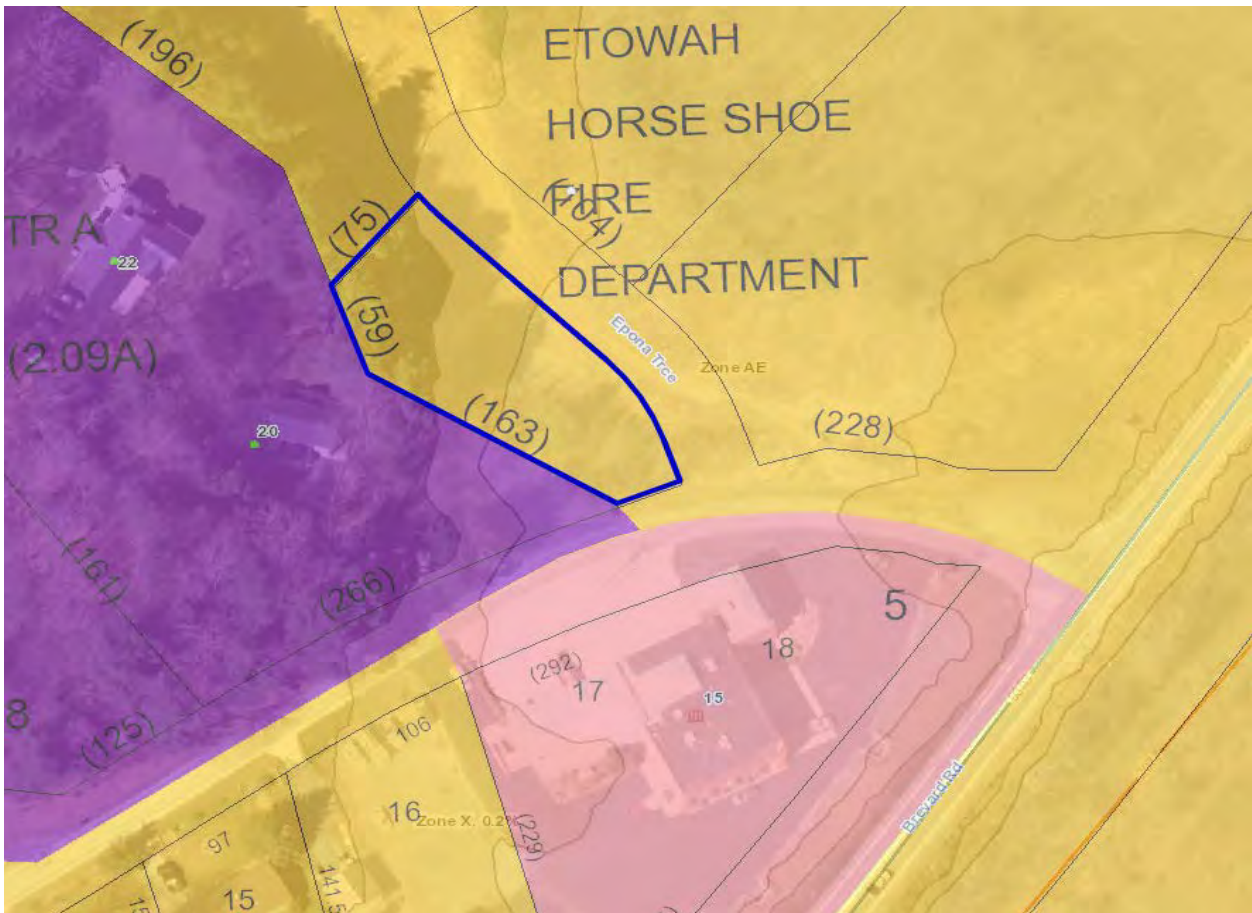
2. **Current Conditions**

2.1 Current Use: This parcel is currently vacant.

2.2 Adjacent Area Uses: The surrounding properties consist of residential, commercial, emergency services, and undeveloped land.

2.3 Zoning: The surrounding properties to the north and east are zoned Residential 1 (R1), to the south Local Commercial (LC), and to the west Industrial (I).

Map B: Current Zoning



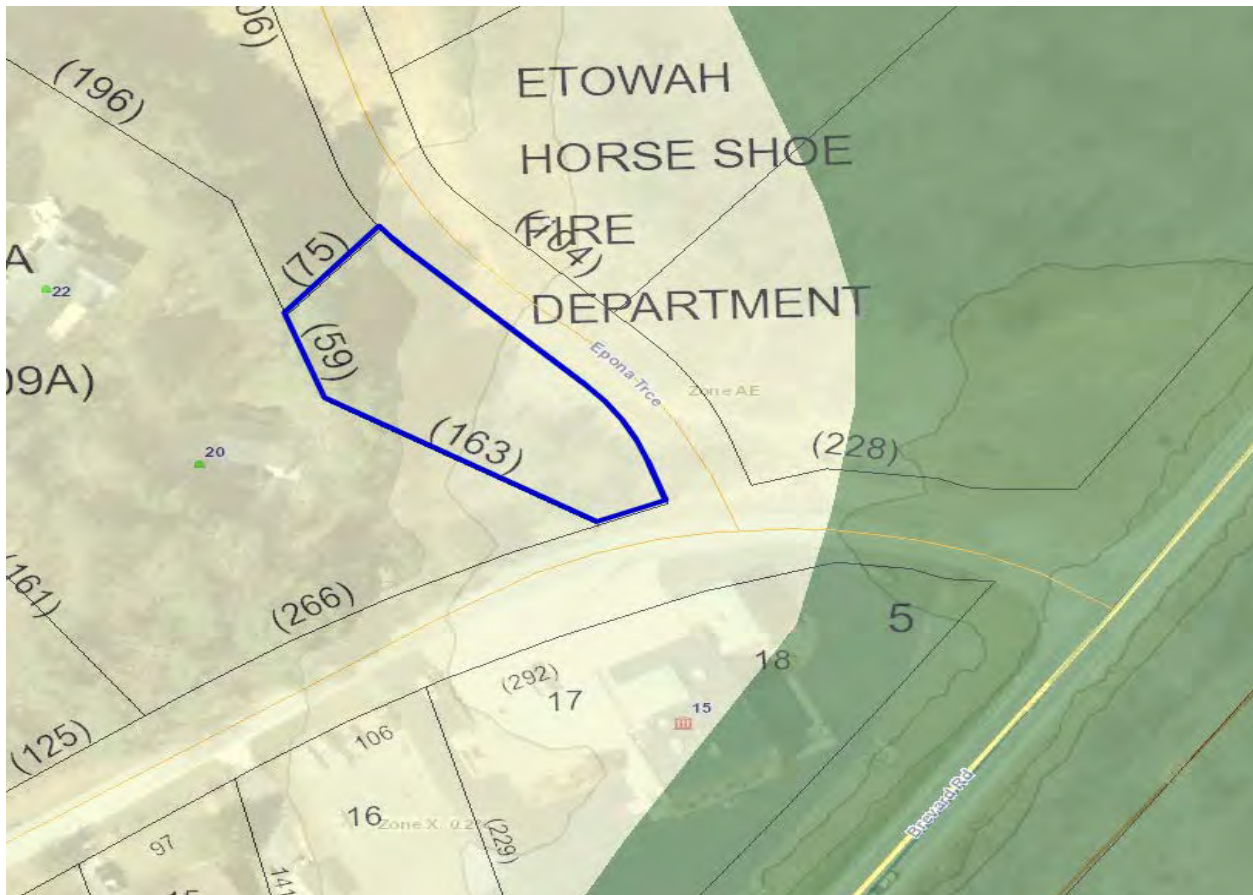
3. **Floodplain/Watershed Protection:** A portion of the parcel is in a special flood hazard area. The parcel is in the Upper French Broad River WS-IV Protected Area Water Supply Watershed district.

4. **Water and Sewer:** This property will be served by public water.

Public Water: City of Hendersonville.

Public Sewer: Not applicable.

Map C: CCP Future Land Use Map



5. Staff Comments

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Rural / Urban Transition Area (RTA). The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Rural/Urban Transition Area: The CCP states that, “The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. The text of the 2020 CCP suggests that the subject area would be suitable for clustering development and conservation design encouraged with the intent of maintaining a rural environment, protecting sensitive natural areas, and reserving land for future development. (2020 CCP, Pg. 134).

6. Staff Recommendations

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

7. Photographs

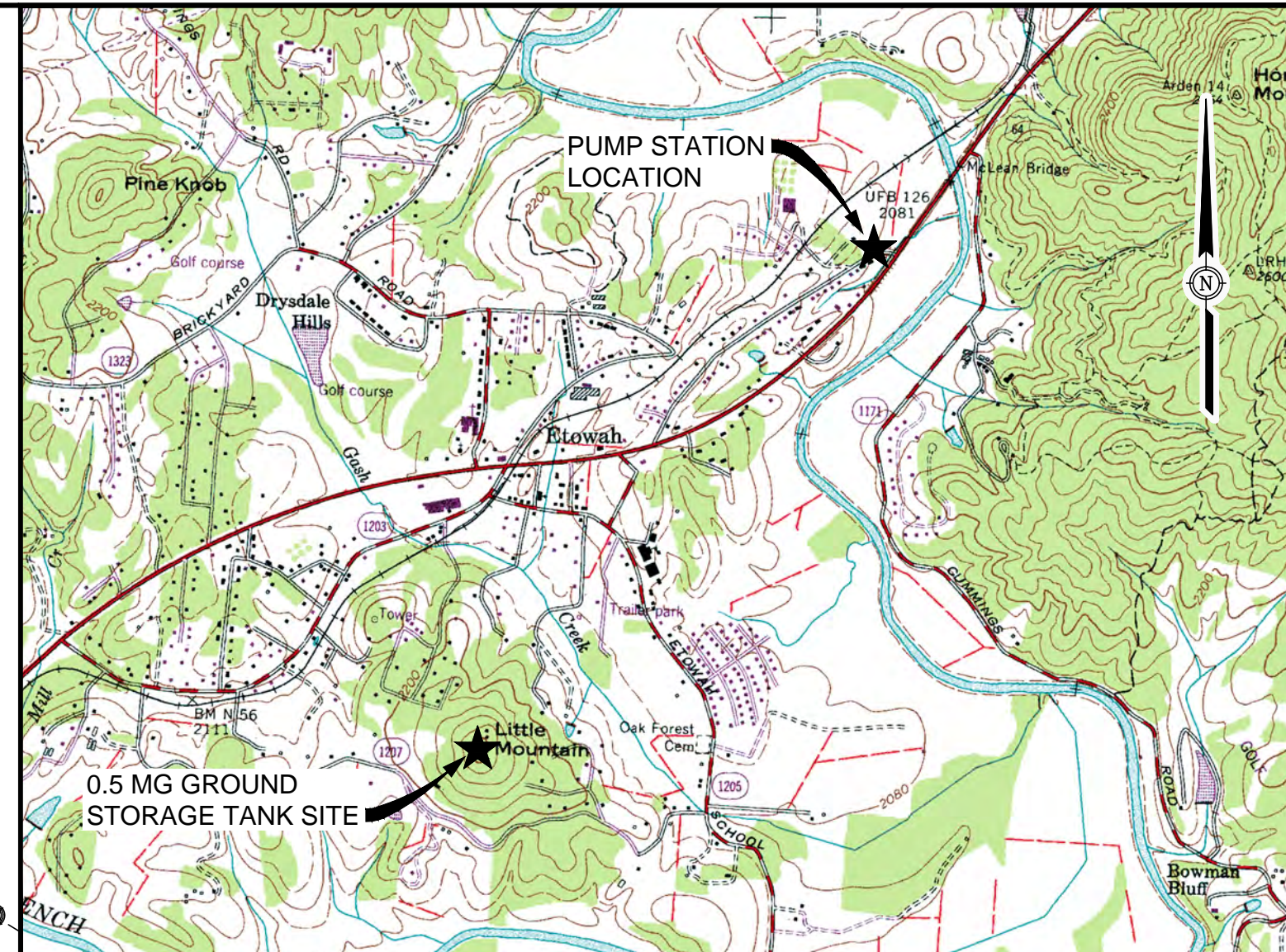




PROPOSED PUMP STATION SITE AND GRADING PLAN

9539225519 FORESTER, RONNIE J ZONING DISTRICT "I"

NEAREST CORNER OF EXISTING DWELLING UNIT (FROM GIS)



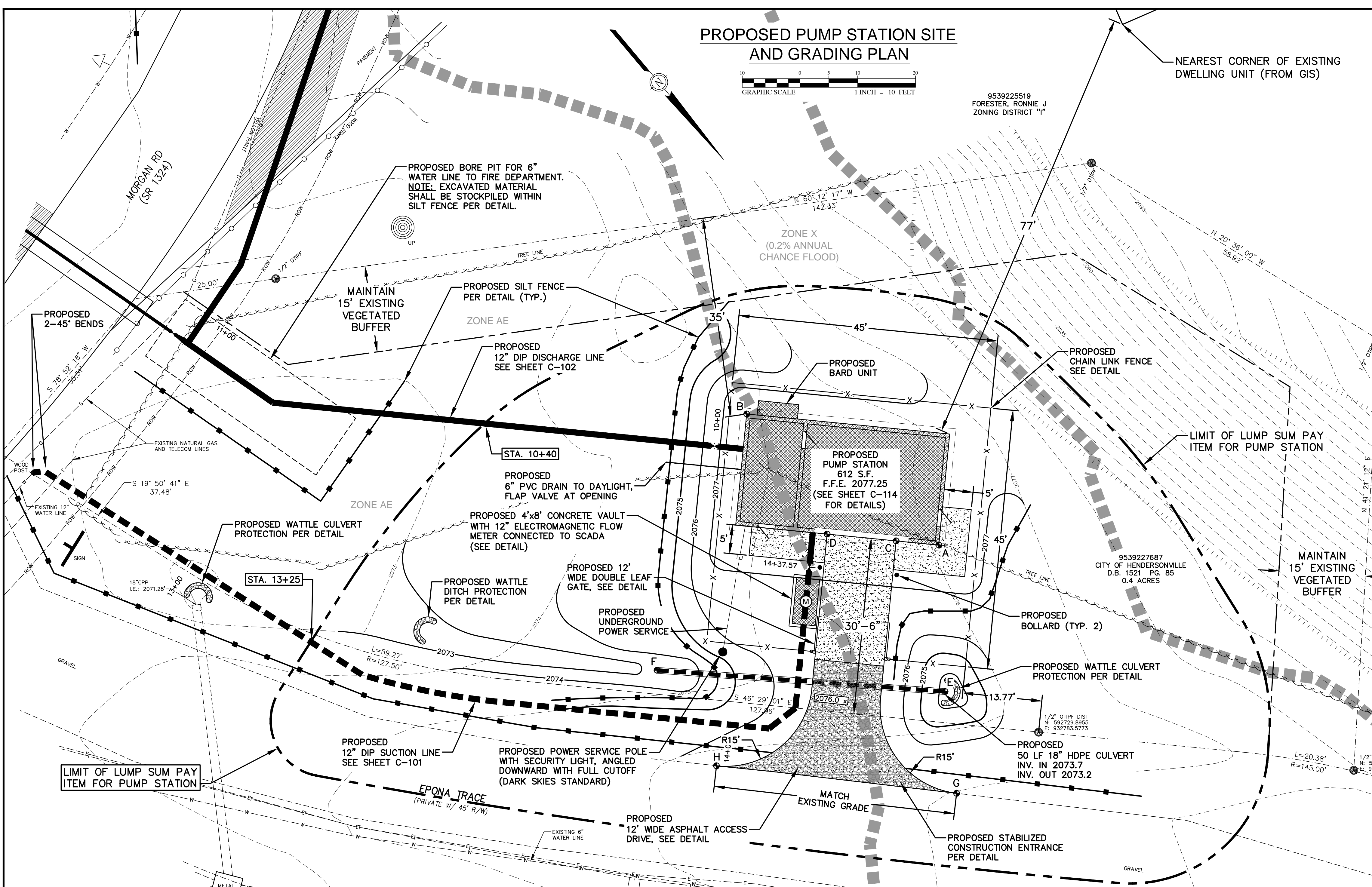
PUMP STATION LOCATION MAP NOT TO SCALE

OWNER:
CITY OF HENDERSONVILLE WATER DEPARTMENT
145 FIFTH AVENUE EAST
HENDERSONVILLE, NC 28792
828-697-3073

ZONING DISTRICT "R1" ADJACENT TO "I"
1460 S.F. INCREASE IN IMPERVIOUS AREA
8.4% OF PARCEL PROPOSED AS IMPERVIOUS INCREASE

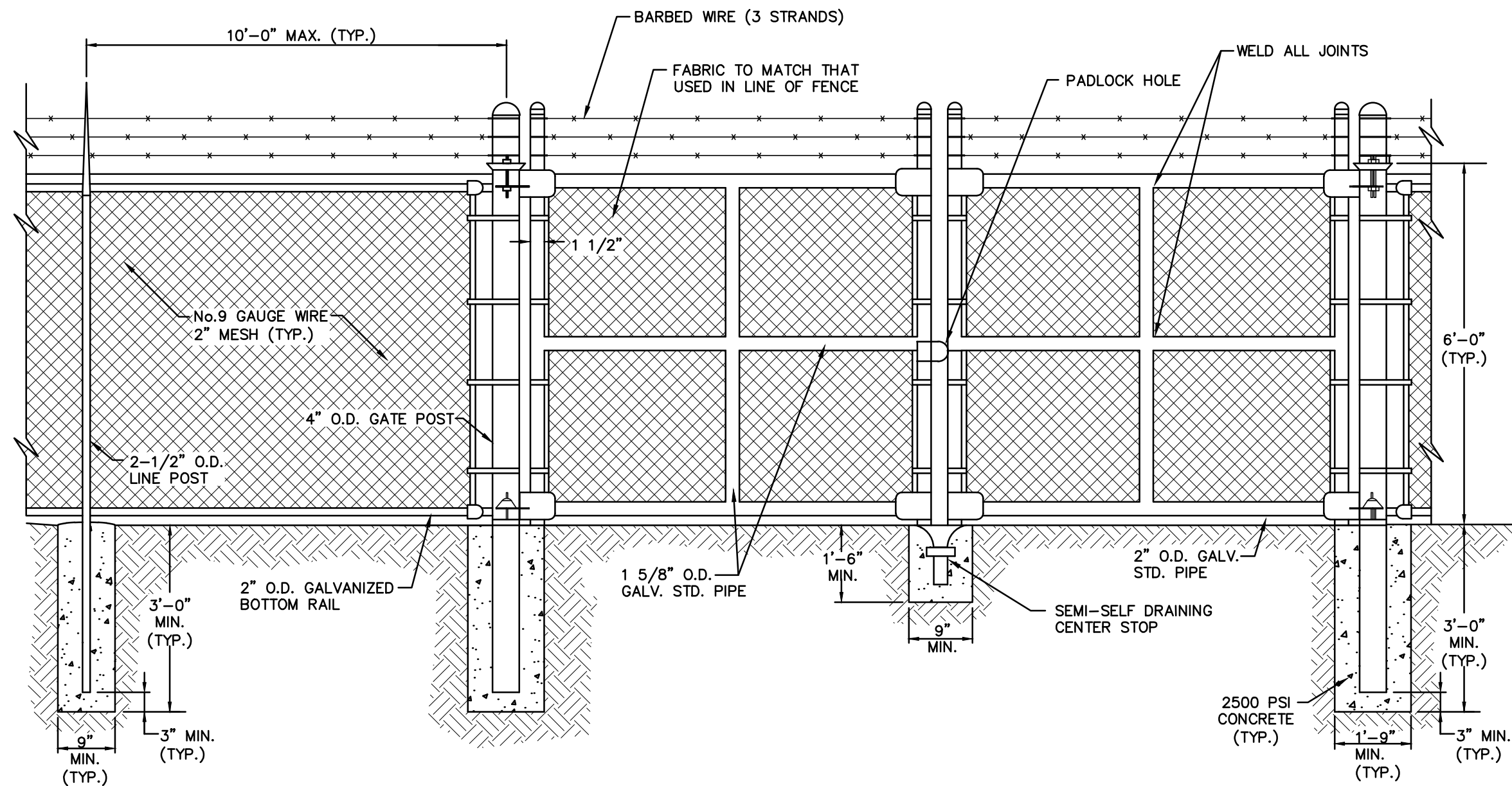
| POINT | DESCRIPTION | NORTHING | EASTING |
|-------|---------------------------|-------------|-------------|
| A | NORTH CORNER BUILDING | 592693.9460 | 932775.9834 |
| B | SOUTH CORNER BUILDING | 592655.1625 | 932786.8654 |
| C | SOUTHWEST CORNER DRIVEWAY | 592688.6411 | 932781.1713 |
| D | SOUTH CORNER DRIVEWAY | 592680.0618 | 932789.5614 |
| E | INLET 18" HDPE | 592714.0655 | 932791.4568 |
| F | OUTLET 18" HDPE | 592679.1998 | 932827.2951 |
| G | NORTH CORNER DRIVEWAY | 592728.8539 | 932801.2487 |
| H | SOUTHEAST CORNER DRIVEWAY | 592698.4974 | 932830.0439 |

- NOTES:**
- 15' EXISTING VEGETATED BUFFERS MAINTAINED IN LIEU OF PLANTED SCREENING.
 - NO JURISDICTIONAL WETLANDS ON THE PROPERTY.

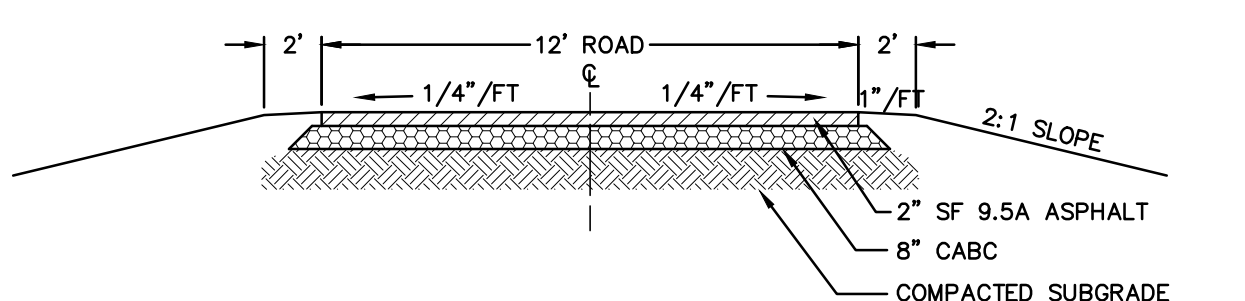


LEGEND-EXISTING CONDITIONS

| | | | |
|------------------------|--|--------------------|--|
| TEL PED. | TELEPHONE PEDESTAL | TEL PED. | TELEPHONE PEDESTAL |
| ELEC PED. | ELECTRIC PEDESTAL | ELEC PED. | ELECTRIC PEDESTAL |
| SIGN | SIGN | SIGN | SIGN |
| UG CTV | UNDERGROUND CABLE TV SIGN | UG FOC | UNDERGROUND FIBER OPTIC CABLE SIGN |
| UG TEL | UNDERGROUND TELEPHONE CABLE SIGN | UG GAS | UNDERGROUND GAS LINE SIGN |
| CONC MON | CONCRETE MONUMENT | ROW | RIGHT-OF-WAY MONUMENT |
| MAILBOX | MAILBOX OR PAPER BOX | PP | UTILITY POLE |
| GUY ANCH | GUY WIRE ANCHOR | MANHOLE | MANHOLE |
| JUNCTION BOX | JUNCTION BOX | SEWER CLEAN-OUT | SEWER CLEAN-OUT |
| CATCH BASIN | CATCH BASIN | WATER METER | WATER METER |
| FIRE HYDRANT | FIRE HYDRANT | WATER VALVE | WATER VALVE |
| GAS VALVE | GAS VALVE | ELEC CAB | ELECTRIC CABINET |
| ELEC JUNCTION BOX | ELECTRIC JUNCTION BOX OR OUTLET | E.TRANS | ELECTRIC TRANSFORMER |
| IRON PIPE FOUND | IRON PIPE/PIPE FOUND (PROPERTY CORNER) | PK NAIL FOUND | PK NAIL FOUND |
| CONTROL POINT/NAIL SET | CONTROL POINT/NAIL SET | CULVERT | CULVERT |
| FENCE | FENCE | GUARD RAIL | GUARD RAIL |
| EXISTING WATER LINES | APPROXIMATE LOCATION OF EXISTING WATER LINES | EXISTING GAS LINES | APPROXIMATE LOCATION OF EXISTING GAS LINES |
| TOP & TOE LINES | TOP & TOE LINES | | |



CHAIN LINK FENCE AND DOUBLE GATE ACROSS ACCESS ROAD DETAIL NOT TO SCALE



ASPHALT ACCESS ROAD CROSS-SECTION NOT TO SCALE

NOTE:
NO EXISTING DRIVEWAYS ON EPONA TRACE WITHIN 180 FEET OF PUMP STATION ACCESS.

811 Know what's below.
Call before you dig.
N.C. One-Call Center
Dial 811 or 1-800-632-4949

| NO. | DATE | BY | REVISION DESCRIPTION |
|-----|--------|-----|---------------------------------------|
| 1 | 4/6/15 | DLH | ADDITIONS FOR ZONING SITE PLAN REVIEW |