

Staff Report: TRC 5/5/15  
Mountain Valley Baptist Church

**REQUEST FOR COMMITTEE ACTION**  
HENDERSON COUNTY  
Technical Review Committee

**MEETING DATE:** May 5, 2015

**SUBJECT:** Major Site Plan for a New Sanctuary for Mountain Valley Baptist Church located off Cabin Creek Road

**PRESENTER:** Toby Linville, Code Enforcement Director

**ATTACHMENTS:**

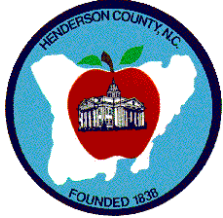
1. Staff Report
2. Photographs
3. Site Plan

**SUMMARY OF REQUEST:**

Major site plan review for a New Sanctuary.

**Suggested Motion:**

**I move to approve the site plan for Mountain Valley Baptist Church because it meets the requirements of the Land Development Code.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Board Request

- 1.1. **Applicant:** Mountain Valley Baptist Church
- 1.2. **Request:** Major Site Plan review for a New Sanctuary
- 1.3. **PIN:** 9555-73-5452
- 1.4. **Size:** 20.09 acres +/-
- 1.5. **Location:** The subject area is located off Cabin Creek Road

### 1.6. **Supplemental Requirements:**

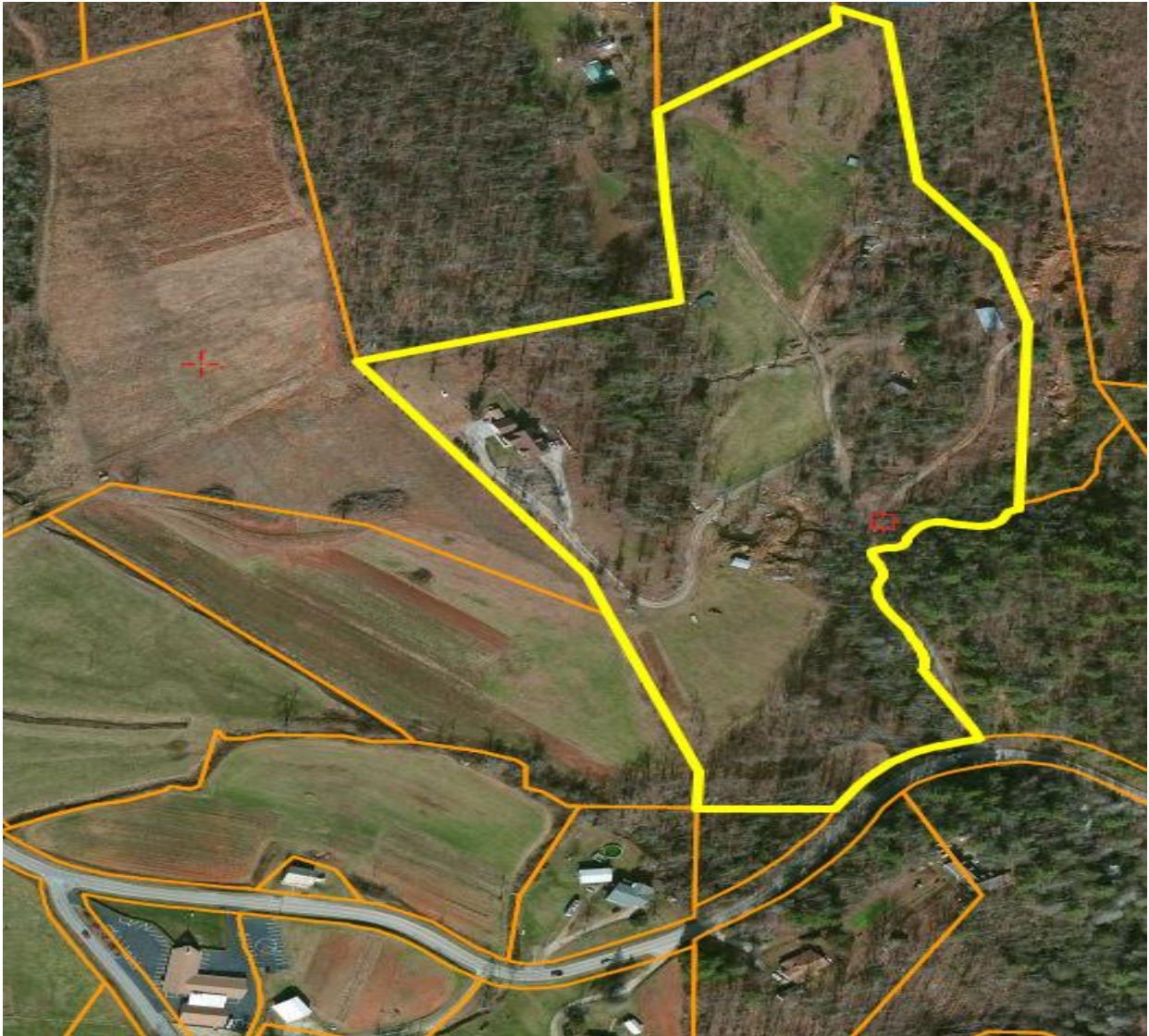
#### SR 5.19 *Religious Institution*

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. Lighting *mitigation* required.
- (3) Operations. A religious institution shall be permitted accessory uses provided the requested *accessory* use is permitted as a principle/accessory use in the district in which the religious institution is located.

**Map A: Aerial Photo/Pictometry**



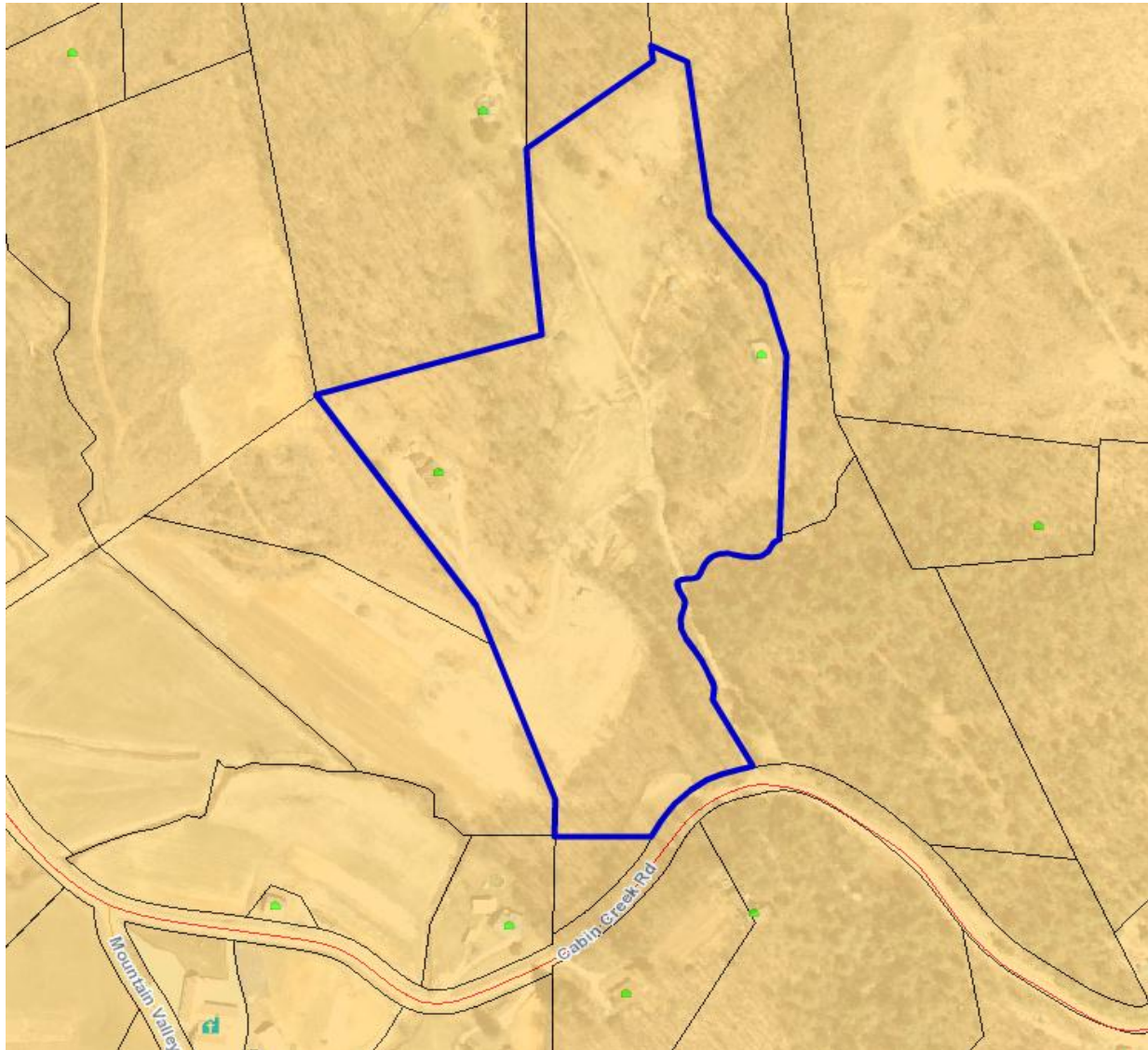




**2. Current Conditions**

- 2.1. **Current Use:** The property is currently in residential use.
- 2.2. **Adjacent Area Uses:** The surrounding properties primarily consist of residential, rural, agricultural, and undeveloped land.
- 2.3. **Zoning:** The surrounding property to the north, south, east, and west is zoned (R2R) Residential 2 Rural.

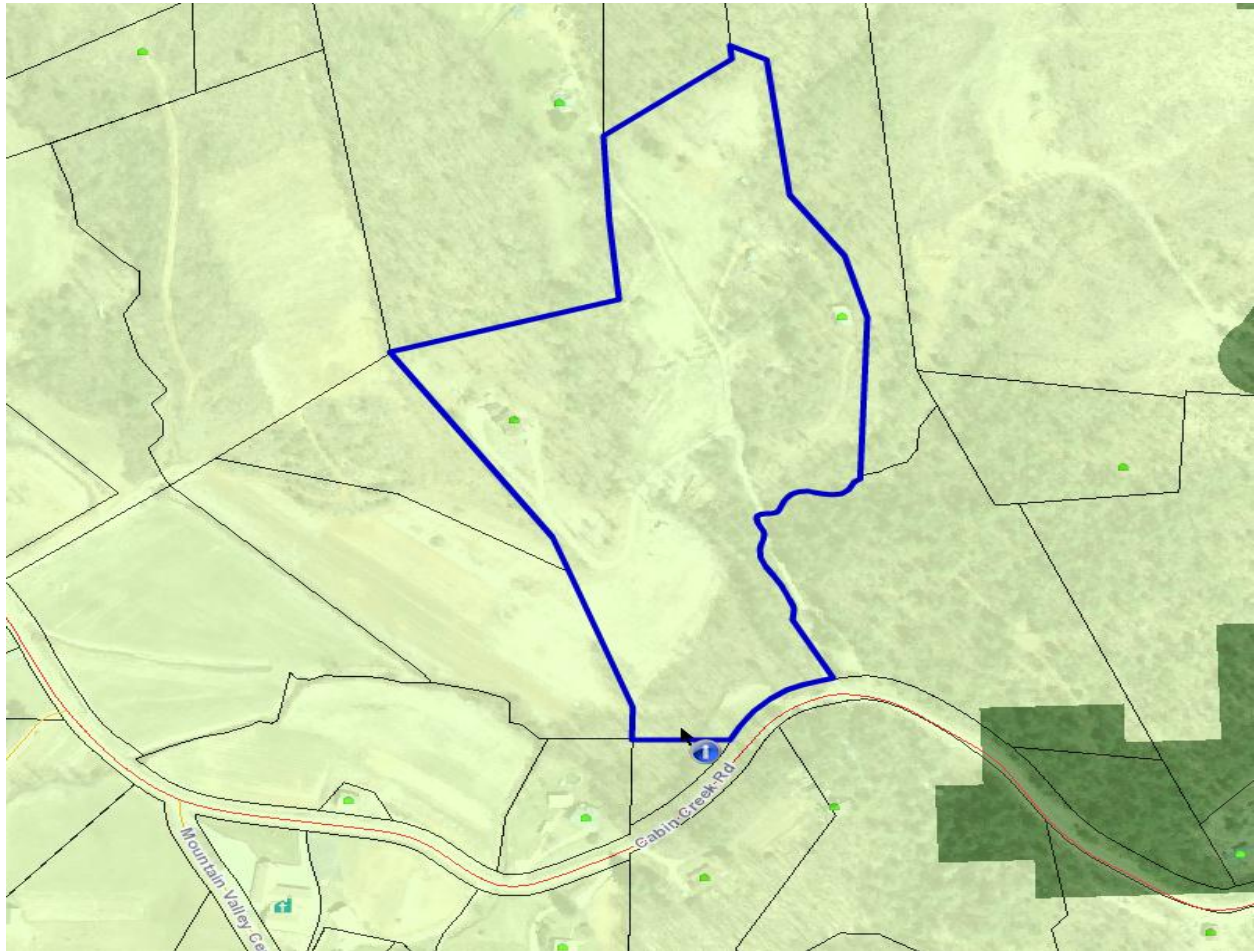
**Map B: Current Zoning**



3. **Floodplain /Watershed Protection** -The property is not located in the Special Flood Hazard Area. The property is not in a Water Supply Watershed District.
4. **Water and Sewer**
  - 4.1. **Public Water:** Public water is not available.
  - 4.2. **Public Sewer:** Public sewer is not available.
  - 4.3. **Utilities:** This building will be served by individual well and septic.



**Map C: CCP Future land Use Map**



## **5. Future Land Use**

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the “RAA” classification. The text and map of the 2020 CCP suggest that the portion of the subject area that is the “RAA” is currently rural in character with existing pockets of lower density residential and substantial land uses devoted to agricultural and undeveloped lands. Land use policies will seek to retain and preserve their rural character and protect valuable farmlands as well as environmental and cultural resources. Farmland protection measures should be aggressively pursued within the RAA. The CCP indicates that the property may be suitable for very low density development provided the developments are in keeping with the surrounding community.

## **6. Staff Recommendations**

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

## **7. Photographs**





2643















PLANT SCHEDULE	
SYM	COMMON NAME BOTANICAL NAME SIZE
RED MAPLE	Red Maple "Scarlet Maple", "Swamp Maple" (Acer rubrum) Height 60-90'
CRP	Crape Myrtle (Lagerstroemia indica) Height 15-30'

LEGEND	
SYMBOL	PROPOSED TREE

**PLANTING REQUIREMENTS**

**TREE REQUIREMENTS**

FOR EVERY FIVE (5) PARKING SPACES (ONE) SMALL OR LARGE DECIDUOUS TREE SHALL BE REQUIRED. PLANT MATERIAL SHALL BE PLACED WITHIN THE PARKING LOT OR WITHIN 20 FEET OF THE PERIMETER OF THE PARKING LOT. ALL PARKING SPACES SHALL BE WITHIN 60 FEET OF A TREE, AS MEASURED FROM THE TREE TRUNK TO ANY PORTION OF A PARKING SPACE.

TOTAL PARKING = 130 SPACES  
TREES REQUIRED = 130 / 5 = 26  
27 TREES PROVIDED

SYMBOL LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SILT FENCE
	SETBACK LINE

- SITE DEVELOPMENT NOTES**
1. SITE IS LOCATED AT GREEN RIVER TOWNSHIP, HENDERSON COUNTY, NORTH CAROLINA, 28212.
  2. PARCEL AREA INCLUDING R/W AREA IS 19.57± ACRES.
  3. PROPOSED USE: ASSEMBLY
  4. DEED REFERENCE: DEED BOOK 1509, PAGE 435 PARCEL NUMBER: 1014623 PIN: 9555735452  
15' SETBACK FROM ALL PROPERTY LINES
  5. PRIVATE GARBAGE COLLECTION
  6. LIGHTING MITIGATION REQUIRED FOR ANY OUTDOOR LIGHTING

**PARKING CALC**

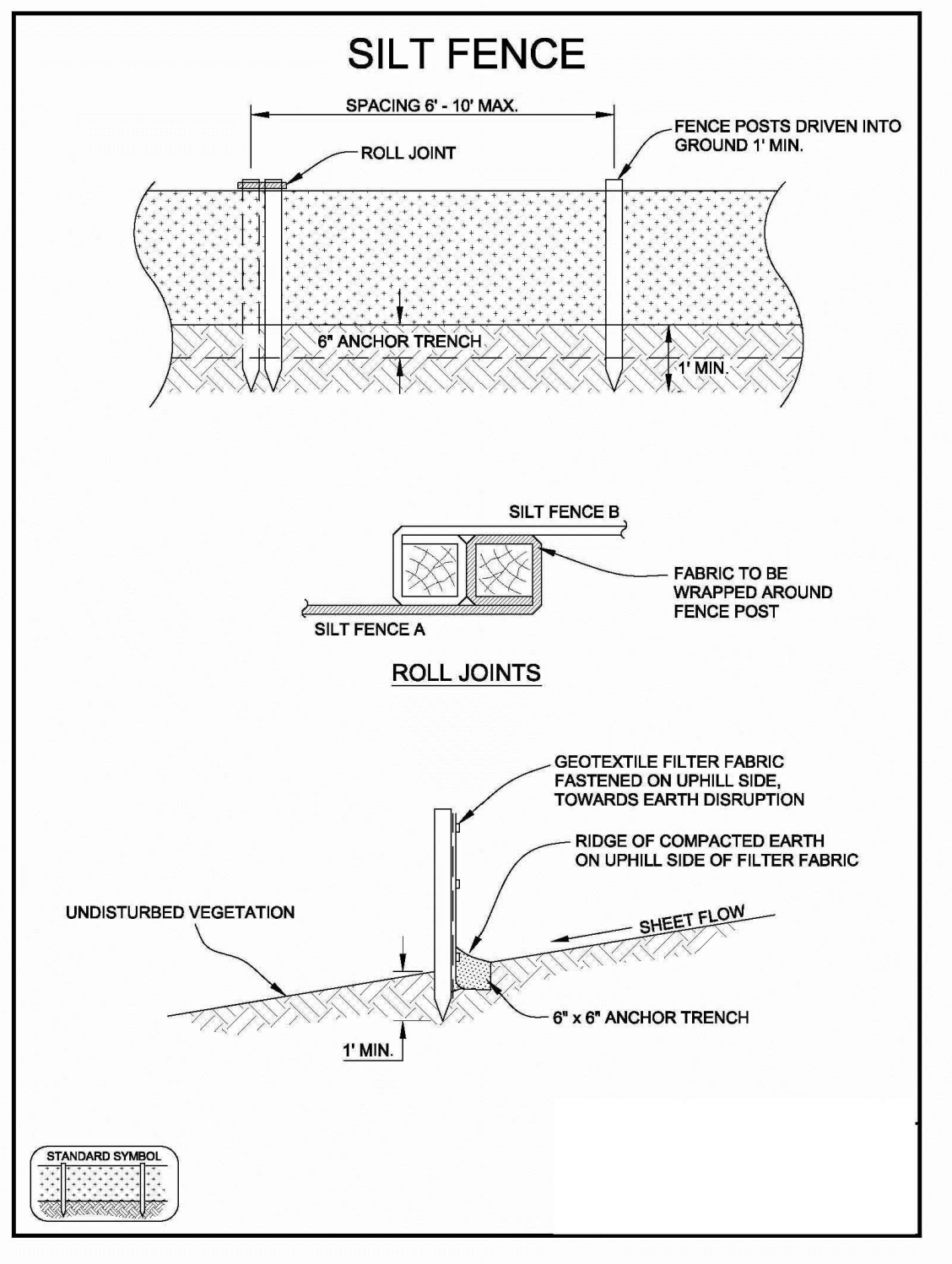
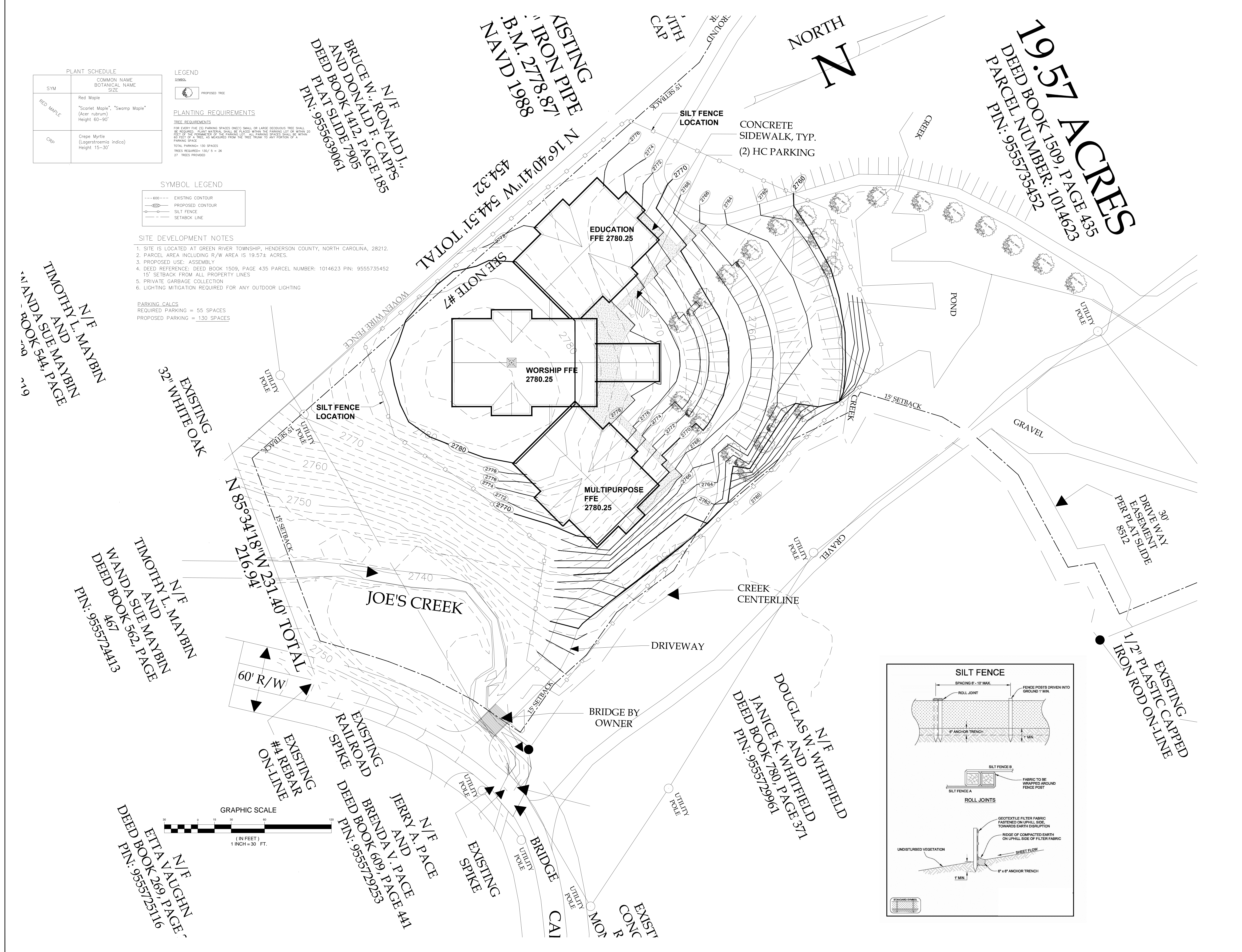
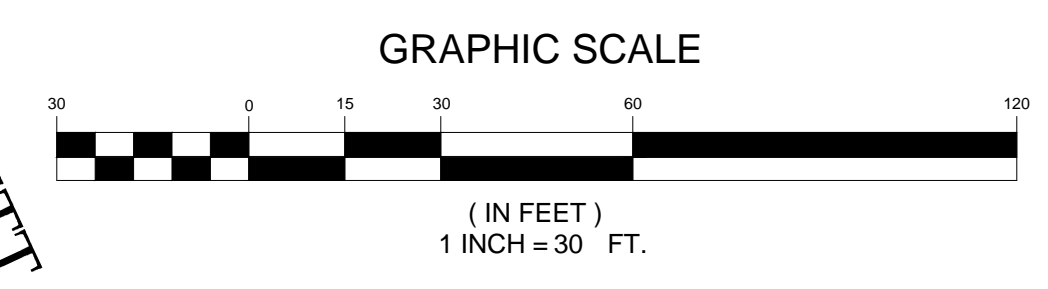
REQUIRED PARKING = 95 SPACES  
PROPOSED PARKING = 130 SPACES

TIMOTHY L. MAYBIN  
AND  
WANDA SUE MAYBIN  
DEED BOOK 544, PAGE  
467  
PIN: 9555724413

EXISTING  
32" WHITE OAK

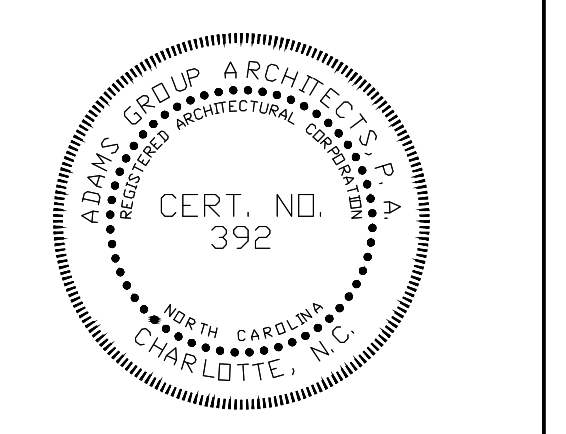
TIMOTHY L. MAYBIN  
AND  
WANDA SUE MAYBIN  
DEED BOOK 562, PAGE  
467  
PIN: 9555724413

ETTA VAUGHN  
DEED BOOK 269, PAGE  
411  
PIN: 9555725116

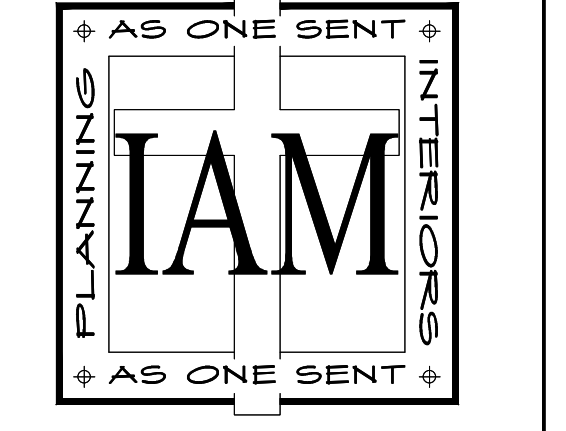


**19.57 ACRES**  
DEED BOOK 1509, PAGE 435  
PARCEL NUMBER: 1014623  
PIN: 9555735452

**Adams Group**  
ARCHITECTS  
11111 Carmel Commons Blvd, STE 160, Charlotte, N.C. 28226  
704/341-0303 Fax 704/341-0652



100% CONSTRUCTION DOCUMENT



**MOUNTAIN VALLEY BAPTIST CHURCH**  
GREEN RIVER TOWNSHIP,  
HENDERSON COUNTY,  
NORTH CAROLINA

PROJECT NUMBER: 409

ISSUE DATE:  
03-31-15

REVISIONS

No.	DATE
No.	DATE
No.	DATE
No.	DATE
No.	DATE

SITE GRADING PLAN

**C-100**



N.C. GRID NORTH  
N.A.D. 1983  
NAVD 88

**CALLS ALONG THE  
CENTER LINE OF  
CREEK**

Course	Bearing	Distance
L1	S 75°45'36" W	14.04'
L2	S 82°52'00" W	22.18'
L3	S 88°58'19" W	22.18'
L4	S 15°28'23" W	24.04'
L5	S 88°07'03" W	40.22'
L6	S 85°05'04" W	45.95'
L7	S 86°33'04" W	45.95'
L8	S 56°19'45" W	20.86'
L9	S 56°01'49" W	12.58'
L10	S 41°44'25" W	62.83'
L11	S 17°11'57" W	17.81'
L12	N 85°44'36" W	14.00'
L13	S 01°02'48" E	39.56'
L14	S 30°13'34" E	26.39'
L15	S 17°11'57" W	17.81'
L16	S 17°11'57" W	17.81'
L17	S 33°38'36" E	65.70'
L18	S 11°17'16" E	63.71'
L19	S 29°45'54" E	46.31'
L20	S 30°10'10" E	58.91'
L21	S 30°10'10" E	58.91'
L22	S 36°35'54" E	9.69'

Course	Bearing	Distance
L23	S 91°53'39" E	14.28'
L24	S 91°53'39" E	21.53'

Course	Bearing	Distance
L25	S 74°16'21" W	14.82'
L26	S 38°30'46" W	24.07'

Curve	Radius	Length	Delta
CT	315.18'	156.65'	28°28'37"

Chord	Chord Bear.
	S 53°05'51" W

N/F  
AMONAK SHATLUCK  
DEED BOOK 102, PAGE 35  
PLAT SHER 602  
PIN: 95574606

N/F  
BRUCE W. CAPS  
DEED BOOK 102, PAGE 192  
PLAT SHER 602  
PIN: 95574604

N/F  
KAY COONS COONS  
DEED BOOK 121, PAGE 34  
PIN: 95589626

N/F  
FATHERMAN VAN DAM  
DEED BOOK 146, PAGE 46  
PIN: 95586528

N.C.G.S.  
MONUMENT "BELL A7"  
N: 16826.136 METERS  
E: 27626.077 METERS

COMBINED  
FACTOR  
0.9997437381

N.C.G.S.  
MONUMENT "BELL"  
N: 16860.136 METERS  
E: 27626.077 METERS

S 89°08'39" E  
154.49' MEASURED  
GRID DISTANCE

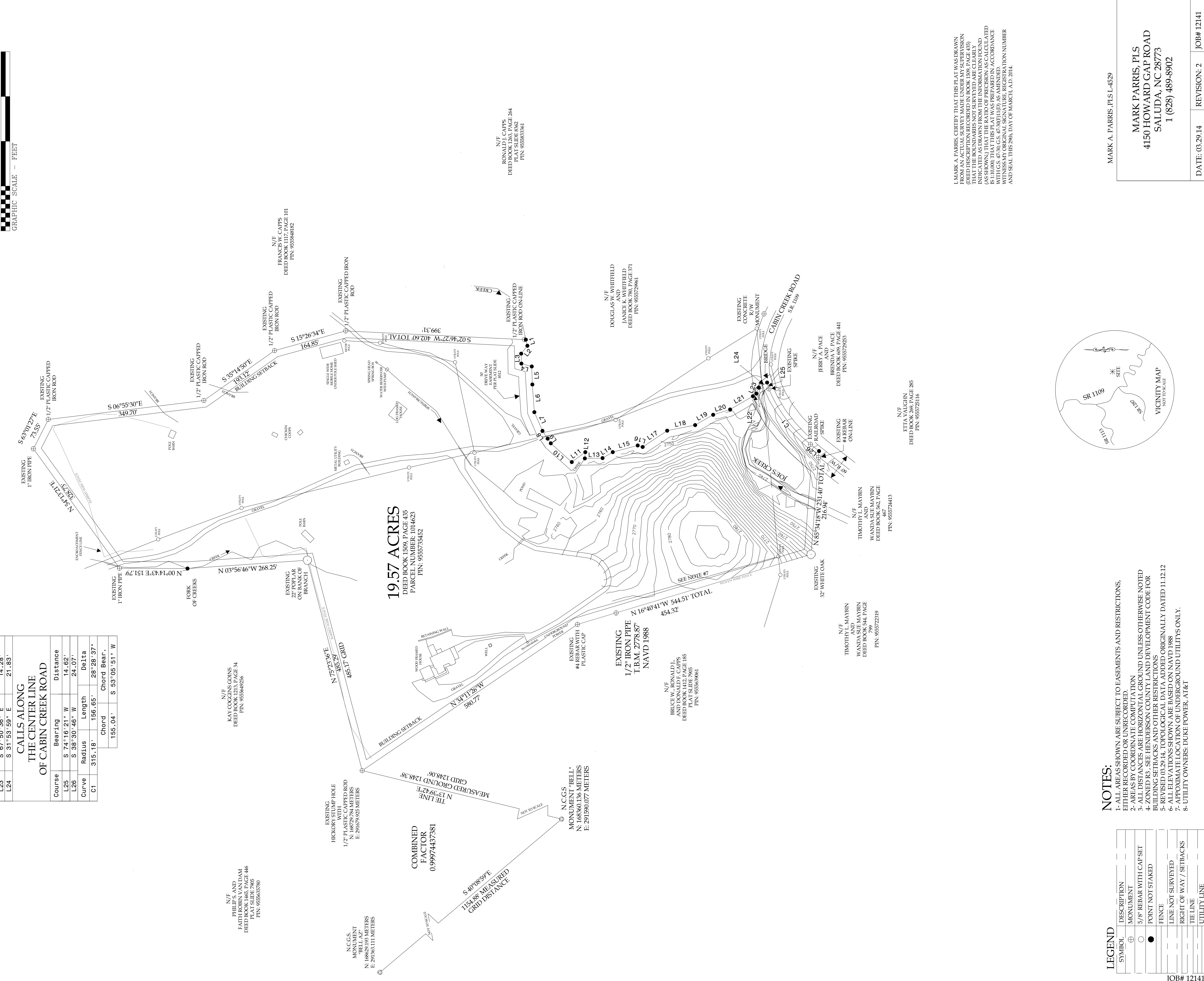
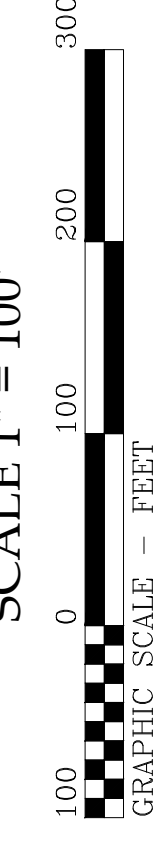
PLAT OF SURVEY  
FOR  
**MOUNTAIN VALLEY  
BAPTIST CHURCH**

BEING  
A TOPOLOGICAL SURVEY  
OF  
THE PROPERTY DESCRIBED  
IN  
DEED BOOK 1509, PAGE 435  
IN THE HENDERSON COUNTY  
REGISTER OF DEEDS OFFICE

GREEN RIVER TOWNSHIP,  
HENDERSON COUNTY,  
NORTH CAROLINA

MARCH 29th, 2014

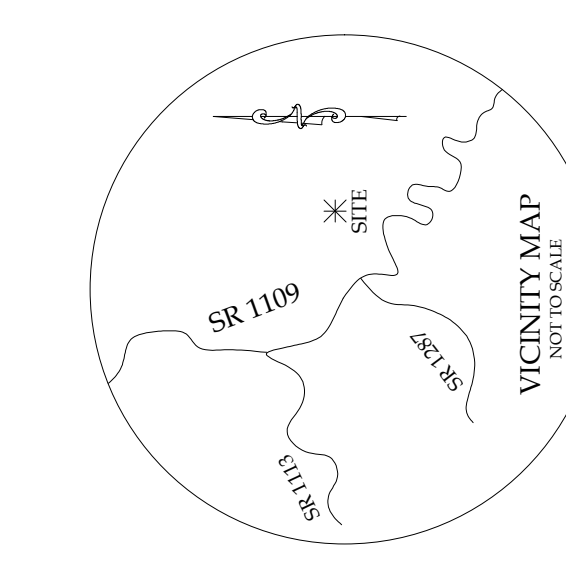
SCALE 1" = 100'  
GRAPHIC SCALE - FEET



**LEGEND**

SYMBOL	DESCRIPTION
○	MONUMENT
○	5/8 REBAR WITH CAP SET
●	POINT NOT STAKED
---	FENCE
---	LINE NOT SURVEYED
---	RIGHT OF WAY / SETBACKS
---	THE LINE
---	UTILITY LINE

- NOTES:**
- 1- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED.
  - 2- ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED.
  - 3- ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
  - 4- ZONED R3. SEE HENDERSON COUNTY LAND DEVELOPMENT CODE FOR BUILDING SETBACKS AND OTHER RESTRICTIONS.
  - 5- ALL ELEVATIONS SHOWN ARE BASED ON NAVD 1988.
  - 6- ALL ELEVATIONS SHOWN ARE BASED ON NAVD 1988.
  - 7- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ONLY.
  - 8- UTILITY OWNERS: DUKE POWER, AT&T

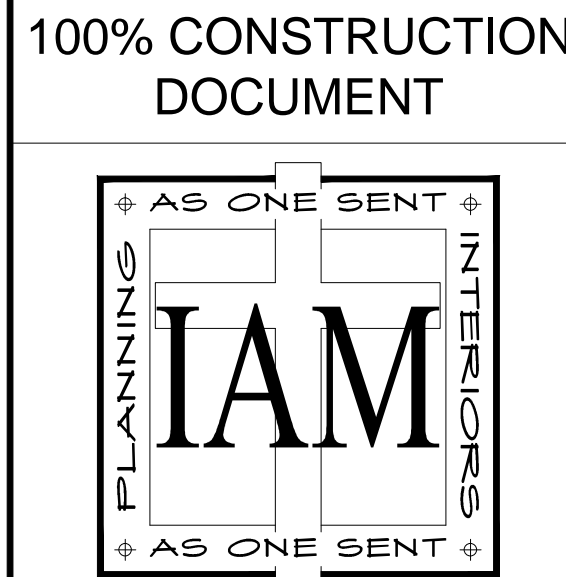


MARK A. PARRIS J151-4529

**MARK PARRIS, PLS**  
4150 HOWARD GAP ROAD  
SALUDA, NC 28773  
1 (828) 489-8902

DATE: 03.29.14      REVISION: 2      JOB# 12141

I, MARK A. PARRIS, CERTIFY THAT THIS PLAT WAS DRAWN AND THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE RATIO OF PRECISION AS CALCULATED ACCORDING TO THE NORTH CAROLINA SURVEYING BOARD'S ACCORDANCE WITH G.S. 42-30.45 IS 42-30.45/100 AS AMENDED. WITNESSES MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL. REG. NO. 151 OF PUBLIC L.S. 2014.



**MOUNTAIN VALLEY BAPTIST  
CHURCH**  
GREEN RIVER TOWNSHIP,  
HENDERSON COUNTY,  
NORTH CAROLINA

PROJECT NUMBER: 409

**ISSUE DATE:**  
03-28-14

REVISIONS

No.	DATE
No.	DATE
No.	DATE
No.	DATE
No.	DATE
No.	DATE