

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 at 20 Oak Knoll Drive off Drexel Road in Etowah

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

**ATTACHMENTS:**

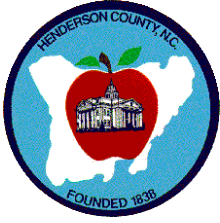
1. Staff Report
2. Photographs
3. Site Plan

**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:** 9528-76-6495
- 1.4. **Size:** 3.23 acres +/-
- 1.5. **Location:** The subject area is located at 20 Oak Knoll Drive off Drexel Road in Etowah
- 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**



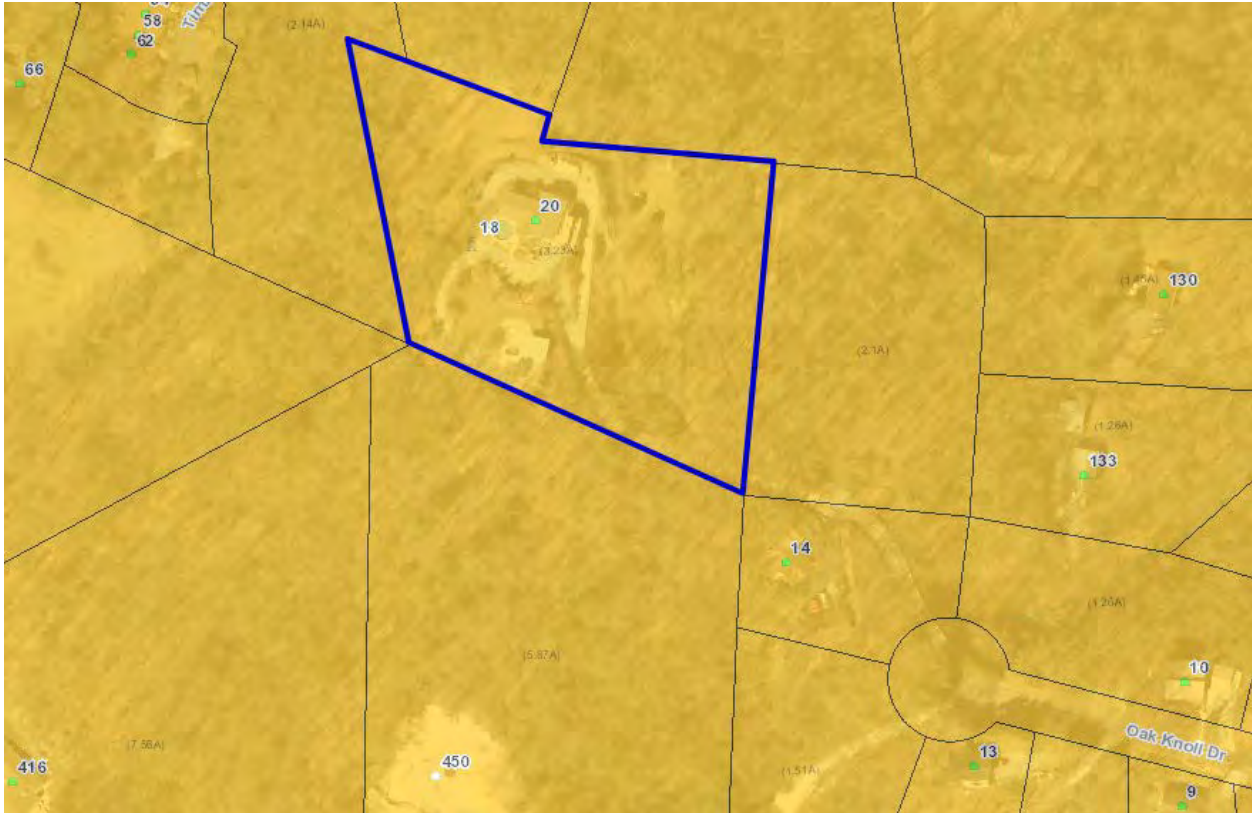
**2. Current Conditions**

**2.1 Current Use:** This parcel is currently a utility substation.

**2.2 Adjacent Area Uses:** The surrounding properties consist of residential undeveloped land.

**2.3 Zoning:** The surrounding properties are zoned Residential 1 (R1).

**Map B: Current Zoning**



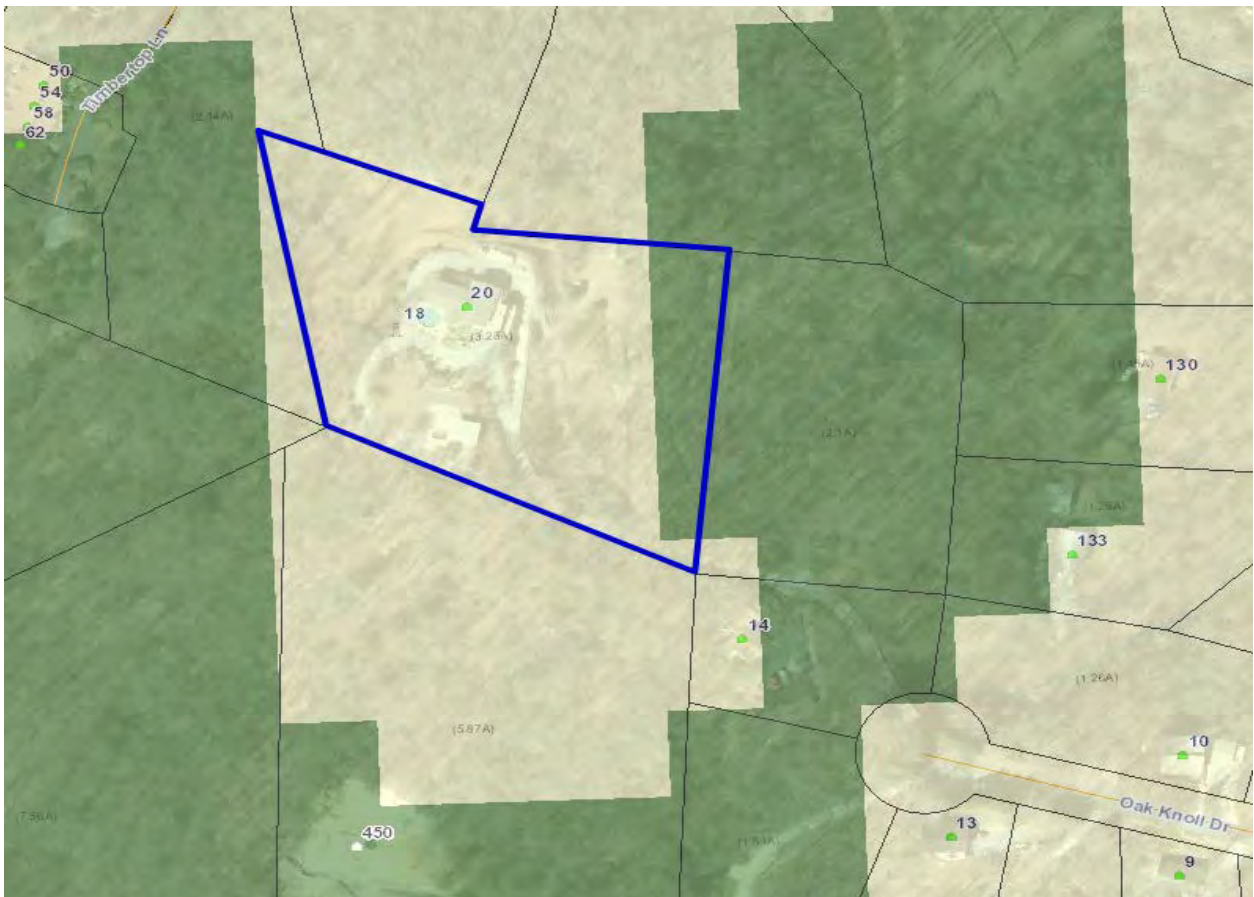
**3. Floodplain /Watershed Protection:** The property is not located in a special flood hazard area. The property is not in a Water Supply Watershed district.

**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) and Conservation Area. 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).

**Conservation:** 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

6. **Staff Recommendations**

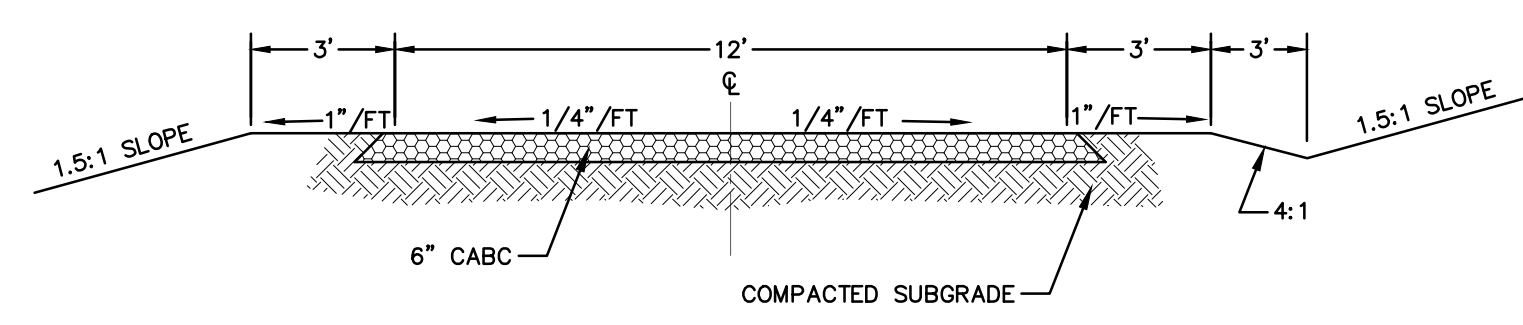
Staff's position at this time, under the guidelines of current plans, policies and studies, is to recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. **Photographs**



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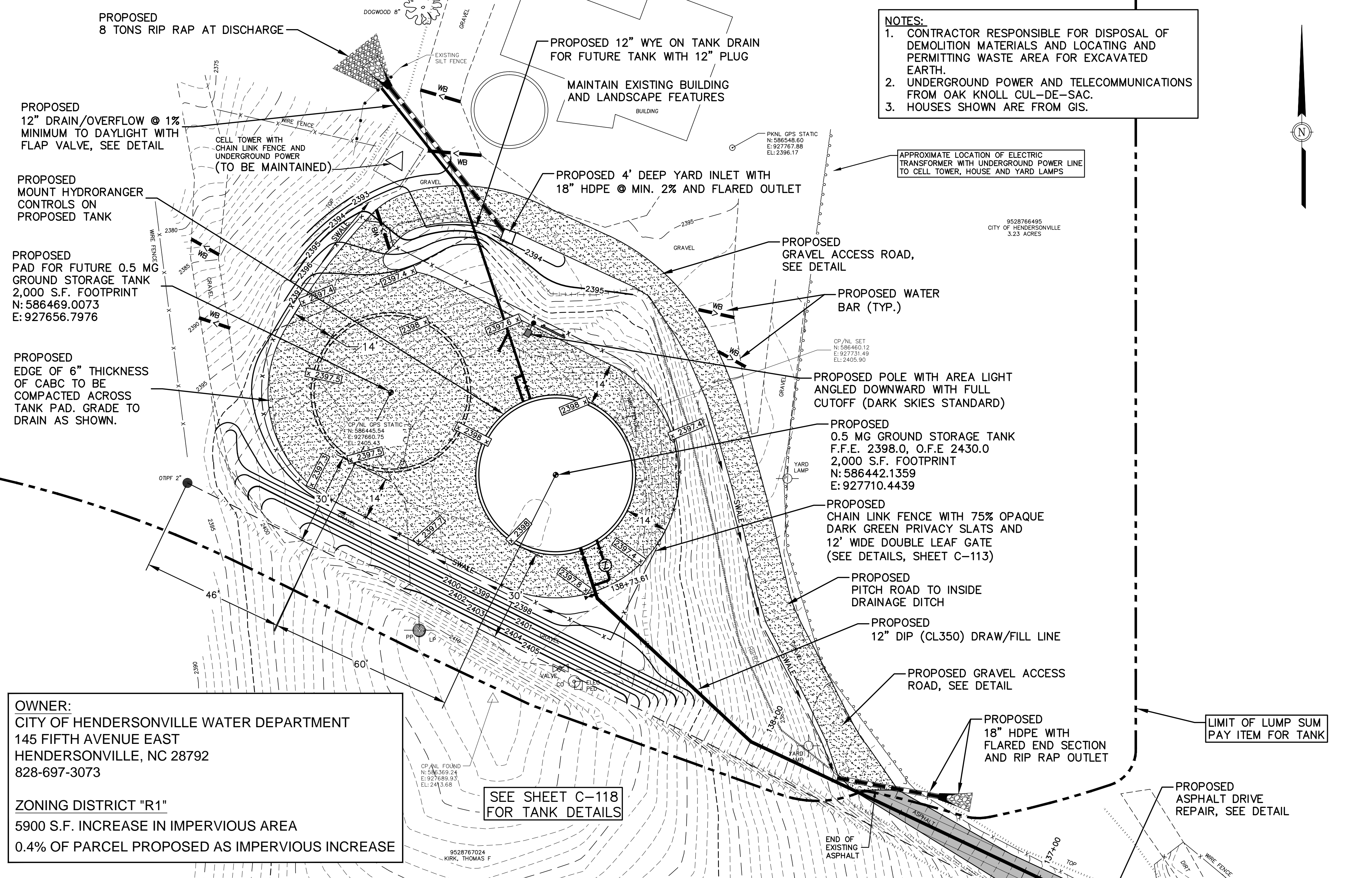
**NOTES:**  
 1. CONTRACTOR RESPONSIBLE FOR DISPOSAL OF DEMOLITION MATERIALS AND LOCATING AND PERMITTING WASTE AREA FOR EXCAVATED EARTH.  
 2. UNDERGROUND POWER AND TELECOMMUNICATIONS FROM OAK KNOLL CUL-DE-SAC.  
 3. HOUSES SHOWN ARE FROM GIS.



**GRAVEL ACCESS ROAD CROSS-SECTION**  
 NOT TO SCALE  
 REVISION DATE - NOVEMBER 3, 2008

**LEGEND-EXISTING CONDITIONS**

TEL	TELEPHONE PEDESTAL	DITCH LINES
PED	ELECTRIC PEDESTAL	APPROXIMATE LOCATION OF UNDERGROUND CABLE TV LINE
+	SIGN	APPROXIMATE LOCATION OF OVERHEAD CABLE TV LINE
+	UNDERGROUND CABLE TV SIGN	APPROXIMATE LOCATION OF UNDERGROUND FIBER OPTIC CABLE LINE
+	UNDERGROUND FIBER OPTIC CABLE SIGN	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
+	UNDERGROUND TELEPHONE CABLE SIGN	APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
+	UNDERGROUND GAS LINE SIGN	APPROXIMATE LOCATION OF OVERHEAD ELECTRIC LINE
+	CONCRETE MONUMENT	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINES
+	RIGHT-OF-WAY MONUMENT	APPROXIMATE LOCATION OF OVERHEAD TELEPHONE LINES
+	MAILBOX OR PAPER BOX	RIGHT-OF-WAY
+	LIGHT POLE	TREES/SHRUBS
+	UTILITY POLE	TREELINE
+	GUY WIRE ANCHOR	E.I.P.
+	MANHOLE	RBF
+	JUNCTION BOX	OTIFF
+	SEWER CLEAN-OUT	CTIFF
+	CATCH BASIN	CMU
+	WATER METER	R/W
+	FIRE HYDRANT	CIP
+	WATER VALVE	CMP
+	GAS VALVE	CONC
+	ELECTRIC CABINET	CMU
+	ELECTRIC JUNCTION BOX OR OUTLET	CPP
+	E.TRANS= ELECTRIC TRANSFORMER	DIP
+	IRON PIPE/PIN FOUND (PROPERTY CORNER)	FOC
+	PK NAIL FOUND	GP
+	CONTROL POINT/NAIL SET	O/H
+	CULVERT	RCP
+	FENCE	U/G
+	GUARD RAIL	VCP
+	APPROXIMATE LOCATION OF EXISTING SEWER LINES	PVC
+	APPROXIMATE LOCATION OF EXISTING WATER LINES	
+	APPROXIMATE LOCATION OF EXISTING GAS LINES	
+	TOP & TOE LINES	

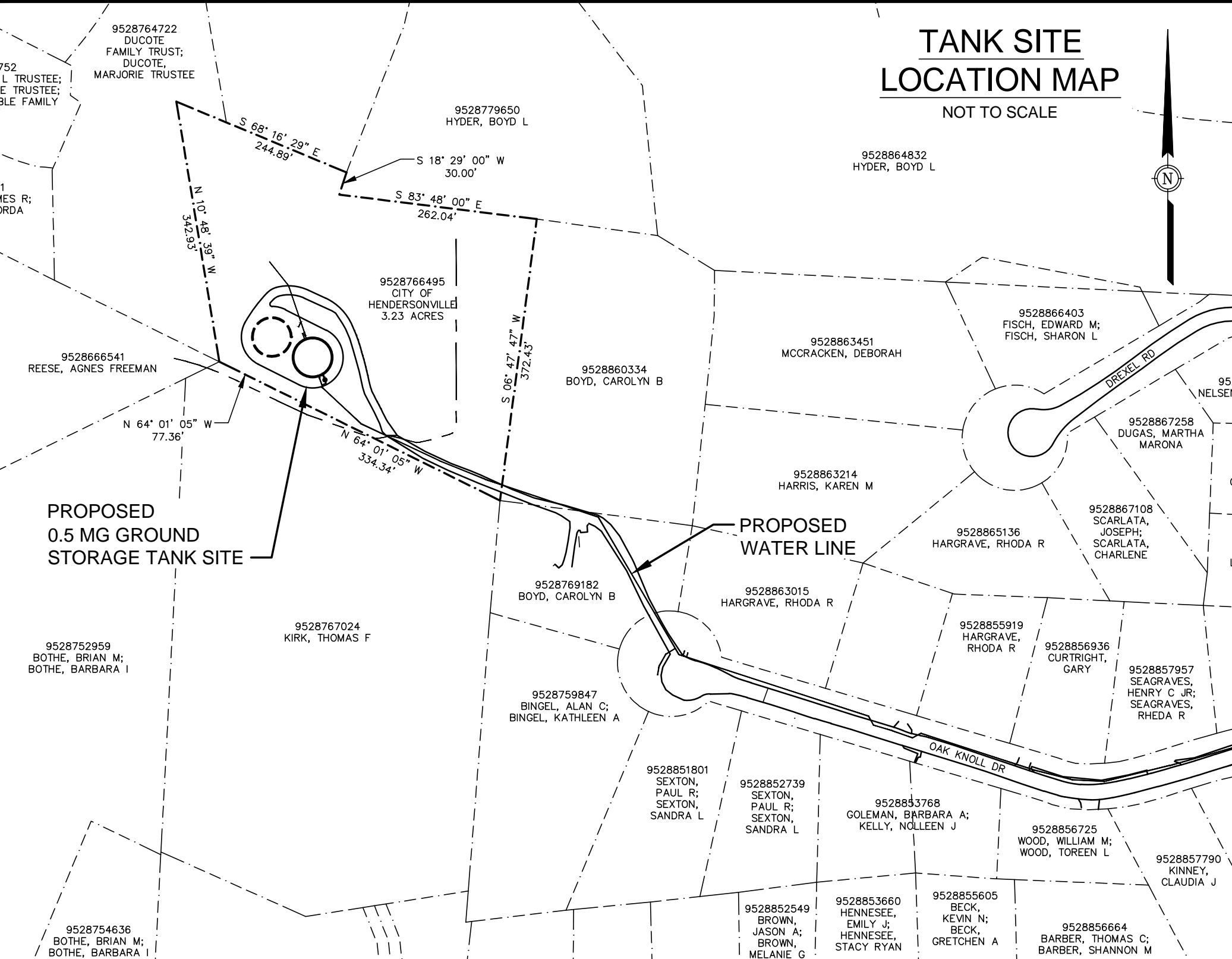


**OWNER:**  
 CITY OF HENDERSONVILLE WATER DEPARTMENT  
 145 FIFTH AVENUE EAST  
 HENDERSONVILLE, NC 28792  
 828-697-3073

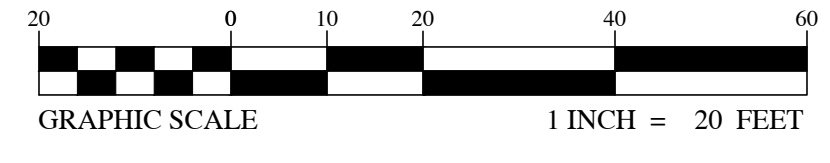
**ZONING DISTRICT "R1"**  
 5900 S.F. INCREASE IN IMPERVIOUS AREA  
 0.4% OF PARCEL PROPOSED AS IMPERVIOUS INCREASE

SEE SHEET C-118  
 FOR TANK DETAILS

**TANK SITE LOCATION MAP**  
 NOT TO SCALE



**TANK SITE GRADING PLAN**



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NO.	DATE	BY	REVISION DESCRIPTION

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