

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** May 19, 2006

**SUBJECT:** Blue Ridge Community College Special Use Permit

**ATTACHMENTS:** Zoning Administrator recommendations  
Planning Board recommendations  
Special Use Permit Application  
Master Plan (Attachment 1)  
Water Availability Letter (Attachment 2)  
Sewer Availability Letter (Attachment 3)  
Erosion and Sediment Control Approval (Attachment 4)  
Site Grading, Drainage, & Erosion Control (Attachment 5)  
Electronic Sign Specifications (Attachment 6)  
Development Plan (Attachment 7)  
Excerpt of Henderson County Planning Board Meeting minutes from April 18, 2006

**SUMMARY OF REQUEST:**

Blue Ridge Community College is applying to construct a 79,050 square foot Technology Education and Development Center (TEDC). The proposed location is the corner of College Drive and East Campus Drive. This project will require a Special Use Permit (SP-06-03) and a variance (V-06-04) for reduced parking. (Variance request is under separate cover)

**COUNTY MANAGER'S RECOMMENDATION/ACTION REQUIRED:**

Recommend approval of SP-06-03.



## **Henderson County, North Carolina Development & Enforcement Department - Zoning Administration**

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To: Henderson County Board of Commissioners  
From: Natalie J Berry, Zoning Administrator *NJB*  
Date: May 4, 2006  
Re: Review of Special Use Permit SP-06-03 Application by Blue Ridge Community College

The Development and Enforcement Department/Zoning Administration reviewed the application for a Special Use Permit SP-06-03 by Blue Ridge Community College for compliance with the technical requirements stated in the Henderson County Zoning Ordinance. This application is for the construction of a 79,050 Square Foot Technology Education and Development Center (TEDC) and placement of electronic sign at corner of Airport Road and College Drive. The proposed location site will be on the corner of College Drive and East Campus Drive. (Attachment 1)

A variance is also being requested from the Board of Commissioners to allow for a reduction in parking requirements. The applicant proposes 20 spaces in the narrative but on the plan does not show any additional parking spaces. The zoning ordinance requires 395 spaces to be provided. Variance comments are addressed under separate cover.

Staff comments are based on various sections of the Zoning Ordinance that address the proposed structure.

Below is a list of items the applicant should address in a written statement or on a revised site development plan:

### **Utilities**

Water - The Applicant provided documentation from the City of Hendersonville that sufficient water capacity is available. (Attachment 2)

Sewer - The Applicant provided documentation from DENR, Environmental Health, Cane Creek Sewer, City of Hendersonville or other authorized agent that sufficient sewer capacity is available. (Attachment 3)

### **Environmental**

Soil Erosion and Sedimentation Control - The Applicant submitted notice from NCDENR that a soil erosion and sedimentation control plan has been approved. (Attachment 4)

Drainage - The Applicant has shown adequate on- and off-site storm water drainage improvements. (Attachment 5 & 7)

## Traffic

Pedestrian Access and Handicap Accessibility– The Applicant has shown adequate pedestrian safety crosswalks to get to the proposed building from the existing parking lot(s). (Attachment 5)

## Landscaping

Planting Buffer – The Applicant should explain what type of buffer will be provided.

*Applicant feels that since the 4-acre site on which the proposed building will be located is surrounded by property owned and controlled by the College no visual buffer should be required.*

***Zoning Administrator agrees with applicant. The buffering requirement is meant for property boundaries that abut to a residential zoning district. This portion of the property is abutted by BRCC itself and College Drive. Across College Drive is additional BRCC property.***

## Parking

On-Street Parking– Parking on E. Campus Drive should be limited to one side of street. If using this portion of the roadway for parking signs would need to be posted. Zoning Administrator would request no parking for the first 100 foot of the roadway at the intersection of College Drive and E. Campus Drive for visibility at intersection. The width of roadway is approximately 30 foot wide from curb edge to curb edge. Travel lanes would be approximately 9 foot wide leaving 12 foot width for one lane of parallel parking.

*The applicant does not want to determine whether this parking will occur at this time. The applicant would like to determine this after the project is complete.*

Off-Street Parking – The Henderson County Zoning Ordinance requires 1 parking space for every 200 SF of gross floor space of public buildings.

**Zoning Administrator would like to point out that the Current Zoning Ordinance does not address College Campus parking. The closest current parking requirement that must be applied is the public buildings. The Zoning Administrator does not have the ability to adjust the parking so the applicant must request a variance to the requirements.**

Further comments on parking are addressed under separate cover.

## **Signage**

Electronic Sign – The applicant would like to replace their existing main sign at Airport Road and College Drive with the old WHKP electronic sign. (Attachment 6)

**HENDERSON COUNTY**  
**Planning Department**

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101 East Allen Street • Hendersonville, NC 28792  
Phone 828-697-4819 • Fax 828-697-4533

**Memorandum**

**TO: Henderson County Board of Commissioners**

**FROM: Henderson County Planning Staff**

**DATE: May 17, 2006**

**SUBJECT: Planning Board and Planning Staff recommendations on Special Use Permit Application #SP-06-03, Blue Ridge Community College, Applicant**

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**Planning Board Recommendation:**

On April 18, 2006, the Henderson County Planning Board reviewed an application for a special use permit #SP-06-03 for Blue Ridge Community College (BRCC) to construct a 79,050 square foot Technology Education and Development Center. After reviewing the application and hearing from the applicant's agent and County Staff, the Planning Board voted (8 to 0) to send a favorable recommendation to the Board of Commissioners on the special use permit application for the proposed new building, contingent on the Board of Commissioners granting the variance application (#V-06-04) on the proposed parking requirements, and offer the following comments (Refer to the Attached April 18, 2006 Excerpt of Planning Board Minutes Draft):

1. The applicant stated to the Planning Board during its April 18 meeting that proposed new electronic sign included in the special use permit application could be shut down at 10:00 P.M. and added that the sign can be dimmed at night due to Staff's concerns of the impact on nearby neighbors.
2. The Planning Board specifically noted that it does not recommend any further parking requirements other than the twenty spaces requested by the applicant to be applied to the special use permit.

**Staff Recommendations**

Based upon Staff's review of the special use permit application, Staff found that, unless otherwise stated herein below the proposed Technology Education and Development Center meets the requirements of Henderson County Zoning Ordinance and is generally in compliance with the County Comprehensive Plan (See *Comment 'e'* under Section 200-56).

If the Board approves the amendment to the special use permit application, Staff recommends that approval be subject to the recommendations of the Zoning Administrator and the above-suggested Planning Board recommendations, and in addition to any other conditions that have been discussed during the hearing or any conditions that the Board may impose.

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*Note: Below is the general standards for a special use permit pursuant to Section 200-56 (Special Uses), and 200-70 (Powers and Duties of the Board of Commissioners) of the Henderson County Zoning Ordinance (HCZO) and Staff's comment on each standard. The Board may also refer to the Attached Table of Required Findings for Special Use Permits.*

**In accordance with Section 200-56 of the Zoning Ordinance regarding Special Uses, all Special Uses must meet seven General Site Standards, as Follows:**

In evaluating whether the general site standards have been met, the Board of Commissioners (BOC) may consider the type and size of the principal use, size of the property and other relevant factors.

- a. *Establishment requiring a special use permit shall not be located or developed in such manner as to adversely affects the health or safety of the persons residing or working in the neighborhood of the proposed use and will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood.*

The proposed center is located on the existing BRCC campus, and Staff does not feel that the new structure will be detrimental to or adversely affect the surrounding community.

- b. *Establishments requiring a special use permit shall be located or developed in such a manner as to minimize the effects of noise, glare, solar access and odor on those persons residing or working in the neighborhood of the proposed use and the property and public improvements in the neighborhood.*

The proposed center to BRCC is located along College Drive, and is adjacent to the college campus facilities.

- c. *Establishments requiring a special use permit shall not be located or developed in such a manner as to seriously worsen the traffic congestion so as to endanger the public safety.*

Staff does not feel that the proposed center will noticeably increase the current traffic congestion.

- d. *Establishments requiring a special use permit shall be located or developed in such a manner as to comply with all applicable federal, state, and local laws, rules and regulations.*

The City of Hendersonville has indicated that the proposed center would be eligible for City water and sewer services (See Attached Letter from the City Utilities Director). It should be a condition of the special use permit that any required permits should be approved by the appropriate agency and reviewed by the Zoning Administrator prior to construction.

- e. *Establishments requiring a special use permit shall be located and developed in such a manner as to be consistent with the goals and objectives as outlined in the Henderson County Comprehensive Land Use Plan.*

The proposed center is generally in compliance with the County Comprehensive Plan. Although this area was identified as being suitable for industrial development, a subcommittee of the Planning Board that has been working on the Henderson County Industrial Study has voted to recommend that this designation be removed for the area surrounding Blue Ridge Community College.

- f. *Establishments requiring a special use permit shall be located and developed in such a manner as to be consistent with any approved Official Thoroughfare Plans of Henderson County or any municipality therein.*

The proposed center will not affect any planned road improvement projects.

- g. *Establishments requiring a special use permit shall be located and developed in such a manner as to minimize the environmental impacts on the neighborhood including the following: groundwater, surface water, wetlands, endangered and threatened species, archeological sites, historical preservation sites, and unique natural areas.*

The proposed center has submitted an erosion and control plan to NCDENR. This plan should be approved prior to beginning any construction or land clearing activities.

**In addition to the General Site Standards, under Zoning Ordinance Section 200-70(6) (Powers and Duties of the Board of Commissioners) the Commissioners must find that satisfactory provision and arrangement has been made concerning the following, if applicable**

1. *Ingress and egress* – The proposed center will be accessed of College Drive along Campus Drive.
2. *Off-street parking and loading areas* – According to the Zoning Administrator, provisions for off-street parking require 1 space for every 200 square feet of gross floor space for public buildings. The applicant is asking the BOC for a variance to construct only 20 parking spaces since BRCC has additional parking locations on campus and believes that this is sufficient for the college and will provide adequate parking for the proposed center.

Staff feels that the parking standards may be too stringent for a campus of this size and, if the applicant can provide information to the Board to ensure that sufficient parking is available at all times, a reduction in the required parking standards may be justified. It should be noted that Staff is concerned that the variance would dramatically decrease the number of required parking spaces from 395 spaces to 20 spaces. Staff also agrees that the additional proposed parking spaces and alternative-parking areas/lots should be noted on the plans.

3. *Utilities* – The proposed center will have access to existing utilities and infrastructure.
4. *Buffering* – According to the Zoning Administrator, the applicant is not proposing a visual buffer, and should explain the type of buffer that will be provided. Staff agrees that the applicant should provide the Board with this information. Staff also feels that a visual buffer is not needed as a condition of the permit if the applicant can confirm that the existing stand of trees along College Drive and Alumni Way will be undisturbed.

5. *Playgrounds, open spaces, yards, access ways and pedestrian ways* – The campus already contains a sufficient number of areas that are open including access ways, walking trails, and pedestrian ways.
6. *Building and structures* –The proposed center will be 79,050 square feet, there will be an additional 20 parking spaces constructed, and the existing sign located at the intersection of Airport Road and College will be replaced with a electronic sign, as shown on the plans.

It should be noted that Staff is concerned about the proximity of the proposed sign to an adjacent proposed subdivision, known as Eagle Point that has been approved for 52 single-family homes, and the neighborhood impact of an electronic sign at this location. Staff feels that a condition of the permit, if granted, should be that the electronic sign should only operate during the hours of 8:00 A.M. – 11:00 P.M.





BRCC Special Use Permit Application, Continued

The Zoning Ordinance also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable:

- Satisfactory ingress and egress to property and proposed structures thereon, with particular reference to pedestrian safety and convenience, automotive, traffic flow and control;
- Provision of off-street parking and loading areas where required, with particular attention to the items above and the economic, noise, glare, and odor effects of the conditional use on adjoining properties in the area;
- Utilities with reference to locations, availability, and compatibility;
- Buffering with reference to type, location, and dimensions;
- Playgrounds, open spaces, yards, landscaping, access ways, pedestrian ways with reference to location, size, and suitability;
- Building and structures with reference to location, size, and use.

In addition, the applicant shall provide the names and addresses of all adjoining property owners.

I certify that all of the information presented by the undersigned in this application is accurate to the best of my knowledge, information, and belief.

  
Signature of Applicant

3 March 2006  
Date

IN THE EVENT THAT ANY DISCREPANCIES EXIST BETWEEN THE CRITERIA OUTLINED ON THIS FORM AND THE ZONING ORDINANCE OF HENDERSON COUNTY, THE ORDINANCE SHALL PREVAIL.

Natalie J. Berry  
Received By  
400<sup>00</sup>  
Fee Paid  
Receipt #641842  
Check #  
3017161

3-6-6  
Date Received  
3-6-6  
Date

Blue Ridge Community College  
Technology Education Development Center

## **Project Narrative**

The proposed Technology Education Development Center building will be financed by Henderson County per a resolution approved August 2, 2004. To meet Local Government Commission financing requirements, the building must be secured in the name of Henderson County. Therefore, a small 4 ac. parcel will be subdivided from the tract and title transferred from the College to the County for the term of the loan. This 4 ac. parcel is the subject tract for the Special Use Permit, but because of these unique circumstances, the applicant requests that the entire 105 acre campus be considered to meet the requirements of the application.

The applicant has included a Master Plan showing the entire campus site. This plan shows proposed location the subject 4 ac. tract and also the proposed location for a new 92,000 sq. ft. Physical Education Activity Center. This building will contain a gymnasium, natatorium, workout rooms, aerobic room, classroom, locker rooms, elevated walking track, offices, child-watch room, and a physical therapy center. Construction is anticipated in 2007-2008.

The following provisions of the Special Use Permit are addressed:

- 1. Building and structures with reference to location, size, and use.**  
Blue Ridge Community College plans to construct a three-story, 80,550 sq. ft. educational facility on its existing 105 ac. tract on College Drive. The proposed facility will be used primarily as a classroom building. A listing of proposed classrooms and meeting facilities is shown in Attachment A.
- 2. Satisfactory ingress and egress to property and proposed structures thereon, with particular reference to pedestrian safety and convenience, automotive, traffic flow and control.**  
The Technology Building will front on Alumni Way, an interior road maintained by the College, but it will have a vehicular entrance on East Campus Drive (also a College street). Sidewalks already exist from existing parking lots on Campus to the proposed building, however, additional sidewalks will be constructed to more directly connect the lot on the east side of the Sink Building to the new building.
- 3. Provision of off-street parking and loading areas where required, with particular attention to the items above and the economic, noise, glare, and odor effects of the conditional use on adjoining properties in the area.**  
The building will be served by a loading and drop-off area accessed from East Campus Drive. There will be approximately 20 new (presently undesignated) parking spaces that will be located in this area. The College will use the existing

## BRCC Special Use Application Narrative, Continued

144 space parking lot next to the Killian Building as primary parking for students, faculty and staff. This lot is underutilized during the week because the Killian Building has only one classroom and only two meeting rooms. Students often have classes in different buildings during a semester and therefore it is has not been a priority of most educational institutions to provide sufficient parking immediately adjacent to each building on campus. Parking is generally offered at the perimeter of a campus to minimize the distance between buildings and allow ten minutes to change classes. Another consideration is that the College's classrooms are used from 8:00 AM to 10:00 PM. Parking spaces are always available at any time during the day or evening.

The College recently did a study of its weekday classroom use and found that 45.8% of the classrooms are occupied during the day (9 am to 3 pm) and 23.7% of the classrooms are used during the evenings (5 pm to 10 pm), with the balance being unused classroom time. This data can easily be converted to a factor of 65.9% of maximum classroom use at any time.

Upon completion of the new Technology Building, the College will have 1,230 off-site parking spaces (see Attachment B). The gross area of the existing classroom buildings (339,183 sq. ft.) would, under a strict interpretation of the ordinance, require that the College provide some 1,696 parking spaces, or an additional 466 spaces. If we apply the above referenced "use factor" of 65.9% to the required 1,696 total campus spaces, this would reduce the number to 1,118, which is well within the number of spaces that presently exist.

It should be noted that if the parking formula in the Zoning Ordinance designated for "Senior High Schools" is applied, the existing number of parking spaces at the college would be approximately twice what is required by ordinance.

Section 200-40 of the Zoning Ordinance does not contain a specific parking formula for a community college; and the Applicant contends that a community college is neither a "public building" nor a "high school." Blue Ridge Community College requests that for this permit, the parking standards be interpreted to allow the facility to be constructed as proposed and that existing parking is in fact adequate.

#### **4. Utilities with reference to locations, availability, and compatibility.**

The new facility will be served by existing municipal water, public sewer, and underground power. There will be an underground fiber optic cable serving the building as well.

#### **5. Buffering with reference to type, location, and dimensions.**

No visual buffering is proposed. There is an existing 10 ft. wall that screens the subject site from the Fire Training Center across College Drive.

BRCC Special Use Application Narrative, Continued

**6. Playgrounds, open spaces, yards, landscaping, access ways, pedestrian ways with reference to location, size, and suitability.**

The building will be landscaped and a sidewalk system will connect to existing buildings and parking areas. There is an existing wooded natural area approximately 200 feet north of the proposed building and a natural area 300 feet west of the building. Each of these areas is open for the use and enjoyment of the general public.

Other Comments

This application includes a request to construct a new 240 sq. ft. "marquee" type lighted informational sign (approximate dimensions are 12 ft. high and 20 ft. wide). It will be located in the same location of the existing "Blue Ridge Community College" identification sign at the intersection of Airport Road and College Drive.

It should be noted that the college's Board of Trustees has previously approved the sale of approximately 26 acres of land on the south side of College Drive. This land is under contract, but it has not yet closed. It is the intent of the college to offer an adjacent small strip of property (approximately one acre) located at the southwest corner of the intersection of College Drive and South-Allen Road to increase the usable land area of the buyer. The subject property is of little or no value to the college. Formal action will be initiated at the meeting of the Blue Ridge Community College Board of Trustees at their March 8, 2006 meeting.

Blue Ridge Community College  
Technology Education Development Center

**Proposed Building Features**

Classrooms and Advanced Technology Labs

- 4 Classrooms (traditional)
- 7 Lecture labs
- Open computer lab
- Internet technology lab
- Digital media lab
- Network hardware lab
- Virtual office lab
- Multi-purpose industrial training lab
- Broadband technology & virtual reality training lab

Media Projection and Training

- Television studio w/master control room
- Audio control room and studio

Distance Learning / Multimedia Classrooms

- Videoconference room
- Tiered lecture hall
- Distance learning lab (general purpose)
- Distance learning "wet" lab (science)

Support

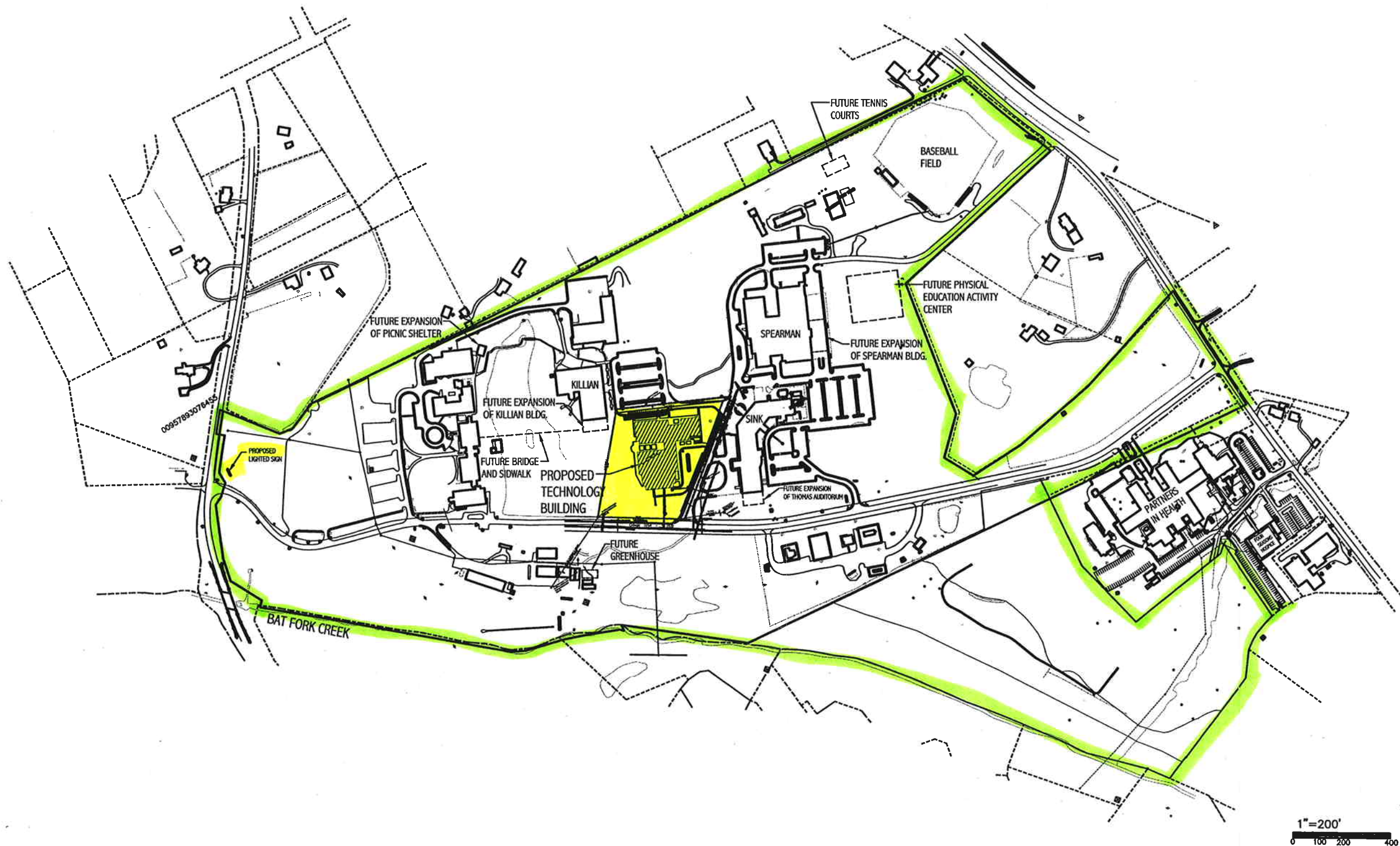
- 26 Faculty & staff offices
- 3 Conference rooms
- Help Desk* support room

Multi-purpose Conference and Exhibit Hall

- 1000 seat, 15,000 sq. ft. multi-purpose facility

**TEDC Building Area**

Component	Gross Area
1st floor	19,320 sq. ft.
2nd floor	18,500 sq. ft.
3rd floor	17,000 sq. ft.
<b>Sub total</b>	<b>54,820 sq. ft.</b>
Connector to multi-purpose wing	1,500 sq. ft.
Multi-purpose wing	22,730 sq. ft.
<b>Grand Total - Building</b>	<b>79,050 sq. ft.</b>



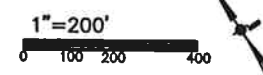
100% CONSTRUCTION DEVELOPMENT  
NOT FOR CONSTRUCTION

**BLUE RIDGE COMMUNITY COLLEGE**  
TECHNOLOGY EDUCATION AND DEVELOPMENT CENTER  
HENDERSON COUNTY, NORTH CAROLINA

**PBC** P. A. s  
1 First Park Square, Suite 1001, Asheville, North Carolina 28801

**MASTER PLAN**

DATE	12/29/08
PROJECT NUMBER	1300
DATE PROJECT NUMBER	12/29/08
DATE	12/29/08



TECHNOLOGY EDUCATION TRACT  
PROPERTY IS RESTRICTED TO  
EDUCATIONAL USE ONLY.

For financing purposes only.  
Upon satisfaction of financial obligations  
the tract will be recombined with the  
larger tract.

**BME**  
**BROOKS & MEDLOCK**  
ENGINEERING, PLLC

17 Arlington Street  
Asheville, N.C. 28801

Phone: 1-828-232-4700  
Fax: 1-828-232-1331

OFFICERS:

Greg Newman  
Mayor  
Barbara Volk  
Mayor Pro-Tem  
Chris A. Carter  
City Manager

CITY OF HENDERSONVILLE ATTACHMENT 2

"The City of Four Seasons"

WATER AND SEWER DEPARTMENT  
Lee Smith, Utilities Director

WILLIAM O'CAIN  
JEFF COLLIS

Thursday, March 30, 2006

Mr. Matt Matteson, Director  
Planning, Research and Institutional Effectiveness  
Blue Ridge Community College  
Flat Rock Campus, College Drive  
Hendersonville, NC 28731

RE: TECHNOLOGY BUILDING (79,000-ft.<sup>2</sup>) PROJECT  
BLUE RIDGE COMMUNITY COLLEGE  
WATER AVAILABILITY

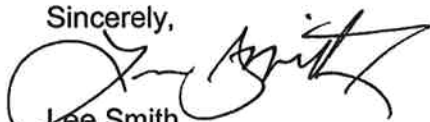
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Dear Mr. Matteson:

We have received and reviewed your request, dated 3/20/06, regarding water availability for the above referenced project. We have determined that City water is available to this project from a City water main located on College Drive. Based on our findings, the above reference project would be eligible for City water service.

If you have any questions or require additional information regarding this correspondence please let us know.

Sincerely,



Lee Smith  
Utilities Director

cc: Dennis Frady, Assistant Utilities Director



OFFICERS:

Greg Newman  
Mayor  
Barbara Volk  
Mayor Pro-Tem  
Chris A. Carter  
City Manager

# CITY OF HENDERSONVILLE ATTACHMENT 3

*"The City of Four Seasons"*

WATER AND SEWER DEPARTMENT  
Lee Smith, Utilities Director

WILLIAM O'CAIN  
JEFF COLLIS

Thursday, March 30, 2006

Mr. Matt Matteson, Director  
Planning, Research and Institutional Effectiveness  
Blue Ridge Community College  
Flat Rock Campus, College Drive  
Hendersonville, NC 28731

RE: TECHNOLOGY BUILDING (79,000-ft.<sup>2</sup>) PROJECT  
BLUE RIDGE COMMUNITY COLLEGE  
SEWER AVAILABILITY

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Dear Mr. Matteson:

We have received and reviewed your request, dated 3/20/06, regarding sewer availability for the above referenced project. We have determined that City sewer is available to this project through a private gravity sewer main on E. Campus Drive. We have also determined that this project is within the Urban Service Area (USA), but is outside the City's resolution of annexation boundary. Based on our findings, the above reference project would be eligible for City sewer service without the requirement for voluntary annexation at this time.

If you have any questions or require additional information regarding this correspondence please let us know.

Sincerely,

  
Lee Smith  
Utilities Director

cc: Dennis Frady, Assistant Utilities Director  
Bill Ashbrook, Environmental Services Coordinator



North Carolina Department of Environment and Natural Resources  
Division of Land Resources  
Land Quality Section

Michael F. Easley, Governor  
James D. Simons, PG, PE

William G. Ross Jr., Secretary  
Janet Boyer, Regional Engineer

April 10, 2006

**LETTER OF APPROVAL**

Edwin K. Bell, Dean of Administrative Services  
Blue Ridge Community College  
180 West Campus Drive  
Flat Rock, NC 28731

RE: Project Name: Technology Education & Development Center  
Acres Approved: 2.0  
Project ID: HENDE-2006-046  
County: Henderson  
City: Hendersonville  
Street: East Campus Drive  
River Basin: French Broad  
Stream Classification: C  
Submitted By: Brooks and Medlock  
Date Received by LQS: March 20, 2006  
Plan Type: New Submittal

Dear Mr. Bell,

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

Title 15A NCAC 4B .0118(a) requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to insure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following

2090 US Highway 70, Swannanoa, North Carolina, 28778-8211  
Telephone 828-296-4500 ▲ Fax 828-299-7034

[www.enr.state.nc.us/](http://www.enr.state.nc.us/)

An Equal Opportunity / Affirmative Action Employer

One  
North Carolina  
*Naturally*

the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of

1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to insure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCGO1000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed general permit.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. In addition, it would be helpful if you notify this office of the proposed starting date for this project. Please notify this office if you plan to have a pre-construction conference.

Your cooperation is appreciated.

Sincerely,



Mike Goodson, CPESC  
Assistant Regional Engineer  
Land Quality Section

Enclosures: Certificate of Approval  
NPDES Permit

cc: Brooks and Medlock



## **Blue Ridge Community College - Lighted Sign Specifications**

Location: Corner of Airport Road and College Drive

Distance from Roadway: Approximately 50 ft. from College Dr. and approximately 45 ft. from Airport Road.

Height: Maximum of 14 ft. 6 in. (Includes a 4 ft. pedestal)

Width: Maximum 18 ft.

Total Area: Approximately 161.5 sq. ft. (each side)

Materials: Wood, metal or plastic encasement with light bulb grid interior.

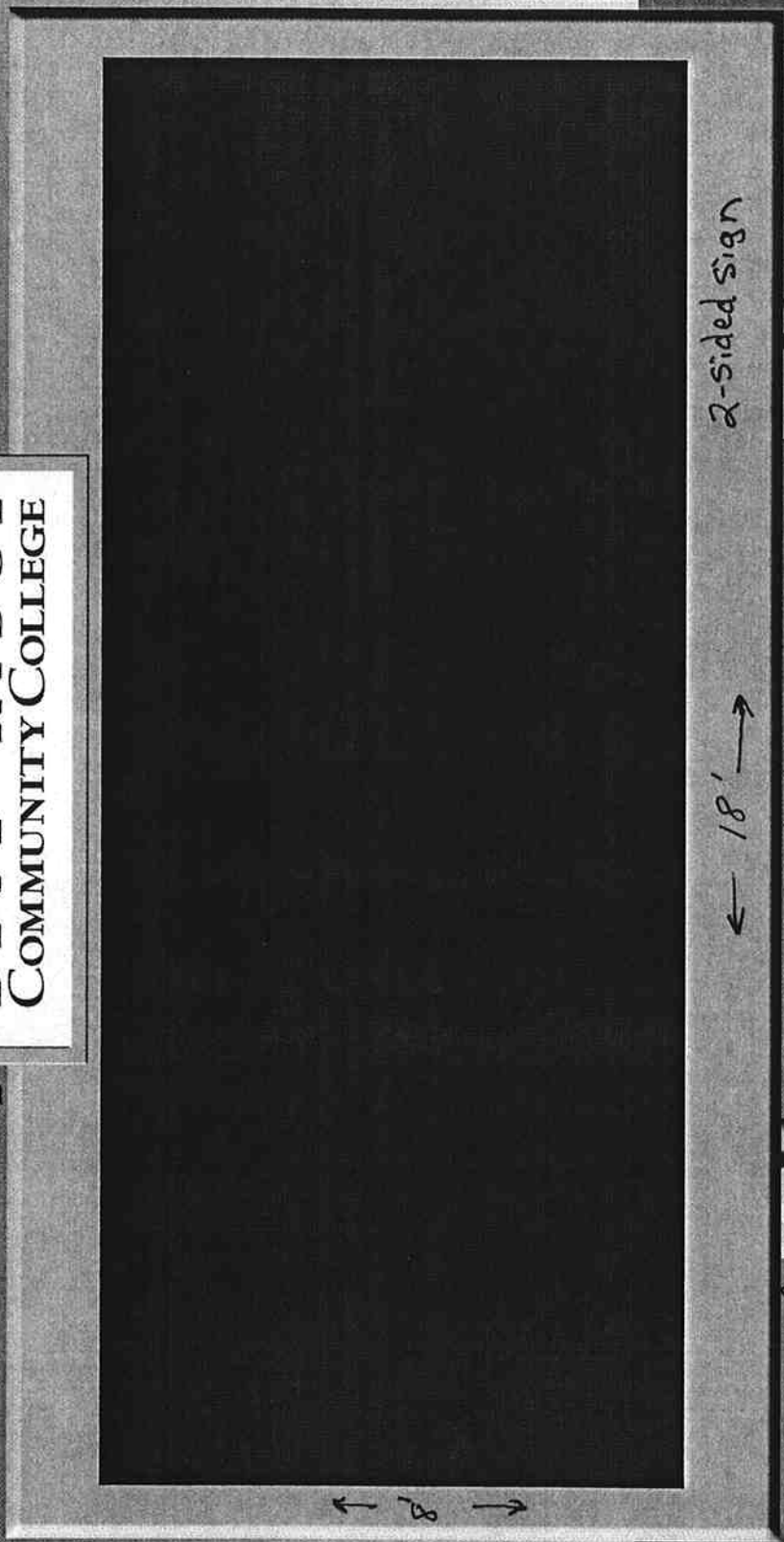
Type: Two-sided "marquee type" sign, remotely programmed, with capability to change light intensity during evening hours. Sign will face perpendicular to Airport Rd.

Existing Sign: The proposed sign will replace the existing "Blue Ridge Community College" wooden sign mounted on the rock wall.

PROPOSED

MARQUEE SIGN

**BROCC**  
 BLUE RIDGE  
 COMMUNITY COLLEGE



2-sided sign

← 18' →

← 8' →

4'

14'6"

NOT TO SCALE



**Excerpt of Henderson County Planning Board Minutes Draft**  
**April 18, 2006**

Review of Special Use Permit # SP-01-04 – Blue Ridge Community College – Proposed 79,050 Square Foot Technology Education and Development Center Located on the Corner of College Drive and East Campus Drive – Edwin Bell for Blue Ridge Community College. Ms. Berry stated that this special use permit application is concerning construction of a 79,050 square foot Technology Education and Development Center located on the corner of College Drive and East Campus Drive. She said they requested a variance because the County's parking requirements lack on universities and technical schools. Chairman Pearce said they are just asking for a recommendation from the Planning Board to the Board of Adjustment? Ms. Berry stated that both of these proposals which are a special use package proposal are recommendations to the Board of Commissioners.

She reviewed the construction of the proposed building to see that it would meet all of the requirements. She said basically the applicant has met all of the requirements except for two: Landscaping. The applicant felt that since they are surrounded by their own parcels, they didn't need to add more buffering. Ms. Berry agreed.

Parking. Ms. Berry stated that in Section 200-40 of the Zoning Ordinance, there is a list of parking requirements and it only goes up to high schools, so there is nothing stated for technical, vocational schools or colleges. She said that the best fit for this situation was public buildings, which requires one space for every 200 gross square feet of building, which would require them to have 395 parking spaces just for this one building, which she feels is excessive. Ms. Berry said the applicant came back with 20 parking spaces, but she disagrees with that and should be a happy medium.

Electronic Sign. Ms. Berry stated that the applicant wants to replace the Blue Ridge Community College sign at the entrance of College Drive and Airport Road with an old *WHKP* electronic sign, which doesn't necessarily agree with.

Ms. Berry reviewed their variance issue and mentioned other parking requirements in other jurisdictions such as City of Asheville, City of Charlotte, Hickory, North Carolina and the Henderson County draft of the Land Development Code. She said regarding the draft Land Development Code, which she feels addressed it the best. It stated one space per four students, plus one space per each employee, plus one space for each vehicle used in operation and she feels that is adequate because one in two students might be too much, so we need to come up



with a happy medium. Chairman Pearce asked, "If you should go with the standards in the draft of the Land Development Code and say one space for each four students and one space per each employee, would you say that the campus has adequate parking for the requirements of the draft Land Development Code?" Ms. Berry said that she would need to review as whole campus, because the campus has been built in so many phases since the early 1970's and also the other buildings were built before the Zoning Ordinance, so the parking wouldn't necessarily need to comply.

Ed Bell, Dean for Administration. Mr. Bell said that regarding parking, he doesn't feel that they should be treated like an office building that has employees come in at 8 a.m. and park their cars all day because this does not work at this college. Mr. Bell stated that he has had the deputies that work on the campus go around and count the cars in our parking lots at peak times. The peak times are on Tuesday and Thursday mornings at 10 a.m. and Wednesday mornings at the same time. He said that they have found on the average, 60% of the parking spaces occupied, so when we add this new building, we are not contemplating adding any additional staff and there would not be any increase in students. Mr. Bell said that they are basically building this building to upgrade our technological level and our ability to teach our students to deal with current technology. Chairman Pearce wanted to know whether this building is replacing other buildings that presently exist or hold for expansion? Mr. Bell said that we do plan expansion over time but the real reason for this building is to upgrade our technology, which we cannot do with our labs and various media centers spread across our campus. He said that the school is very cramped for space and this will give us room for expansion. He said that at the peak periods only 59% of our parking places are taken, we believe that there is adequate parking on the campus for now and some years to come. Chairman Pearce asked for the number of enrollment on campus. Mr. Bell said that in the curriculum program, approximately 2,000 students but most of them are part time and full-time equivalent is 1,300 and 150 employees, but not all stay there the full working hours daily. Mt. Bell said that of the 2,000 student, approximately 400 are Transylvania County students, which would drop it back to 1,600 students on the Blue Ridge campus.

Ms. Kumor asked whether there were hours of operation concerning the electronic sign because of nearby neighbors? Mr. Bell said that they had not thought about this yet, but could shut it down at 10 p.m. Ms. Berry said that the Planning Department asked that the sign come on around 8 a.m. and shut off at 11 p.m. Mr. Bell said that would not be a problem. Mr. Bell said that are still in the process of studying this sign. Mr. Bell added that the electronic sign can be dimmed at night because it doesn't need to be as bright as it does in the daytime.

Chairman Pearce made a recommendation to the Board of Commissioners that they approve the Special Use Permit regarding the building and site plan as made by Blue Ridge Community College as presented specifically noting that included in there that the Planning Board would recommend that no further parking requirements other than those requested be applied to this Special Use Permit. Renee Kumor seconded the motion. All members voted in favor. Jonathan Parce made a motion that the Planning Board recommends the approval of the variance request to the Board of Adjustment. Renee Kumor seconded the motion and all members voted in favor.