

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: November 4, 2014

SUBJECT: Major Site Plan Review for SUP 14-04, a religious institution for Biltmore Baptist Church located at 103 Education Drive off Upward Road

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Major Site Plan Review for SUP 14-04, a religious institution for Biltmore Baptist Church

Staff requests that the TRC review the application and site plan in order to provide a recommendation to the Board of Adjustment

Suggested Motion:

I move that the TRC approve the major site plan for SUP 14-04, Biltmore Baptist Church.

I move that the TRC give a favorable recommendation to the Board of Adjustment for SUP 14-04.



Henderson County, North Carolina Code Enforcement Services

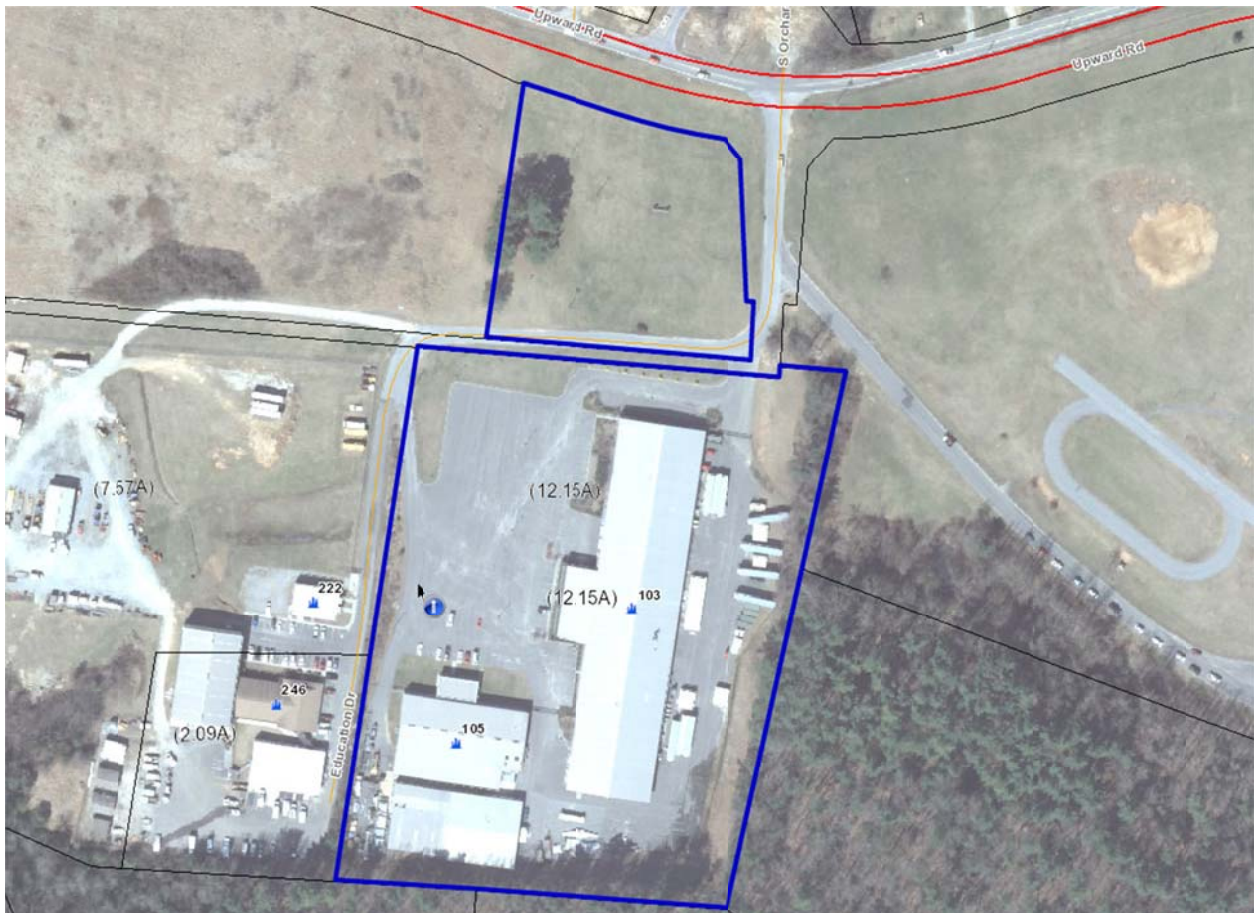
1. Board Request

- 1.1. **Applicant:** Biltmore Baptist Church, represented by Myrick, Gurosky & Associates
- 1.2. **Request:** Major Site Plan Review of a Religious Institution
- 1.3. **PIN:** 9587-69-0356
- 1.4. **Size:** 12.15 acres +/-
- 1.5. **Location:** The subject area is located 103 Education Drive off Upward Road
- 1.6. **Supplemental Requirements:**

SR 5.19. Religious Institution

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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 principal/*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 building on this parcel is currently used for a commercial storage facility.

2.2 Adjacent Area Uses: The surrounding properties consist of commercial, educational, and undeveloped land uses.

2.3 Zoning: The surrounding property to the north is zoned Regional Commercial (RC), to the east is zoned Community Commercial (CC) and Residential 1 (R1), and to the south and west is zoned Industrial (I).

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 is served by public water and septic system.
Public Water: City of Hendersonville.
Public Sewer: City of Hendersonville sewer is not available for this property.

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 Industrial Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Industrial: Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.

Examples include, but are not limited to, the following: Quarries, oil and gas drilling/processing facilities, sand dredging operations; factories, plastic molding facilities, furniture manufacturing facilities, asphalt plants; commercial stockyards, warehouses, handling or storage facilities, freight storage facilities; recycling centers, public or private landfills, waste transfer stations; kennels; sawmill and kiln facilities, lumber yards, mulching operations; waste or potable water cleansing/processing facilities; hazardous chemicals processing; power generation facilities; automotive or engine repair establishments, welding shops, tire repair and mounting

establishments; trucking terminals, commercial vehicle/contractor equipment parking facilities, service vehicle and equipment staging areas.

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







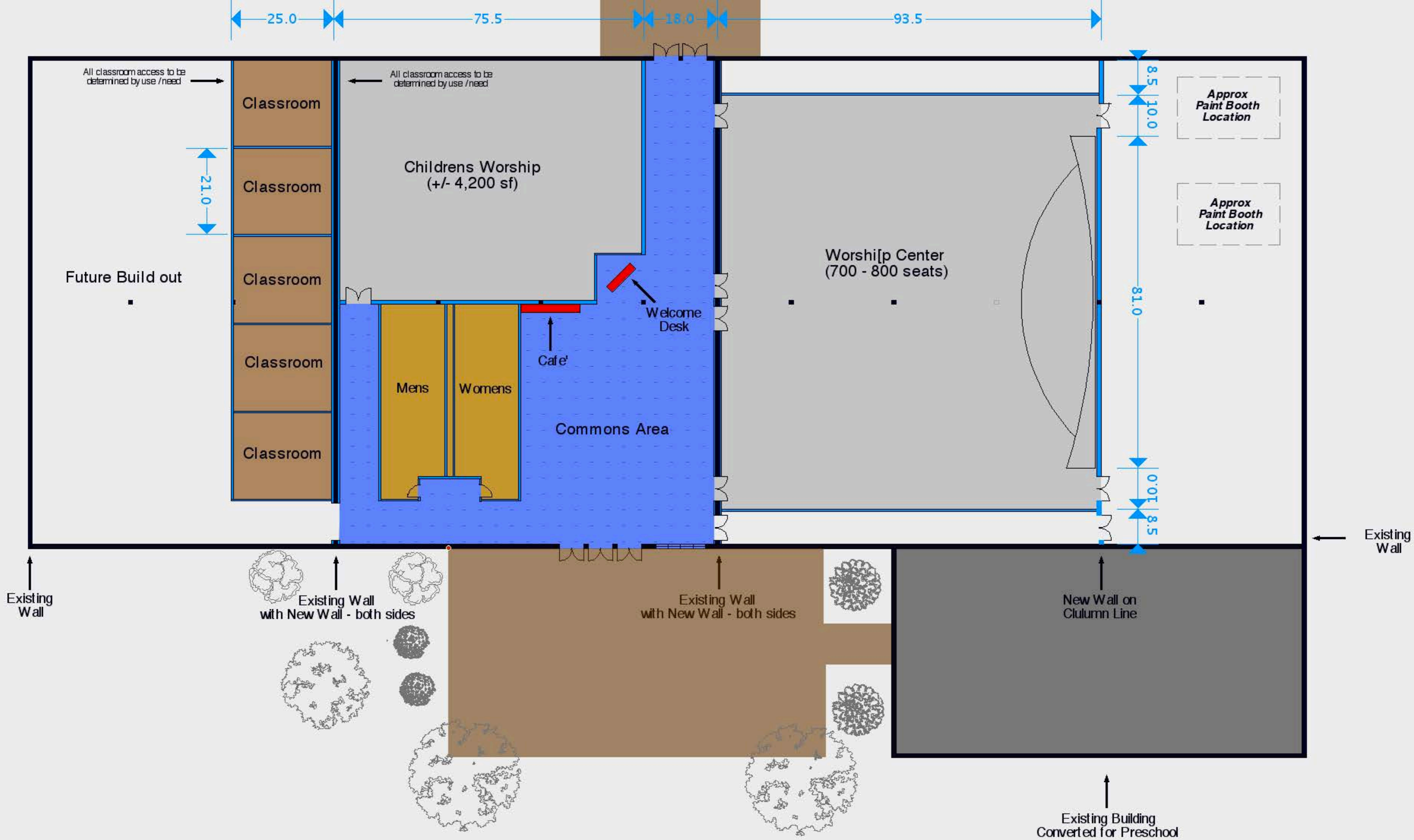




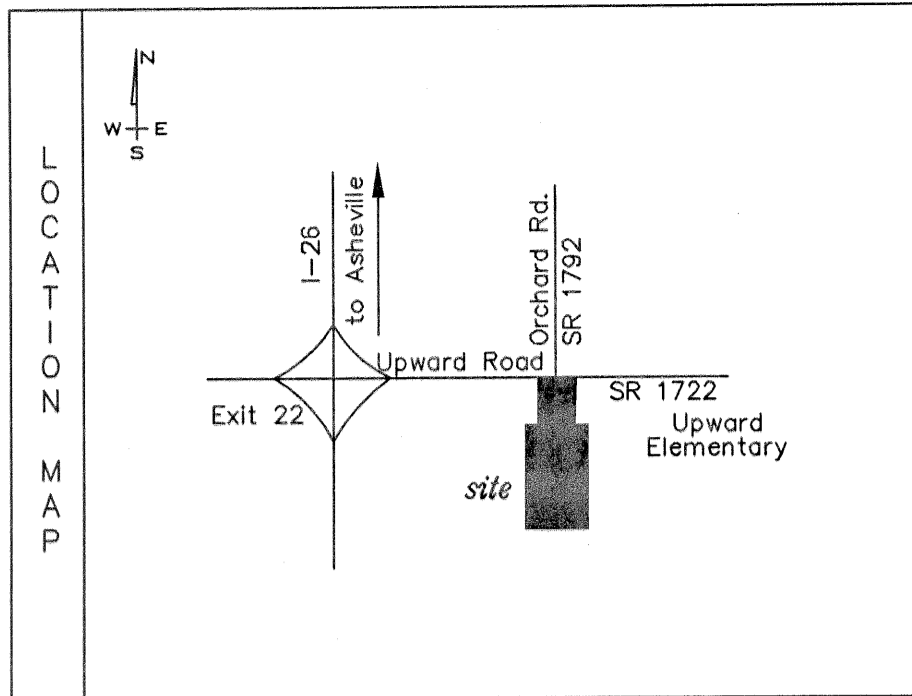


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BBC Hendersonville
Option A



Henderson County Board of Public Schools
D.B. 824, Pg. 213
PIN: 9587-59-5150
Zoned: I

Henderson County Board of Public Schools
D.B. 824, Pg. 213
PIN: 9587-59-4424
Zoned: I

Quattlebaum Properties F LLC
D.B. 1178, Pg. 326
PIN: 9588-40-9182
Zoned: RC

William Justus
D.B. 388, Pg. 281
PIN: 9587-58-6523
Zoned: I

Jeffery Justus
D.B. 700, Pg. 854
PIN: 9587-68-0446
Zoned: I

Patricia Jones
D.B. 1038, Pg. 349
PIN: 9587-68-8771
Zoned: I

Henderson County Board of Public Schools
D.B. 824, Pg. 216
PIN: 9587-79-2518
Zoned: CC

GENERAL SURVEY NOTES:

- The Basis of Bearings for this survey is NC Grid. All courses and distances, as shown, are measured.
- Utility Note: The underground utilities shown have been located from field survey information and as shown by the current lease. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Subject Property served by public sanitary sewer and water.
- This survey was made in accordance with laws and/or Minimum Standards of the State of North Carolina.
- Dimensions of structures are for informational purposes only.
- Parking spaces are shown based on field observation and aerial map dated March 12, 2007.
- No title report furnished at time of survey.
- Proposed Lease Area division line to divide building. There is to be a 25' Common Area within said Proposed Lease Area.
- Approximate location of Piped Creek based on observations.
- The total number of striped parking spaces on the subject property is 192, including 6 designated handicap spaces.
- Elevation Contours, as shown, scaled from Henderson County GIS Map.

LINE DATA

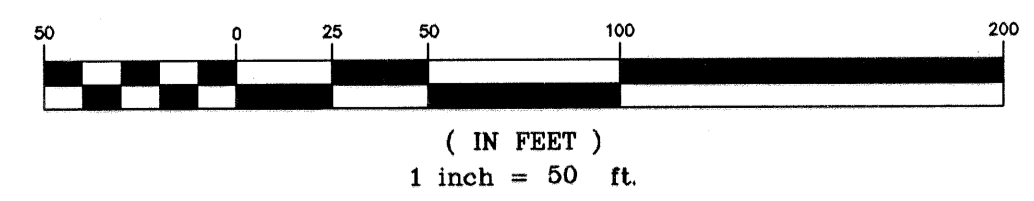
LINE	BEARING	LENGTH
L1	S65°27'24"E	1.44'
L2	S43°36'54"E	38.68'
L3	S89°35'14"E	10.00'
L4	S88°07'58"E	19.38'
L5	S02°04'28"W	63.32'
L6	N88°07'58"W	20.43'
L7	N88°04'35"W	10.05'

CHORD BEARING

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1001.05'	156.68'	S76°56'47"E	156.52'

LAND AREA:
12.42 Acres± Total
7.10 Acres± Impervious Surface

GRAPHIC SCALE



LEGEND

○	IPF	IRON PIN FOUND
○	IPS	IRON PIN SET
○	PT	POINT-No Monumentation
○		STORM DRAIN MANHOLE
○		GAS VALVE
○		FIRE HYDRANT
○		SEWER MANHOLE
○		CATCH BASIN
○		CURB INLET
○		WATER METER
○		WATER VALVE
○		TRANSFORMER
○		TELEPHONE PEDESTAL
○		A/C UNIT
○		LIGHT POLE
○		POWER POLE
○		CLEAN OUT
○	ohp	OVERHEAD POWER LINE
○	ss	SEWER LINE
○	x-x-x	FENCE
○	P.O.B.	POINT OF BEGINNING
○	P.O.C.	Point of Commencement
○	(M)	MEASURED
○	(R)	RECORD

No.	REVISIONS	Date
1	Revisited Site & Updated Plat	10/27/2014

Boundary Survey
Boyd L. Hyder
Biltmore Baptist Church (Lessee)
103 Education Drive
Blue Ridge Township, Henderson County, North Carolina

FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC
*Engineers * Land Surveyors*

201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6539
(828) 697-4195 (Fax)
fcaofnc@bellsouth.net

REF. PLAT BOOK	A-183A
REF. DEED BOOK	1157/751
TAX MAP	9587-69-0356
PARTY CHIEF	FVC
DRAWN	TEC
DATE	09/17/2000 - 10/27/2014
DWG. NO.	H20273 - H34285

