

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: February 7, 2017**

**SUBJECT: Major Site Plan Review for Flex-4-Fitness**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review and special use permit**

**SUGGESTED MOTION :**

**I move to approve the major site plan for Flex-4-Fitness.**

**I recommend approval of the special use permit to the Zoning Board of Adjustment.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

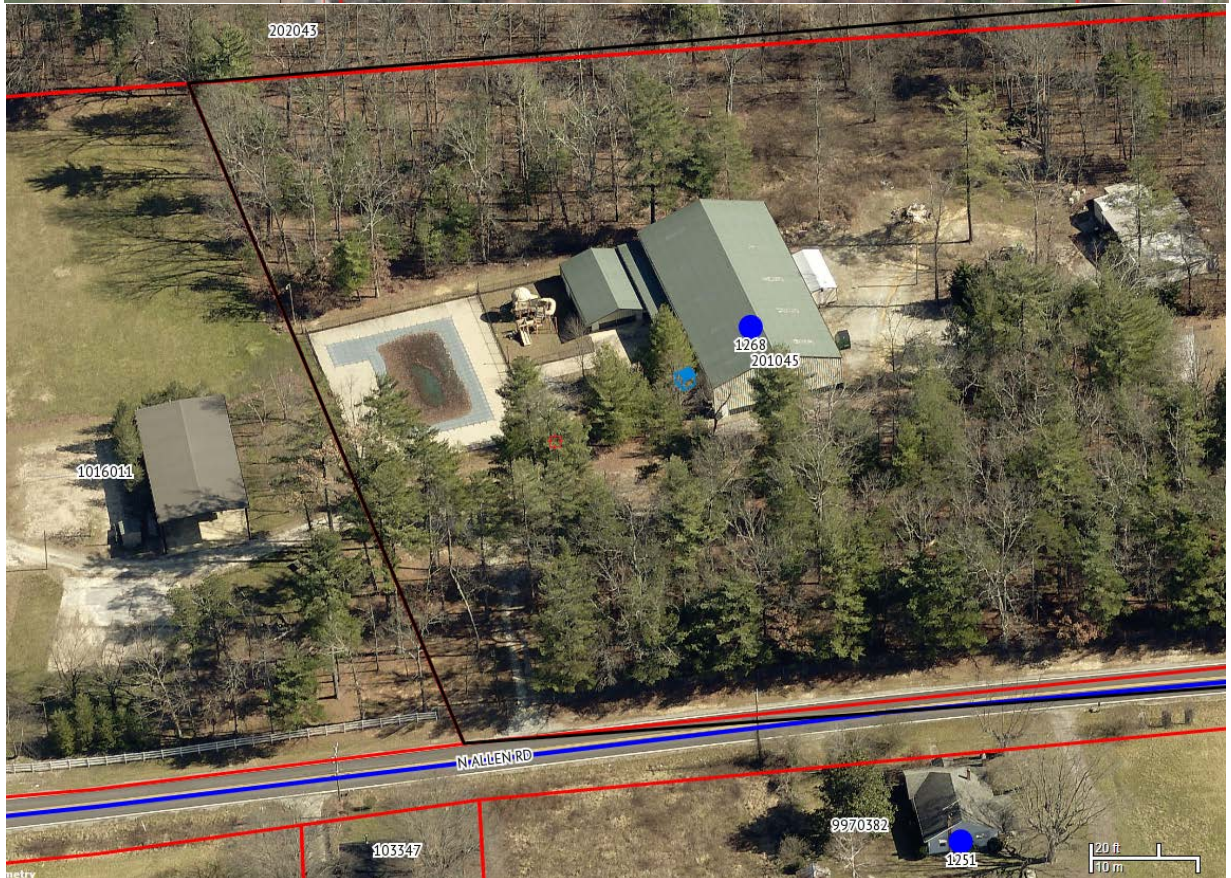
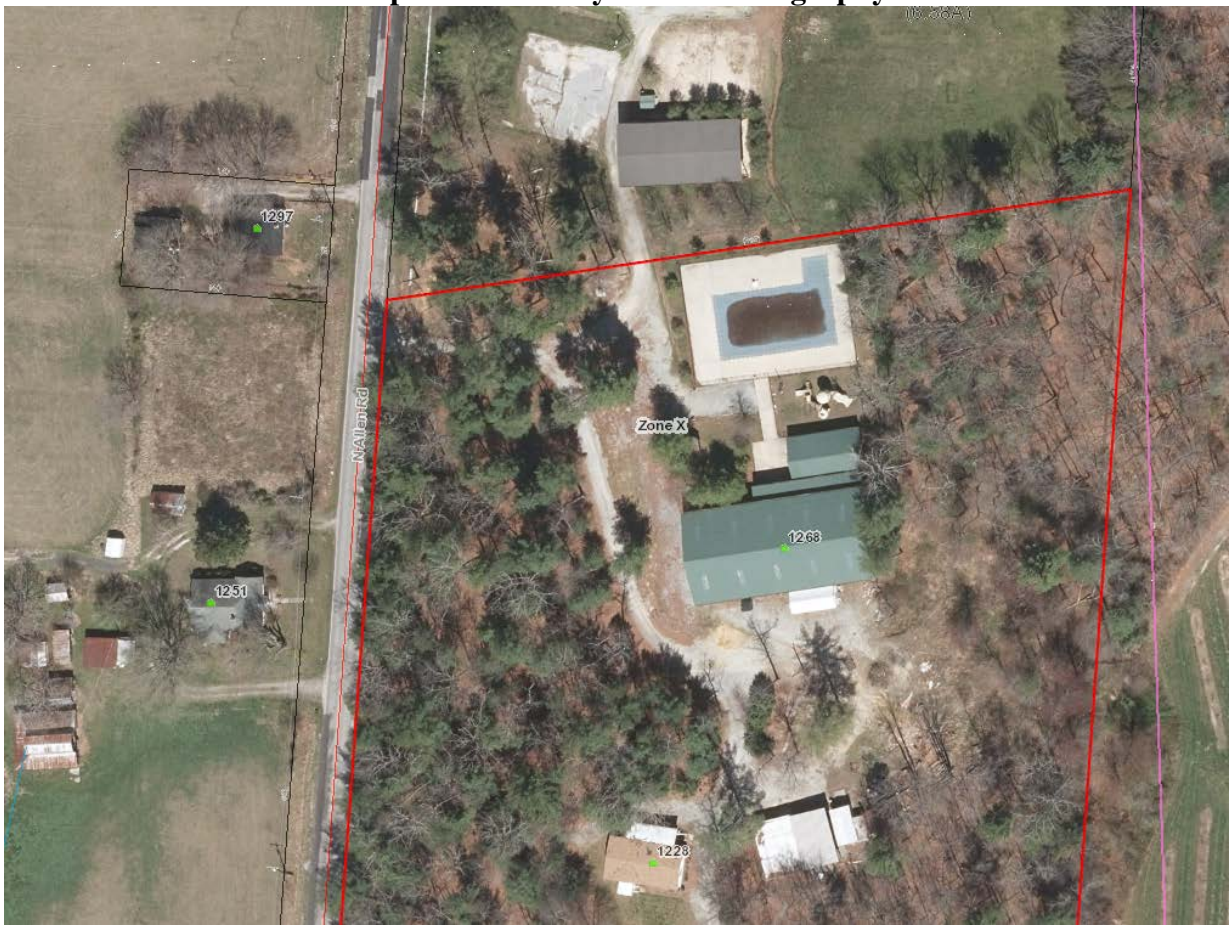
- 1.1. **Applicant:** Chris and Tangi Brown Flex-4-Fitness
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** Portions of 9579957041& 9579946219
- 1.4. **Size:** 6.34 acres +/-
- 1.5. **Location:** 1268 N Allen Rd. (Former Camp Courtney)
- 1.6. **Supplemental Requirements:**

**SR 4.14. Recreational Facilities (Indoor /Outdoor)** A recreational facility that is outdoors and /or indoors and which may include: public or private operations, playing fields (soccer, baseball, etc.), courts (basketball, tennis, etc.) swimming pools, batting cages, shuffleboard areas, bowling alley, skating rink, bingo games, miniature race tracks (remote control only) and /or others such uses that fit the intent of this Chapter as determined by the Zoning Administrator. A recreational facility shall, for purpose of this Chapter, not include go-cart tracks (a recreational motor sports facility), golf courses, and miniature golf courses, driving tees or driving ranges.

- (1) Site Plan. Major Site Plan required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. Lighting mitigation required.
- (3) Perimeter Setback. One hundred (100) feet (equipment, machinery and /or mechanical devices shall not be placed within 200 feet of a residential zoning district. All structures shall be 100 feet from a residential zoning district property).
- (4) Structure. For activities which present potential safety hazards (betting cages, baseball fields, driving tees, etc.) fencing, netting or other control measures shall be required.
- (5) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual uses or the use of dumpsters (installed and /or operated to meet all local and state states, ordinances and regulation (including Chapter 95 of the Henderson County Code, Solid Waste) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2), or Three (3) shall be be provided consistent with the requirements of §42-182 (Screen Classification).
- (6) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or 12:00 midnight.
- (7) Hours of Operation. For outdoor uses, 6:00a.m.Till 12:00 midnight



Map A: Pictometry/Aerial Photography





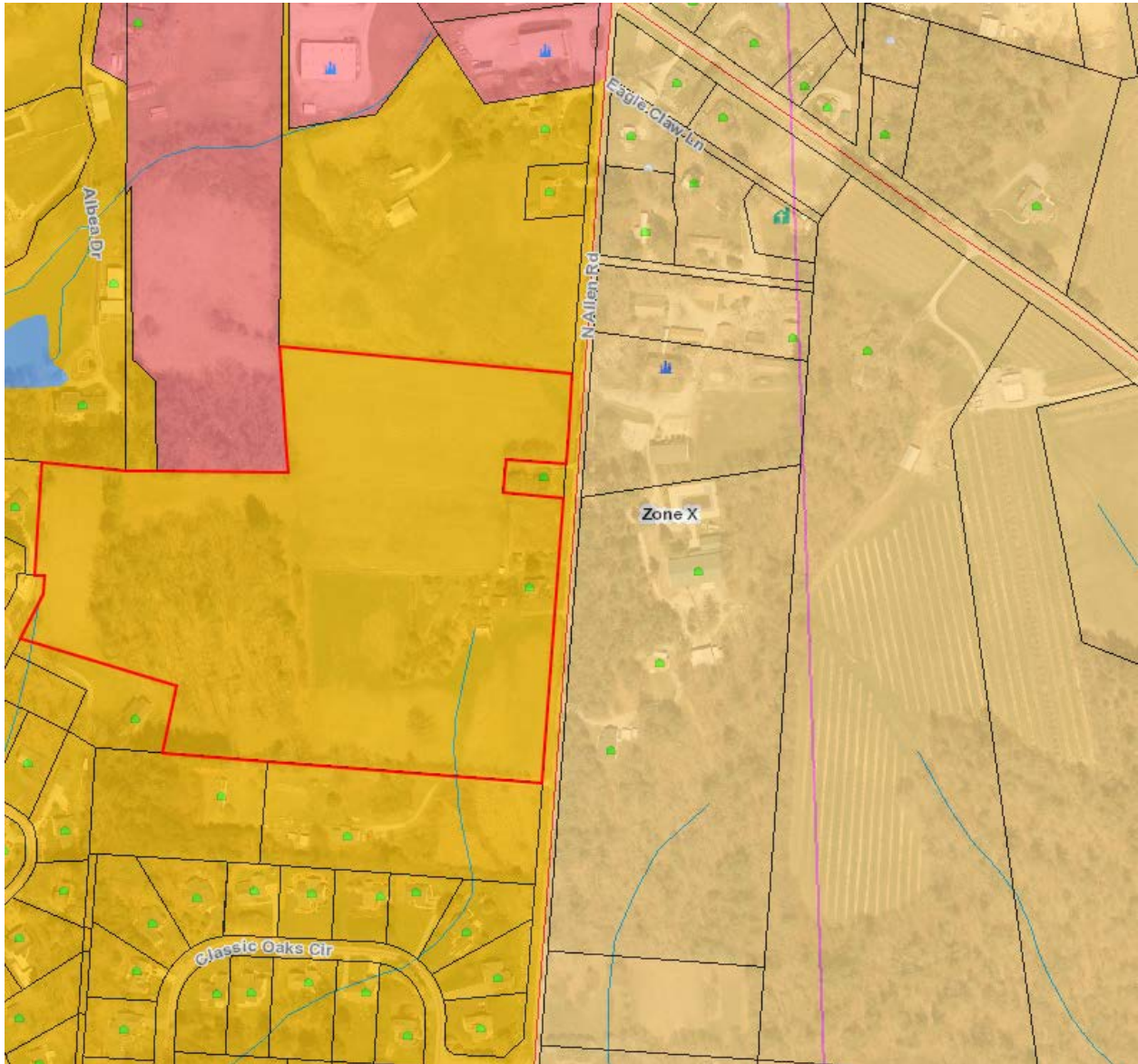
2. **Current Conditions**

**Current Use:** This parcel is currently vacant but was Camp Courtney

**Adjacent Area Uses:** The surrounding properties are residential and agricultural.

**Zoning:** The surrounding properties to the east are Residential Two Rural. Property west is Residential One.

**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.

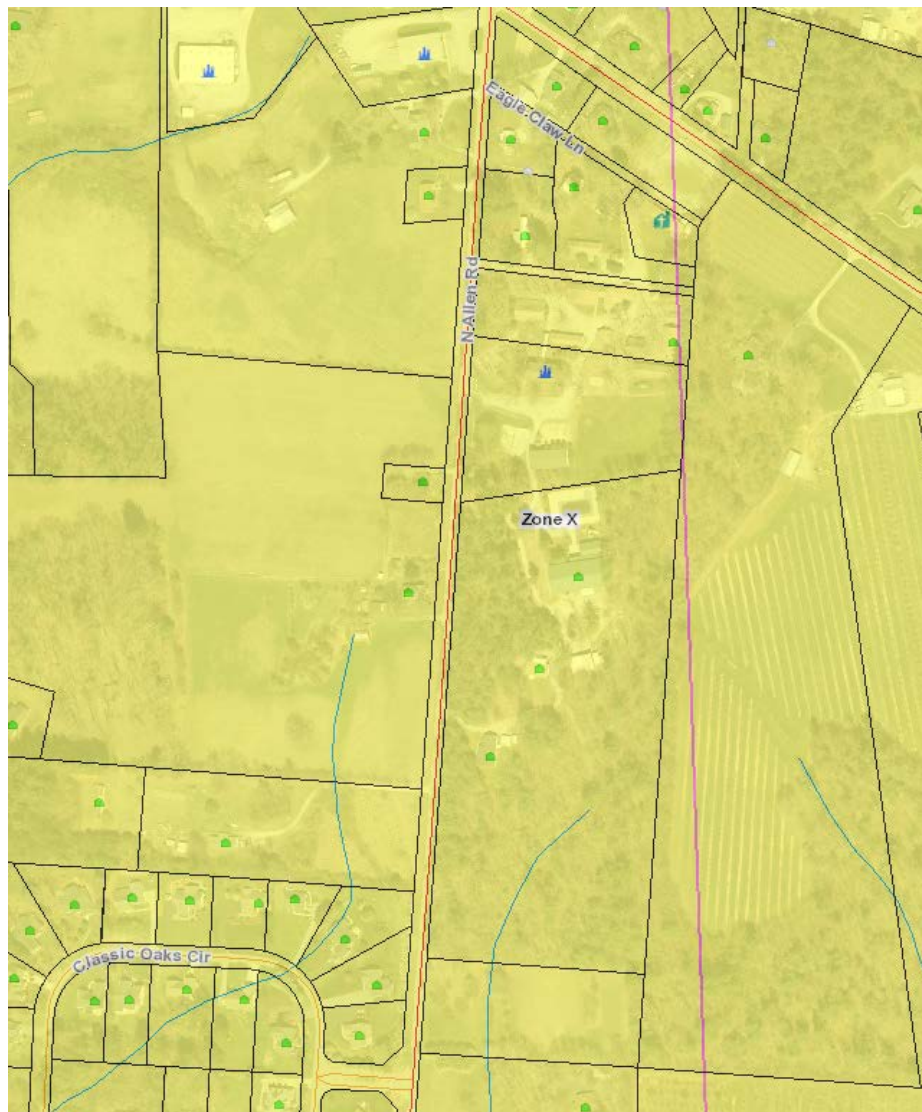
4. **Water and Sewer** This property is served by private well and septic.

**Public Water:** City of Hendersonville

**Public Sewer:** N/A



**Map C: CCP Future Land Use Map**



**5. Comprehensive Plan**

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Urban Services area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The Urban Services Area is that area within which most urban services and urban scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.

**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**

PLAT OF SITE PLAN  
FOR  
FLEX-4-FITNESS, INC.

BLUE RIDGE TOWNSHIP  
HENDERSON COUNTY  
NORTH CAROLINA

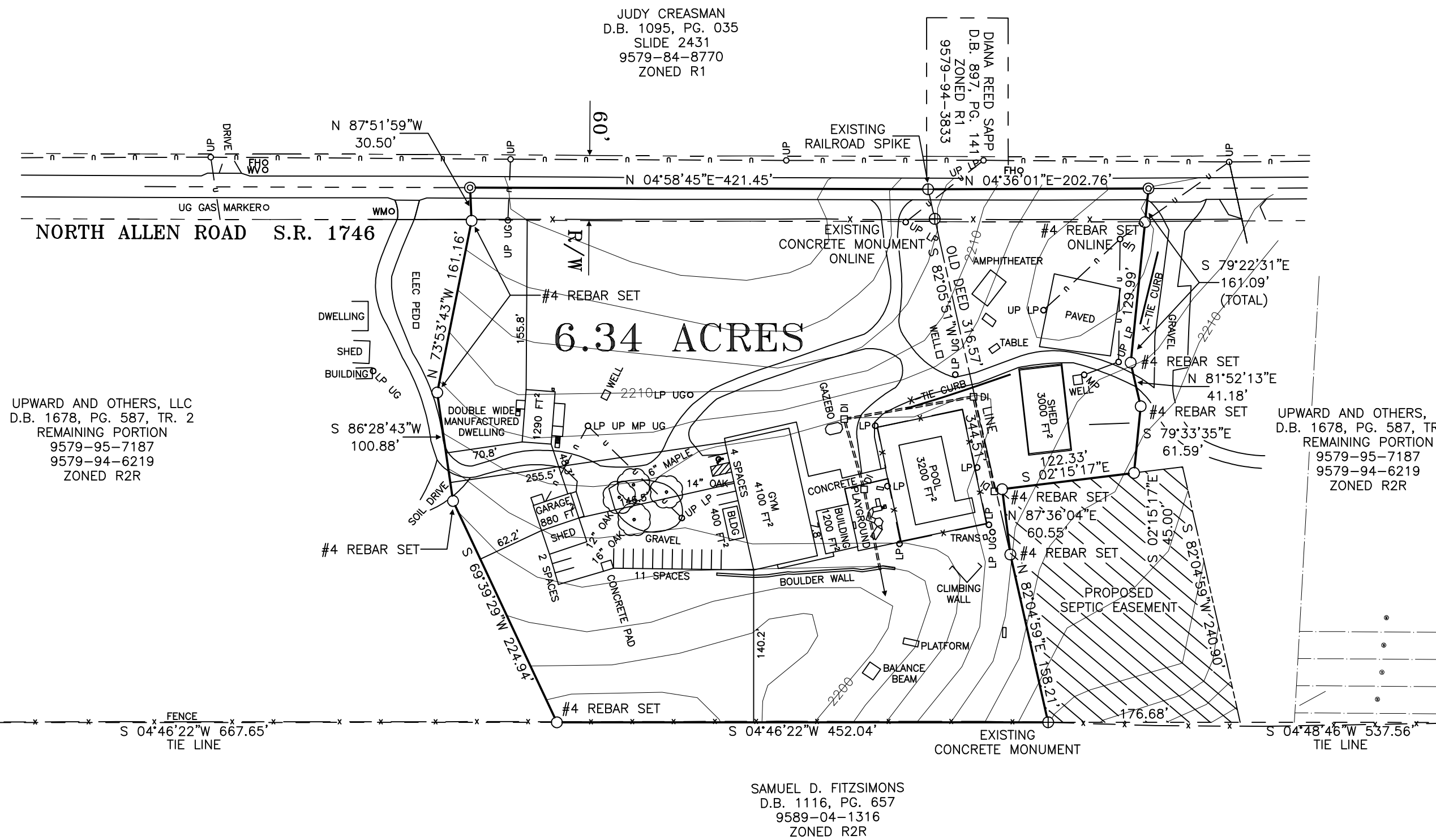
SCALE: 1" = 100'  
JANUARY 13th, 2017

PLAT NORTH  
SLIDE 8960

UNCERTIFIED ELECTRONIC COPY

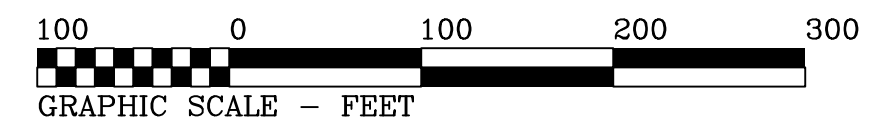
PROJECT DATA

-OWNER:  
FLEX-4-FITNESS, INC.  
CHRIS AND TANGI BROWN  
1570 4 SEASONS BLVD  
HENDERSONVILLE, NC 28792  
(828)595-9480  
-TAX NUMBER: 9579-95-7187 9579-94-6219  
-ACREAGE: 6.34  
-FIRE DISTRICT: BLUE RIDGE  
-ZONING DISTRICT: R2R  
-WATER SHED: N/A  
-FLOOD ZONE: "X" F.I.R.M. 3700957900J REVISED 10/2/2008  
-PROJECT WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT  
-PARKING REQUIREMENT- 16 SPACES



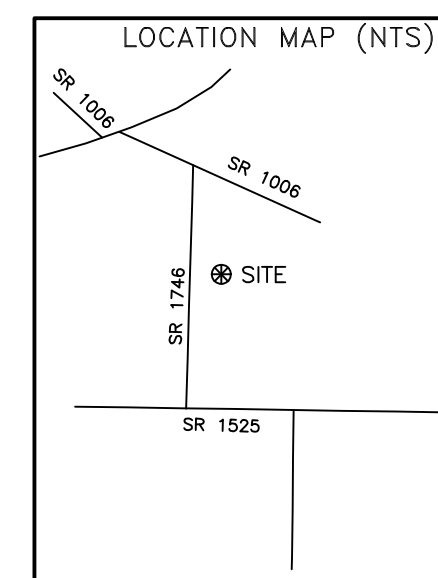
I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)  
Witness my original signature, registration number and seal this 13th day of JANUARY, A.D., 2017.

David H. Hill, NCPLS L-3863



- NOTES:
- 1- AREAS BY COORDINATE COMPUTATION.
  - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
  - 3- THE PROPERTY SHOWN IS WITHIN AN AREA ZONED R2R BY HENDERSON COUNTY.  
SETBACKS:  
FRONT- 15' (FROM RIGHT OF WAY)  
SIDE- 10'  
REAR- 10'
  - 4- THE PROPERTY SHOWN IS WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.
  - 5- THE CURRENT OWNER OF RECORD IS UPWARD AND OTHERS, LLC.

- LEGEND
- ⊕ MONUMENT FOUND AS NOTED
  - MONUMENT SET AS NOTED
  - POINT NOT STAKED
  - P-PED - PHONE PEDESTAL
  - UP - UTILITY POLE
  - PHP - PHONE POLE
  - TRANS - TRANSFORMER
  - TV-PED - CABLE TV PEDESTAL
  - WM - WATER METER
  - WV - WATER VALVE



DEED REFERENCES: AS SHOWN
TAX REFERENCES: AS SHOWN
PARTY CHIEF: DHH
REVISIONS:

SURVEY BY <b>HILL AND ASSOCIATES</b> SURVEYORS, P.A. LICENSE NUMBER: C-1991 DAVID H. HILL N.C.P.L.S. 3863 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409	
CHECKED BY: DHH	DRAWING: 2500804
DATE: JANUARY 13th, 2017	DRAWN BY: DHH FILE: 25008





2017/01/13  
18:04





2017/01/13  
18:04





1300

2017/01/13  
18:05





2017/01/13  
18:05





2017/01/13  
18:06





1300

2017/01/13  
18:06



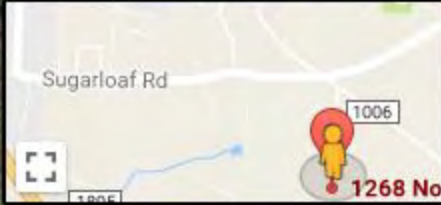


2017/01/13  
18:06





W Allen Rd



Google

