

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: June 2, 2015

SUBJECT: Major Site Plan Review for SUP 15-02, motor vehicle sales and leasing for Steven Galloway located at 3771 Brevard 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 15-02, motor vehicle sales and leasing for Steven Galloway

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 15-02 for Steven Galloway

I move that the TRC give a favorable recommendation to the Board of Adjustment for SUP 15-02.



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Steven Galloway
- 1.2. **Request:** Major Site Plan Review for motor vehicle sales and leasing
- 1.3. **PIN:** 9549-18-7705
- 1.4. **Size:** 0.49 acres +/-
- 1.5. **Location:** The subject area is located at 3771 Brevard Road
- 1.6. **Supplemental Requirements:**

SR 7.10. Motor Vehicle Sales or Leasing (Including automobile, motorcycle, boat and recreational sales and rental cars)

- (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) Dust Reduction. Unpaved roads, *travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

Map A: Aerial Photo/Pictometry





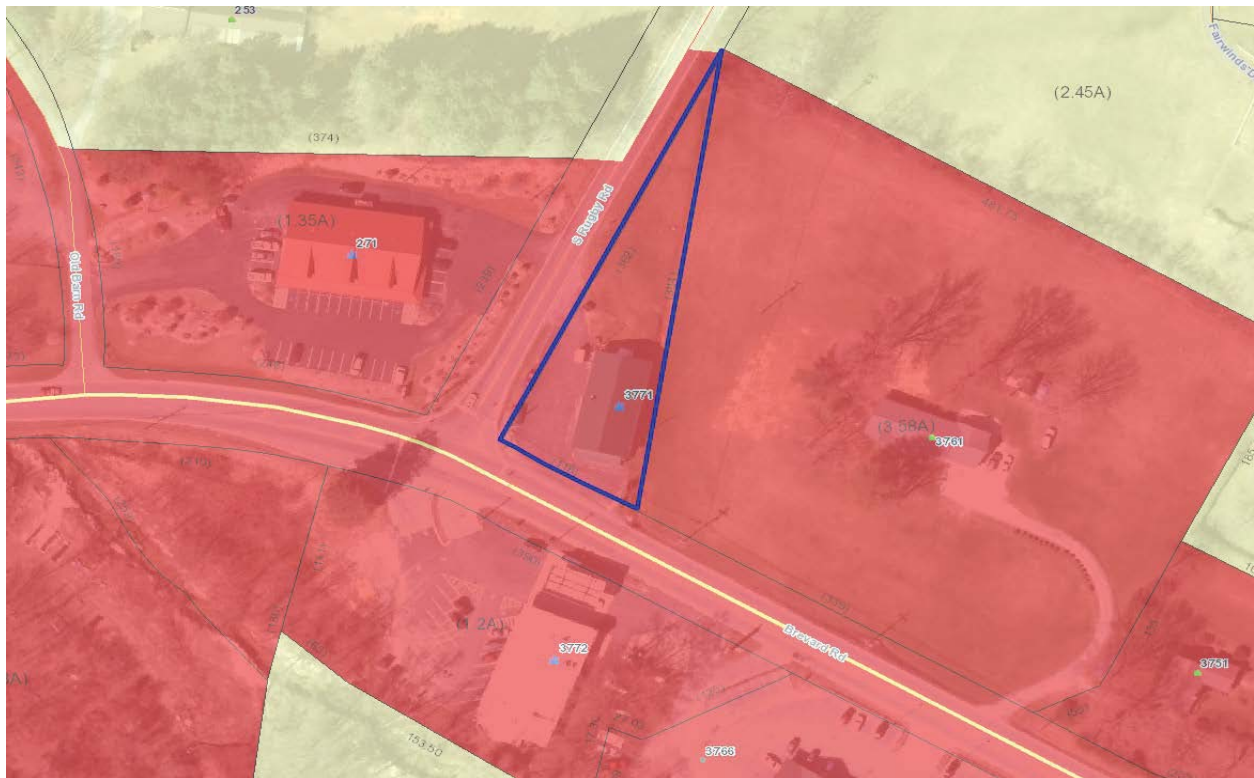
2. Current Conditions

2.1 Current Use: This parcel is currently commercial use.

2.2 Adjacent Area Uses: The surrounding properties consist of residential and commercial uses.

2.3 Zoning: The surrounding properties to the north and northwest are zoned Residential 2 (R2) and to the south, east, and west are zoned Community Commercial (CC).

Map B: Current Zoning



3. **Floodplain /Watershed Protection:** The property is not located in a Special Flood Hazard Area. The parcel is in the Upper French Broad River WS-IV Protected Area Water Supply Watershed district.
4. **Water and Sewer:** This property will be served by public utilities.
Public Water: City of Hendersonville
Public Sewer: City of Hendersonville

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 Community Service Center Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:
 1. Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. Community Service Centers are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and Community Facilities such as schools, parks, community centers, and other similar Community Facilities. The mixture and intensity of land uses contained within Community Service Centers are intended to be appropriate within the context of the surrounding community and intended service area. Community Service Centers should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.
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**











U-HAUL

\$19.95

\$19.95

\$19.95

U-HAUL

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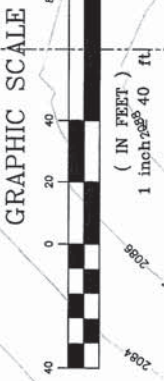
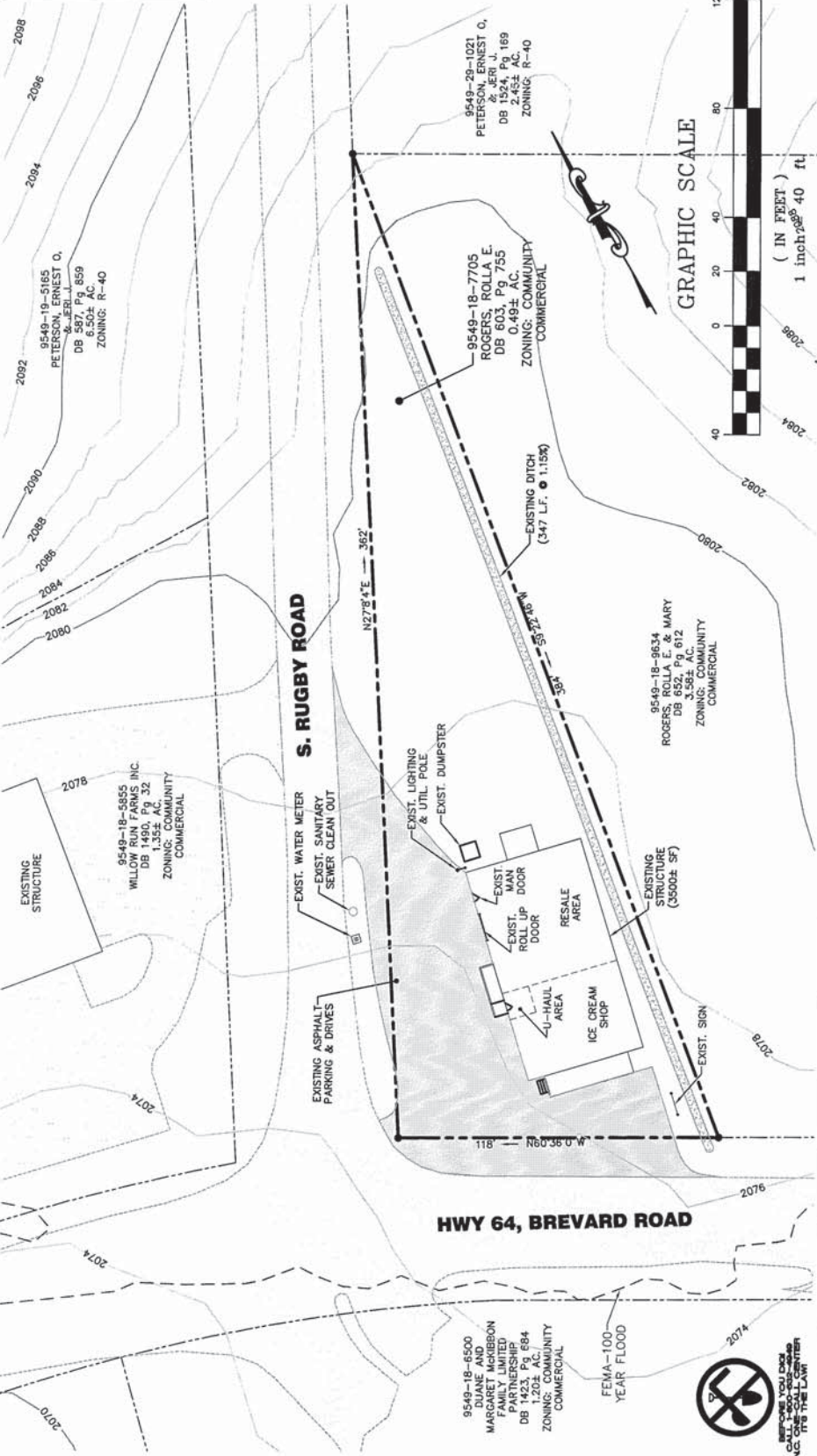




VICINITY MAP
Not To Scale

PROJECT DATA
 PROJECT: U-HAUL HWY 64 ETOWAH
 DEVELOPER/FINANCIALLY RESPONSIBLE PARTY: ROLLA ROGERS
 FLAT ROCK, NC 28731
 CONTACT: STEVEN GALLOWAY
 CONTACT NUMBER: (619) 577-7980
 PROJECT P/N: 9549-18-7705
 DEED BOOK: 603, Pg 755
 ENGINEER: MRCR DESIGN GROUP, PC
 200 FLAT CREEK WILKAGE DRIVE
 WEAVERVILLE, NC 28787
 828-449-1088

SITE DATA
 FLOOD CLASSIFICATION: FEMA PANEL 270094600
 FLOOD ACTIVITY: 10/20/2008
 -HGT IN FLOOD ZONE-
 CURRENT ZONING: COMMUNITY COMMERCIAL
 SITE ACREAGE: 0.49 AC
 EXISTING IMPERVIOUS AREA: 0.28 AC (12,028 SF)



NO	REVISIONS/SUBMISSIONS	DATE

Designed: JMM
 Graphics: MDG
 Checked: JMM
 Reviewed: JMM
 Scale: 1"=60'
 Date: 5-14-15

MDG
 ENGINEERING EXCELLENCE
 CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, SANITARY, INDUSTRIAL, CONSTRUCTION ADMINISTRATION

P.O. BOX 1516
 WEAVERVILLE, NORTH CAROLINA, 28787
 Phone: 828 449 1088
 F: 828 645 2714
 info@mdgeng.com / www.mdgeng.com

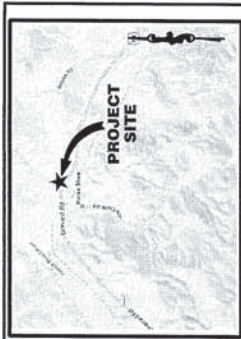
U-HAUL SITE PLAN
 HWY 64, ETOWAH

HENDERSON COUNTY
 DRAWING TITLE: EXISTING CONDITIONS

ETOWAH, NORTH CAROLINA

Sheet No: **C1**
 Sheet of
 Project No: **15-083**

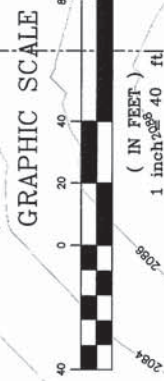
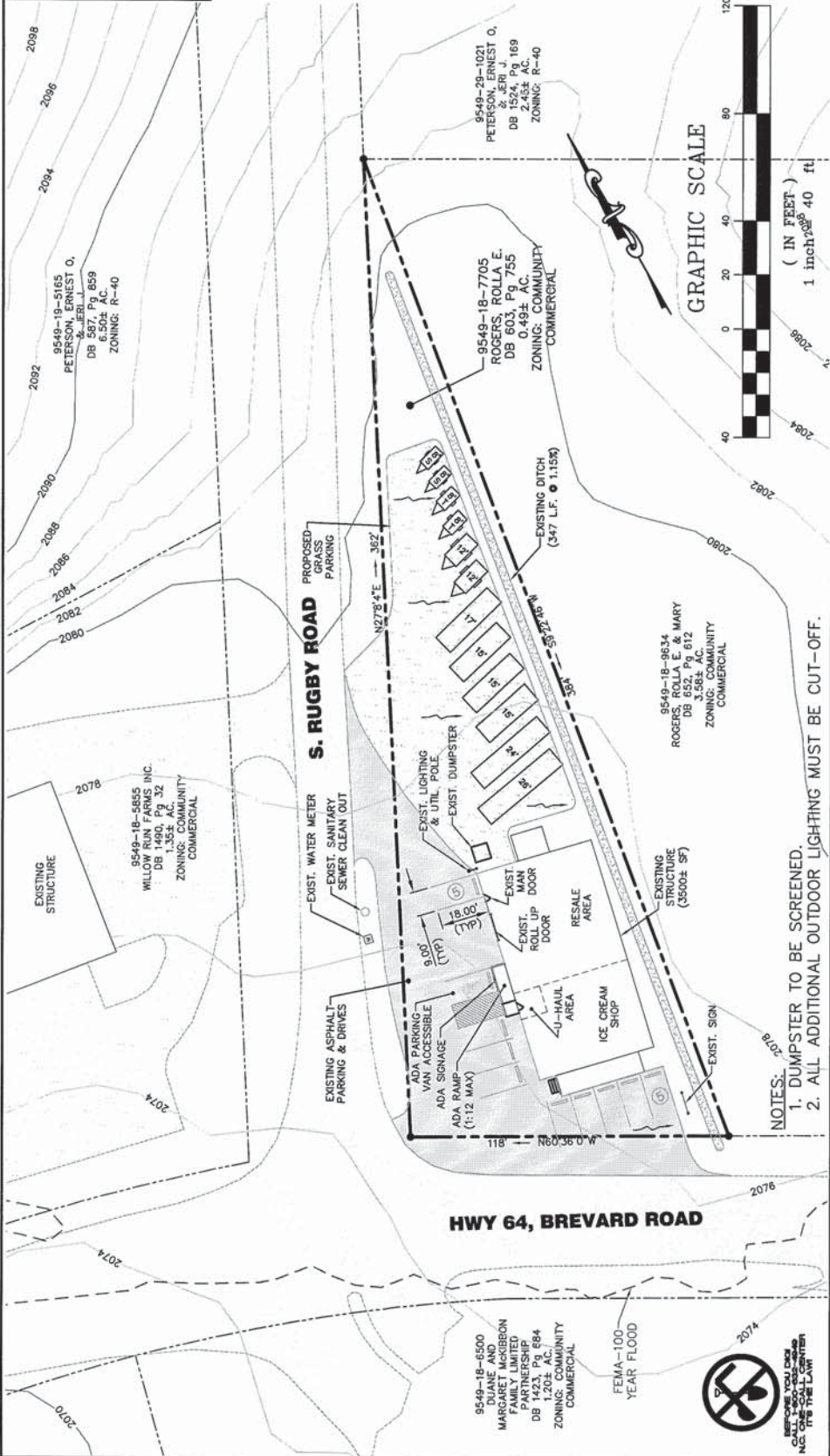




VICINITY MAP
Not To Scale

PROJECT DATA
 PROJECT: U-HAUL, HWY 64 ETOWAH
 DEVELOPER/FINANCIALY RESPONSIBLE PARTY: ROLLA ROGERS & MARY E. ROGERS, INC.
 P.O. BOX 1516, ETOWAH, NC 28721
 CONTACT: STEVEN GALLOWAY
 CONTACT NUMBER: (813) 577-7860
 PROJECT P.N.: 9549-18-7705
 DEED BOOK: 603, Pg 755
 ENGINEER: MERGER DESIGN GROUP, PC
 205 FLAT CREEK VILLAGE DRIVE
 WEAVERVILLE, NC 28787
 828-942-1088

SITE DATA
 FLOOD CLASSIFICATION: FEMA PANEL: 37000549000
 - PART IN FLOOD ZONE -
 CURRENT ZONING: COMMUNITY COMMERCIAL
 SITE ACREAGE: 0.49 AC
 EXISTING IMPROVED AREA: 0.28 AC (12,028 SF)
 PROPOSED NEW IMPROVED: 0
 PROJECT IN WSWY WATER SUPPLY/WATERSHED DISTRICT



NOTES:
 1. DUMPSTER TO BE SCREENED.
 2. ALL ADDITIONAL OUTDOOR LIGHTING MUST BE CUT-OFF.

NO	REVISIONS/SUBMISSIONS	DATE

Designed: JMM
 Graphics: MDG
 Checked: JMM
 Reviewed: JMM
 Scale: 1"=40'
 Date: 5-14-15

MDG
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 MUNICIPAL INFRASTRUCTURE, CONSTRUCTION ADMINISTRATION
 P.O. BOX 1516 ETOWAH, NORTH CAROLINA 28727
 WEAVERVILLE, NORTH CAROLINA 28787
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 info@mdgeng.com / www.mdgeng.com

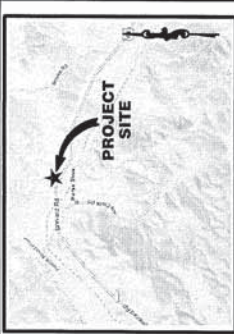
U-HAUL SITE PLAN
 HWY 64, ETOWAH

HENDERSON COUNTY
 DRAWING TITLE:
SITE PLAN

Sheet No: **C2**
 Sheet of
 Project No: **15-083**

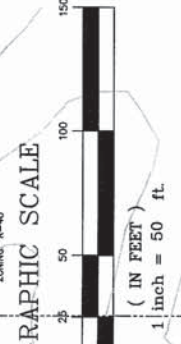
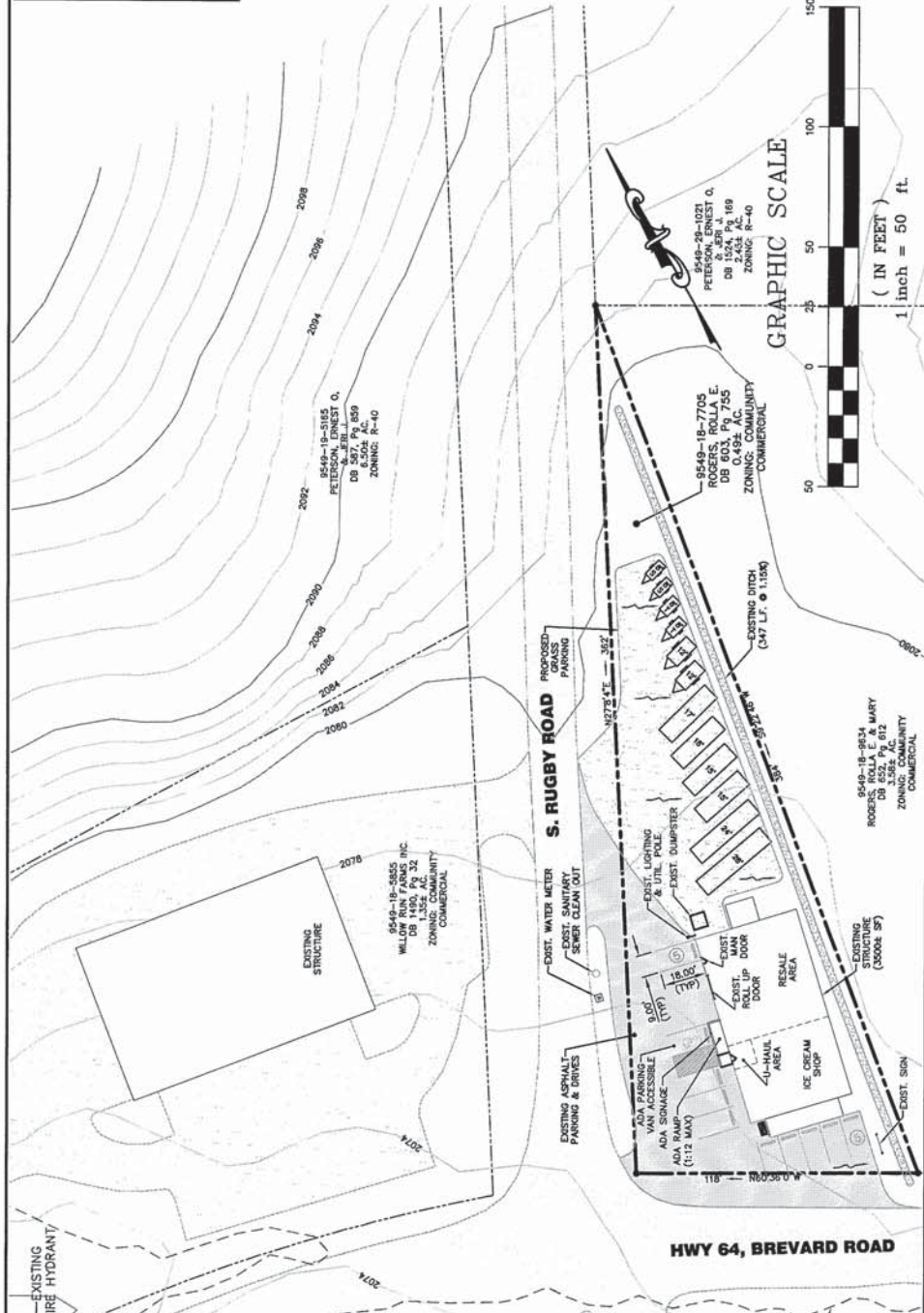


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PROJECT DATA
 PROJECT: U-HAUL HWY 64 ETOWAH
 DEVELOPER/FINANCIALY RESPONSIBLE PARTY: ROLLA ROGERS
 FLAT ROCK, NC 28731
 CONTACT: STEVEN GALLOWAY
 (833) 577-7860
 PROJECT P/N: 9549-18-7705
 DEED BOOK: 603, Pg 755
 ENGINEER: MERGER DESIGN GROUP, PC
 205 W. FLAY CREEK VILLAGE DRIVE
 WEAVERVILLE, NC 28787
 528-845-7086

SITE DATA
 FLOOD CLASSIFICATION: FEMA PANEL: 3700054000
 -NOT IN FLOOD ZONE
 CURRENT ZONING: COMMUNITY COMMERCIAL
 SITE AREA: 0.49 AC
 EXISTING IMPERVIOUS AREA: 0.28 AC (12,028 SF)
 PROPOSED NEW IMPERVIOUS: 0
 PROJECT IN WSW WATER SUPPLY/WATERSHED DISTRICT



NO	REVISIONS/SUBMISSIONS	DATE

Designed: JMM
 Graphics: MDG
 Checked: JMM
 Reviewed: JMM
 Scale: 1"=50'
 Date: 5-14-15

MDG
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 info@mdgeng.com / www.mdgeng.com

U-HAUL SITE PLAN
 HWY 64, ETOWAH

HENDERSON COUNTY
 ETOWAH, NORTH CAROLINA

DRAWING TITLE:
EXIST UTILITY LOCATION PLAN

Sheet No: **C3**
 of
 Project No: **15-083**

PRINT DATE BELOW

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