

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: April 5, 2016

SUBJECT: Major Site Plan Review for Upward Christian Fellowship

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review

SUGGESTED MOTION :

I move to approve the major site plan for Upward Christian Fellowship



Henderson County, North Carolina Code Enforcement Services

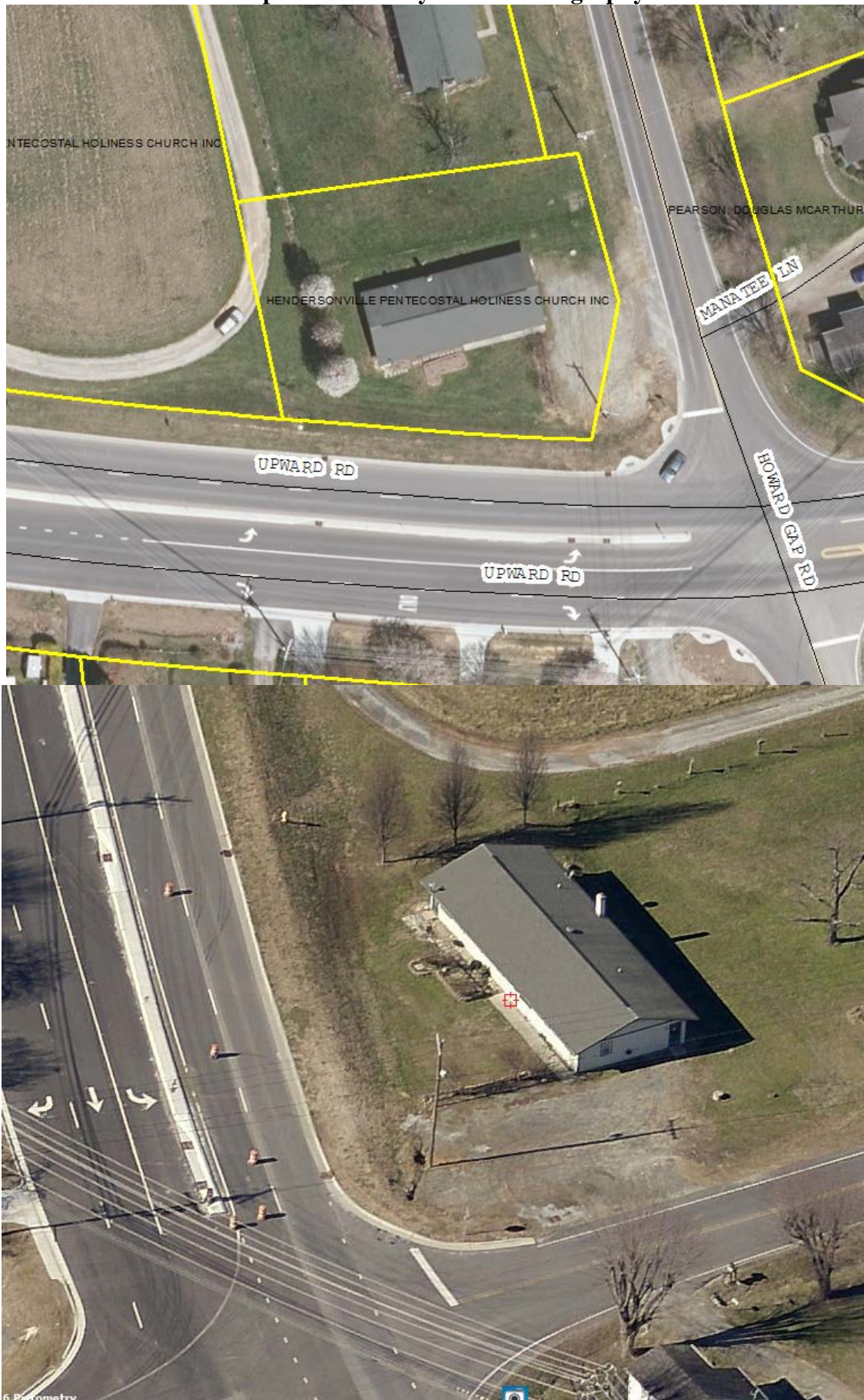
1. Committee Request

- 1.1. **Applicant:** Upward Christian Fellowship
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9588904162
- 1.4. **Size:** .43 acres +/-
- 1.5. **Location:** 5745 Upward Rd.
- 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: Pictometry/Aerial Photography



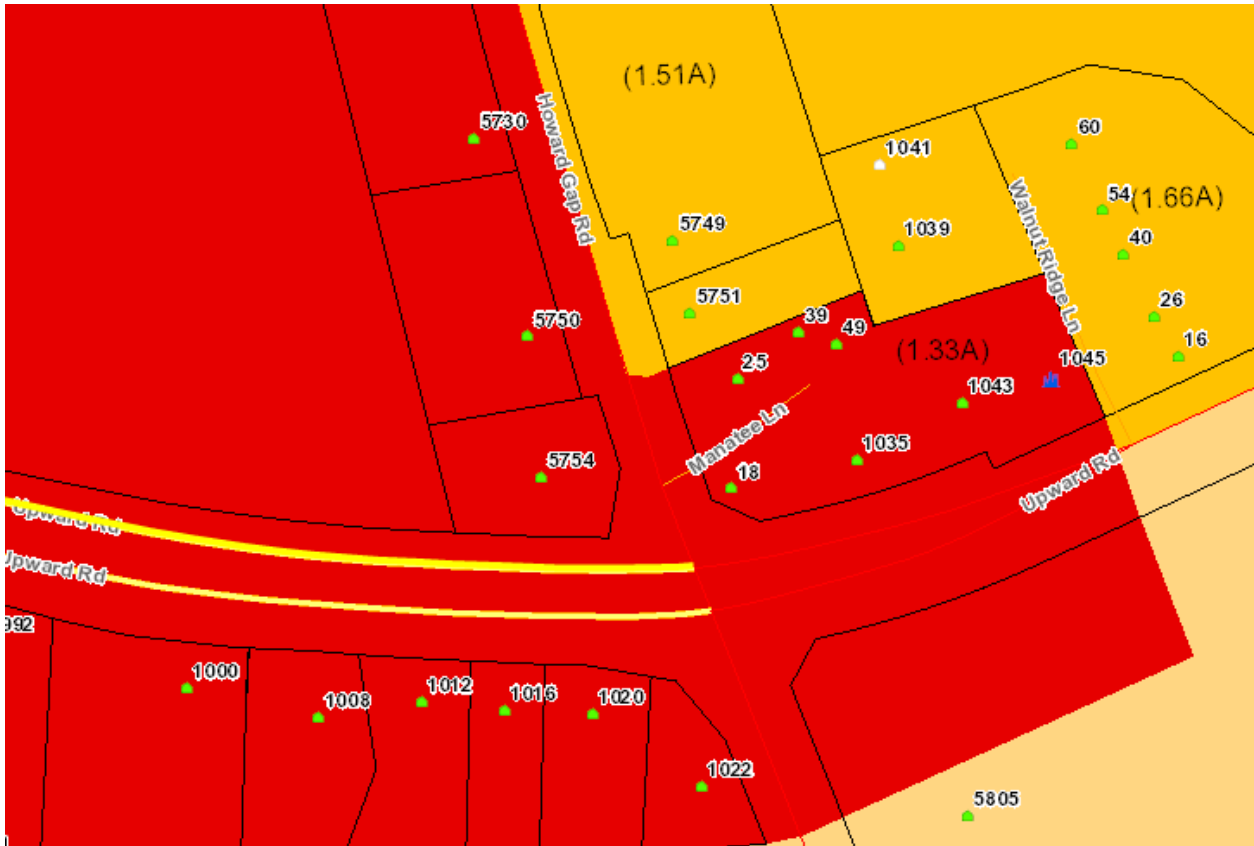
2. **Current Conditions**

Current Use: This parcel is currently vacant but was a Veterinarian Office.

Adjacent Area Uses: The surrounding properties are residential and commercial.

Zoning: The surrounding properties are Community Commercial. Parcels north and west are Residential One. Property south and east is Residential Two Rural.

Map B: Current Zoning



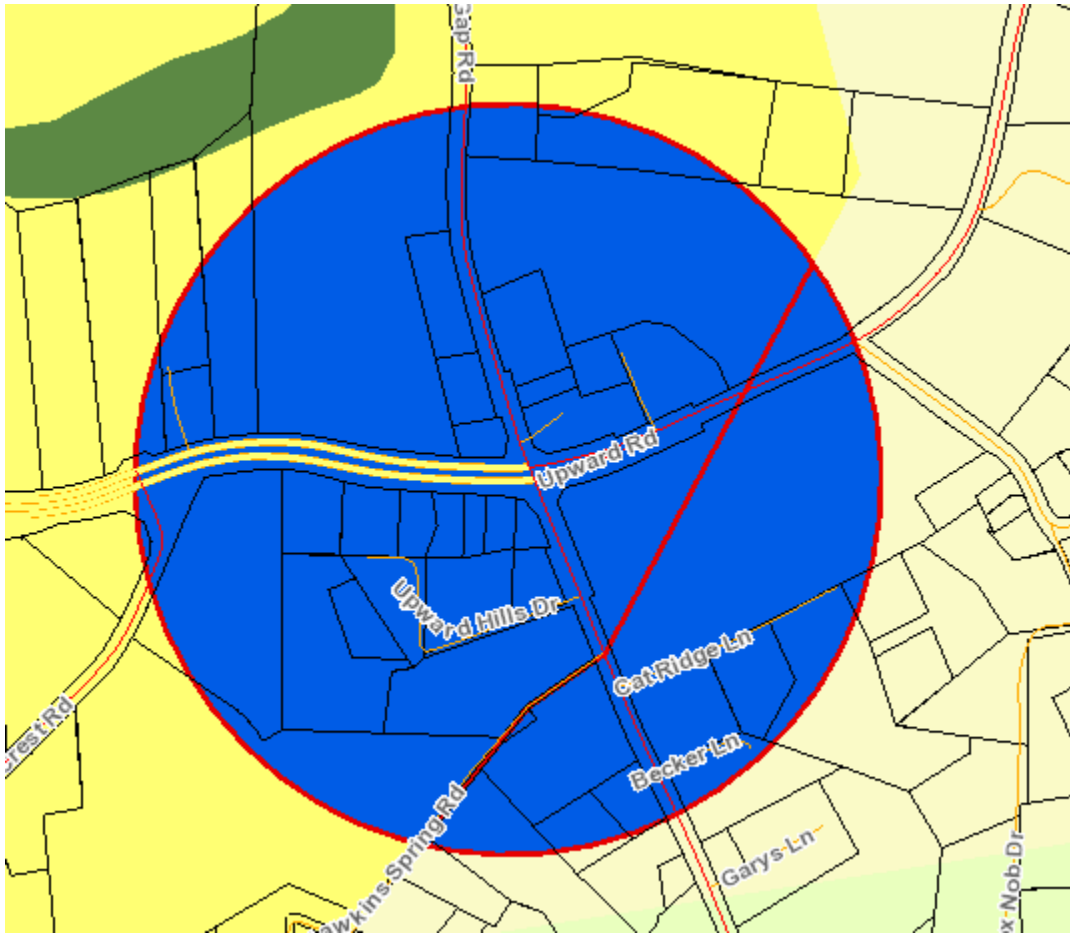
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

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

Public Water: N/A

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

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*.

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



Upward Rd



Upward Rd



Co Rd 1006



Co Rd 1006

PLAT OF SITE PLAN
FOR
UPWARD CHRISTIAN FELLOWSHIP

BEING THE PROPERTY DESCRIBED IN
DEED BOOK 1532, PAGE 156

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

PRELIMINARY SCALE: 1" = 30'
MARCH 11th, 2016

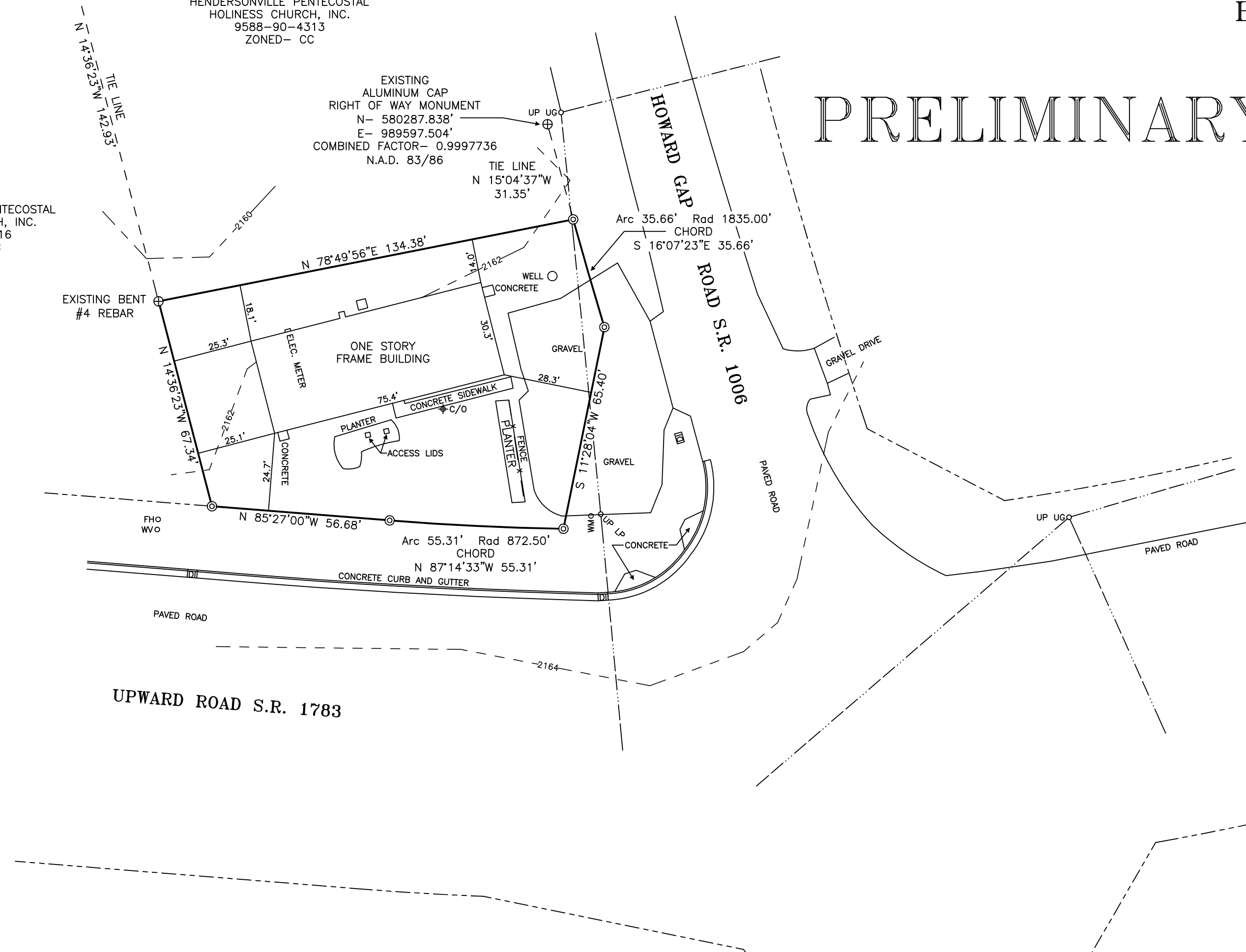
GRID NORTH
N.A.D. 83/86

EXISTING
3/4" IRON PIPE
N- 580369.854'
E- 989437.782
COMBINED FACTOR- 0.9997736
N.A.D. 83/86

HENDERSONVILLE PENTECOSTAL
HOLINESS CHURCH, INC.
9588-90-4313
ZONED- CC

EXISTING
ALUMINUM CAP
RIGHT OF WAY MONUMENT
N- 580287.838'
E- 989597.504'
COMBINED FACTOR- 0.9997736
N.A.D. 83/86

HENDERSONVILLE PENTECOSTAL
HOLINESS CHURCH, INC.
9588-91-1016
ZONED- CC

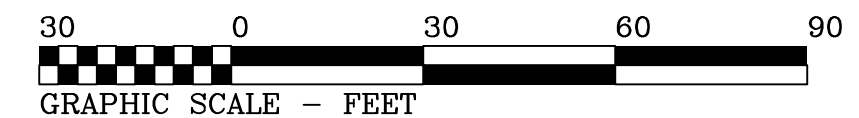


PROJECT DATA

- OWNER/DEVELOPER:
UPWARD CHRISTIAN FELLOWSHIP
A.K.A.- HENDERSONVILLE PENTECOSTAL
HOLINESS CHURCH, INC.
991 UPWARD ROAD
FLAT ROCK, NC 28731
(828)692-2942
- CONTACT: GREG DICKSON (STUDENT PASTOR)
- PROJECT ACREAGE: 0.244 ACRE
- BUILDING AREA: 2285 SQUARE FEET
- ZONING:
ZONED CC
- SETBACKS:
FRONT- 45' (BOULEVARD)
35' (THOROUGHFARE)
SIDE- 10'
REAR- 10'
- FIRE DISTRICT: BLUE RIDGE
- WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT

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 11th day of MARCH, A.D., 2016.

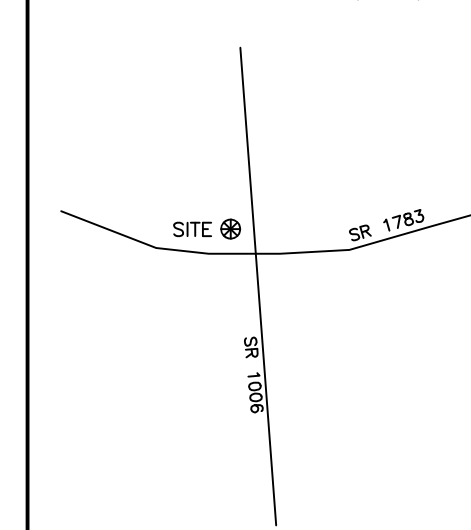
David H. Hill, NCPLS L-3863



- 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- NOT FOR RECORDATION.

- 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

LOCATION MAP (NTS)



DEED REFERENCES:
D.B. 1532, PG.

TAX REFERENCES:
9588-90-4162

PARTY CHIEF: DJ

REVISIONS:

SURVEY BY
**HILL AND ASSOCIATES
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: 20025YC

DATE: MARCH 11th, 2016

DRAWN BY: DHH

FILE: 20025YC