REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITEE

MEETING: **April 2, 2013**
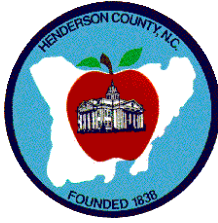
SUBJECT: **Major Site Plan Review**

PRESENTER: **Toby Linville**

ATTACHMENTS: **Staff Report**

SUMMARY OF REQUEST: **New Sanctuary and Classroom Building for Fair Haven Baptist Church**

Suggested Motion: **I move that the TRC approve the major site plan for Fair Haven Baptist Church.**

**Henderson County, North Carolina
Code Enforcement Services**

1. **Board Request**

    1.1. **Applicant:** Fair Haven Baptist Church

    1.2. **Request:** Major Site Plan review for a New Sanctuary and Classroom Building

    1.3. **PIN:** 9589-07-2946

    1.4. **Size:** 3.03 acres +/-

    1.5. **Location:** The subject area is located off Old Sunset Hill Road.

    1.6. **Supplemental Requirements:**

SR 5.19 *Religious Institution*
(1) Site Plan. Major *Site Plan* required in accordance with §200A-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 principle/accessory use in the district in which the religious institution is located.
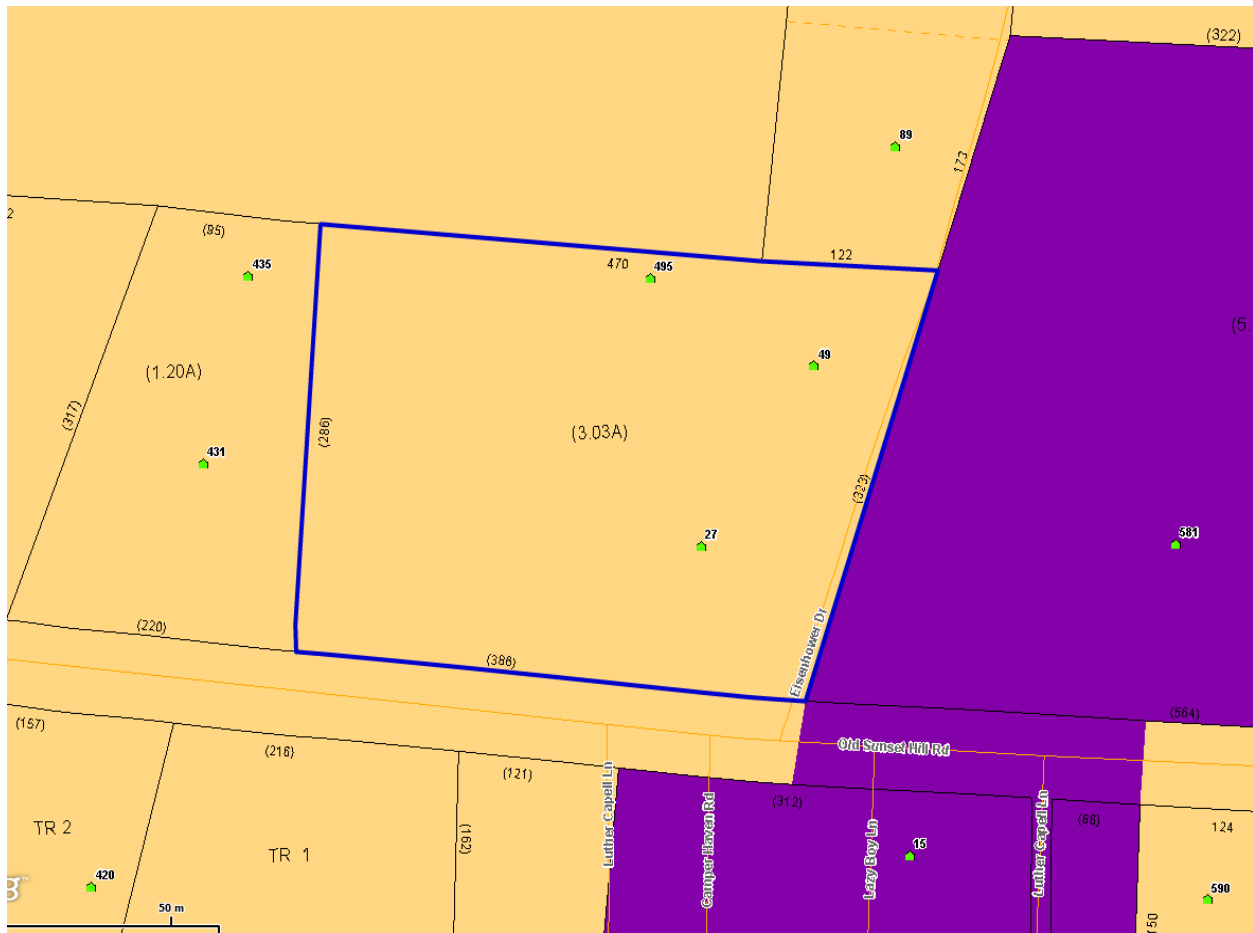
Map A: Aerial Photo/Pictometry

2. **Current Conditions**
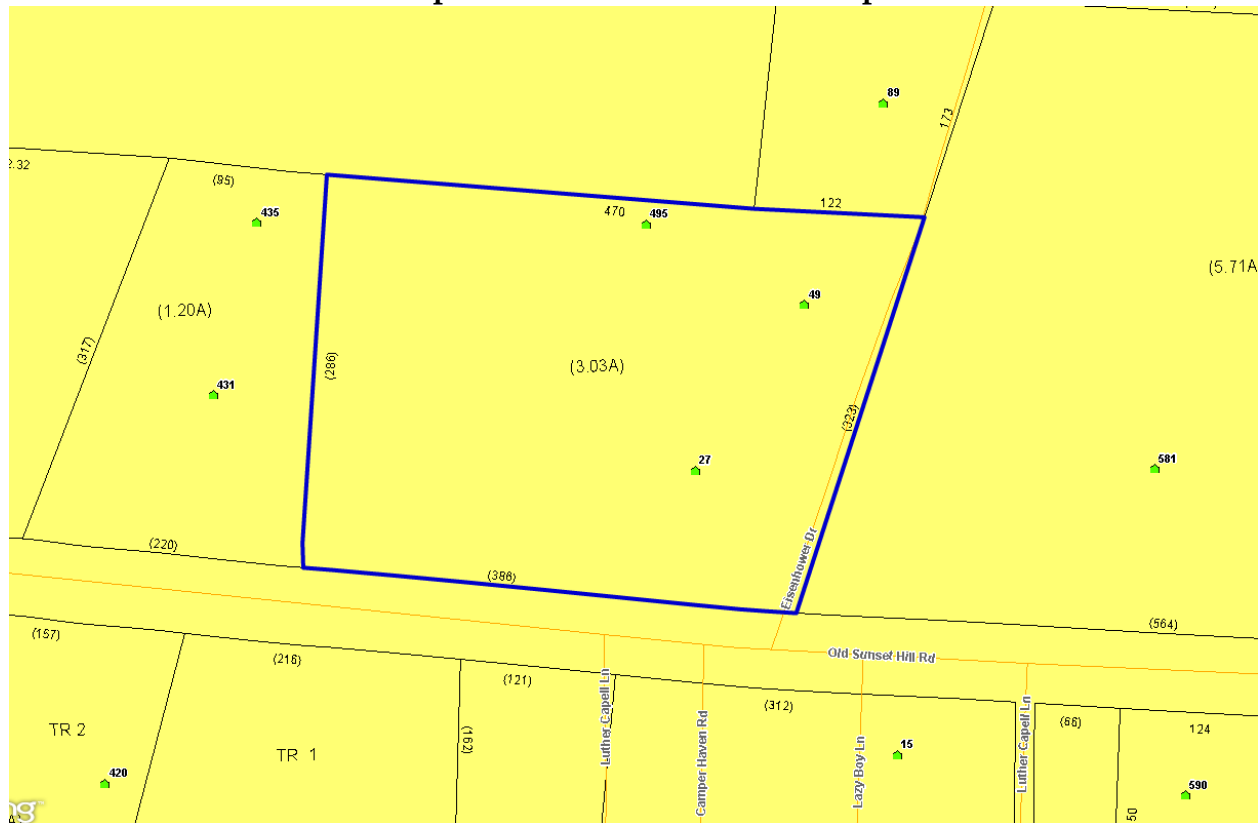
2.1. **Current Use:** The property is currently in institutional use.

2.2. **Adjacent Area Uses:** The surrounding properties primarily consist of residential/industrial use and undeveloped land.

2.3. **Zoning**: The surrounding property to the north and west is zoned Residential 2 Rural (R2R), to the east Industrial (I), and to the south Residential 2 Rural (R2R) and Industrial (I).

Map B: Current Zoning

3. **Floodplain /Watershed Protection -**The property is not located in the 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.
   4.1. **Public Water:** City of Hendersonville
   4.2. **Public Sewer:** City of Hendersonville sewer is not available for this property.

Map C: CCP Future land Use Map

5. **Staff Comments**

   1. **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:

      A. 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.

      B. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County's jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.

   2. Have the power lines showing on the site plan on the project site been addressed?

   3. Will any of the graves have to be moved?

5

6. **Staff Recommendations**

   6.1. 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**

Looking North

Looking East Along Old Sunset Hill Road

Looking West Along Old Sunset Hill Road
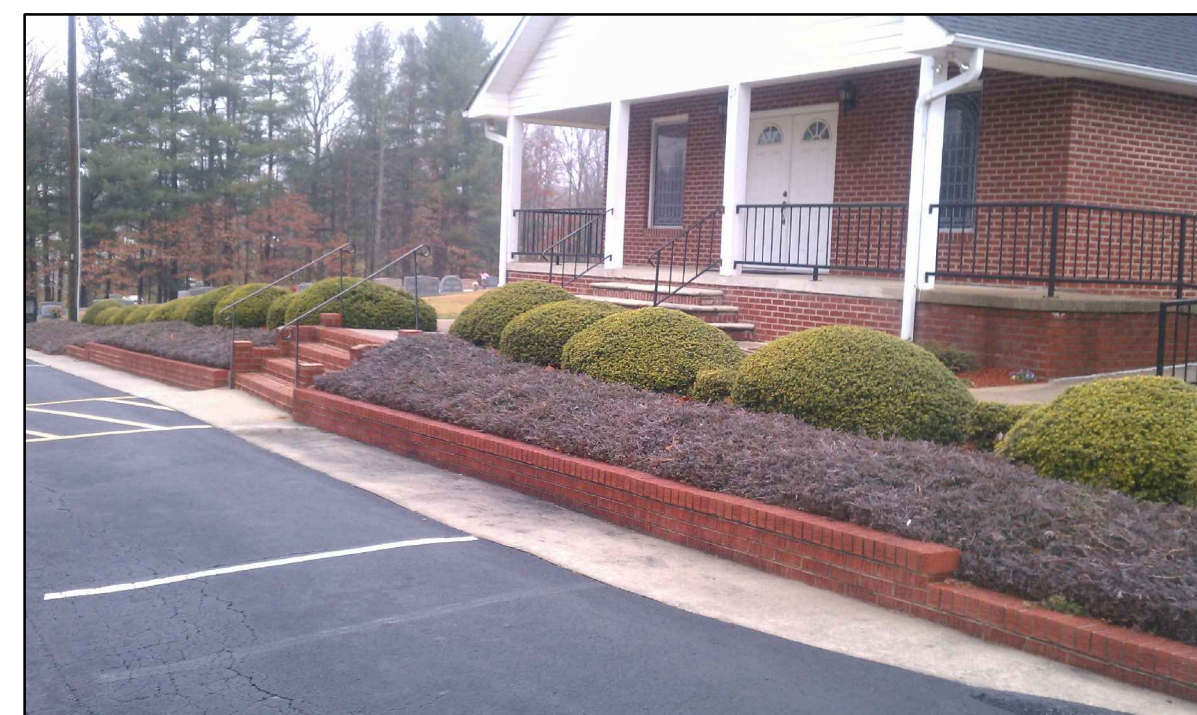
Looking South

Looking North

Looking Northeast

A NEW SANCTUARY AND CLASSROOM BUILDING FOR

FAIR HAVEN BAPTIST CHURCH

HENDERSON COUNTY, NORTH CAROLINA

(A) VIEW — VIEW OF FRONT ENTRY OF EXISTING CHURCH WITH CURRENT LANDSCAPING (SOUTH PROPERTY LINE)

(B) VIEW — VIEW ACROSS EISENHOWER ROAD FROM ENTRY TO CHURCH (VIEW TOWARD THE SOUTH)

(C) VIEW — VIEW OF INDUSTRIAL SITE DIRECTLY TO EAST OF CHURCH PROPERTY

(D) VIEW — VIEW OF INDUSTRIAL SITE DIRECTLY TO EAST OF CHURCH PROPERTY

(E) VIEW — VIEW OF BACK (NORTH) PROPERTY OF THE CHURCH WITH AN ANJOINING FARM PROPERTY (NORTHWEST VIEW)

(F) VIEW — VIEW OF EXISTING SCREEN HEDGE BETWEEN CHURCH PARSONAGE AND ADJOINING RESIDENCE (NORTH PROPERTY LINE - NORTHEAST VIEW)

NOTE: SEE SITE STUDY PLAN - SHEET C1 FOR LOCATION OF DESIGNATED VIEWS

INDEX
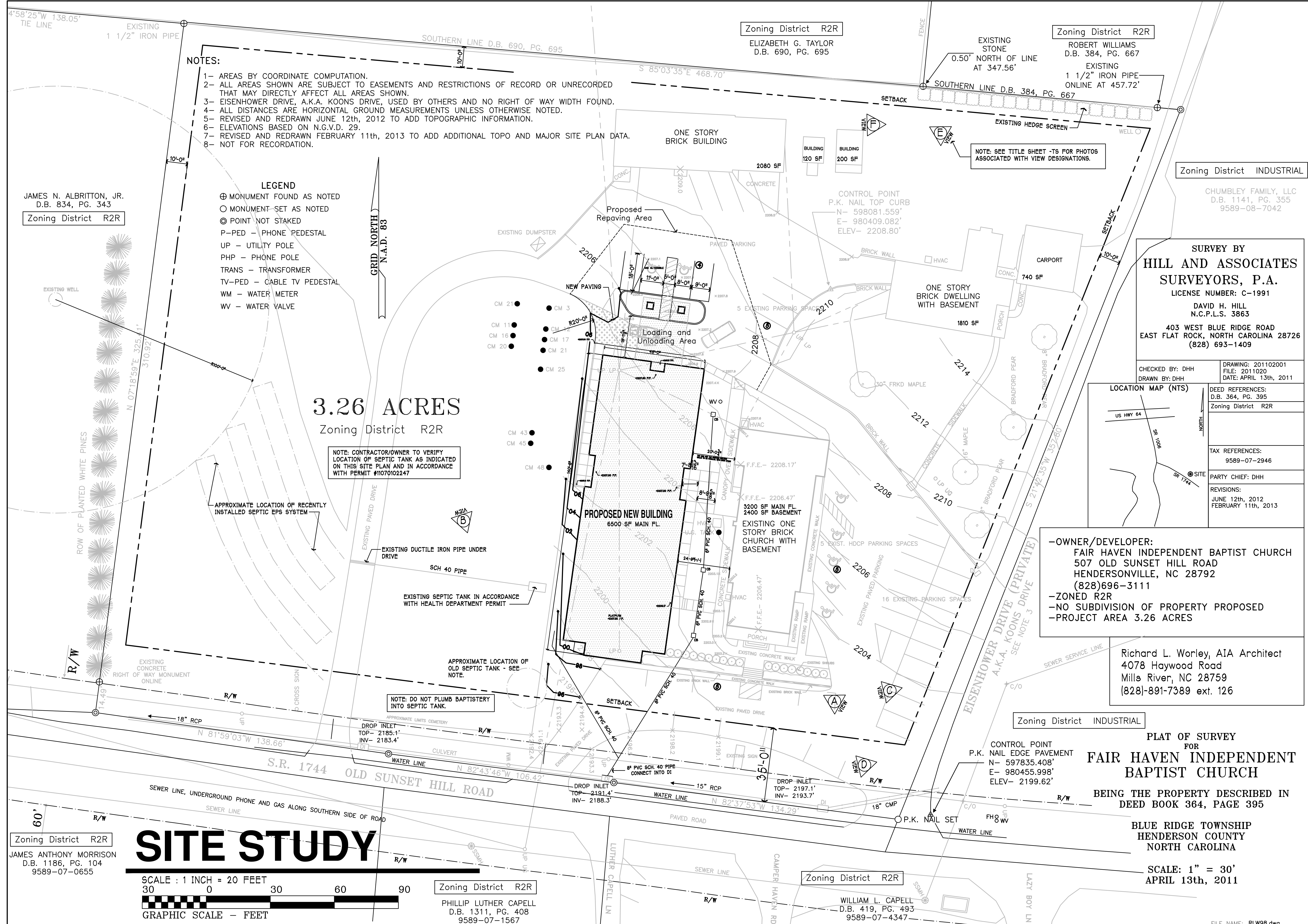
TS   TITLE SHEET
C1   SITE STUDY

A NEW SANCTUARY AND CLASSROOM BUILDING
FOR
FAIR HAVEN BAPTIST CHURCH
HENDERSON COUNTY, NC

DATE 15 MAR 2013

SHEET **TS**

FILE NAME: RLW98.dwg

A NEW SANCTUARY AND CLASSROOM BUILDING
FOR
FAIR HAVEN BAPTIST CHURCH
HENDERSON COUNTY, NC

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 – EISENHOWER DRIVE, A.K.A. KOONS DRIVE, USED BY OTHERS AND NO RIGHT OF WAY WIDTH FOUND.
4 – ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
5 – REVISED AND REDRAWN JUNE 12th, 2012 TO ADD TOPOGRAPHIC INFORMATION.
6 – ELEVATIONS BASED ON N.G.V.D. 29.
7 – REVISED AND REDRAWN FEBRUARY 11th, 2013 TO ADD ADDITIONAL TOPO AND MAJOR SITE PLAN DATA.
8 – 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

GRID NORTH
N.A.D. 83

3.26 ACRES
Zoning District R2R

NOTE: CONTRACTOR/OWNER TO VERIFY LOCATION OF SEPTIC TANK AS INDICATED ON THIS SITE PLAN AND IN ACCORDANCE WITH PERMIT #11070102247

APPROXIMATE LOCATION OF RECENTLY INSTALLED SEPTIC EPS SYSTEM

EXISTING DUCTILE IRON PIPE UNDER DRIVE
SCH 40 PIPE

EXISTING SEPTIC TANK IN ACCORDANCE WITH HEALTH DEPARTMENT PERMIT

APPROXIMATE LOCATION OF OLD SEPTIC TANK – SEE NOTE.

NOTE: DO NOT PLUMB BAPTISTERY INTO SEPTIC TANK.

ROW OF PLANTED WHITE PINES

EXISTING WELL

EXISTING CONCRETE RIGHT OF WAY MONUMENT ONLINE

R/W
R/W

SITE STUDY

SCALE : 1 INCH = 20 FEET
30   0   30   60   90
GRAPHIC SCALE – FEET

JAMES N. ALBRITTON, JR.
D.B. 834, PG. 343
Zoning District R2R

JAMES ANTHONY MORRISON
D.B. 1186, PG. 104
9589-07-0655

PHILLIP LUTHER CAPELL
D.B. 1311, PG. 408
9589-07-1567
Zoning District R2R

WILLIAM L. CAPELL
D.B. 419, PG. 493
9589-07-4347

4°58'25"W 138.05'
TIE LINE
EXISTING 1 1/2" IRON PIPE

SOUTHERN LINE D.B. 690, PG. 695
S 85°03'35"E 468.70'

Zoning District R2R
ELIZABETH G. TAYLOR
D.B. 690, PG. 695

Zoning District R2R
ROBERT WILLIAMS
D.B. 384, PG. 667

EXISTING STONE 0.50' NORTH OF LINE AT 347.56'

EXISTING 1 1/2" IRON PIPE ONLINE AT 457.72'

SETBACK
SOUTHERN LINE D.B. 384, PG. 667

EXISTING HEDGE SCREEN

NOTE: SEE TITLE SHEET -TS FOR PHOTOS ASSOCIATED WITH VIEW DESIGNATIONS.

Zoning District INDUSTRIAL

CHUMBLEY FAMILY, LLC
D.B. 1141, PG. 355
9589-08-7042

ONE STORY BRICK BUILDING
2080 SF

BUILDING 120 SF
BUILDING 200 SF

CONTROL POINT
P.K. NAIL TOP CURB
N– 598081.559'
E– 980409.082'
ELEV– 2208.80'

Proposed Repaving Area

PAVED PARKING
BRICK WALL
HVAC
CARPORT 740 SF

ONE STORY BRICK DWELLING WITH BASEMENT
1810 SF

NEW PAVING

Loading and Unloading Area

5 EXISTING PARKING SPACES

CM 21
CM 3
CM 11
CM 16
CM 17
CM 20
CM 21
CM 25
CM 43
CM 45
CM 48

WV

PROPOSED NEW BUILDING
6500 SF MAIN FL.

3200 SF MAIN FL.
2400 SF BASEMENT

EXISTING ONE STORY BRICK CHURCH WITH BASEMENT

F.F.E.– 2208.17'
F.F.E.– 2206.47'

EXIST. HDCP PARKING SPACES
16 EXISTING PARKING SPACES

EXISTING CONCRETE WALK
EXISTING PAVED DRIVE
EXISTING RAMP
PORCH
EXISTING CONCRETE WALK

EISENHOWER DRIVE (PRIVATE)
A.K.A. KOONS DRIVE
SEE NOTE 3

SEWER SERVICE LINE

Zoning District INDUSTRIAL

18" RCP
DROP INLET
TOP= 2185.1'
INV= 2183.4'
CULVERT

WATER LINE
S.R. 1744   OLD SUNSET HILL ROAD
N 81°59'03"W 138.66'
N 82°43'46"W 106.42'
SEWER LINE, UNDERGROUND PHONE AND GAS ALONG SOUTHERN SIDE OF ROAD

DROP INLET
TOP= 2191.4'
INV= 2188.3'

8" PVC SCH 40 PIPE CONNECT INTO D1
15" RCP
N 82°37'53"W 134.29'
18" CMP

DROP INLET
TOP= 2197.1'
INV= 2193.7'

P.K. NAIL SET
FH WV

CONTROL POINT
P.K. NAIL EDGE PAVEMENT
N– 597835.408'
E– 980455.998'
ELEV– 2199.62'

60'
R/W

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: 201102001
DRAWN BY: DHH	FILE: 2011020
	DATE: APRIL 13th, 2011

LOCATION MAP (NTS)
US HWY 64
SR 1005
SITE
SR 1744
NORTH

DEED REFERENCES:
D.B. 364, PG. 395
Zoning District R2R

TAX REFERENCES:
9589-07-2946

PARTY CHIEF: DHH

REVISIONS:
JUNE 12th, 2012
FEBRUARY 11th, 2013

–OWNER/DEVELOPER:
FAIR HAVEN INDEPENDENT BAPTIST CHURCH
507 OLD SUNSET HILL ROAD
HENDERSONVILLE, NC 28792
(828)696-3111
–ZONED R2R
–NO SUBDIVISION OF PROPERTY PROPOSED
–PROJECT AREA 3.26 ACRES

Richard L. Worley, AIA Architect
4078 Haywood Road
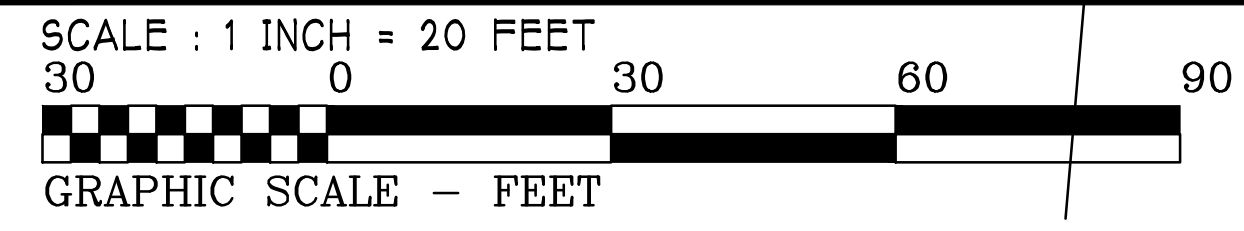Mills River, NC 28759
(828)-891-7389 ext. 126

PLAT OF SURVEY
FOR
FAIR HAVEN INDEPENDENT BAPTIST CHURCH

BEING THE PROPERTY DESCRIBED IN DEED BOOK 364, PAGE 395

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 30'
APRIL 13th, 2011

DATE 15 MAR 2013

C1

FILE NAME: RLW98.dwg