## **REQUEST FOR BOARD ACTION**

## HENDERSON COUNTY

## ZONING BOARD OF ADJUSTMENT

MEETING: September 30, 2015

SUBJECT: Major Site Plan Review for William & Tamra Crane

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST:

Special Use Permit application for a small place of assembly for receptions. The owners will construct a barn structure to house attendees to weddings or receptions.

#### **SUMMARY OF REQUEST:**

The applicants are requesting a Special Use Permit to allow them to use this property for a small place of assembly for wedding receptions and other gatherings.

Staff requests that the ZBA review the application and make a decision based on evidence presented for this project.

#### **Suggested Motion:**

#### I move to approve SUP-15-04 for Bill & Tamra Crane with the following conditions:

#### Meet requirements of SR 5.17. Place of Assembly, Small

(1) Site Plan. Major Site Plan required in accordance with §200A-331 (Major Site Plan Review).

(2) Lighting. *Lighting mitigation* required.

(3) Structure. A *structure* shall be designed to accommodate a minimum of 40 and a maximum of 499 persons.

(4) Perimeter Setback. Fifty (50) feet.

#### The use will:

- a) Not materially endanger the public health, safety or welfare;
- b) Not substantially injure the value of the property or improvements in the area; and
- c) Be in harmony with the surrounding area.



## Henderson County, North Carolina Code Enforcement Services

## 1. Committee Request

- 1.1. Applicant: William & Tamra Crane
- 1.2. Request: Major Site Plan Approval-Special Use Permit
- 1.3. **PIN:** 9650-34-3953
- 1.4. Size: 14.12 acres +/-
- 1.5. Location: The subject area is located at 3420 Haywood Road
- 1.6. Supplemental Requirements:

## SR 5.17. Place of Assembly, Small

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## Map A: Pictometry/Aerial Photography



William & Tamra Crane-Small Place of Assembly SUP-15-04

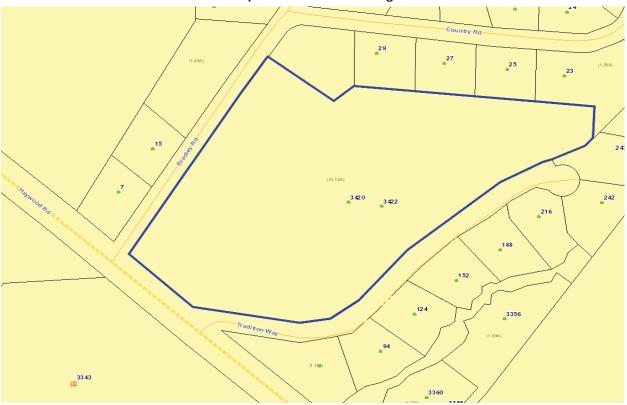


2. Current Conditions

Current Use: This parcel is currently in Residential Use.

Adjacent Area Uses: The surrounding properties consist of mixed residential and educational uses.

Zoning: The surrounding properties are zoned Residential 2 (R2).

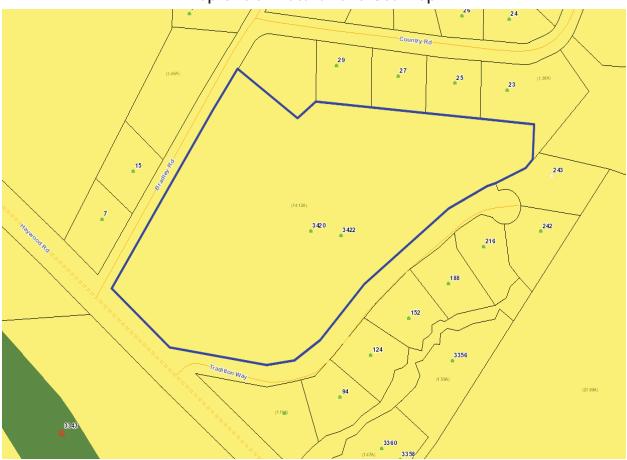


Map B: Current Zoning

William & Tamra Crane-Small Place of Assembly SUP-15-04

- 3. <u>Floodplain /Watershed Protection</u> 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.
- <u>Water and Sewer</u> This property will be served by private water and septic.
  Public Water: available

Public Sewer: not available



Map C: CCP Future Land Use Map

## 5. <u>Comprehensive Plan</u>

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

1. 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.

2. 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. William & Tamra Crane-Small Place of Assembly SUP-15-04

3. Wide ranges of residential densities will exist. Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time, policies and regulations should protect existing less intensely developed communities.

4. The USA will contain considerable commercial development at a mixture of scales: *Local, Community, and Regional, as defined below.* In particular, all Regional Commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.

## 6. <u>Staff Recommendations</u>

The Technical Review Committee voted to recommend approval of the project to the Board of Adjustment and approved the site plan for the project.

## 7. Photographs



# **PUBLIC NOTICE**

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S N E

MARKER

NEARBY

THE HENDERSON COUNTY ZONTAG BOARD OF Adjustment will Hold A PLOLIC HEARING TO CONSIDER A REZONING SUP 15-0 SPECIAL USE SUBDIVISION VARIANCE VESTED RIGHTS VARIANCE APPLICATION / REQUEST FOR THIS PROPERTY. WHERE: 100 N KING ST WHEN: 9/30/15 POSTED: 9/8/15 BY: TSL 0 For more information Cath Zoning Dept (828) 697-4857 or Planning Dept (828) 697-4857 or Planning Dept (828) 697-4857 or



















## HENDERSON COUNTY SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATION	
Date of Application: August 18	,2015
Previously Submitted (Circle One): Yes	(No)
Date of Pre-Application Conference: Aws	xust 7, 2015
Site Plan Attached (Circle One): (Yes)	No
Traffic Impact Study Required (Circle One)	:Yes No

## SPECIAL USE PERMIT INFORMATION

Type of use to be permitte	ed: Small	Place	Assembly SR #: 5.17
Existing Structures or Use	es on property: 上	torse Sta	able, Equipment Shed, Farm Use
Road System (Circle):	Public	Private	
Water System (Circle):	Individual	Community	Public (Municipal or County)
Sewer System (Circle):	Individual	Community	Public (Municipal or County)

#### SITE PLAN REQUIREMENTS

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property. .
- Location of existing and proposed structures (including accessory structures), and general use thereof. ٠
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from ٠ centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another. .
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits. ٠
- . Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing). •

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

## PARCEL INFORMATION

710/378 PIN: <u>9650-34-3953</u> Deed Book/Page: \_\_\_\_\_ Tract Size (Acres): <u>15,44</u> Zoning District: <u>R</u> 2 Fire District: <u>Mountain Honwatershed</u>: <u>Biver</u> Floodplain: <u>NU</u> PIN: 9650-34-3953 Location of property to be developed: From Henderson ville, HWY 191 to First Driveway Ion right.

CONTACT INFORMATION
CONTACT INFORMATION Property Owner: (William B.) 828-606-8535-Bill
Name: Bill & TAMRA CRANE Phone: 828-606-7250-TAMRA
Address: 3420 HAY wood Rd City, State, and Zip: Hendersonville, NC 2879
Applicant:
Name: Bill & TAMRA CRANE Phone: 828-606-7250
328-606-8535
laguera @ bellsouth not

Address: <u>3420 HAYWOODR</u> Agent:	Application No City, State, and Zip: Henderson Ville, NC 28791
Name:	Phone:
Address:	City, State, and Zip:
Agent Form (Circle One): Yes No	
Plan Preparer:	
Name: nuther E. Smith + Assoc	City, State, and Zip: Herderson Ville, NC 28792
Address: 129 3nd Ave West	City, State, and Zip: Herderson Ville, NC 28792

## STANDARDS FOR REVIEW

The Land Development Code imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, where applicable, how the proposed use satisfies these requirements:

A. General Requirement #1: The use will not materially endanger the public health, safety or welfare:

••	Ocheral Requirement art the use that hor materially the Brand Press, and Pres
	The use of our parn will primarily be Forevents, such as,
	Weddings, receptions and birthday parties, which occur
	mostly on weekends with a maximum scewpancy of 150.
	up to hat Feel this would impose any dance to the health safety
1	or welfare to the neighbors or the public because we will be onsite "
	and will classly hispitic. all Activitics-

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.

We do not Feel that our Facility will ingure property values or improvements in the area due to the Fact that we have many
or inprovements in the area due to the Fact that we have many
non-residential uses nearby-Those are Johnson Farm
2 schools + Retail stores - The traffic will be at
opposite times From school traffic - Our home is on the
stme property so we are very conscious of mintaining
C. General Requirement #3. The use will be in harmony with the surrounding area. property values -
Bur barn will be in hermony with the surrounding area
due to the current USE OF our proverty-We have plumerous
2ND-300 year old oak trees, avariety of other mature trees and
Shrubs and pastures with horses and a conkey - The Neighboring
Johnson Farm also has animals and parns - Our property hast
been maintained as such for more than 75 years -

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

The proposed use shall be located and developed in such a manner as to:

- a. Comply with all applicable local, state and federal statutes, ordinance and regulations. We will comply with all statutes, ordinances + regulations by being pasife at all times - We will also have contracts that state all activities will be concluded by 10 pm per
- b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of nay municipality of the County.

Application No.

c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.

We will be onsite to monitor all activities and noise as stated in Section a above - We will also have contracts stating guidelines which will control any noise that MAY occurd. Minimize the environmental impacts on the neighborhood including the following groundwater, surface

d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.

Show that satisfactory provision/arrangement has been made (where applicable or required) concerning:

 Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

the entrance will	be approved	Proper signs For traffic traffic in the area.
resulations met. We	will have	proper signs for traffic
Flow, There is no	pedestrian	traffic in the area.
11 II P	0	

- b. Off-street parking and loading areas. Nonと
- c. Utilities (with particular reference to locations, availability and compatibility). All utilities are underground.
- d. Buffering and landscaping (with particular reference to type, location and dimensions). <u>Property lines are DuFFered by a 300×9 foot</u> <u>Wolden Fence on the south and the North has a buFFer</u> <u>OF mature pine trees approximately 700 in leasth</u>. e. Structures (with particular reference to location, size and use). <u>Stable and barn-Sec Site Alan-</u>

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

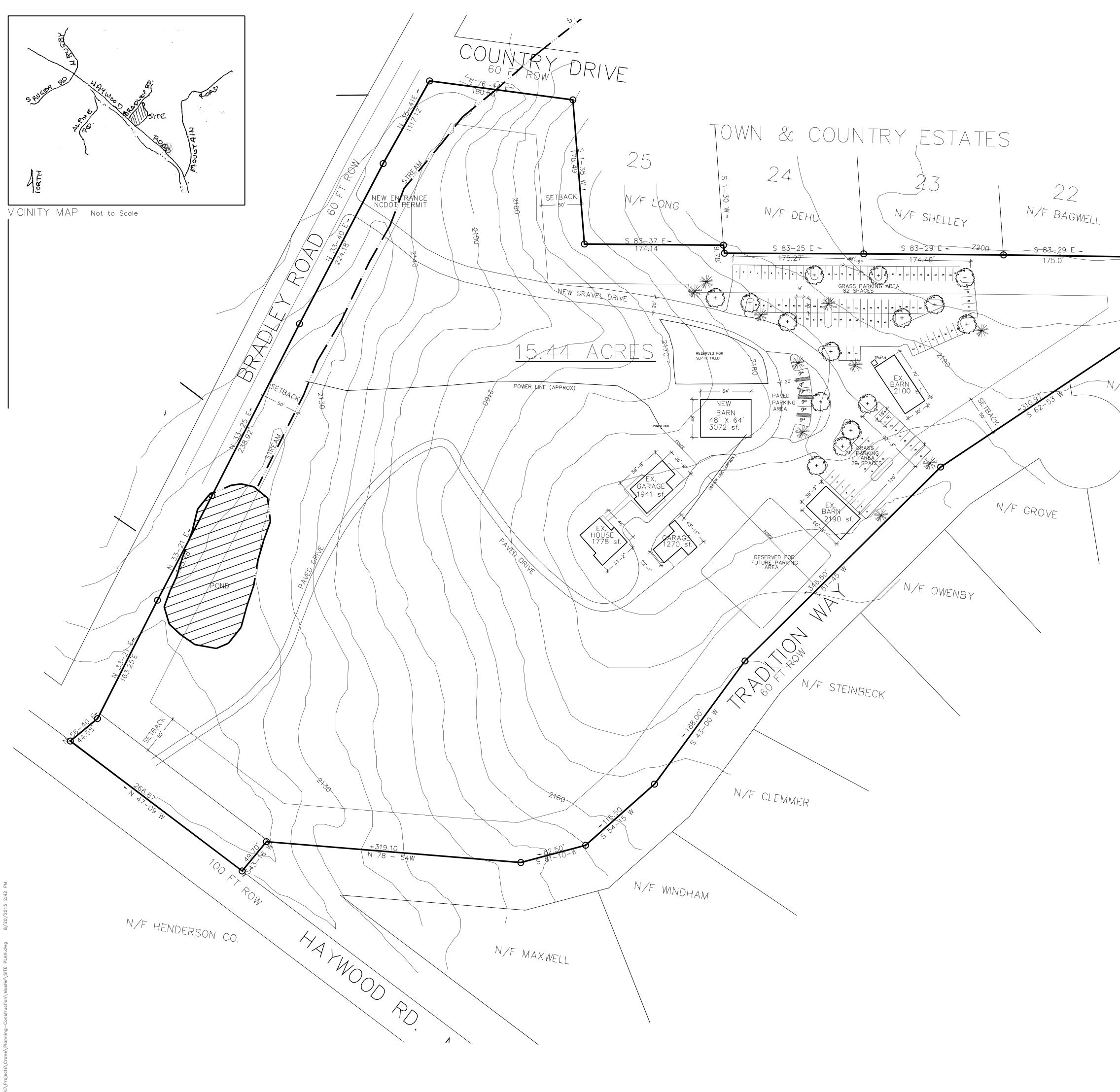
Bill & TAMRIA CRANE

Print Applicant (Qwner or Agent)

Signature Applicant (Owner or Agent)

County Use Only Method: Received by: Paid: Fee: \$ Authority to grant the requested permit is contained in the Land Development Code, Sections:

Community Planning Area: \_\_\_\_\_



PROJECT SUMMARY Total Project Area PIN No. 15.44±Ac. 9650-34-3953 Existing Zoning R-2Proposed Zoning R-2 SU Proposed No. Lots 01 LUTHER E. SMITH Site Coverage & ASSOCIATES, P.A. Existing Buildings 9279sf (1.4%) Proposed new building 3072sf (0.5%) 620,679sf (92.3%) Open Space Luther E. Smith & Associates, P.A. 38,074sf (5.7%) Parking – Proposed Max Building Height Fire District LAND PLANNING LANDSCAPE ARCHITECTURE 35' Mountain Home 129 Third Avenue West Hendersonville, NC 28792 Water Private Water Supply Watershed Upper French Broad (828) 697-2307 (828) 697-8458 Fax WS\_IV\_P Isadesign@bellsouth.net Private Sewer Trash Private Length of Public Road ΝA 872 lf Length of New Private Drive -No portion of the site is within the 100 yr floodplain. -Entirity of project is located within Henderson County. -Open Space and Common Properties to be maintained by the property Owner.  $\succ$ \_\_\_\_\_ -N/F SHWAHNA  $\mathbf{C}$ ROPE Δ / N/F HILL' ANE CR. WITH CARO NDSCAD 281 I SERE. SWITT OPTH CAROL OPTOSCHPE ARCHINE <u>CRANE PROPERTY</u> OWNER: WILLIAM B. & TAMRA H. CRANE OJANJAS LONA ≦ ▲ ` C-47 3420 HAYWOOD ROAD 2 с. SMITH & ASSOCIL HENDERSONVILLE, NC 28791 828-891-7610 LAND PLANNER/ LANDSCAPE ARCHITECT: Date: Drawn By: 08-17-2015 LSA Checked By: Job No: SURVEYOR: 15R1505 LES SITE LAYOUT BASED ON SURVEY BY FREELAND & ASSOCIATES — HENDERSONVILLE NC, 2—4—1986, DWG NO. HNC 6017 Revisions SITE LAYOUT PLAN Scale 1"=60'-0" SITE LAYOUT 0 30 60 120 240 S-Submitted to Henderson County for SPECIAL USE

PERMIT Approval 17 AUGUST 2015

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