

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: TRC: 9/4/18 ZBA: 9/26/18**

**SUBJECT: SUP-18-06**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report, photos and site plan**

**SUMMARY OF REQUEST: Major site plan review for Assisted Living Facility**

**SUGGESTED MOTIONS:**

**I move to approve the major site plan for First Contact Ministries.**

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



## Henderson County, North Carolina Code Enforcement Services

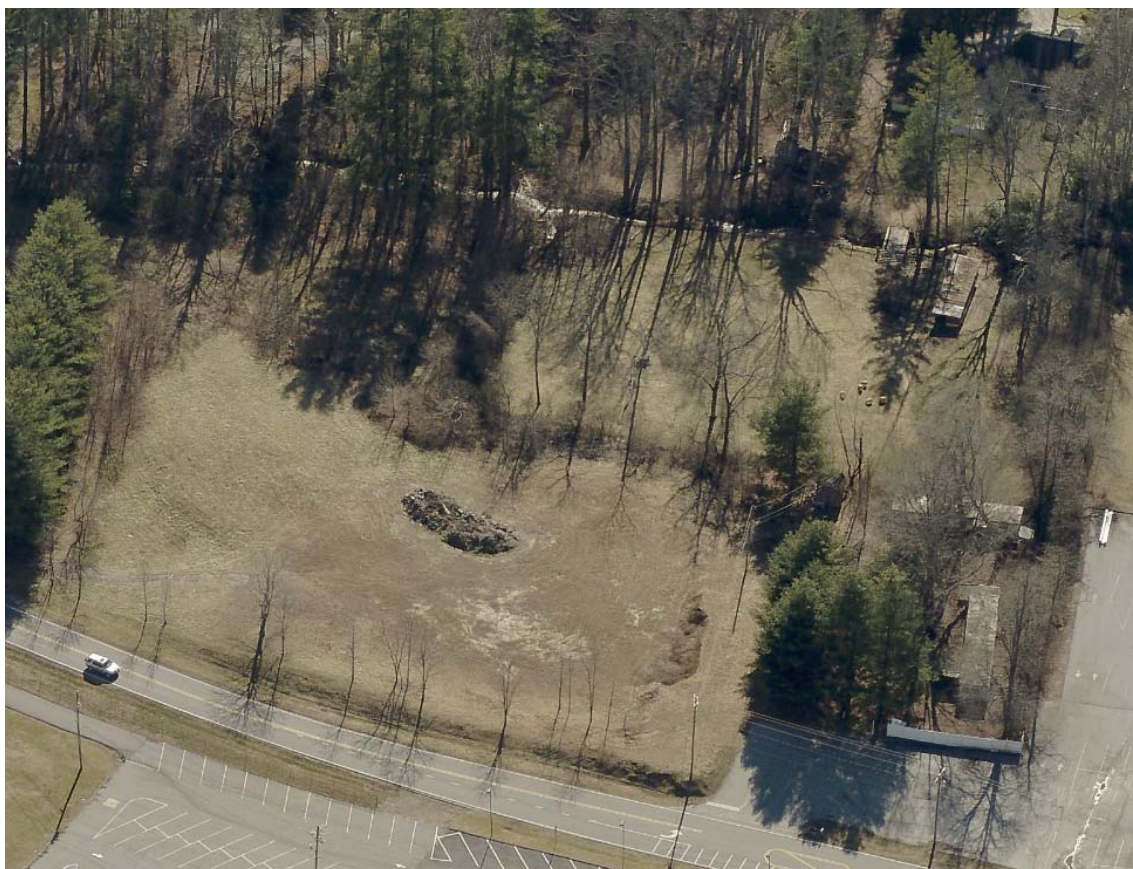
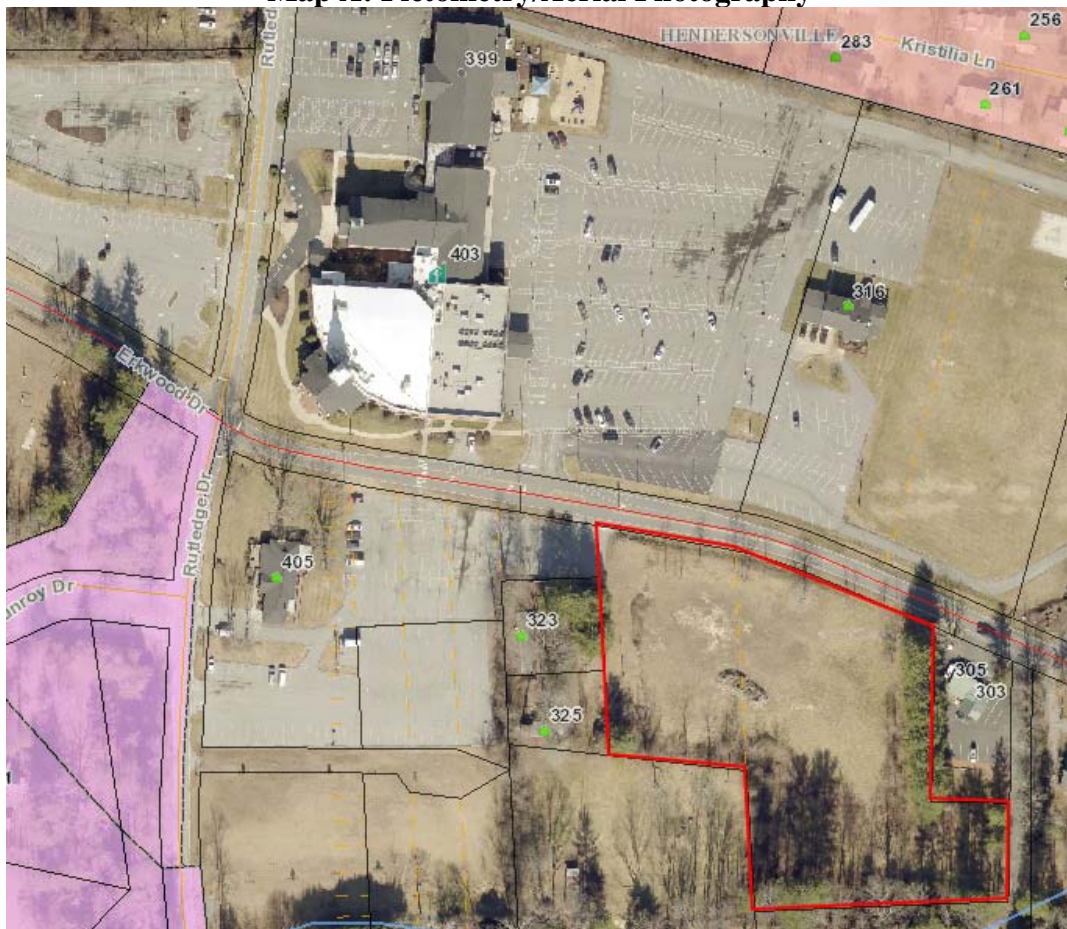
### 1. Committee Request

- 1.1. **Applicant:** First Contact Ministries Inc
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9577084182
- 1.4. **Size:** 2.76 acres +/-
- 1.5. **Location:** East of 305 Erkwood Dr
- 1.6. **Supplemental Requirements:**

#### **SR 1.1. *Assisted Living Residence***

- (1) Site Plan. Major *Site Plan* required in accordance with §42-231 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access (in accordance with 10A NCAC 13F .0303).
- (4) Certification, Licensure and Permitting. *Certificate of Need* (in accordance with NCGS §131E-178) required (where required for the specific facility type by the state).
- (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 statutes, ordinances and regulations (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 provided consistent with the requirements of §42-182 (Screen Classification).

Map A: Pictometry/Aerial Photography

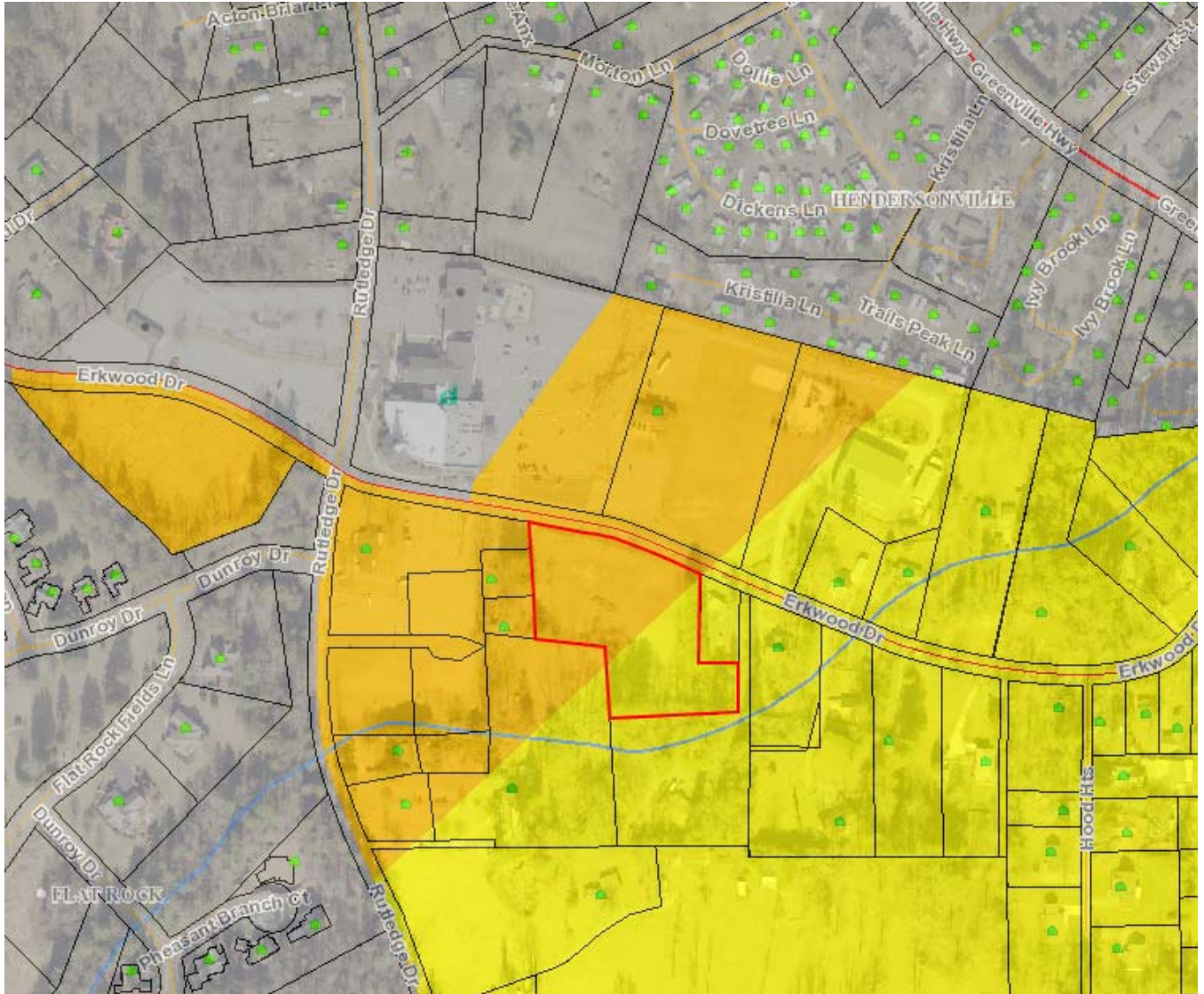


**2. Current Conditions**

**Current Use:** This parcel is currently vacant.

**Adjacent Area Uses/Zoning:** The surrounding properties are residential and institutional uses. The parcel is split zoned Residential One (R1) and Estate Residential (R-40) surrounded by Flat Rock and Hendersonville Zoning.

**Map B: Current Zoning**



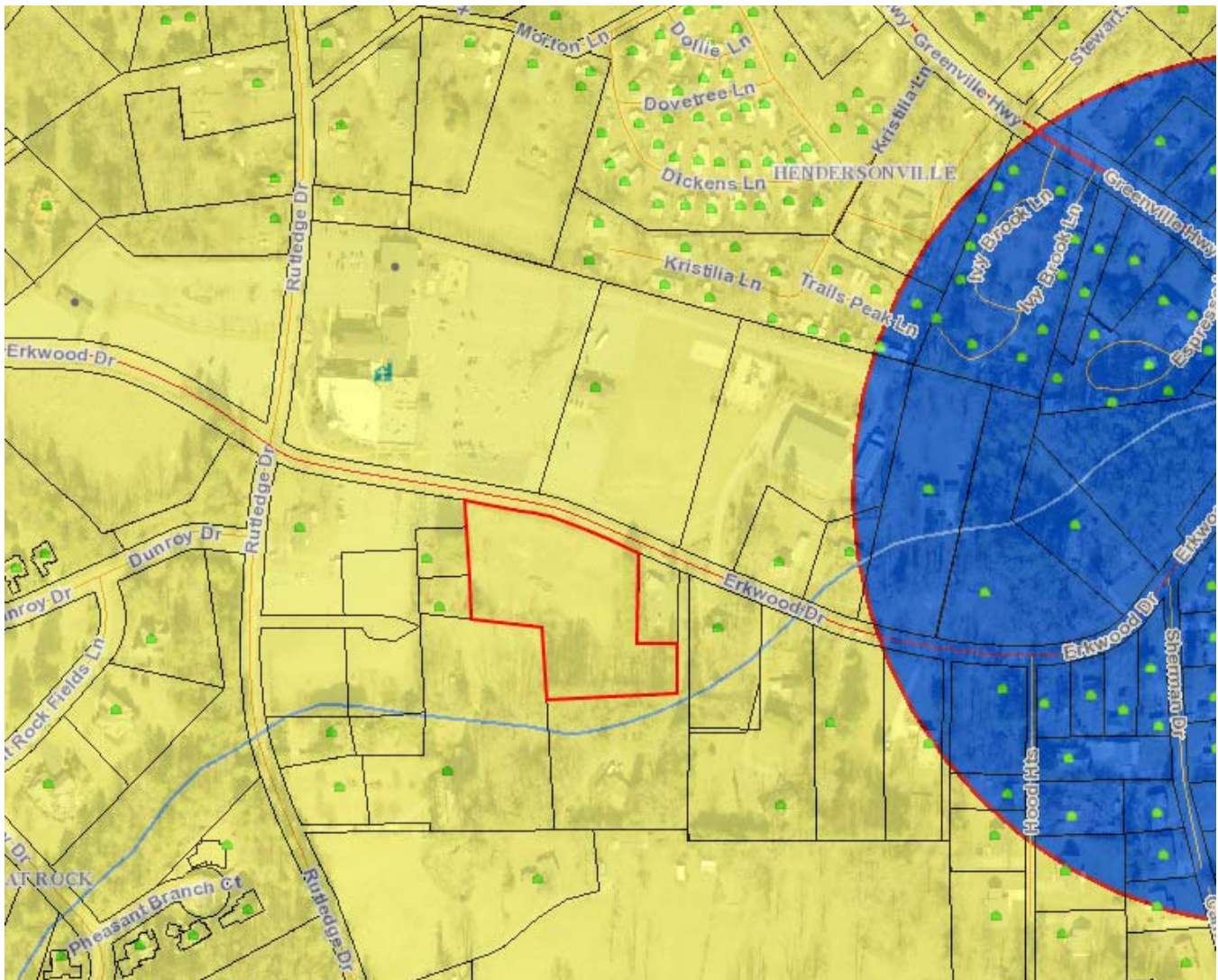
**3. Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

**4. Water and Sewer** This property is served by public water and sewer.

**Public Water:** City of Hendersonville

**Public Sewer:** City of Hendersonville

### 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:

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.

#### 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

First Contact Ministries -Assisted Living Residence





**HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION**

**CONTACT INFORMATION**

**Property Owner:**

Name: Mud Creek Baptist Church Phone: 828-692-1262  
Complete Address: 403 Rutledge Drive Hendersonville, NC 28739

**Applicant:**

Name: Craig Halford for First Contact Ministries, Inc. Phone: 828-699-0161  
Complete Address: PO Box 2886 Hendersonville, NC 28793

**Agent:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_  
Agent Form (Circle One):    Yes    No

**Plan Preparer:**

Name: WGLA Engineering, PLLC Phone: 828-687-7177 x 306  
Complete Address: 724 5th Avenue West Hendersonville, NC 28739

**GENERAL INFORMATION**

Date of Application: 8-21-2018  
Site Plan Attached (Circle One):  Yes    No

**PARCEL INFORMATION**

PIN: <u>9577-08-4182</u>	Tract Size (Acres): <u>2.76</u>
Zoning District: <u>R1</u>	Fire District: <u>Blue Ridge</u>
Supplemental Requirement# _____	Watershed: <u>French Broad</u>
Permitted by Right _____	Floodplain: <u>N/A</u>
Special Use Permit <u>Yes</u>	

Location / Property to be developed: Located along Erkwood Drive approximately 540 LF east of Rutledge Drive heading towards NC 225 (Greenville Hwy). Across the street from Mud Creek Baptist Church.

\*\*\*\*\*

**County Use Only**

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_



<b>APPLICATION IDENTIFICATION</b>		<b>N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION</b>
Driveway Permit No.	Date of Application	
County: Henderson		
Development Name: First Contact Ministries		

**LOCATION OF PROPERTY:**

Route/Road: Erkwood Drive (SR 1164)

Exact Distance 600 LF       Miles      N   S   E   W  
 Feet              

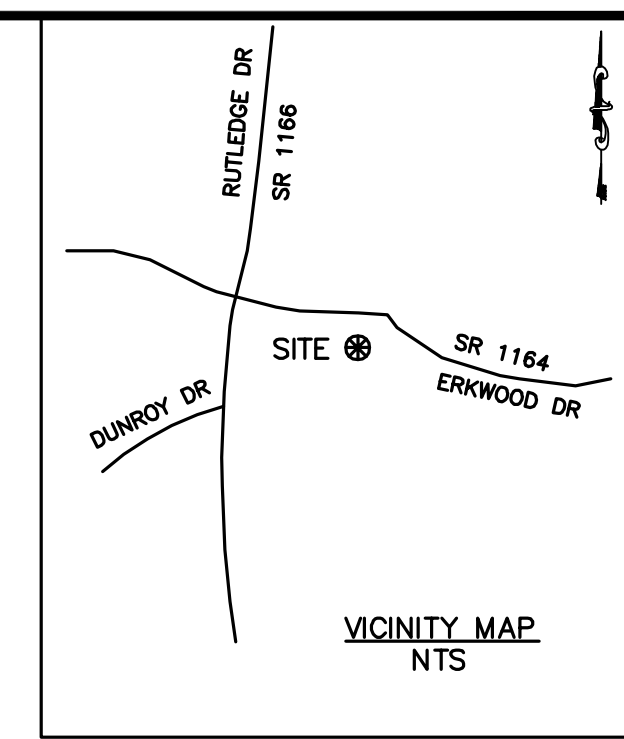
From the Intersection of Route No. SR 1166      and Route No. SR 1164      Toward NC 225

Property Will Be Used For:    Residential /Subdivision    Commercial    Educational Facilities    TND    Emergency Services    Other  
Property:                               is                               is not                              within                              City Zoning Area.

**AGREEMENT**

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**





**WGLA**  
Engineering

WGLA ENGINEERING, PLLC  
724 5th AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
WGLA.COM  
NC LICENSE P-1342

**FIRST CONTACT MINISTRIES**

HENDERSONVILLE  
HENDERSON COUNTY  
NORTH CAROLINA



**Preliminary Not For Construction**

REVISIONS	
DATE	DESCRIPTION

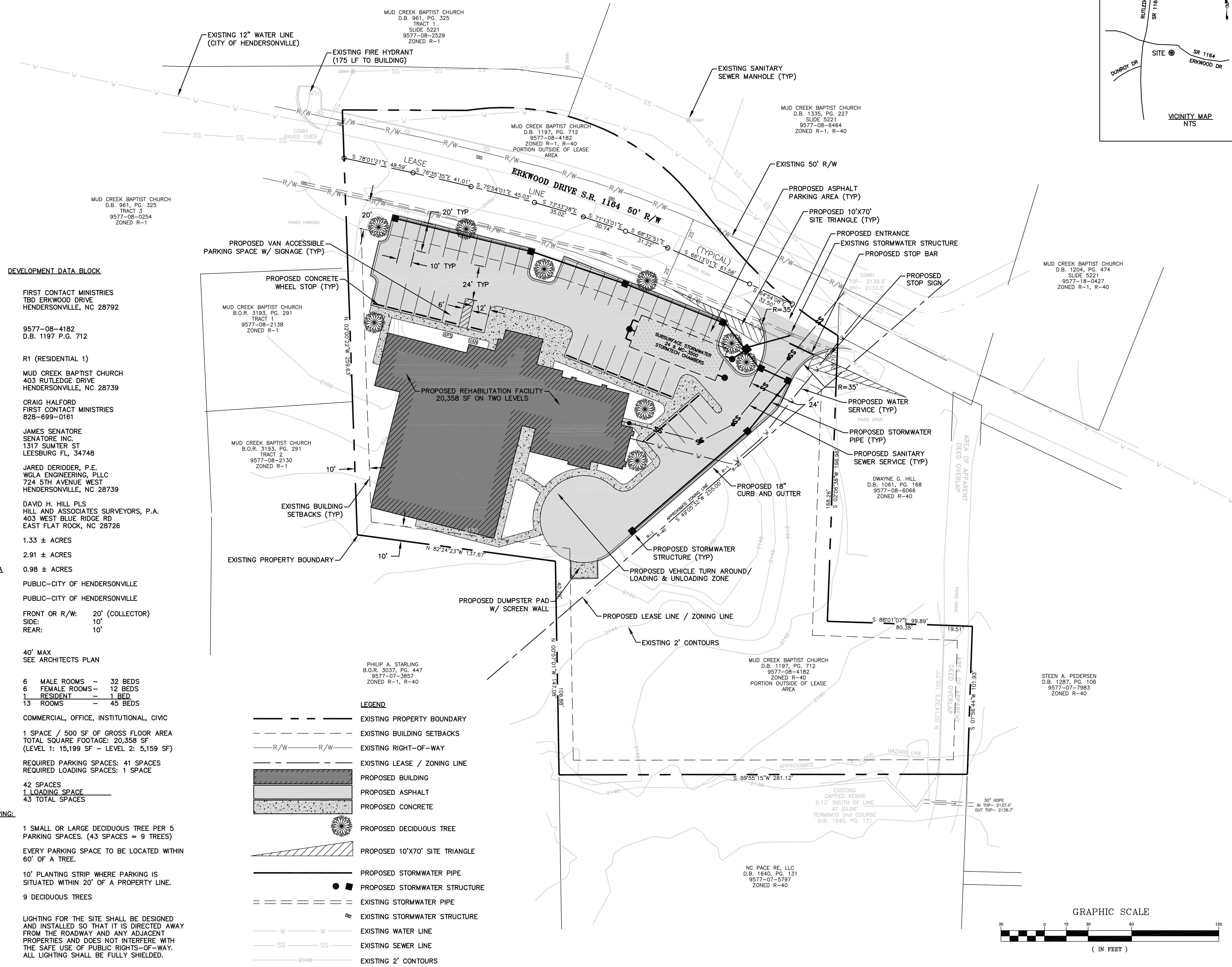


PROJECT NUMBER: 18143  
DATE: 8-9-18  
DRAWN BY: JRC  
CHECKED BY: JLD

**PRELIMINARY SITE PLAN**

**C-200**

SCALE: 1"=30'



**DEVELOPMENT DATA BLOCK**

**NAME & LOCATION OF PROJECT:** FIRST CONTACT MINISTRIES  
TBD ERKWOOD DRIVE  
HENDERSONVILLE, NC 28792

**PIN NUMBERS:** 9577-08-4182  
D.B. 1197 P.G. 712

**ZONING:** R1 (RESIDENTIAL 1)

**PROPERTY OWNERS:** MUD CREEK BAPTIST CHURCH  
403 RUTLEDGE DRIVE  
HENDERSONVILLE, NC 28739

**CONTACT PERSON:** CRAIG HALFORD  
FIRST CONTACT MINISTRIES  
828-699-0161

**ARCHITECT:** JAMES SENATORE  
SENATORE INC.  
1317 SUMTER ST  
LEESBURG FL, 34748

**ENGINEER:** JARED DERIDDER, P.E.  
WGLA ENGINEERING, PLLC  
724 5TH AVENUE WEST  
HENDERSONVILLE, NC 28739

**SURVEYOR:** DAVID H. HILL PLS  
HILL AND ASSOCIATES SURVEYORS, P.A.  
403 WEST BLUE RIDGE RD  
EAST FLAT ROCK, NC 28726

**PROJECT AREA:** 1.33 ± ACRES

**PARCEL SIZE:** 2.91 ± ACRES

**TOTAL IMPERVIOUS AREA:** 0.98 ± ACRES

**WATER SYSTEM:** PUBLIC-CITY OF HENDERSONVILLE

**SEWER SYSTEM:** PUBLIC-CITY OF HENDERSONVILLE

**BUILDING SETBACKS:** FRONT OR R/W: 20' (COLLECTOR)  
SIDE: 10'  
REAR: 10'

**BUILDING HEIGHT:** MAX ALLOWED: 40' MAX  
PROPOSED: SEE ARCHITECTS PLAN

**FACILITY ROOMS:** 6 MALE ROOMS - 32 BEDS  
6 FEMALE ROOMS - 12 BEDS  
1 RESIDENT - 1 BED  
13 ROOMS - 45 BEDS

**PARKING:** REQUIRED: COMMERCIAL, OFFICE, INSTITUTIONAL, CIVIC  
1 SPACE / 500 SF OF GROSS FLOOR AREA  
TOTAL SQUARE FOOTAGE: 20,358 SF  
(LEVEL 1: 15,199 SF - LEVEL 2: 5,159 SF)

REQUIRED PARKING SPACES: 41 SPACES  
REQUIRED LOADING SPACES: 1 SPACE

PROVIDED: 42 SPACES  
1 LOADING SPACE  
43 TOTAL SPACES

**PARKING LOT LANDSCAPING:** REQUIRED: 1 SMALL OR LARGE DECIDUOUS TREE PER 5  
PARKING SPACES. (43 SPACES = 9 TREES)

EVERY PARKING SPACE TO BE LOCATED WITHIN  
60' OF A TREE.

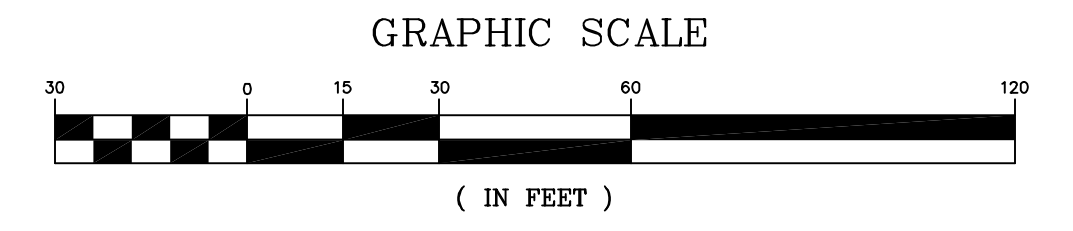
10' PLANTING STRIP WHERE PARKING IS  
SITUATED WITHIN 20' OF A PROPERTY LINE.

PROVIDED: 9 DECIDUOUS TREES

**SITE LIGHTING:** LIGHTING FOR THE SITE SHALL BE DESIGNED  
AND INSTALLED SO THAT IT IS DIRECTED AWAY  
FROM THE ROADWAY AND ANY ADJACENT  
PROPERTIES AND DOES NOT INTERFERE WITH  
THE SAFE USE OF PUBLIC RIGHTS-OF-WAY.  
ALL LIGHTING SHALL BE FULLY SHIELDED.

**LEGEND**

	EXISTING PROPERTY BOUNDARY
	EXISTING BUILDING SETBACKS
	EXISTING RIGHT-OF-WAY
	EXISTING LEASE / ZONING LINE
	PROPOSED BUILDING
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED DECIDUOUS TREE
	PROPOSED 10'X70' SITE TRIANGLE
	PROPOSED STORMWATER PIPE
	PROPOSED STORMWATER STRUCTURE
	EXISTING STORMWATER PIPE
	EXISTING STORMWATER STRUCTURE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING 2' CONTOURS



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