

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: 9-3-19 TRC 9-25-19 ZBA

SUBJECT: **Major Site Plan Review for Electronic Sign**

PRESENTER: **Toby Linville**

ATTACHMENTS: **Staff Report**

SUMMARY OF REQUEST: **Sign and special use permit applications**

SUGGESTED MOTION:

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



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** West Henderson High School
- 1.2. **Request:** Special Use Permit
- 1.3. **PIN:** 9650262638
- 1.4. **Size:** 61.67 acres +/-
- 1.5. **Location:** 3600 Haywood Rd
- 1.6. **Supplemental Requirements:**

§42-220. Residential and Local Commercial Zoning Districts

C. Prohibited Signs. *Portable, animated and flashing signs* are prohibited.

D. Electronic Message Signs. *Electronic message signs* are allowed with a special use permit in the residential and local commercial zoning districts.

Map A: Pictometry/Aerial Photography



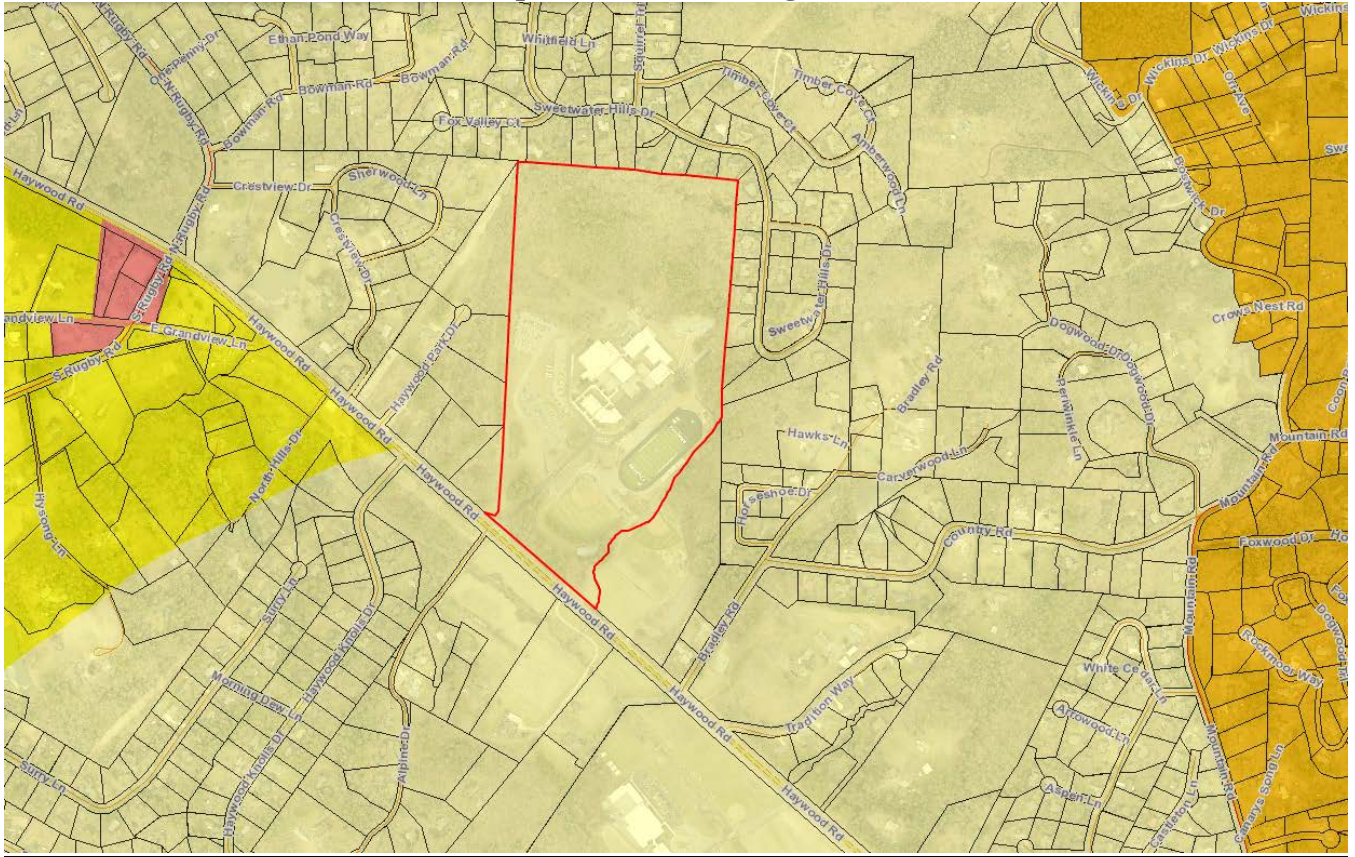
2. Current Conditions

Current Use: This parcel is currently a High School. The sign frame is existing.

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

Zoning: The surrounding properties are Residential Two.

Map B: Current Zoning



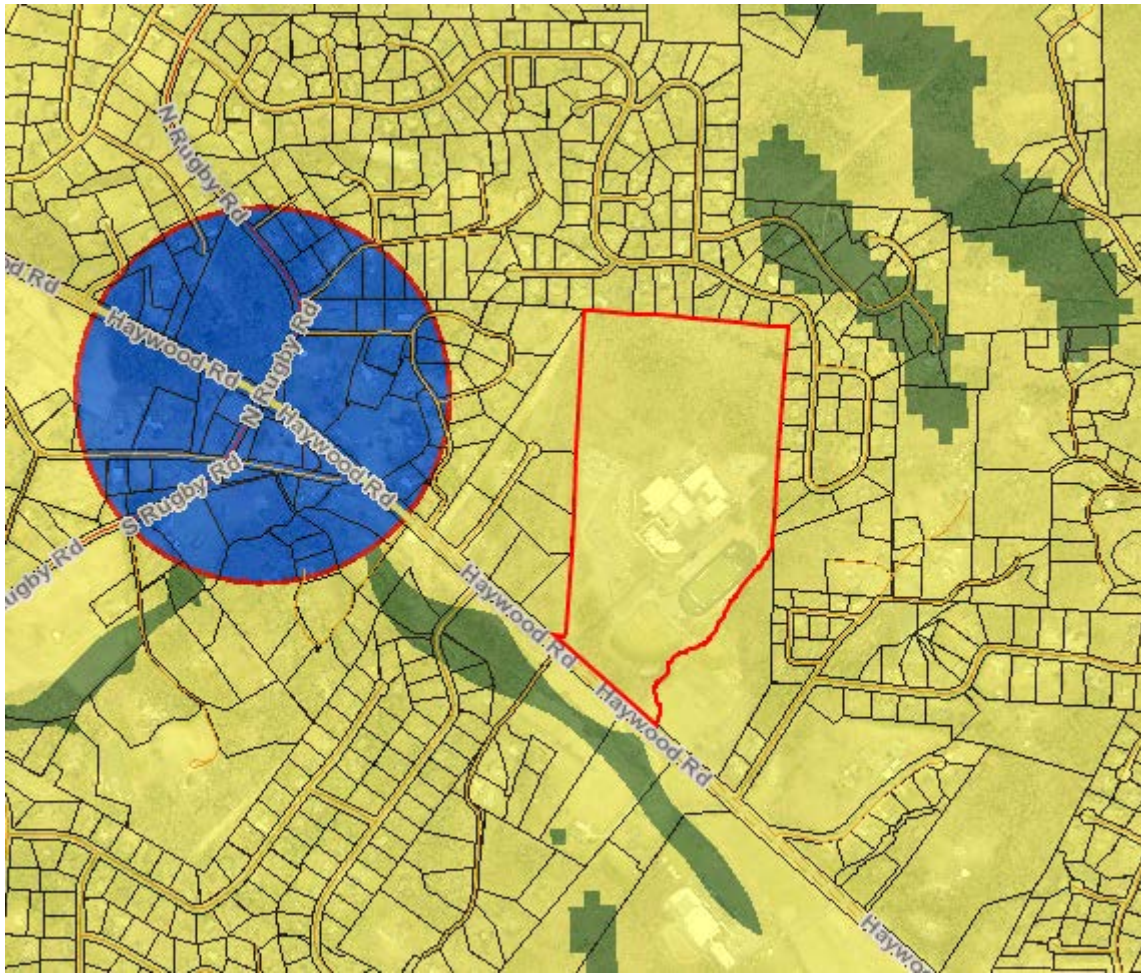
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is in the WS-IV Upper French Broad River Water Supply Watershed district.

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

Public Water: Hendersonville

Public Sewer: Cane Creek

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 Rural/Urban Transition. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The following is a description of the patterns of development envisioned within the USA.

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



Google

**HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

GENERAL INFORMATION

Date of Application: 08/05/2019
Previously Submitted (Circle One): Yes **No**
Date of Pre-Application Conference: _____
Site Plan Attached (Circle One): **Yes** No
Traffic Impact Study Required (Circle One): Yes **No**

SPECIAL USE PERMIT INFORMATION

Type of use to be permitted: LED Sign SR #: 191
 Existing Structures or Uses on property: High School
 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.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from 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.
- 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

PIN: 965-026-2638 Deed Book/Page: 824/213 Tract Size (Acres): 61.67
 Zoning District: R2 Fire District: Mountain Home Watershed: _____ Floodplain: No
 Location of property to be developed: Applying for permit to install LED sign at the front entrance of West Henderson

High School. The sign dimensions will be 37-13/16"H x 94-1/2" W with a 1' H x 8'W ID cabinet on top. The sign will be installed on existing sign poles.(14'-8")

CONTACT INFORMATION

Property Owner:
 Name: Henderson County Public Schools Phone: 828-697-4733
 Address: 414 4th AVE West City, State, and Zip: Hendersonville, NC 29739
Applicant:
 Name: West Henderson High School Phone: 828-891-6571

Address: 3600 Haywood Rd City, State, and Zip: Hendersonville, NC 28792 Application No. _____

Agent:

Name: _____ Phone: _____
Address: _____ City, State, and Zip: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: _____ Phone: _____
Address: _____ City, State, and Zip: _____

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:

This sign will be installed professionally and inspected by the Henderson County Inspection Department.

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

The new LED should not in anyway injure the value of any property in the area. The sign will be an upgrade to the current sign.

- C. General Requirement #3. The use will be in harmony with the surrounding area.

The new sign will be in harmony with the surrounding area becuase it will be located on existing poles.

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.
Scope of work for bid requires contractor to obtain all applicable permits and inspections required by the Henderson County Permit and Inspections department.

- 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.
The LED sign will meet and exceed the 15' minimum off the road stated in the Henderson County Land Development code.

- 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.

All work will be contained to the sign posts only. No asphalt cutting or any other noisy, dusty, or glare creating situations will be required to complete this job.

- 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.

The new LED sign will require no site work therefore, runoff will not be an issue.

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

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

The work on the LED sign will be contained to West Henderson High School. The work will not hinder automotive or pedestrian traffic flow on Haywood RD.

- b. Off-street parking and loading areas.

N/A

- c. Utilities (with particular reference to locations, availability and compatibility).

All working area will be located by 811.

- d. Buffering and landscaping (with particular reference to type, location and dimensions).

The new sign will be on the existing posts that have been on site for many years.

- e. Structures (with particular reference to location, size and use).

The LED sign dimensions will be 37-13/16" H x 94-1/2" W with a 12"H X 96"W ID cabinet on top.

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

M. Chad Dillon

Print Applicant (Owner or Agent)

M. Chad Dillon

Signature Applicant (Owner or Agent)

8/22/2019

Date

County Use Only

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

Authority to grant the requested permit is contained in the Land Development Code, Sections: _____

Community Planning Area: _____

Date: 08/22/19

Project: West Henderson High

Contact: Matt Caldwell

Designer: Houston Chappell, Jr.

Revisions:

- 1.
- 2.
- 3.
- 4.
- 5.

Approved By & Date:

Installation Instructions Included on Drawing.

Underwriters' **ELECTRIC SIGN**
LABORERS, INC. COMPLIES TO UL 48

ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600** OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

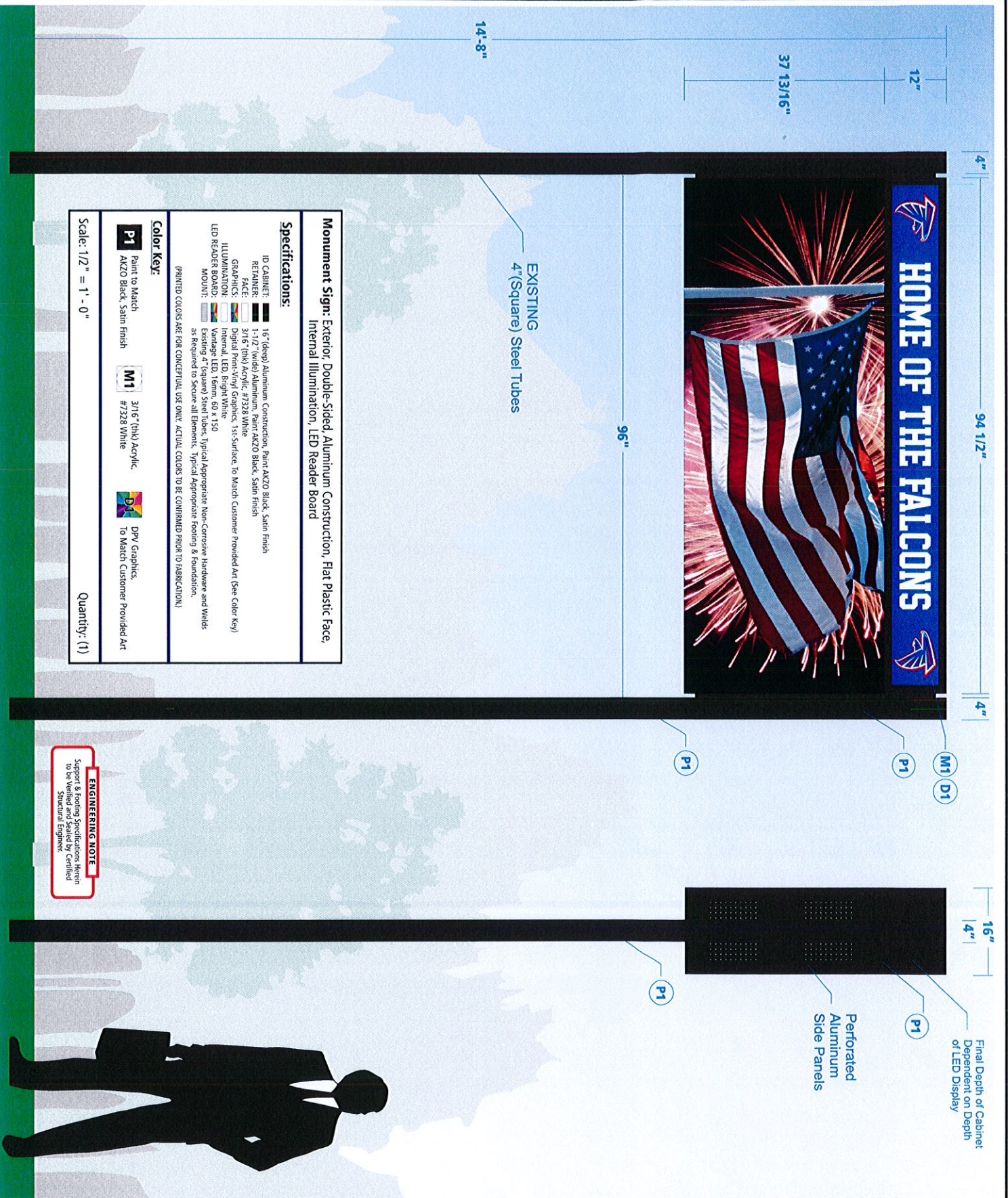
STOP
PLEASE
NOTE

This Drawing must be returned signed & approved, with a copy of the sign, to the designer. The designer will not assume responsibility for errors of any kind. It is the responsibility of the client to ensure that all labeling is correct and correctly positioned.

THE CONTENTS OF THIS DRAWING AND ALL ATTACHED INFORMATION ARE HEREBY CHANGED OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ALL SUCH ACTIONS ARE PROHIBITED BY LAW.
© 2019 ALL RIGHTS RESERVED

ALL ELECTRICAL SHALL BE 120 VOLTS UNLESS OTHERWISE NOTED

Reference: 082219-C5a



94 1/2"

12"

37 13/16"

14'-8"

EXISTING
4" (Square) Steel Tubes

96"

16"

Final Depth of Cabinet
Dependent on Depth
of LED Display

Perforated
Aluminum
Side Panels

HOME OF THE FALCONS

Monument Sign: Exterior, Double-Sided, Aluminum Construction, Flat Plastic Face, Internal Illumination, LED Reader Board

Specifications:

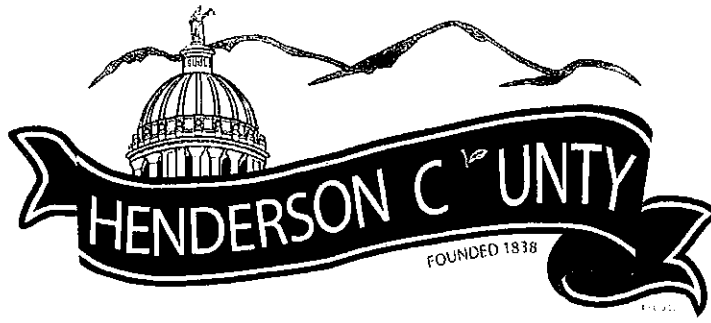
- ID CABINET: 16" (deep) Aluminum Construction, Paint AKZO Black, Satin Finish
 - RETAINER: 1-1/2" (wide) Aluminum, Paint AKZO Black, Satin Finish
 - FACE: 3/16" (thk) Acrylic #7328 White
 - GRAPHICS: Digital Print-Vinyl Graphics, 1st-Surface, to Match Customer Provided Art (See Color Key)
 - ILLUMINATION: Internal LED, Bright White
 - LED READER BOARD: Vantage 4" (square) Steel Tubes, 1st-Surface, 60 x 150
 - MOUNT: Existing 4" (square) Steel Tubes, Typical Appropriate Hoisting & Foundation, as Required to Secure all Elements, Typical Appropriate Hoisting & Foundation.
- (PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION)

Color Key:

- P1** Paint to Match AKZO Black, Satin Finish
- M1** 3/16" (thk) Acrylic #7328 White
- D1** PV Graphics, to Match Customer Provided Art

Scale: 1/2" = 1' - 0"
Quantity: (1)

ENGINEERING NOTE
Support & Hoisting Specifications Herein to be Verified and Sealed by Certified Structural Engineer.



OFFICE USE

Complete & Received Date: _____
 Application Approved Date: _____

Application/ Permit # _____

Completed application, checklist, site plan, elevation drawings and fees are required at the time of submittal; failure to provide this information will delay the processing of this application

1 SITE LOCATION & DESCRIPTION

Name of Business or Organization Requesting Sign Permit Henderson County Public Schools
 Site Address: 3600 Haywood Rd PIN #: 965-026-2638
 Zoning District R-2
 Tenancy: Single Tenant Multi-Tenant
 Variance applied Yes / No (circle one) Date: _____

2 SIGN TYPE

Temporary Start Date _____ End Date _____
 Square footage _____
 Height _____
*If the sign is over 6 feet in height, engineered sealed drawings are required.
 If only applying for a temporary sign, skip to box #5.*

Permanent Single-Face Double-Face
 Freestanding Attached LED Other _____
 Illuminated? Yes No
 Encroachment agreement required? Yes No
 If yes, submit Insurance Fee Encroachment documents
If the sign is over 6 feet in height, engineered sealed drawings are required.

3a SIGN DETAILS AND MEASUREMENTS

New Alteration Face Change*
 Describe your project. Replace existing 5'2" H X 96" W sign with new 37 13/16" H X 94 1/2" W LED sign. The new sign will go on existing 14'8" poles. The new sign will have a 12" X 94 1/2" ID cabinet on top of it.

*Face change – the removal and replacement of an individual plastic panel from an existing sign (usually multi-tenant). A face change does not require the replacement or modification of the sign frame, structure, or electrical components.

3b SIGN DETAILS AND MEASUREMENTS (cont.)

SIGN 1		SIGN 2		SIGN 3		SIGN 4	
Sign Type	LED	Sign Type		Sign Type		Sign Type	
# of Faces	2	# of Faces		# of Faces		# of Faces	
Horizontal Dimension	7.9 FT	Horizontal Dimension		Horizontal Dimension		Horizontal Dimension	
Vertical Dimension	4.2 FT	Vertical Dimension		Vertical Dimension		Vertical Dimension	
Total Square Footage	33.18 SF	Total Square Footage		Total Square Footage		Total Square Footage	
Store Frontage (multi-tenant attached units)		Store Frontage (multi-tenant attached units)		Store Frontage (multi-tenant attached units)		Store Frontage (multi-tenant attached units)	
Total Height Above Grade	14.7 FT	Total Height Above Grade		Total Height Above Grade		Total Height Above Grade	
Setback or projection (if required)		Setback or projection (if required)		Setback or projection (if required)		Setback or projection (if required)	

#4 PERMITS REQUESTED

Permit Request	Contractor Name	Privilege License #	State License #	Cost of Work	Permit Fees
<input checked="" type="checkbox"/> Sign/Zoning	Upstate Digital Sign Sales			\$24,264.68	\$
<input type="checkbox"/> Electrical					\$
<input type="checkbox"/> Building (if value > \$30,000)					\$
<input type="checkbox"/> Encroachment					\$
<input type="checkbox"/> HRC					\$
<input type="checkbox"/> Flood					\$
<input type="checkbox"/> Fire					\$
Total Fee					\$

STATEMENT OF CONFORMITY: As undersigned or authorized agent of the owner, I am applying for all construction specialty permits required to construct the project as described in this application. I agree to do the described work according to the attached plans and specifications and understand that the work is to be done in accordance with the Ordinances of Henderson County or the City of Hendersonville and State of North Carolina laws.

Print Name: M. Chad Dillon Phone #: 828-388-1270
 Signature: M. Chad Dillon Date: 8/22/19

Notice to applicant: This is the person who will be contacted when the permit is approved.

Office Use Only

Review Notes: Rec'd 8/23/19 - M.L.W.