

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY
Technical Review Committee

MEETING DATE: TRC 3-2-21

SUBJECT: Major Site Plan Review for BRCC Public Safety Training Center at 330 College Drive on PIN: 9578-84-9073.

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Staff requests that the TRC review and take the appropriate action on the application.

Suggested Motion:

I move that the TRC approve, approve with conditions, or deny the major site plan for BRCC Public Safety Training Center



Henderson County, North Carolina Code Enforcement Services

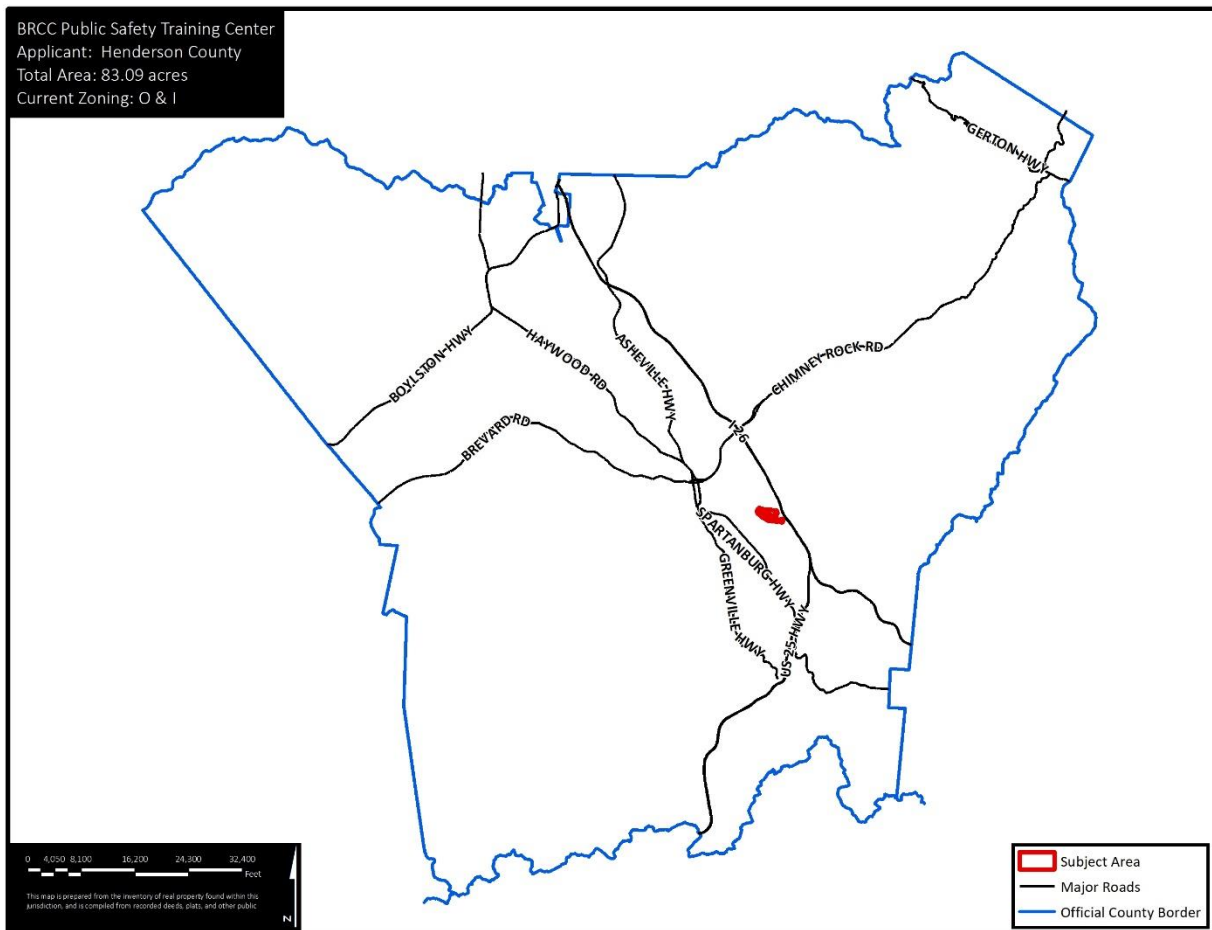
1. Board Request

- 1.1. **Applicant:** Henderson County
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9578-84-9073
- 1.4. **Size:** 83.09 acres +/-
- 1.5. **Location:** The subject area is located at 330 College Drive
- 1.6. **Supplemental Requirements**

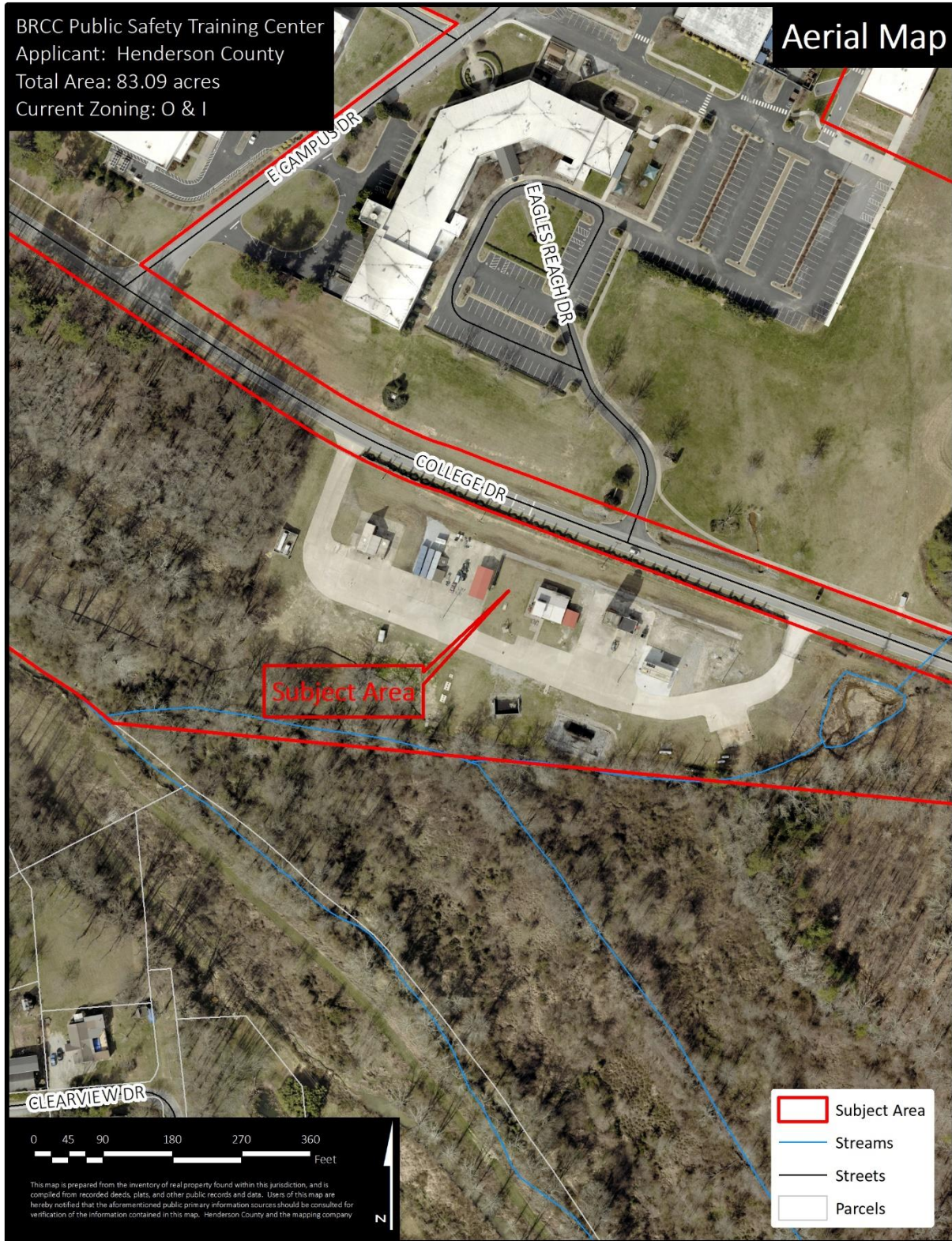
SR 5.7. College or University

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.

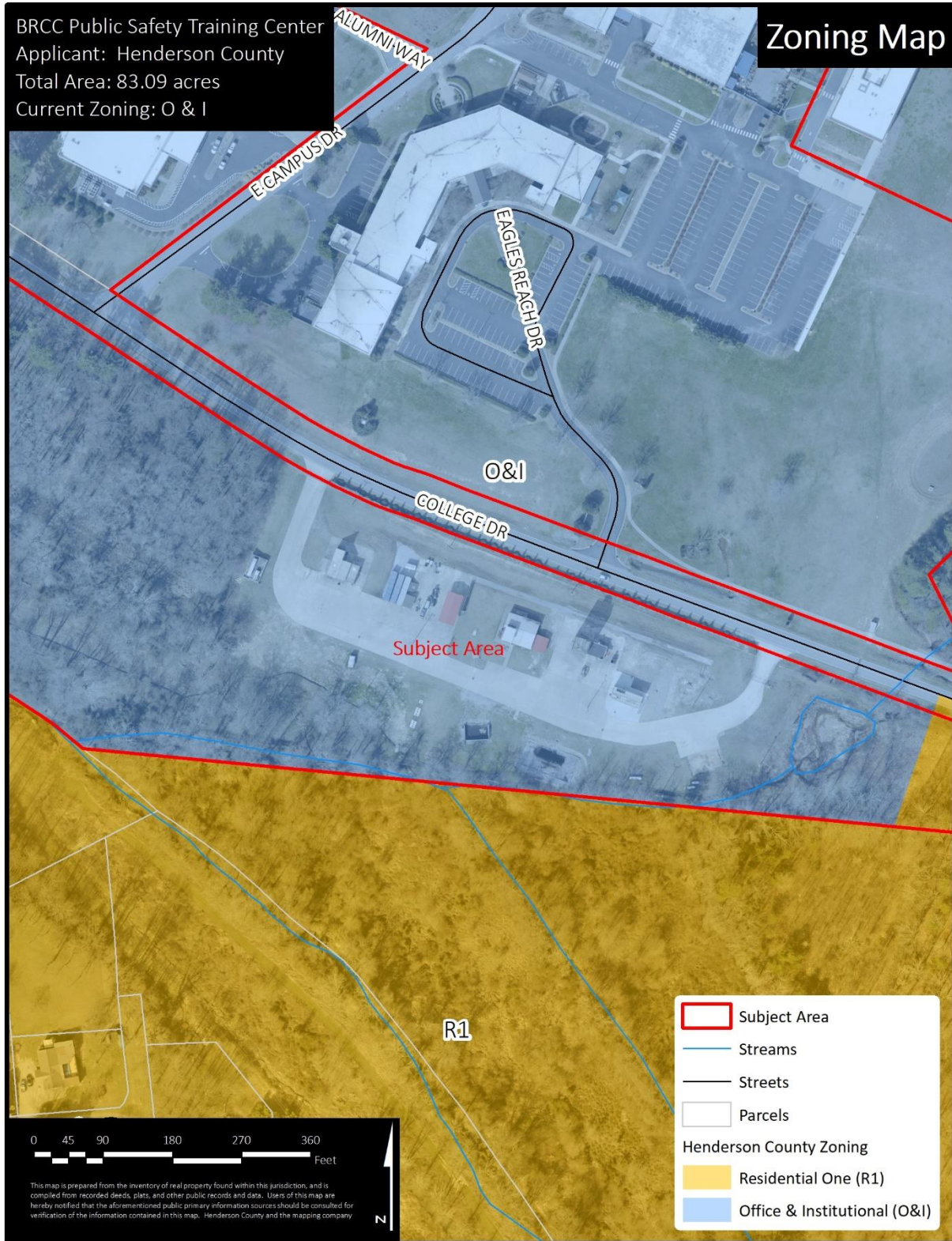
Map A: County Context



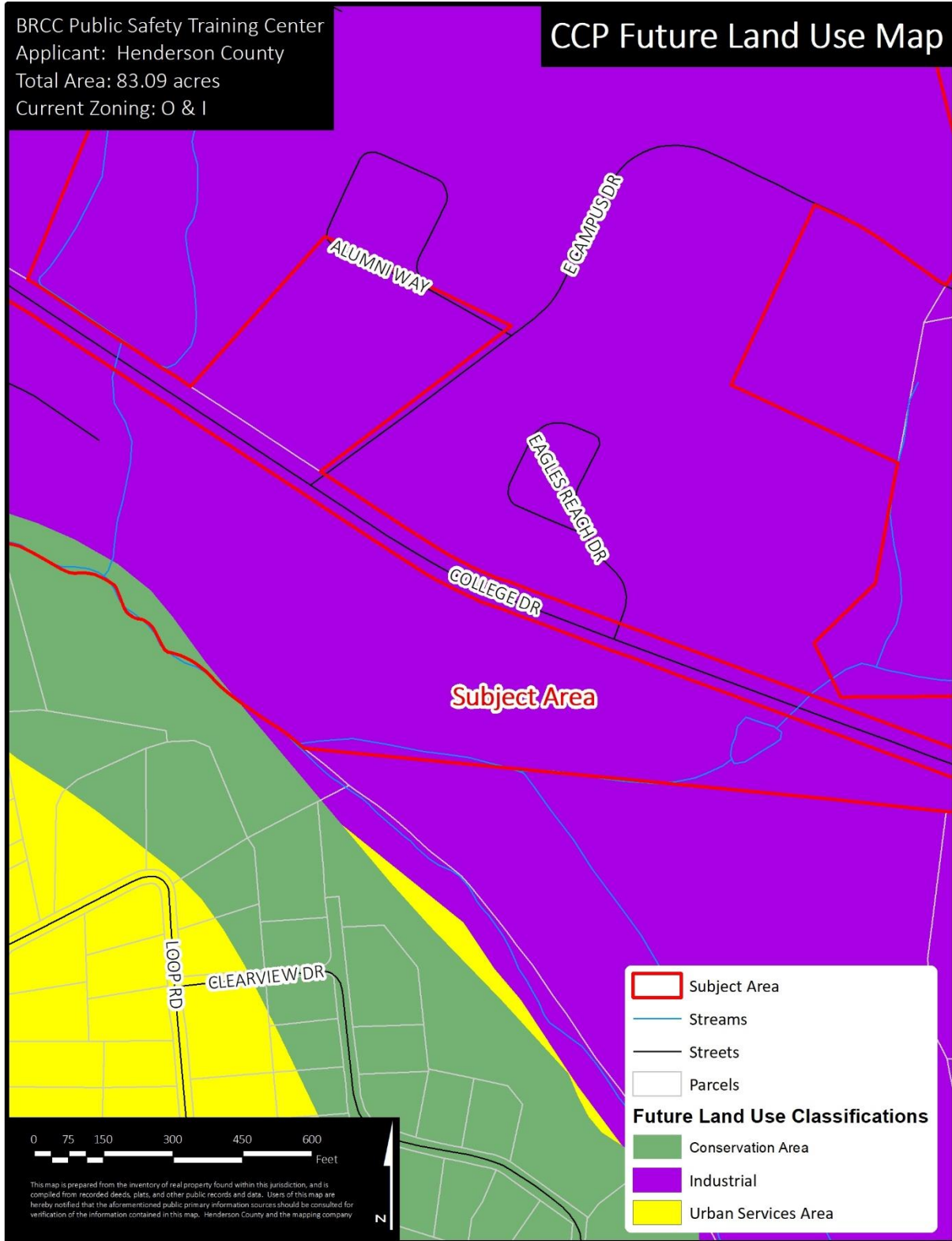
Map B: Aerial



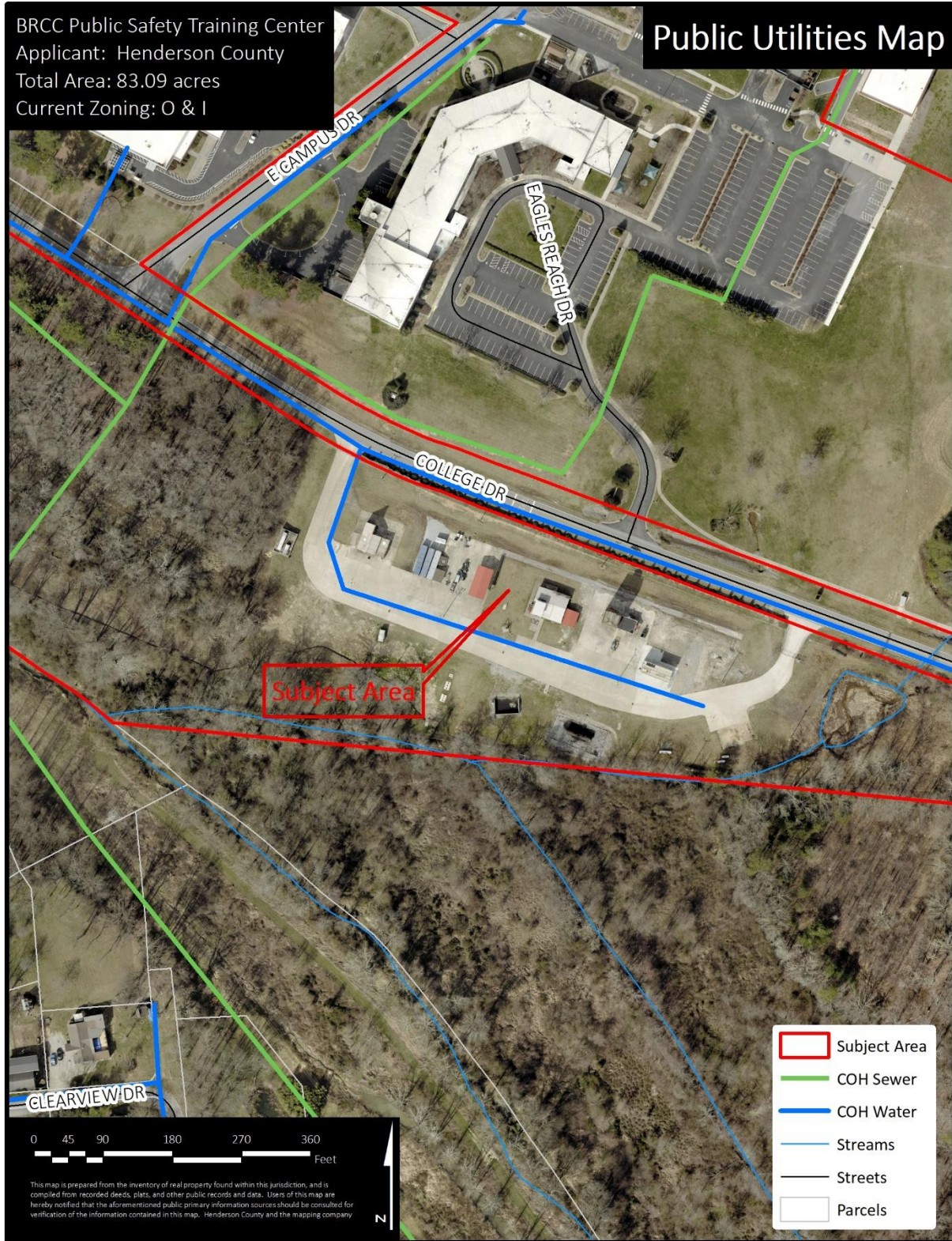
Map C: Current Zoning



Map D: CCP Future Land Use Map



Map E: Public Utilities Map



2. **Current Conditions**

2.1 Current Use: This parcel is currently used for education purposes.

2.2 Adjacent Area Uses: The surrounding properties consist of residential and agricultural uses.

2.3 Zoning: The subject area and the rest of BRCC Campus is zoned Office Institutional (OI). Surrounding properties to the south of the subject area are zoned Residential One (R1).

- a. **Office Institutional (OI):** The purpose of the Office Institutional District (OI) is to foster orderly growth where the principal use of land is a mixture of office, institutional, and residential. The intent of this district is to allow for office, institutional and residential development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide office, institutional, and residential development that: (1) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (2) is compatible with adjacent development and the surrounding community; and (3) will minimize congestion and sprawl. (LDC §42-32)

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

4. **Water and Sewer:** This property is and will continue to be served by public utilities.

Public Water: City of Hendersonville

Public Sewer: City of Hendersonville

5. **Staff Comments**

5.1. Henderson County Comprehensive Plan (CCP). The Future Land Use Map of the CCP shows the Subject Area as being located within an area of Industrial future land use.

- a. **Industrial:** “Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.” (CCP, Appendix IV pg. 12)

6. **Proposal:** The site plan shows an addition to the structure located at 330 College Drive. The existing building is approximately 1,292sqft and the proposed addition is approximately 5,964sqft. An existing shed and training features will be moved to the south of the subject area. The site plan also shows removing existing concrete slabs for the new addition and expanding the existing concrete vehicular use areas to the south.

7. **Staff Recommendations**

Staff’s position currently, under the guidelines of current plans, policies and studies, is to recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

8. Oblique Photos

View from East



View from North



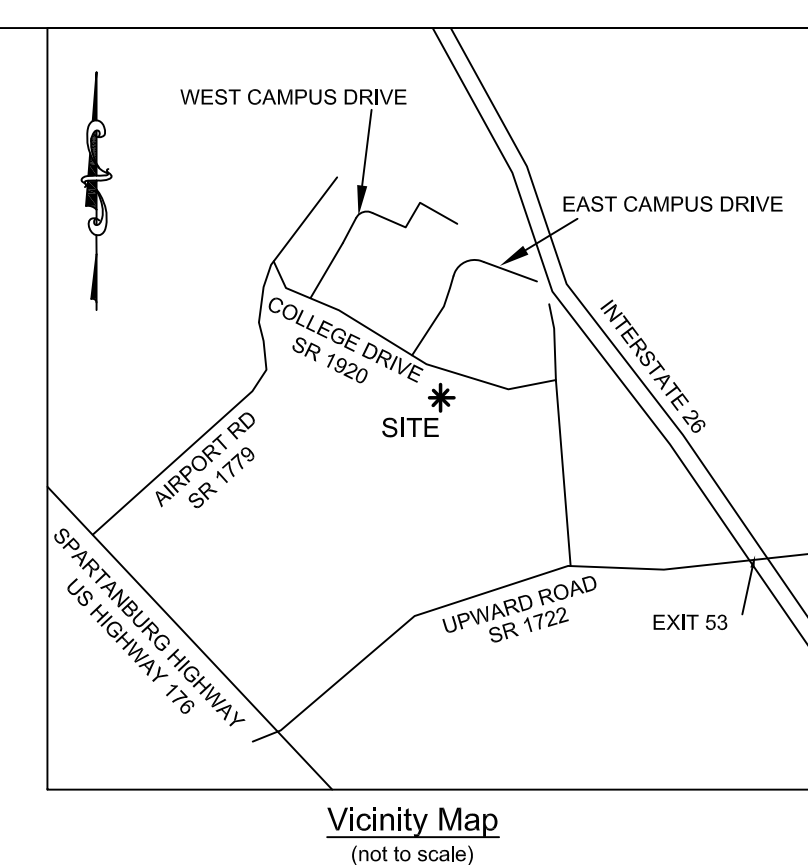
View from South



View from West



LEGEND	
	EXISTING 1' CONTOURS
	PROPOSED 1' CONTOUR
	EXISTING FENCE
	EXISTING UNDERGROUND ELECTRIC/POWER
	EXISTING FUEL LINE
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAINAGE
	PROPOSED ROOF DRAINAGE
	EXISTING SANITARY SEWER SERVICE
	PROPOSED SANITARY SEWER SERVICE
	EXISTING FIBER OPTIC
	EXISTING 6" WATER MAIN
	EXISTING WATER SERVICE
	PROPOSED WATER SERVICE
	EXISTING BUILDING
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED BUILDING



HENDERSON COUNTY AND BLUE RIDGE COMMUNITY COLLEGE
BRCC - PUBLIC SAFETY TRAINING FACILITY
180 W. CAMPUS DR.
FLAT ROCK, NC 28731

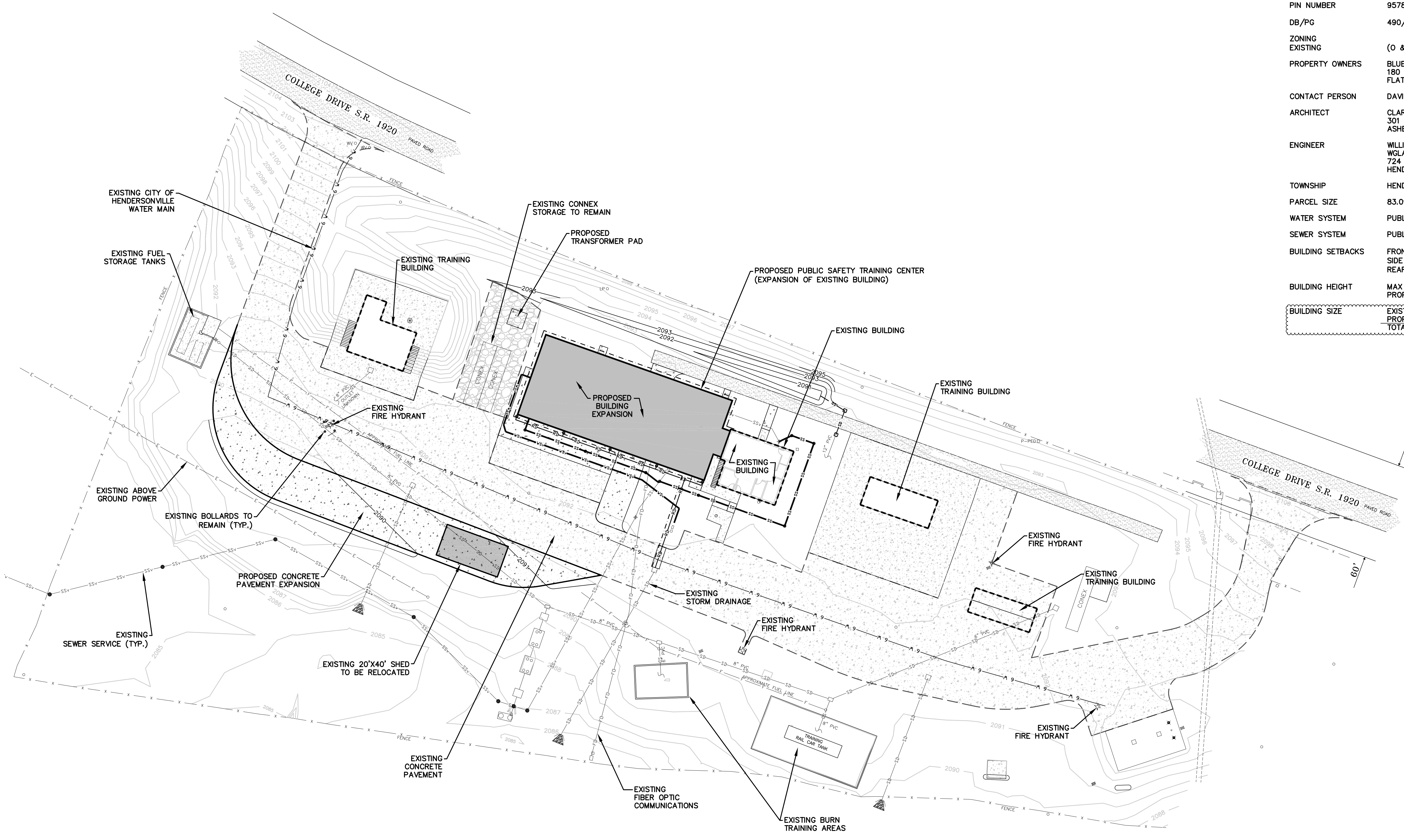
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D

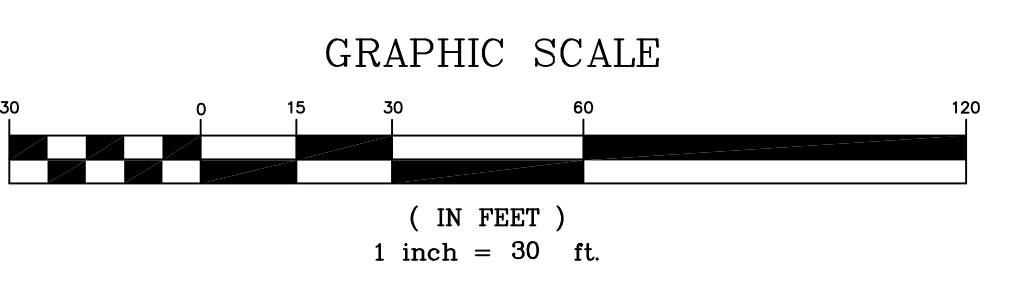
C

B

A



DEVELOPMENT DATA BLOCK	
NAME & LOCATION OF PROJECT	PUBLIC SAFETY TRAINING CENTER 140 ALUMNI WAY FLAT ROCK, NC 28731
PIN NUMBER	9578-84-9073
DB/PG	490/0373
ZONING	(O & I) OFFICE & INSTITUTIONAL
EXISTING	
PROPERTY OWNERS	BLUE RIDGE TECHNICAL INSTITUTE 180 W. CAMPUS DRIVE FLAT ROCK, NC 28731
CONTACT PERSON	DAVID BERRY
ARCHITECT	CLARK NEXSEN 301 COLLEGE STREET, SUITE 300 ASHEVILLE, NC 28801
ENGINEER	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739
TOWNSHIP	HENDERSONVILLE
PARCEL SIZE	83.09 ACRES
WATER SYSTEM	PUBLIC CITY OF HENDERSONVILLE
SEWER SYSTEM	PUBLIC CITY OF HENDERSONVILLE
BUILDING SETBACKS	FRONT OR R/W 35' (THOROUGHFARE) SIDE 10' REAR 10'
BUILDING HEIGHT	MAX ALLOWED 50' PROPOSED SEE ARCHITECTS PLAN
BUILDING SIZE	EXISTING BUILDING = 1,292 SF PROPOSED EXPANSION = 5,964 SF TOTAL = 7,256 SF



- NOTES:
- SURVEY INFORMATION PROVIDED BY: HILL AND ASSOCIATES SURVEYORS, PA
403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NC 28726
828-693-1409
 - EXISTING UTILITIES THAT ARE TO REMAIN MUST BE PROTECTED AND REMAIN IN SERVICE DURING CONSTRUCTION

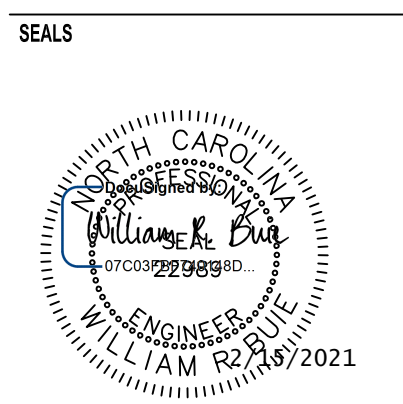


DESIGNER

CLARK NEXSEN
301 COLLEGE STREET, SUITE 300
ASHEVILLE, NORTH CAROLINA 28801
828.232.9900
WWW.CLARKNEXSEN.COM

CONSULTANT

WGLA Engineering, PLLC
Consulting Engineers & Land Planners
NC License No. P-1342
704 5th Avenue West
Hendersonville, North Carolina 28739
(800) 697-7177
wgl.com



SUBMITTAL
11/17/2020
CONSTRUCTION DOCUMENTS

REVISIONS	
02/15/21	Confirm Building Size

SHEET
SITE PLAN

C-100

DESIGN: TWT
DRAWN: KHC
REVIEW: WRB

CN 5199-L