

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY
Technical Review Committee

MEETING DATE: TRC 7-5-22

SUBJECT: Major Site Plan Review for Carolina Towing at PIN: 9651-65-5396 off US Hwy 25

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/deny the major site plan for Carolina Towing

Henderson County, North Carolina Code Enforcement Services



1. Committee Request

- 1.1. **Applicant:** James and Kelly Keith
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9651-65-5396
- 1.4. **Size:** 1.07 acres +/-
- 1.5. **Location:** The subject area is located off US Hwy 25
- 1.6. **Supplemental Requirements:**

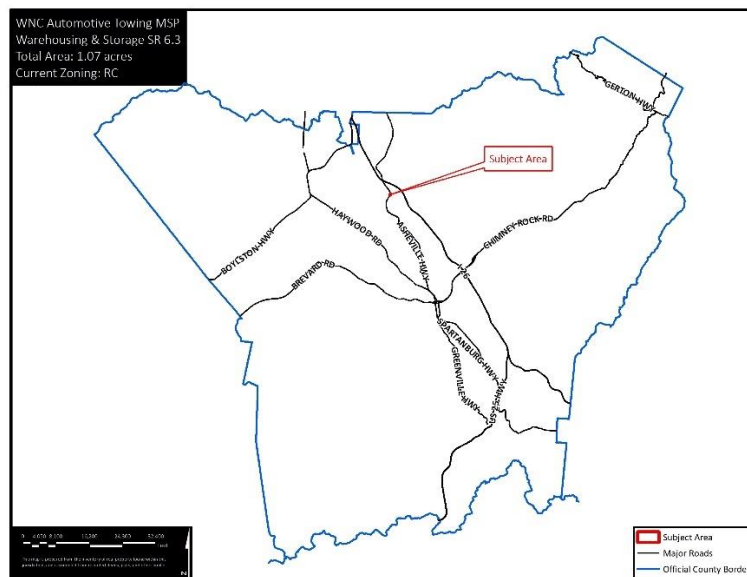
SR 6.3. Automotive Towing

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Security. The operations of an automotive towing *use* shall be totally enclosed by: (1) a security fence at least eight (8) feet in height; (2) a wall at least eight (8) feet in height; or (3) a fireproof *building*. Entrances and exits should be secured and locked during non-operating hours.
- (4) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.
- (5) Outdoor Storage. Storage of more than four (4) *vehicles* on site for a period greater than 24 hours constitutes an *outdoor storage* (see SR 2.9 and SR 2.10 (Outdoor Storage)).

SR 2.10. Outdoor Storage greater than 5,000 square feet

- (1) Locational Requirements. Storage areas shall not be placed in a *front yard*.
- (2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §42-181 (Screen Classification).

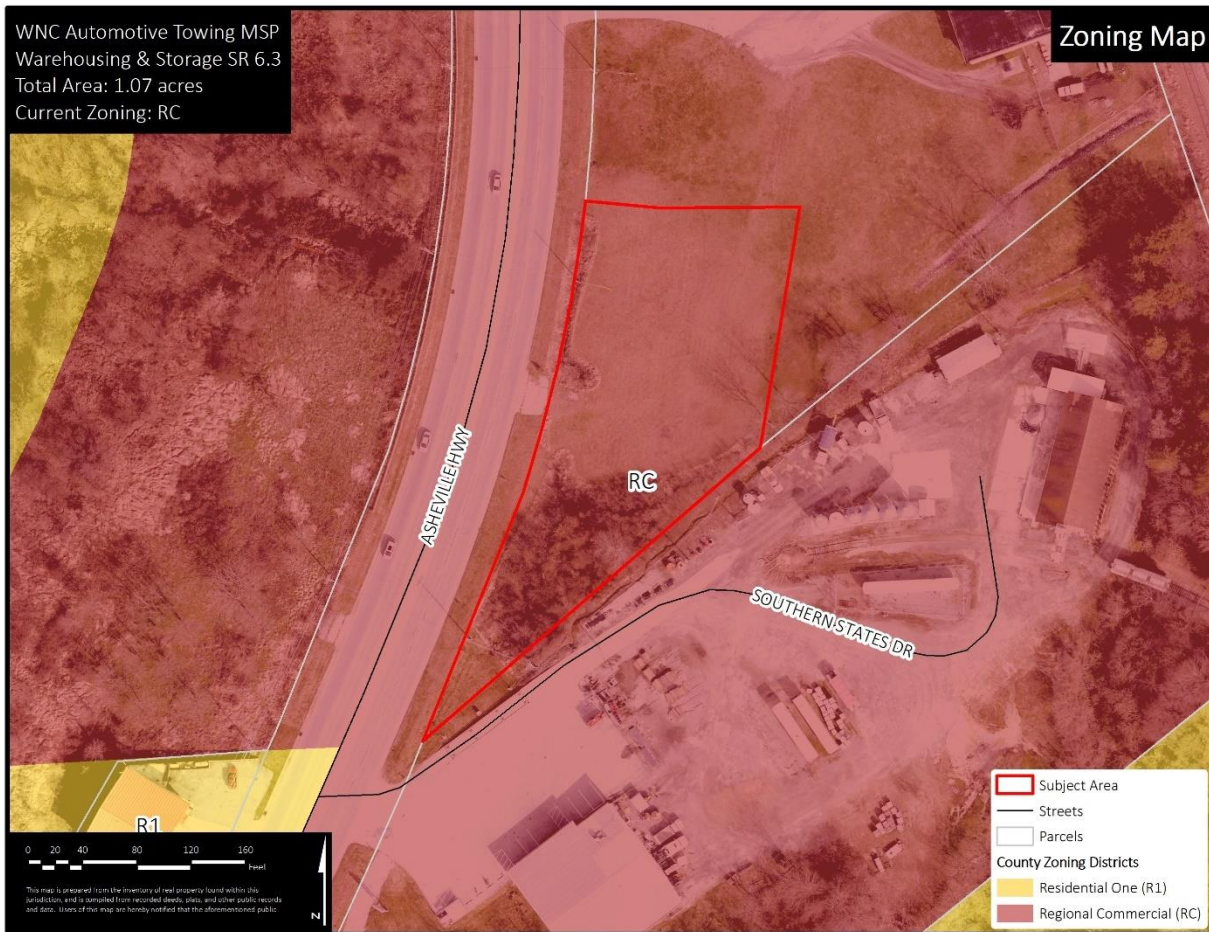
Map A: County Context



Map B: Aerial



Map C: Current Zoning



2. Current Conditions

2.1 Current Use: This parcel is currently vacant.

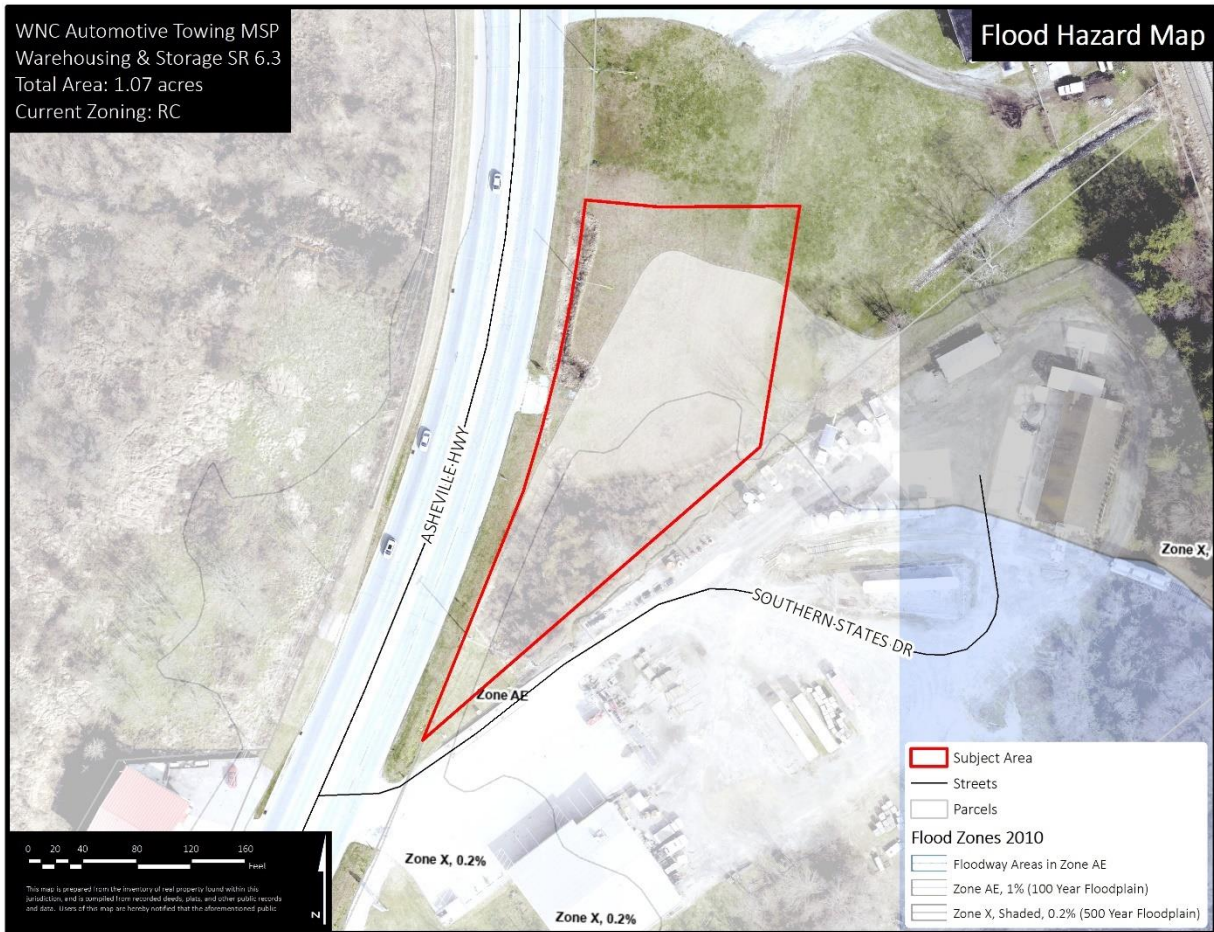
2.2 Adjacent Area Uses: The surrounding properties consist of commercial uses. The subject area is north of Southern States Ag, south of a 79,000SQFT retail sales and light manufacturing structure, and east of a Fletcher Fire & Rescue station.

2.3 Zoning: The subject area is zoned Regional Commercial (RC). Surrounding properties are also zoned Regional Commercial (RC).

2.3.1 Regional Commercial (RC): The purpose of the Regional Commercial District (RC) is to foster orderly growth where the *principal use* of land is commercial. The intent of this district is to allow for *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *commercial development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on the local, community, and regional level; (2) is directed largely to Community Service Centers as defined in the *Comprehensive Plan*; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general *use district* is meant to be utilized in areas designated as Urban (USA) in the *Comprehensive Plan*.

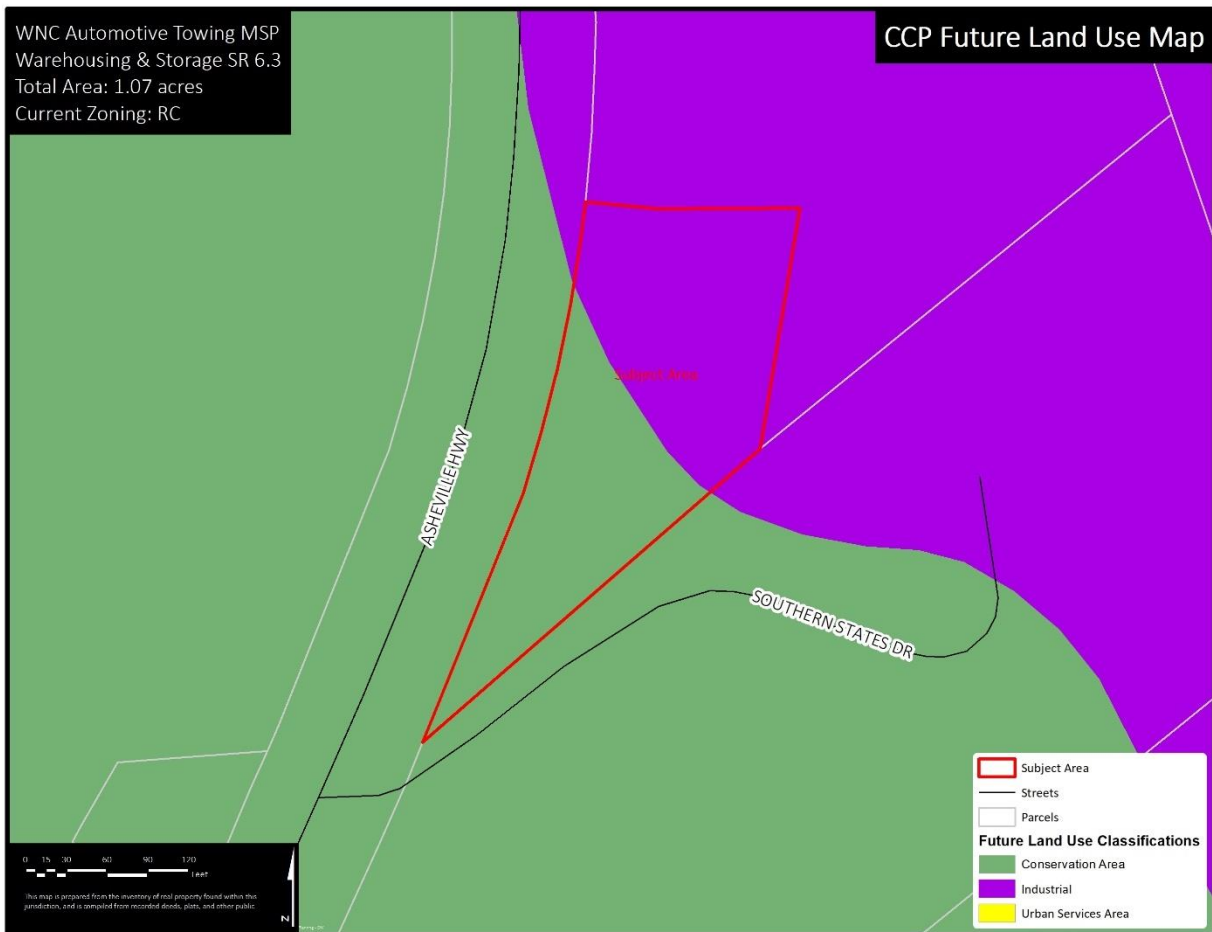
2.3.2 RC has a maximum impervious surface area of 80%. The major site plan shows a total impervious surface area of 75.7%.

Map D: Flood Hazard Map



- 3. Floodplain /Watershed Protection:** The subject area is located in 100-year and 500-year flood hazard area. The major site plan as presented would require the applicant to obtain a flood damage p. The parcel is not in Water Supply Watershed district.
- 4. Water and Sewer:** This property is proposing a combination of individual well for water and public sewer.
Public Water: Individual well
Public Sewer: MSD sewer

Map E: CCP Future Land Use Map



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 the Industrial and Conservation future land use classifications.

- 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).
- b. **Conservation:** “This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives.

6. Proposal: The applicant currently has a contract with North Carolina for towing vehicles off I-26. The major site plan shows a temporary construction trailer that is 8’X20’ to be used as an office. The remaining property will be graveled and used as outdoor storage of

TRC 7/5/22 Carolina Towing

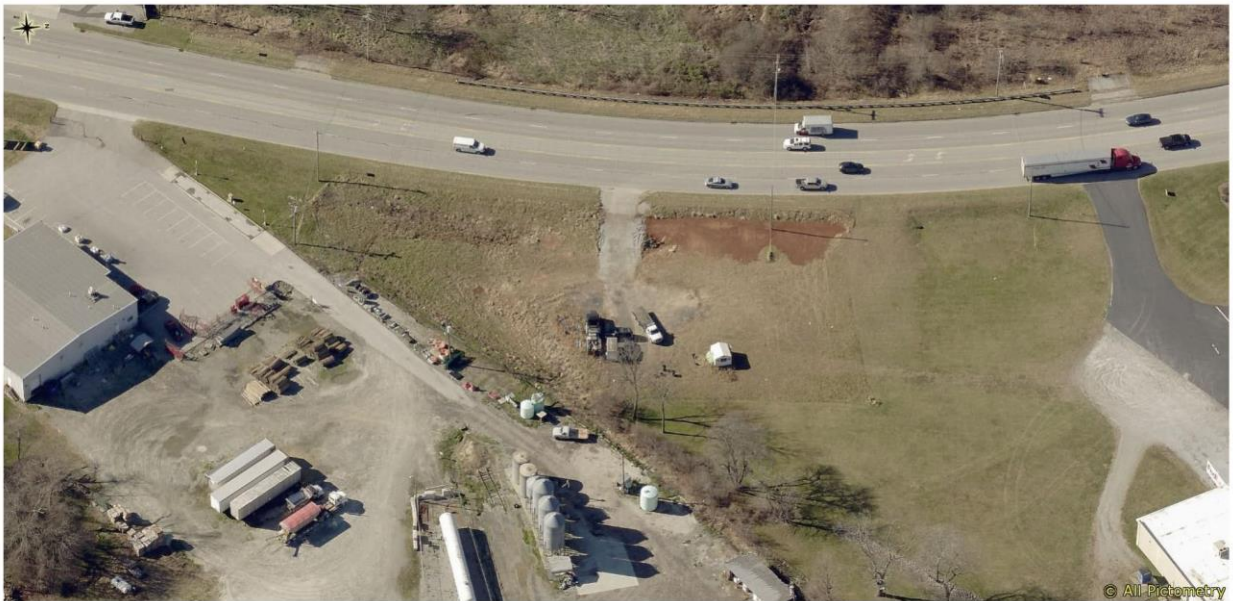
vehicles recovered. The major site plan also shows an 8' tall security fence and a total impervious surface of 35,295SQFT. The applicant is not proposing to disturb or grade the site besides placing gravel.

7. Staff Recommendations

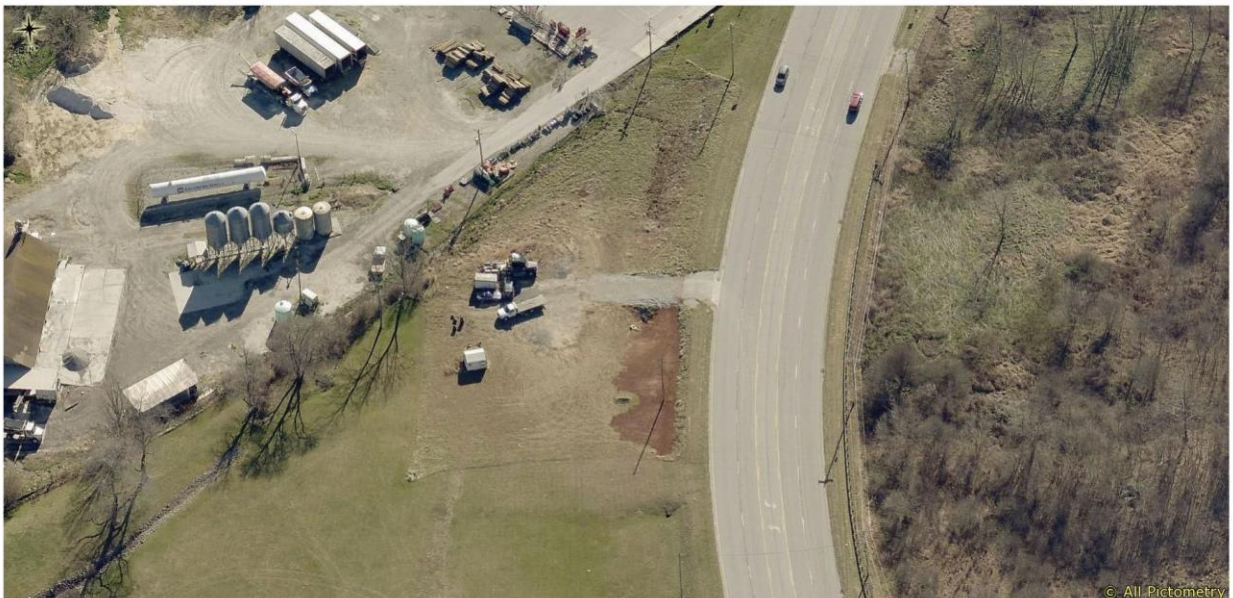
Staff's position currently, under the guidelines of current plans, policies and studies, is to recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

8. Photographs

View from East



View from North



View from South



01/07/2022

View from West



01/07/2022

**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: James and Kelly Keith Phone: 828-775-4355

Complete Address: PO Box 1967 Candler, NC 28715

Applicant:

Name: James and Kelly Keith Phone: 828-775-4355

Complete Address: PO Box 1967 Candler, NC 28715

Agent:

Name: _____ Phone: _____

Complete Address: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: D. Bret Henson, Surveyor Phone: 828-648-7474

Complete Address: 655 Wilson Cove Rd, Canton, NC 28716

GENERAL INFORMATION

Date of Application: 3/15/2022

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9651-65-5396

Tract Size (Acres): 1.07 Acres

Zoning District: RC

Fire District: Fletcher Fire

Supplemental Requirement# SR 6.3

Watershed: N/A

Permitted by Right Yes

Floodplain: Yes

Special Use Permit N/A

Location / Property to be developed: _____

County Use Only

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

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application	
County:		
Development Name:		

LOCATION OF PROPERTY:

Route/Road: _____

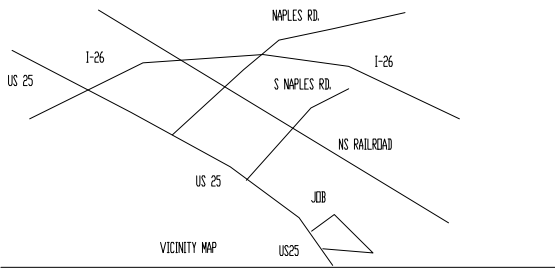
Exact Distance Miles Feet N S E W

From the Intersection of Route No. _____ and Route No. _____ Toward _____

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.**



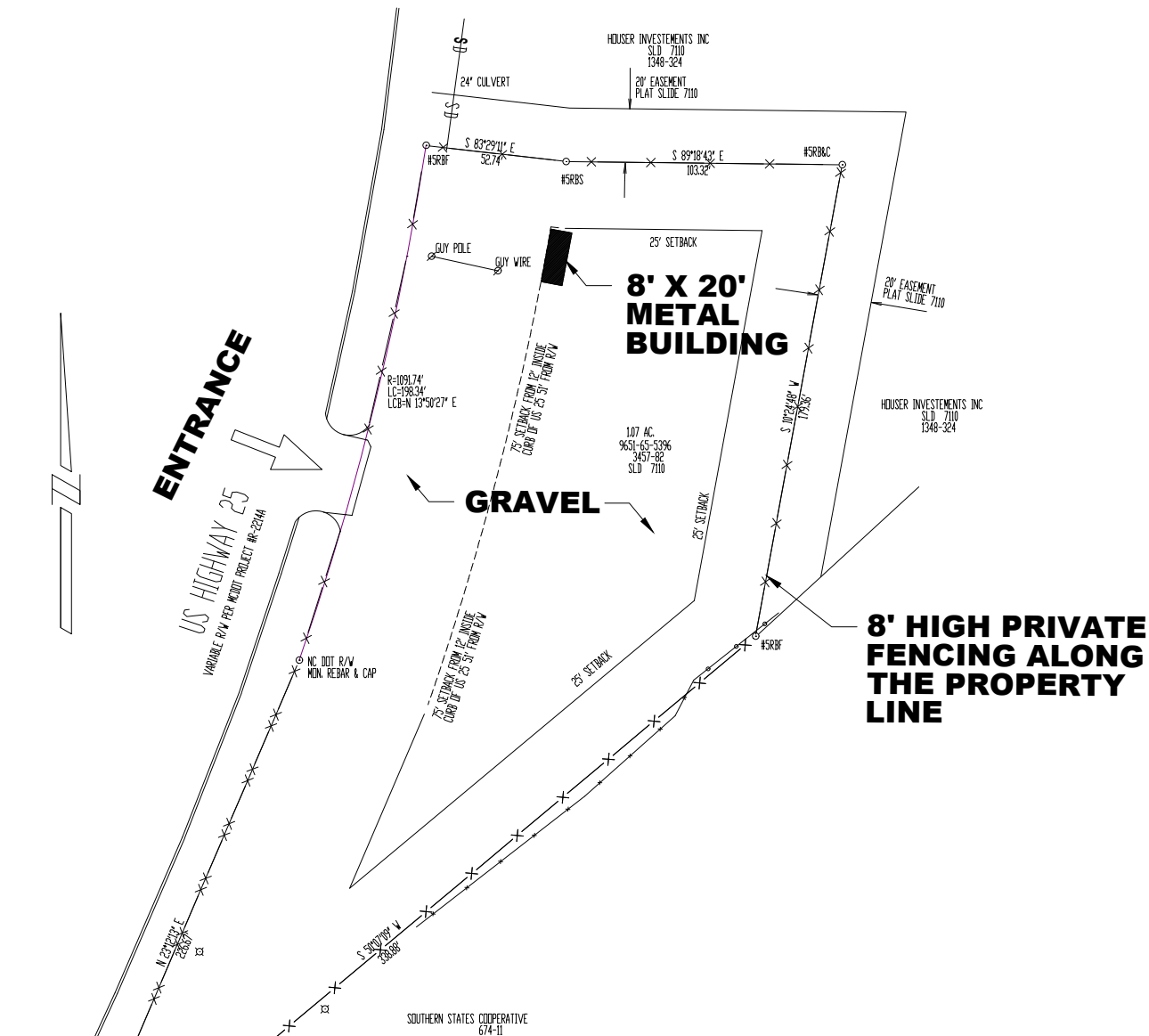
I, D. BRET HENSON CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCED DOCUMENTS; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4 DAY OF MAY, A.D., 2020

GS47-30E(1)(d) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR LINE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

PLS 3282

I, _____ REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER



ENTRANCE

8' X 20' METAL BUILDING

GRAVEL

8' HIGH PRIVATE FENCING ALONG THE PROPERTY LINE

US HIGHWAY 25
VARIABLE R/W PER MDOT PROJECT #0-2214A

HOUSER INVESTMENTS INC
SLD 7110
1348-324

HOUSER INVESTMENTS INC
SLD 7110
1348-324

1.07 AC.
9651-65-5396
3457-82
SLD 7110

SOUTHERN STATES COOPERATIVE
674-11

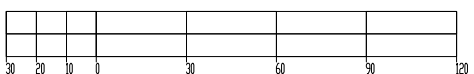
OWNER OF RECORD
JAMES C. & KELLY B. KEITH

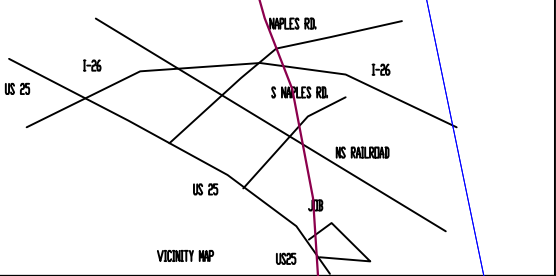
HOOPERS CREEK TOWNSHIP HENDERSON COUNTY, N.C.
MAY 4, 2020 SCALE 1" = 30'
DB 3457 PG. 82 TAX MAP & PIN 9651-65-5396

D. BRET HENSON SURVEYING
655 WILSON COVE ROAD CANTON, NORTH CAROLINA 28716
828-648-7474 OR 828-734-7165

- LEGEND
- IPF IRON PIN OR PIPE FOUND
 - IPB IRON PIN OR PIPE SET
 - RBS RAIL ROAD SPIKE
 - F/CCR FENCE CORNER POST
 - R/W RIGHT OF WAY
 - RBF REBAR FOUND
 - RBS REBAR SET
 - CC CONTROL CORNER
 - OTF OPEN TOP PIPE
 - PTP PINCHED TOP PIPE
 - WF FENCE
 - PROPERTY
 - TIE LINE
 - WATER COURSE
 - CHAIN LINK FENCE
 - BOARD FENCE

1. NORTH IS PLAT NORTH OF SLIDE 7110
2. AREA BY CC METHOD
3. NO NEIGS CONTROL FOUND IN 2000'
4. PROPERTY/PROJECT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY OF RECORD
5. PART OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA





I, D. BRET HENSON CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCED INSTRUMENTS THAT THE RATIO OF PRECISION AS CALCULATED IS 1/1000. I THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4 DAY OF MAY, A.D. 2020

GS47-30(d)(2) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR LINE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

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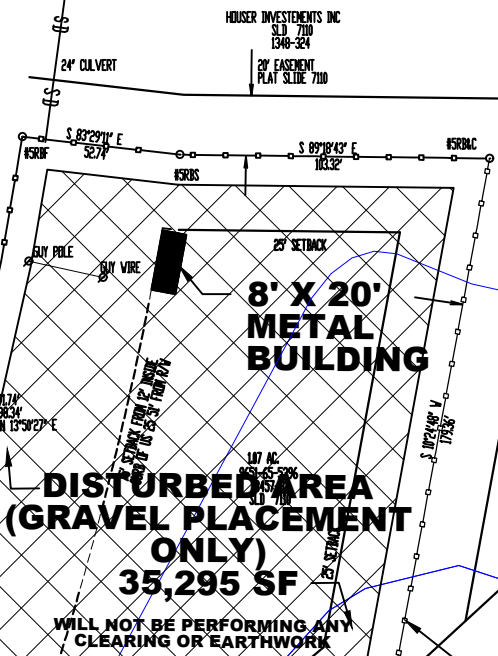
REVIEW OFFICER



ENTRANCE

US HIGHWAY 25

VIOLABLE 674 PER NORTH PROJECT 04-22-04



WILL NOT BE PERFORMING ANY CLEARING OR EARTHWORK

8' HIGH PRIVATE FENCING ALONG THE PROPERTY LINE

- LEGEND**
- IPP IRON PIN OR PIPE FOUND
 - IPB IRON PIN OR PIPE SET
 - RSB RAIL ROAD SPIKE
 - F/COR FENCE CORNER POST
 - R/W RIGHT OF WAY
 - R/F REBAR FOUND
 - RSB REBAR SET
 - CC CONTROL CORNER
 - TOP OPEN TOP PIPE
 - PIP PINCHED TOP PIPE
 - VFB VIRE FENCE
 - PROPERTY LINE
 - WATER COURSE
 - CHAIN LINK FENCE
 - BOARD FENCE

1. NORTH IS PLAT NORTH OF SLIDE 7110
2. AREA BY CC METHOD
3. NO NACS CONTROL FOUND WITHIN 1000'
4. PROPERTY PROJECT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY OF RECORD
5. PART OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA



OWNER OF RECORD
JAMES C. & KELLY B. KEITH

HOOBERS CREEK TOWNSHIP HENDERSON COUNTY, NC.
 MAY 4, 2020 SCALE 1" = 30'
 DB 3457 PG. 02 TAX MAP & PIN 9651-65-5396

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