

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: July 21, 2018

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 move to approve the sign application for Mountain Market.

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:** Etowah Horse-Shoe Fire Department
- 1.2. **Request:** Special Use Permit
- 1.3. **PIN:** 9539228339
- 1.4. **Size:** .87 acres +/-
- 1.5. **Location:** 15 Morgan 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



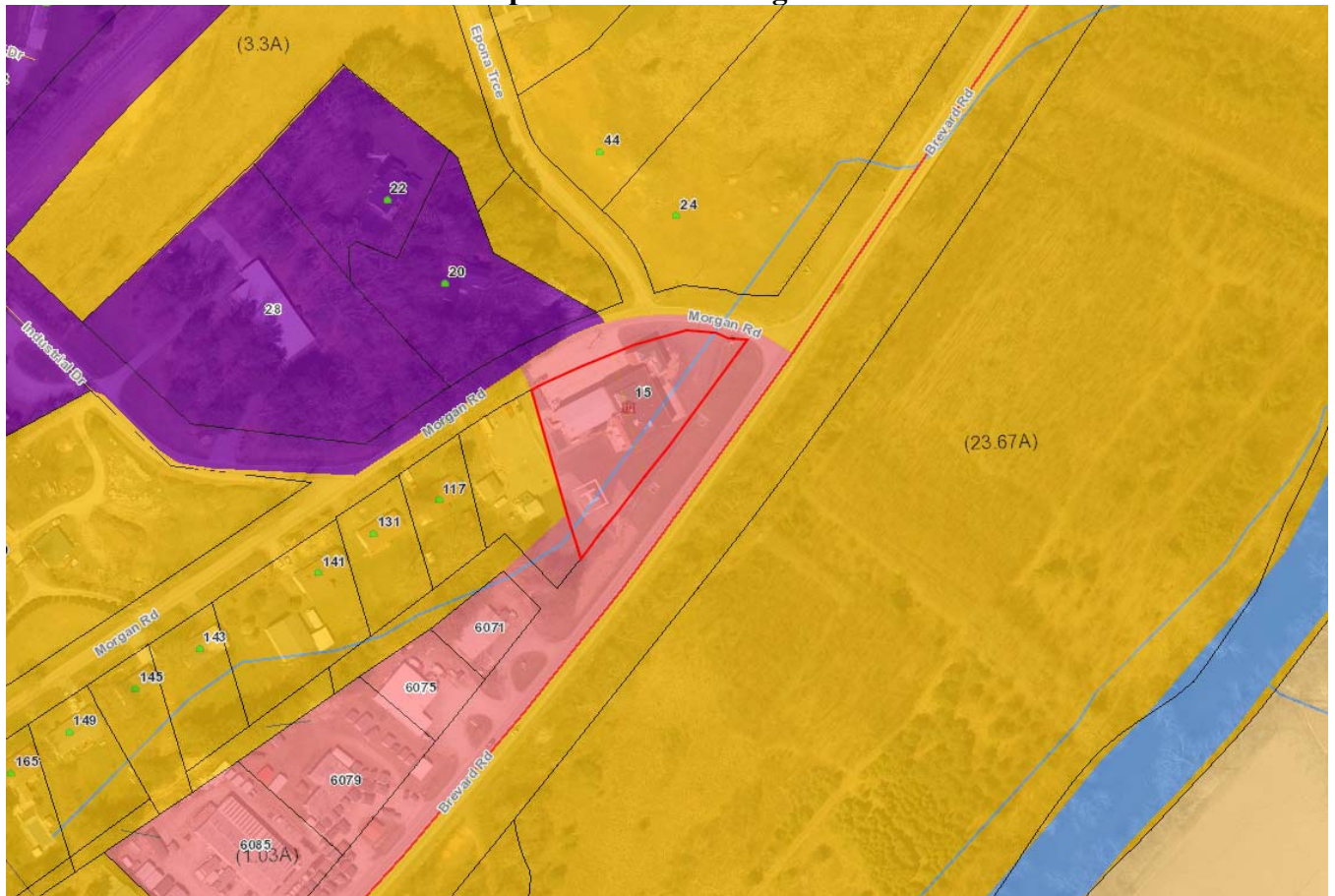
2. Current Conditions

Current Use: This parcel is currently a Fire Department. The sign frame is existing.

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

Zoning: The surrounding properties are Residential a mix of Local Commercial, Residential One and Industrial uses.

Map B: Current Zoning



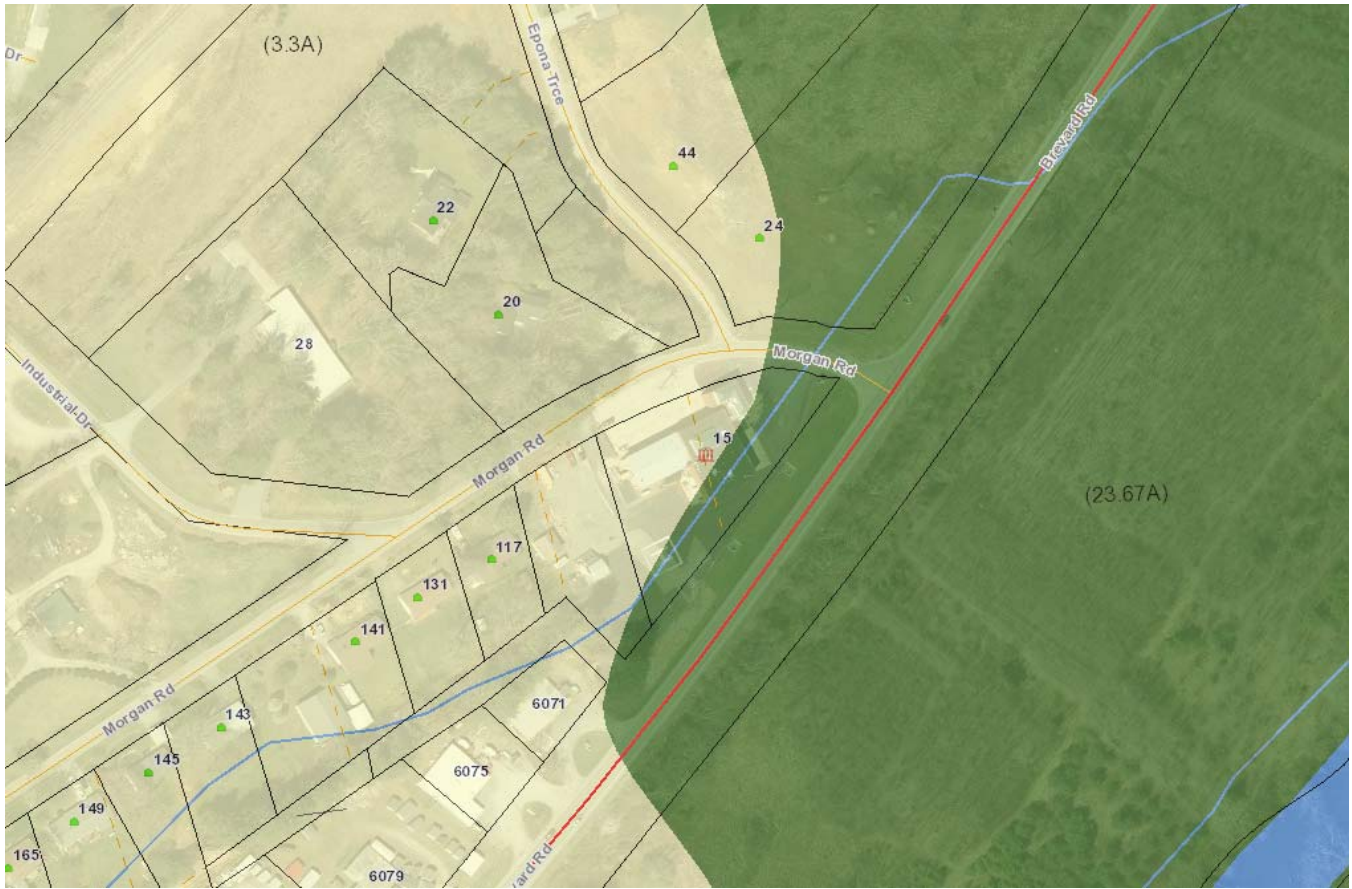
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is in the WS-IV Water Supply Watershed district.

4. Water and Sewer This property is served by private well and septic.

Public Water: N/A

Public Sewer: N/A

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 RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered to be generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.

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









HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATION

Date of Application: 7/30/2018

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 #: _____

Existing Structures or Uses on property: Yes, we are installing on our current sign structure

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: _____ Deed Book/Page: _____ Tract Size (Acres): _____

Zoning District: _____ Fire District: _____ Watershed: _____ Floodplain: _____

Location of property to be developed: _____

CONTACT INFORMATION

Property Owner:

Name: Etowah Horse Shoe Volunteer Phone: 828 891 3102
Address: Fire + Rescue Department City, State, and Zip: Hendersonville, NC 28739

Applicant:

Name: Etowah Horse Shoe Volunteer Phone: 828 891-3102
Fire + Rescue Department

Address: 15 Morgan Road City, State, and Zip: Hendersonville, NC 28739 Application No. _____

Agent:

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

Plan Preparer:

Name: Shane Atkins Phone: 828 299 7766
Name: MDSS Sign Company Phone: _____
Address: 526 Swannanoa River Rd City, State, and Zip: Asheville, NC 28805

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:
No, we are installing on an existing sign

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
No, we are removing the old sign and installing on existing sign base.

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

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.
Yes

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 any municipality of the County.
Yes

- 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.

Yes, will not effect

- 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.

Yes, will not effect

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).

Yes, installing on an existing sign base.

- b. Off-street parking and loading areas.

Not effected

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

Power is already run to the existing sign so we will not have to run any utilities to it.

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

Not effected

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

Not effected

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

Heather Uana

Print Applicant (Owner or Agent)

Heather Uana

Signature Applicant (Owner or Agent)

7/30/2018

Date

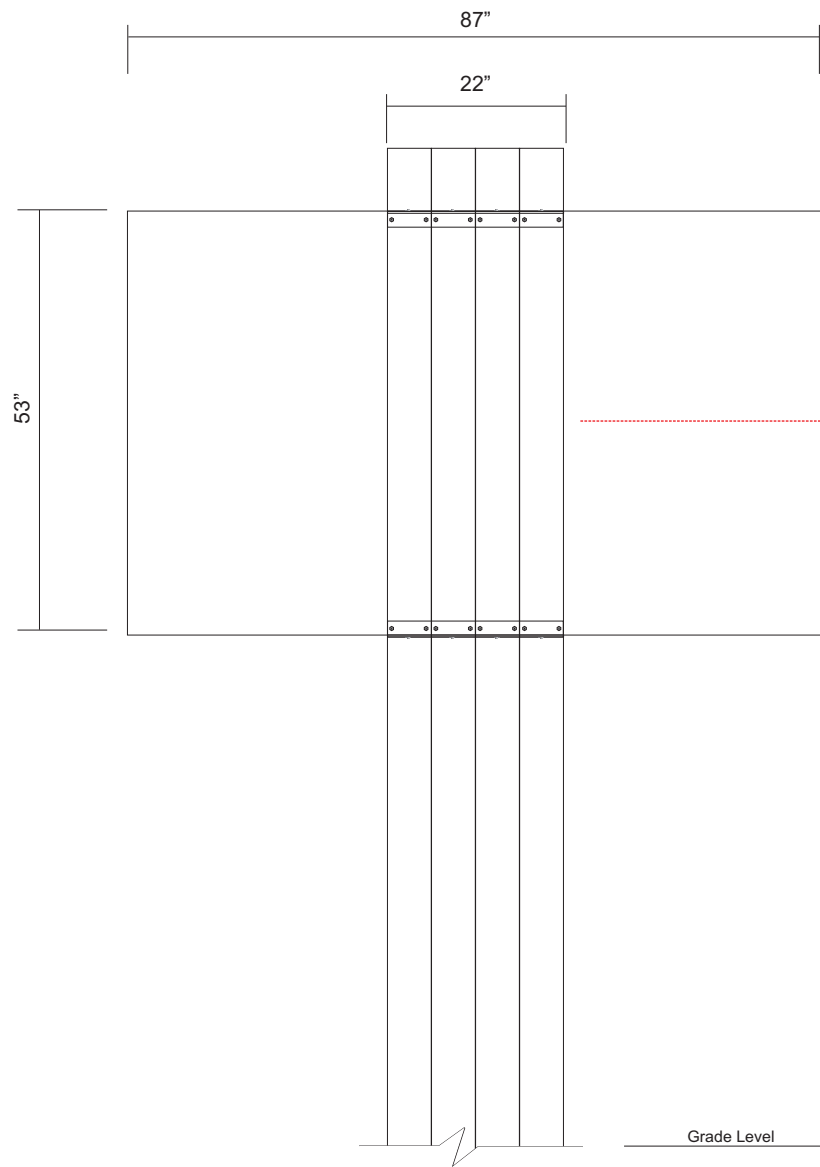
County Use Only

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

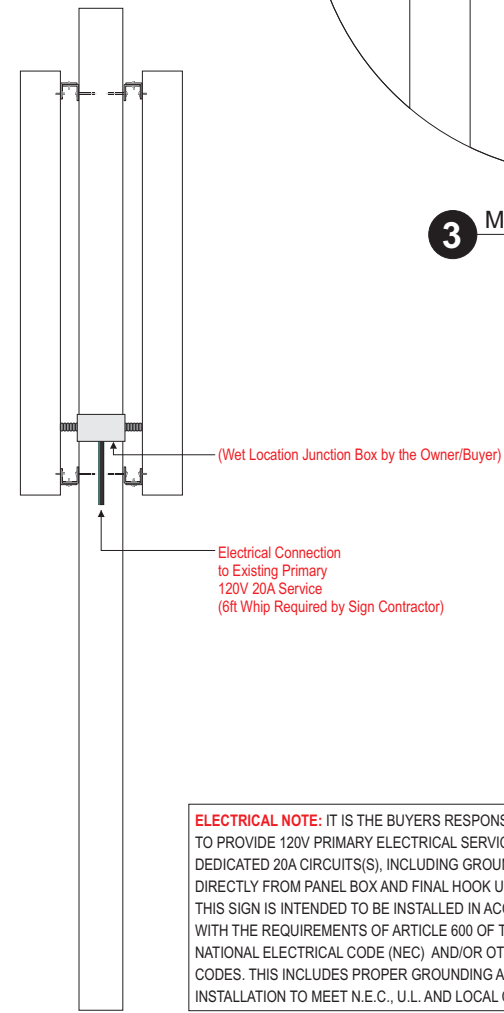
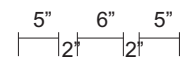
Authority to grant the requested permit is contained in the Land Development Code, Sections: _____

Community Planning Area: _____

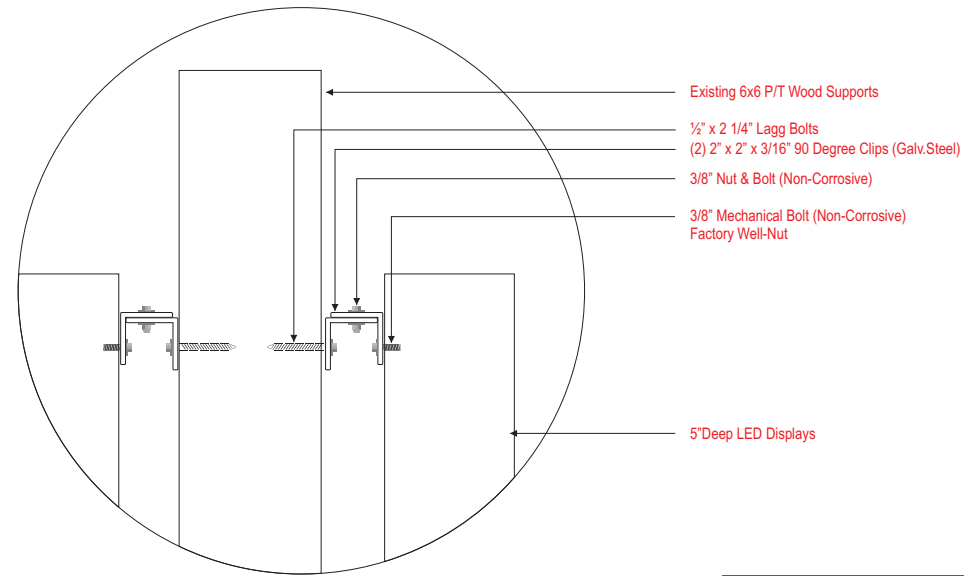
New LED Display: 53" x 87" = 32.02 Sq.Ft.



1 FRONT VIEW ELEVATION
Scale: 1/2" = 1' (11x17 Paper)



2 SIDE VIEW ELEVATION



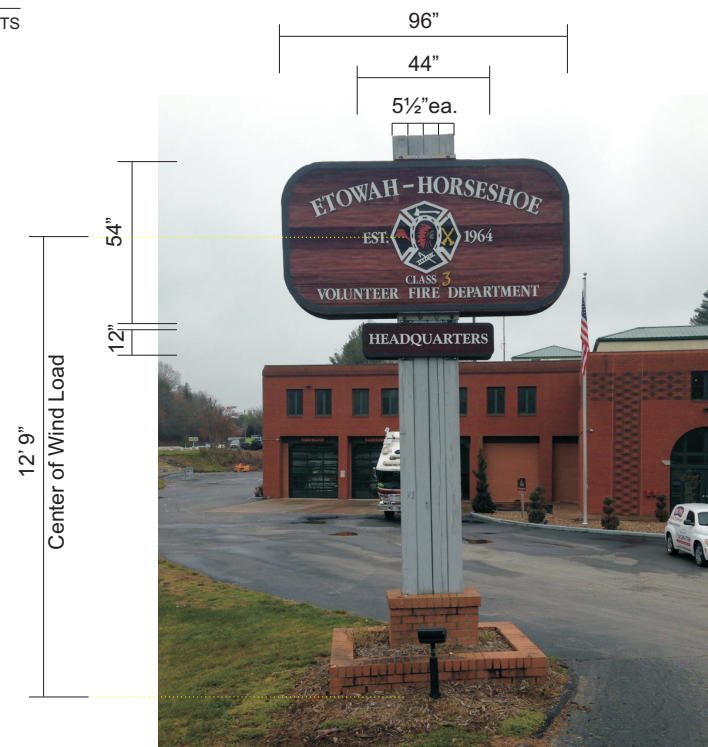
3 MOUNTING DETAIL
Scale: NTS

ELECTRICAL NOTE: IT IS THE BUYERS RESPONSIBILITY TO PROVIDE 120V PRIMARY ELECTRICAL SERVICE WITH DEDICATED 20A CIRCUIT(S), INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX AND FINAL HOOK UP TO THE SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE (NEC) AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING. INSTALLATION TO MEET N.E.C., U.L. AND LOCAL CODES.



DRY	
DAMP	
WET	X

Existing Signage: 54" x 96" = 36.00 Sq.Ft.



4 Existing Conditions
Scale: 3/16" = 1' (11x17 Paper)



526 Swannanoa River Rd
Asheville, NC 28805
Office: 828.299.7766
Mobile: 828.443.0444



CERTIFIED MANUFACTURER

DATE	8-03-2018	DRAWING	1	REV	0	PROJECT ADDRESS	15 Morgan Rd. Hendersonville, NC 28742	
CLIENT	Etowah-Horseshoe VFD	SALES	SA	DESIGN	SA			
FILE	082018EtowahHorseshoeVFD.cdr	SCALE	As Noted		ACCEPTED BY			DATE