

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: TRC: 9/18/18 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/deny SUP-18-06 because the use will/will not:

- a. Not materially endanger the public health, safety or welfare;
- b. Not substantially injure the value of property or improvements in the area; and
- c. Be in harmony with the surrounding area.



Henderson County, North Carolina Code Enforcement Services

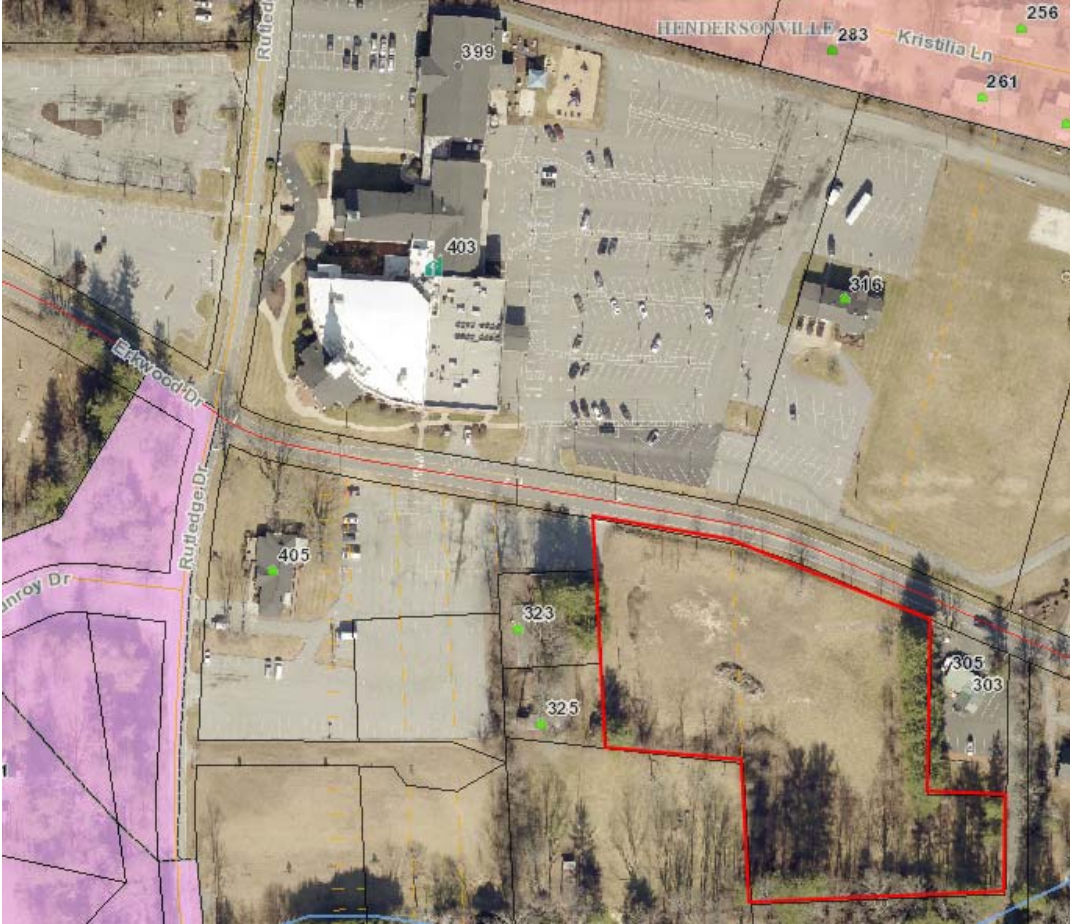
1. Committee Request

- 1.1. **Applicant:** Mud Creek Baptist Church/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

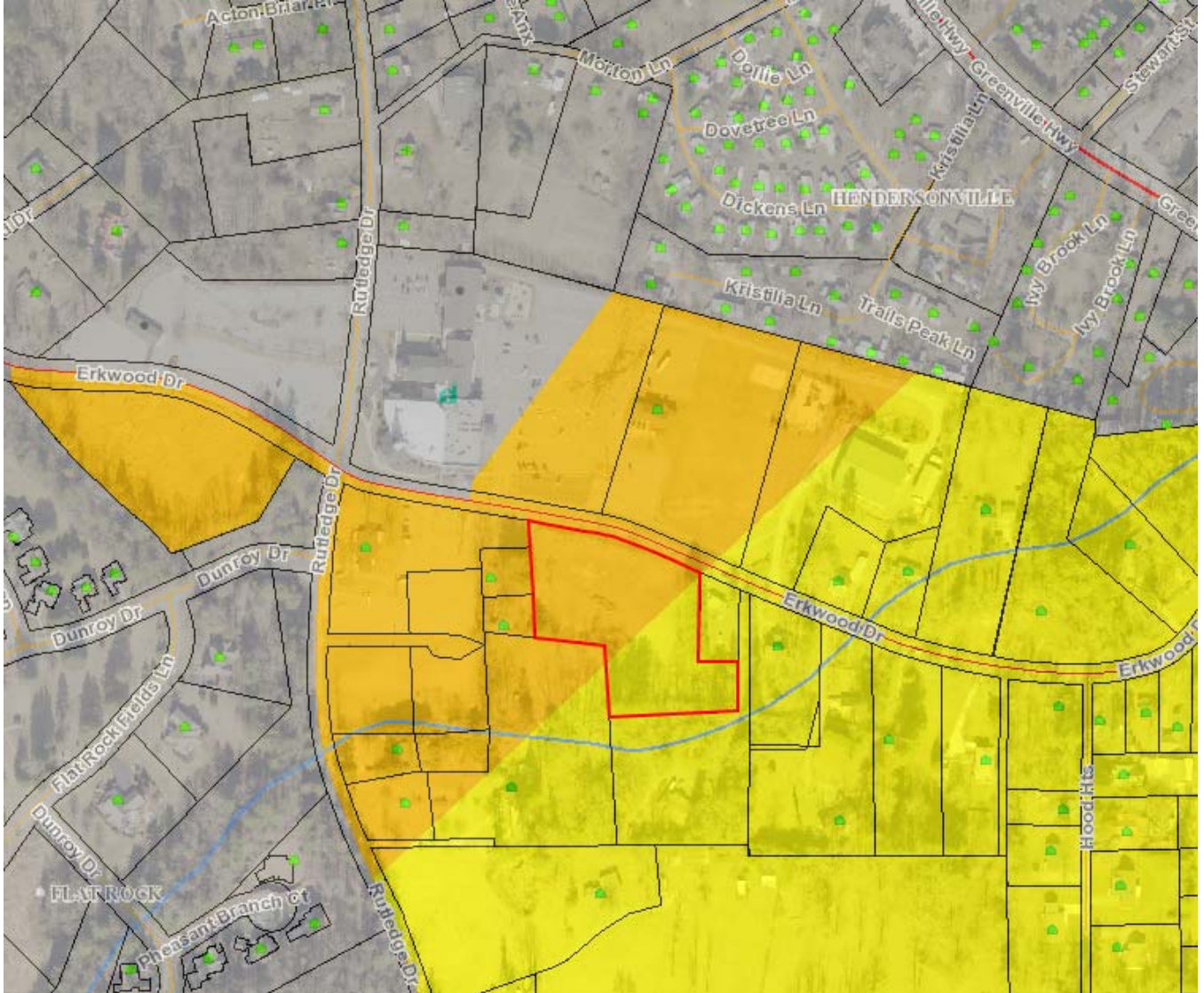


2. Current Conditions

Current Use: This parcel is currently vacant.

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

Map B: Current Zoning



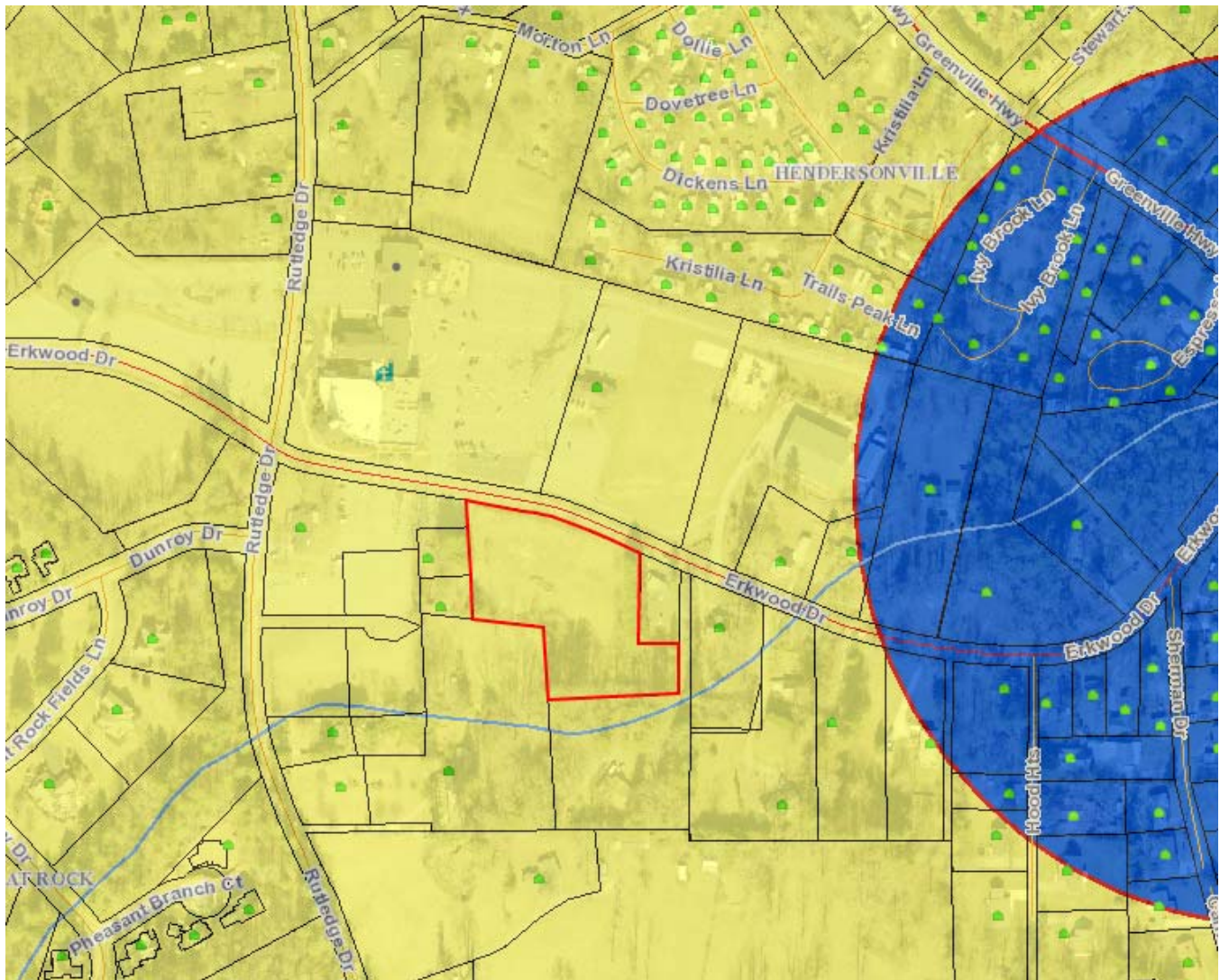
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

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



First Contact Ministries - Assisted Living Residence



**HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

GENERAL INFORMATIONDate of Application: 8/21/2018Previously 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: COMMERCIAL SR #: 1164Existing Structures or Uses on property: N/A - VACANTRoad System (Circle): Public PrivateWater 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 INFORMATIONPIN: 9577-08-4182 Deed Book/Page: 1197/712 Tract Size (Acres): 2.76Zoning District: R1 Fire District: Blue Ridge Watershed: French Broad Floodplain: N/ALocation of 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.**CONTACT INFORMATION****Property Owner:**Name: MUD CREEK BAPTIST CHURCH Phone: (828) 692-1262Address: 403 RUTLEDGE DRIVE City, State, and Zip: HENDERSONVILLE, NC 28739**Applicant:**Name: CRAIG HALFORD for FIRST CONTACT MINISTRIES, INC. Phone: (828) 699-0161

Address: PO BOX 2886 City, State, and Zip: HENDERSONVILLE, NC 28793 Application No. _____

Agent:

Name: Derek Jones Phone: 828-696-1459
Address: 285 E. Allen Street City, State, and Zip: Hendersonville, N.C.
Agent Form (Circle One): Yes No

Plan Preparer:

Name: WGLA ENGINEERING Phone: (828) 687-7177
Address: 724 5TH AVE. WEST City, State, and Zip: HENDERSONVILLE, NC 28739

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:

See Exhibit A attached.

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

See Exhibit A attached.

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

See Exhibit A attached.

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.

All Henderson County and State guidelines and ordinances will be adhered to.

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.

Minimal traffic will be added to Erkwood Drive. The project does not warrant a traffic study.

- 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.

Erosion control, engineering plans, and construction efforts will limit noise, glare, dust, solar access and odor.

- 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.

An erosion control plan and stormwater plan will be provided in accordance with Henderson County design standards.

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).

Erkwood Drive is a NCDOT maintained highway. An NCDOT driveway permit will be applied for to ensure all design criteria are adhered to.

- b. Off-street parking and loading areas.

On-Site parking will be provided in accordance with the land development code. Per the approximately 20,000 SF, only one off-street loading space is required per LDC Section 42-197. This space is 12' in width x 60' in length with an overhead clearance of 14 feet.

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

City of Hendersonville public water and gravity sewer are located across Erkwood Drive. These existing utilities will be utilized.

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

Buffering and landscaping will be provided in accordance with the land development code. Per LDC Section 42-168 a buffer is not required between residentially zoned properties. Trees and shrubs shall not be planted within 5 feet of the property line. For 48 parking spaces, 8 deciduous trees will be placed within the parking lot. All parking spaces are within 60 feet of a tree. Class 1 Screening will be provided around the dumpster.

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

The proposed structure is 19,746 SF +/- and will have partially two stories.

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

Mud Creek Baptist Church

Print Applicant (Owner or Agent)

Guy Math

Signature Applicant (Owner or Agent)

8/29/18

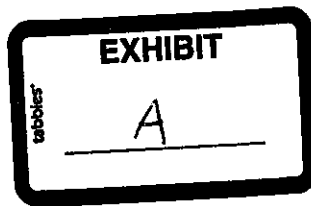
Date

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: _____

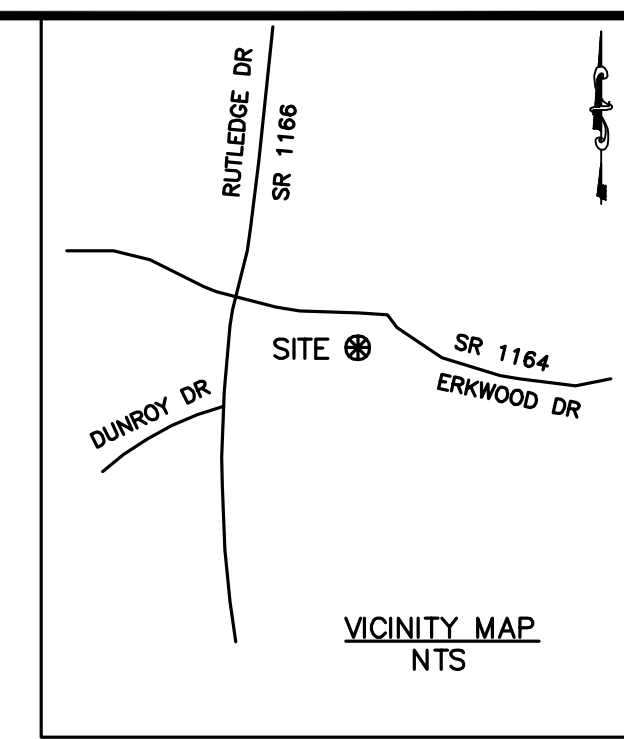


Land Development Code GENERAL REQUIREMENTS:

- A. **General Requirement #1:** the use will not materially endanger the public health, safety or welfare. The Residential Recovery Center will accommodate, as their primary residence, up to 42 individuals for at least 7.5 months per resident. Residents must undergo rigorous screenings to determine who is a best fit for this residential program. The residents will receive professional services, assistance, encouragement, and supervisions as they progress in this program. Residents will receive these services to address controlled and other substance addiction challenges. This is not a mental health treatment facility.

The screening process helps to ensure that admitted residents will have a propensity for success in the program. Persons with expected propensity for physical violence are not admitted as residents. The building will also be equipped with ample security personnel, video and security monitoring systems, and locked doors in the evenings. And any resident leaving the building will be escorted by a staff member. All of the Recovery Center's above described precautions ensure strong success for residents' program completion, as well as, ensuring the safety of residents. In addition, the precautions directly address any concerns that may arise for this General Requirement #1.

- B. **General Requirement #2:** the use will not substantially injure the value of property or improvements in the area. Because the Residential Recovery Center fits well within its surroundings, the property values for surrounding real estate will not be adversely affected. At least one real estate expert will be present for the hearing to offer a professional opinion as described above.
- C. **General Requirement #3:** the use will be in harmony with the surrounding areas. The location of property to be developed is situated adjacent to Mud Creek Baptist Church, Hope Academy, Pinebrook Group Home, and businesses. The focus of the Residential Recovery Center fits well in the area when considering services already provided by Mud Creek Baptist Church concerning education and counseling services. The Residential Recovery Center's design, size and appearance compliments those structures which may be seen from the site location. And the purpose of this Center to operate as a long-term residence for individuals living in the Residential Recovery Center fits within the context of more extended surrounding area's apartments, homes and neighborhoods.



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

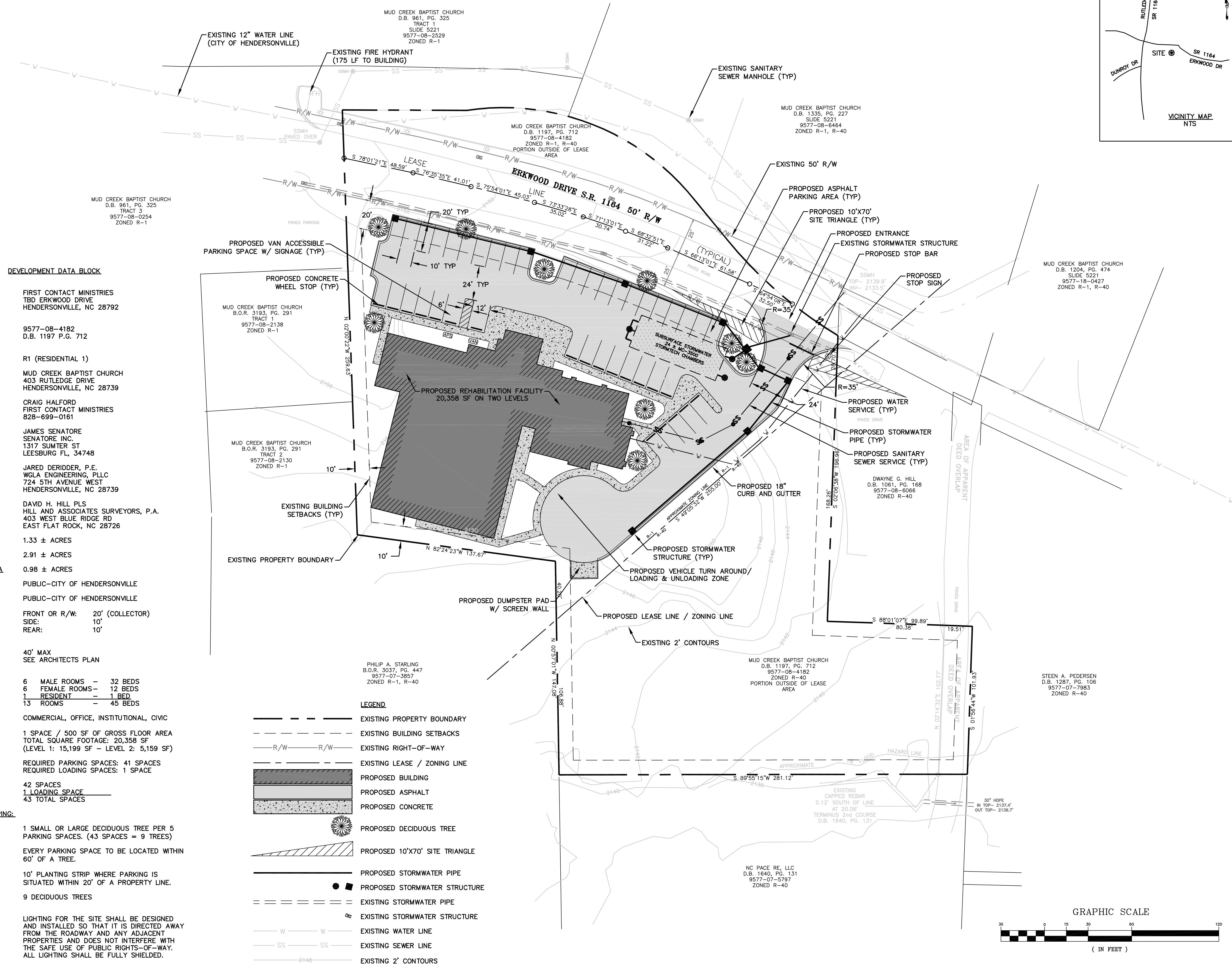


PROJECT NUMBER: 18143
DATE: 8-9-18
DRAWN BY: JRC
CHECKED BY: JLD

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: 40' MAX
MAX ALLOWED: 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.

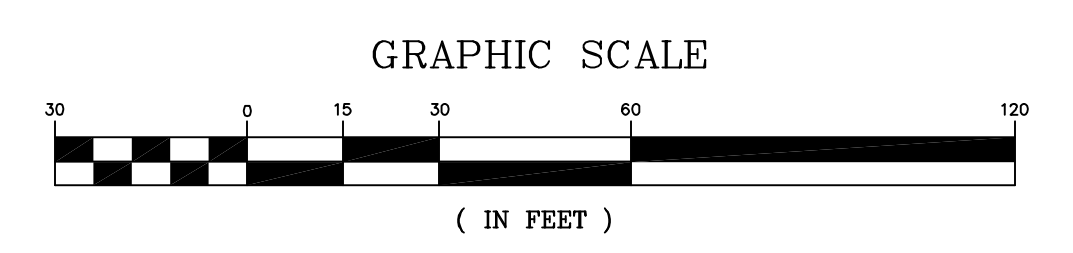
10' PLANTING STRIP WHERE PARKING IS
SITUATED WITHIN 20' OF A PROPERTY LINE.

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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