

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: September 1, 2015**

**SUBJECT: Major Site Plan Review for William & Tamra Crane**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review**

**SUGGESTED MOTION: I move that the TRC approve the major site plan for William and Tamra Crane**

**I move that the TRC give a favorable recommendation to the Board of Adjustment for this Special Use Permit.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** William & Tamra Crane
- 1.2. **Request:** Major Site Plan Approval-Special Use Permit
- 1.3. **PIN:** 9650-34-3953
- 1.4. **Size:** 14.12acres +/-
- 1.5. **Location:** The subject area is located at 3420 Haywood Road
- 1.6. **Supplemental Requirements:**

#### SR 5.17. *Place of Assembly, Small*

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Structure. A *structure* shall be designed to accommodate a minimum of 40 and a maximum of 499 persons.
- (4) Perimeter Setback. Fifty (50) feet.

**Map A: Pictometry/Aerial Photography**





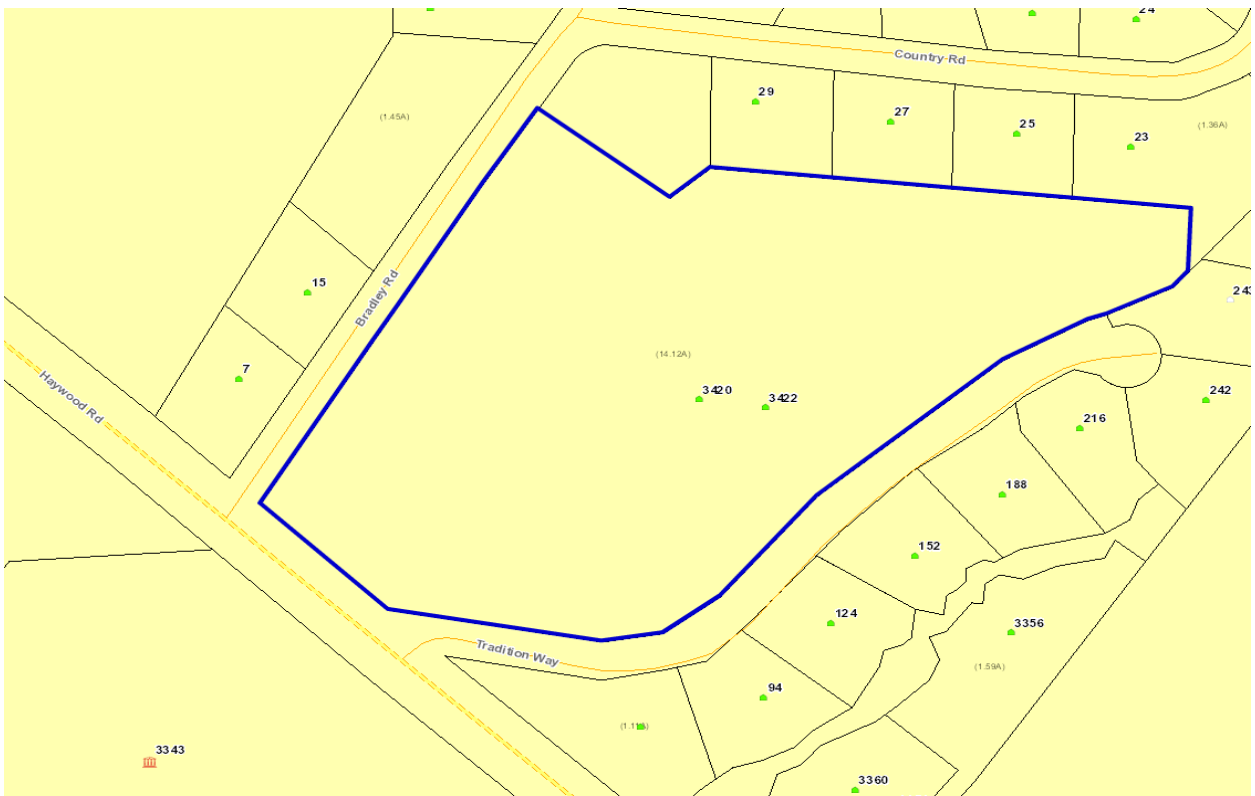
2. **Current Conditions**

**Current Use:** This parcel is currently in Residential Use.

**Adjacent Area Uses:** The surrounding properties consist of mixed residential and educational uses.

**Zoning:** The surrounding properties are zoned Residential 2 (R2).

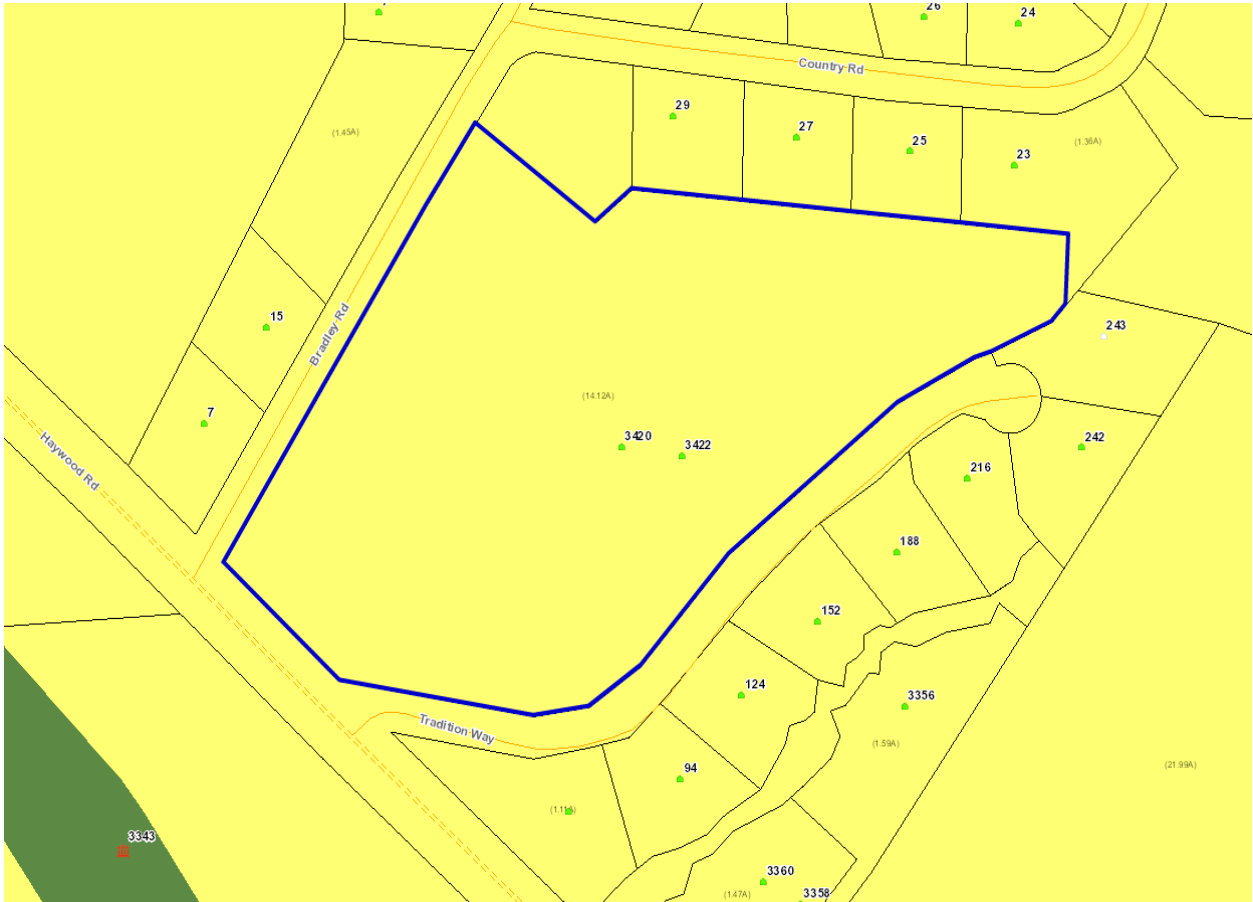
**Map B: Current Zoning**





3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The parcel is in the Upper French Broad River WS-IV Protected Area Water Supply Watershed district.
4. **Water and Sewer** This property will be served by private water and septic.  
**Public Water:** not available  
**Public Sewer:** not available

**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” classification. 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.



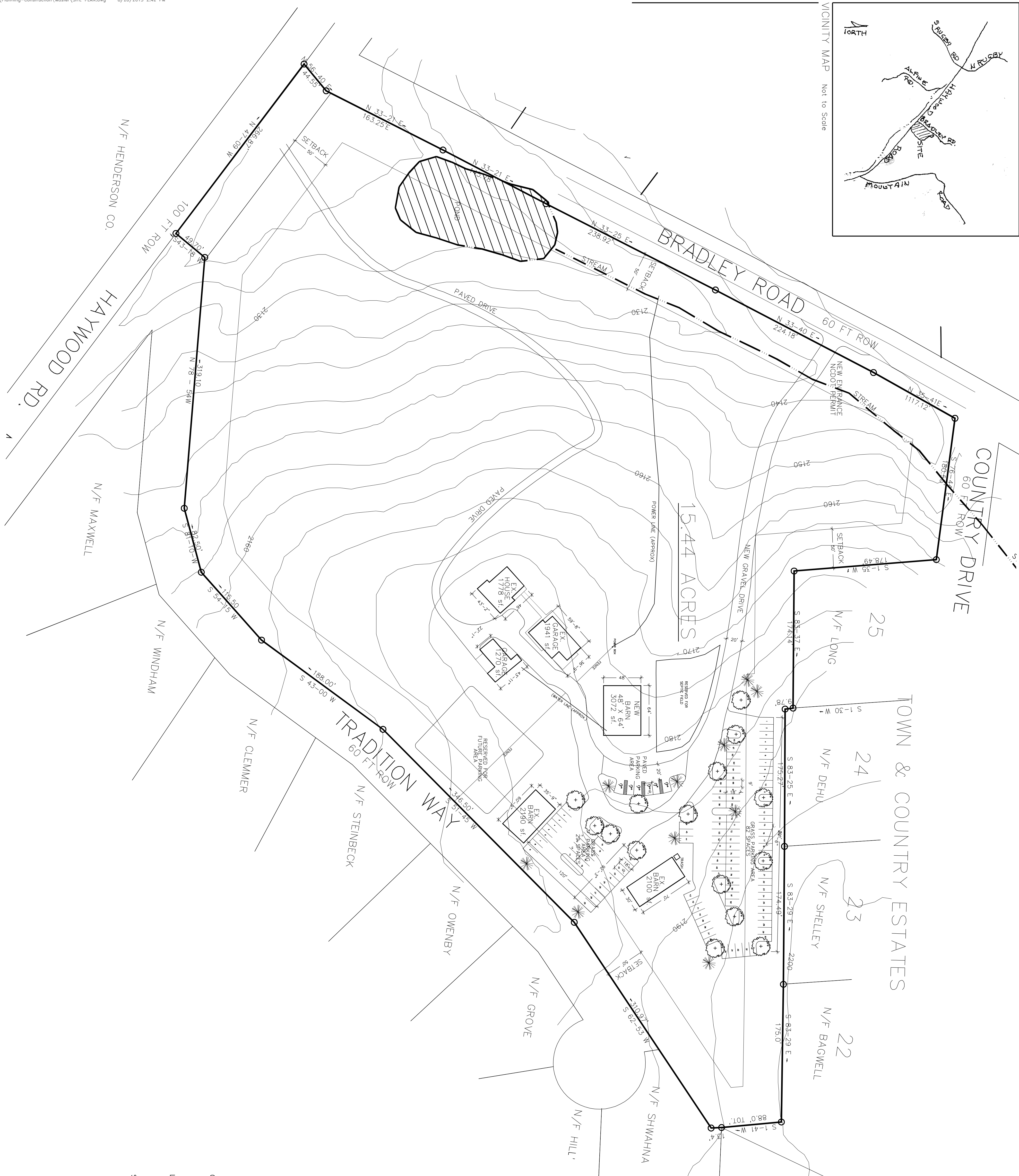
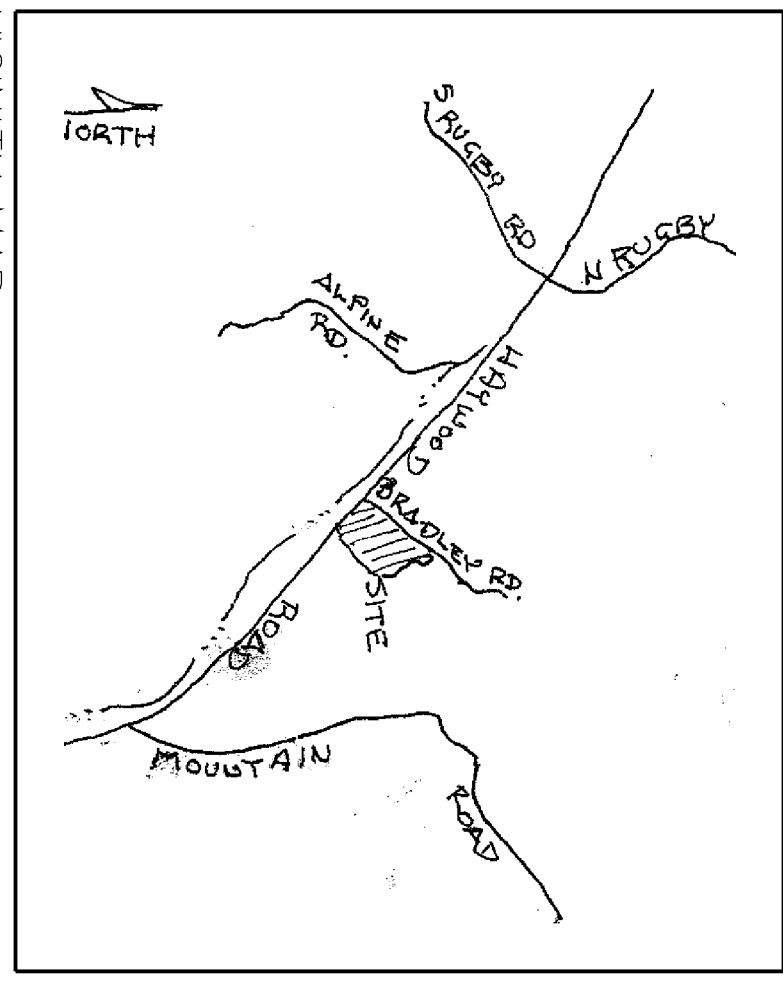
3. Wide ranges of residential densities will exist. Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time, policies and regulations should protect existing less intensely developed communities.

4. The USA will contain considerable commercial development at a mixture of scales: *Local, Community, and Regional, as defined below*. In particular, all Regional Commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.

**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 and recommend approval to the Zoning Board of Adjustment because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs**



PROJECT SUMMARY	
Total Project Area	15.44Ac.
PIN No.	9650-34-3953
Existing Zoning	R-2
Proposed Zoning	R-2 SU
Proposed No. Lots	01
Site Coverage	
Existing Buildings	9279sf (1.4%)
Proposed new building	3072sf (0.5%)
Open Space	620,679sf (92.3%)
Parking - Proposed	38,074sf (5.7%)
Max Building Height	35
Fire District	Mountain Home
Water	Private
Supply Watershed	Upper French Broad
Sewer	WS_LIV_P
Trough	Private
Length of Public Road	NA
Length of New Private Drive	872 lf

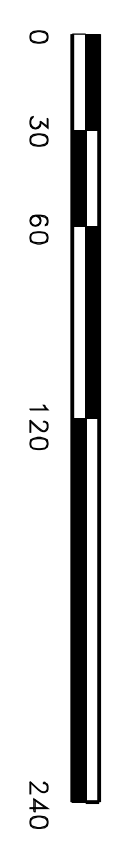
-No portion of the site is within the 100 yr floodplain.  
 -Entirety of project is located within Henderson County.  
 -Open Space and Common Properties to be maintained by the property Owner.

**OWNER:**  
 WILLIAM B. & TAMARA H. CRANE  
 3420 HAYWOOD ROAD  
 HENDERSONVILLE, NC 28791  
 828-891-7610

**LAND PLANNER/  
 LANDSCAPE  
 ARCHITECT:**  
 LUTHER E. SMITH & ASSOCIATES, P.A.  
 129 580 AVENUE WEST  
 HENDERSONVILLE, NC 28792  
 828 697-2307

**SURVEYOR:**  
 SITE LAYOUT BASED ON SURVEY BY  
 FREELAND & ASSOCIATES - HENDERSONVILLE  
 NC, 2-4-1986, DWG NO. HNC 6017

**SITE LAYOUT PLAN**  
 Scale 1"=60'-0"



Submitted to Henderson County for SPECIAL USE  
 PERMIT Approval 17 AUGUST 2015

			Date: 08-20-2015 Drawn By: [Signature] Checked By: [Signature] Revision: [Signature]	LAND PLANNING LANDSCAPE ARCHITECTURE 129 580 AVENUE WEST HENDERSONVILLE, NC 28792 (828) 697-2307 (828) 697-8658 FAX luther@lutheresmith.com	LUTHER E. SMITH & ASSOCIATES, P.A.
			HENDERSON COUNTY, NORTH CAROLINA	CRANE PROPERTY	SITE LAYOUT





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Bridges Gazebos \* Delivery \*  
Adirondack Chairs Swings  
Arbors Storage Buildings  
\* 828-606-8535 \*

FOR SALE

Parking

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Gazebos  
Swings  
ORS  
28-606-9535

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