

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: November 17, 2015

SUBJECT: Major Site Plan Review for Sonrise Fitness Center

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 Sonrise Fitness Center



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Sonrise Fitness Center
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9528998795
- 1.4. **Size:** 1.66 acres +/-
- 1.5. **Location:** Etowah Park Rd near 64W in Etowah
- 1.6. **Supplemental Requirements:**

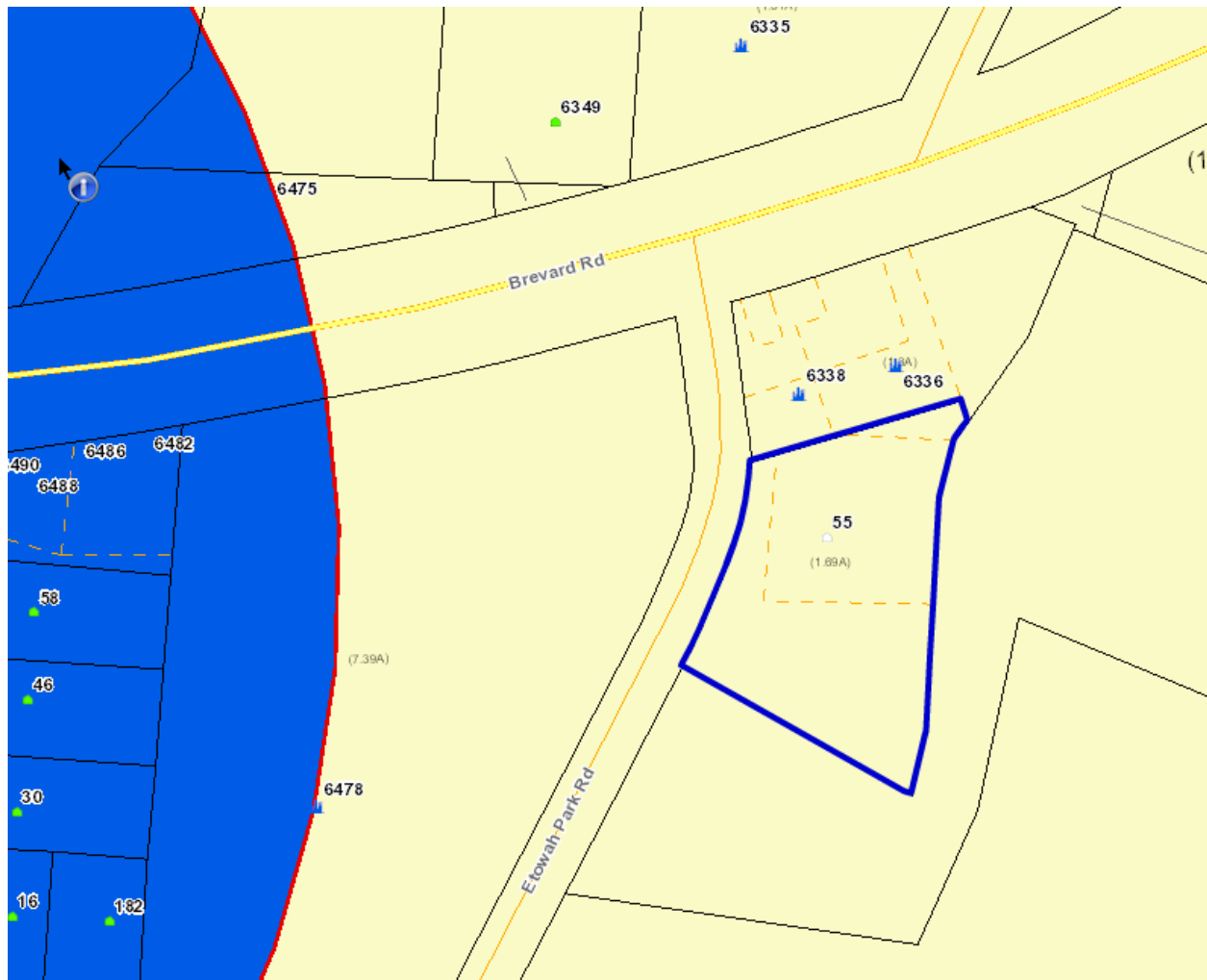
SR 4.14. Recreational Facilities (Indoor /Outdoor) A recreational facility that is outdoors and /or indoors and which may include: public or private operations, playing fields (soccer, baseball, etc.), courts (basketball, tennis, etc.) swimming pools, batting cages, shuffleboard areas, bowling alley, skating rink, bingo games, miniature race tracks (remote control only) and /or others such uses that fit the intent of this Chapter as determined by the Zoning Administrator. A recreational facility shall, for purpose of this Chapter, not include go-cart tracks (a recreational motor sports facility), golf courses, miniature golf courses, driving tees or driving ranges.

- (1) Site Plan. Major Site Plan required in accordance with §42-331 (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) Perimeter Setback. One hundred (100) feet (equipment, machinery and /or mechanical devices shall not be placed within 200 feet of a residential zoning district. All structures shall be 100 feet from a residential zoning district property).
- (4) Structure. For activities which present potential safety hazards (betting cages, baseball fields, driving tees, etc.) fencing, netting or other control measures shall be required.
- (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 states, ordinances and regulation (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 be provided consistent with the requirements of §42-182 (Screen Classification).
- (6) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or 12:00 midnight.
- (7) Hours of Operation. For outdoor uses, 6:00a.m. till 12:00 midnight

Map A: Pictometry/Aerial Photography



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 area. 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



Etowah Park Rd < > Etowah Park Rd



Etowah Park Rd



Etowah Park Rd



Etowah Park Rd



Etowah Park Rd

Google



**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: James + Terri Heatherly Phone: 828-891-6559
Complete Address: 55 E Tarback Park Rd, Etowah, NC 28729

Applicant:

Name: same Phone: _____
Complete Address: _____

Agent:

Name: TTPC Phone: 828/696-4000
Complete Address: 104 E 1st Ave, Suite A, Hendersonville 28792
Agent Form (Circle One): Yes No

Plan Preparer:

Name: same as agent Phone: _____
Complete Address: _____

GENERAL INFORMATION

Date of Application: 11/2/15
Site Plan Attached (Circle One): Yes No

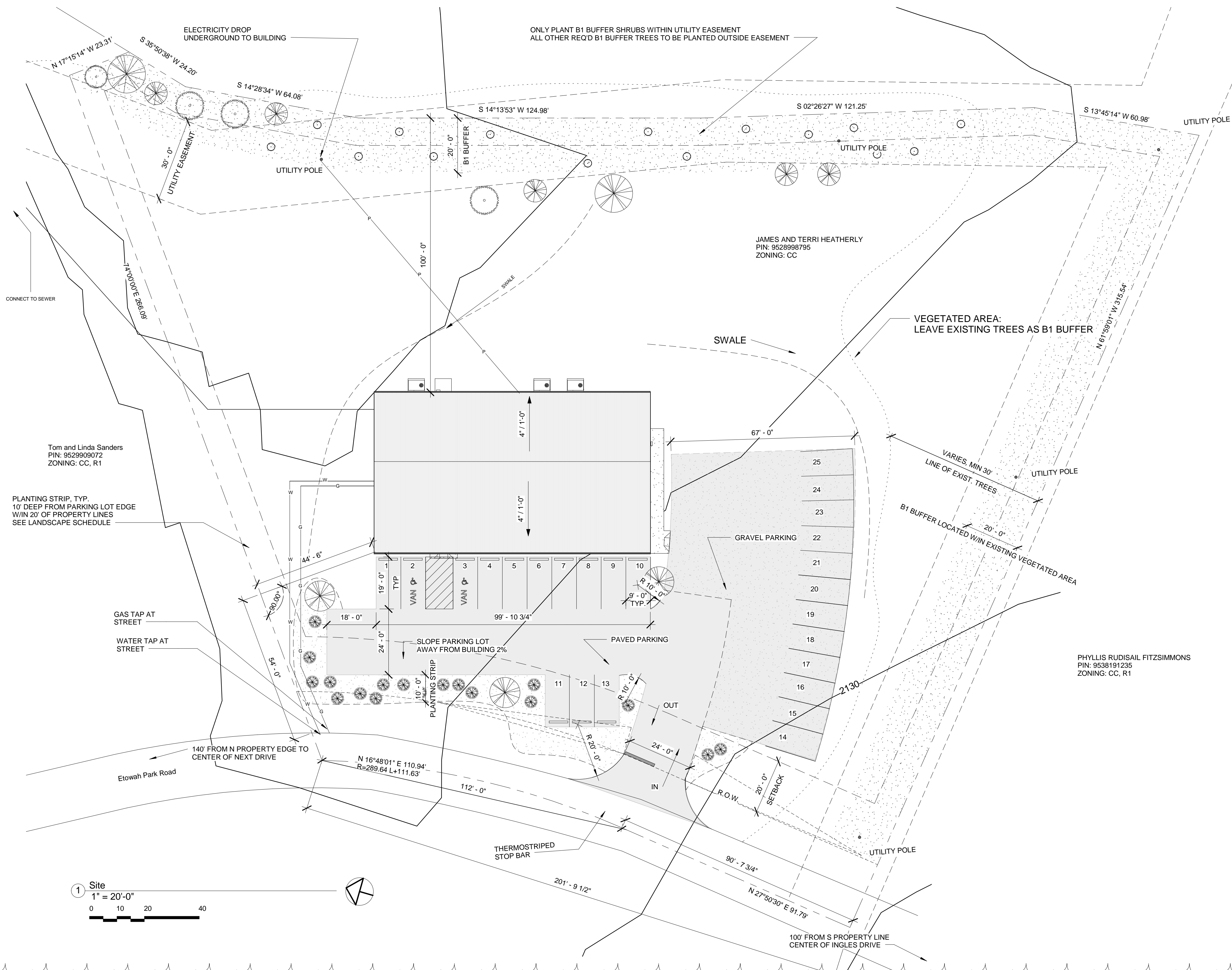
PARCEL INFORMATION

PIN: <u>952899875</u>	Tract Size (Acres): <u>1.84</u>
Zoning District: <u>CC</u>	Fire District: <u>Etowah</u>
Supplemental Requirement# _____	Watershed: <u>Upper French Broad</u>
Permitted by Right _____	Floodplain: <u>NA</u>
Special Use Permit _____	

Location / Property to be developed: 1.84 Parcel, Commercial, 2 5,000 sf buildings (1 future). Proposed building is to be a fitness center. 34 parking spots, w planting strips (no buffer req'd). Type VB building

County Use Only

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



SITE STATISTICS

OWNER INFO:
JAMES AND TERRI HEATHERLY
828.808.6109
James.heatherly@att.net
105 Robin Crest Drive, Hendersonville, NC

ARCHITECT INFO:
The Tamara Peacock Company
828.696.4000
tamara@tamarapeacock.com
104 E 1st Ave, Suite A, Hendersonville, NC

ZONING: CC
PROPOSED BUILDINGS: 1
LOT SIZE: 1.84 ACRES (80,070SF)
PROPOSED DENSITY: 25%
MAX SF: 30,000
PROPOSED SF: 5,000
IMPERVIOUS MAX (80%): 64,056
IMPERVIOUS PROPOSED: 19,938
AREA DISTURBED: 25,000
PARKING REQ'D: 10 SPOTS
PARKING PROPOSED: 33 SPOTS
ADA PARKING REQ'D: 2 SPOTS
ADA PARKING PROPOSED: 2 VAN W/FULL AISLE
ALL SITE LIGHTING TO BE FULLY DOWNSHIELDED

LANDSCAPE SCHEDULE

REQD PARKING LOT TREE 1/5 SPOTS 30 SPOTS 6 TREES
REQD PLANTING STRIP TREE 2/100 135 3 TREES (SUB 6 BUSHES PER TREE)
REQD B1 BUFFER SEE BELOW 1 LG DECID, 1 SM DECID, 1 LG CON, 6 SM CON

Table 5.2 Buffer Width and Plant Material Requirements					
Buffer Type	Width (ft)	Plant Material Required Per 100 Linear Feet			
		Deciduous Trees		Evergreen Trees	
		Large	Small	Large	Small
B1	20	1	2	2	6

- REQD PLANTING STRIP OR BUFFER.
PARKING LOT PLANTING STRIP: MIN. 10' WIDE AT PARKING LOT PERIMETER W/IN 20' OF PROPERTY LINE
- SHRUB 4" T MATURE, 3 GALLON OR 10" ROOT BALL, 18" T, SPIREAS, AZALEAS *
- SMALL TREE, <35' MATURE, 1.5" CALIPER, 8-10' T, SOURWOOD, DOGWOOD, HEDGE MAPLE *
- LARGE TREE, >35' MATURE, 2" CALIPER, 12-14' T, SUGAR MAPLE, RED OAK, SYCAMORE
- SMALL CONIFER TREE, >15' MATURE, 3 GALLON OR 10" ROOT BALL 18" T, HINOKI OR JAPANESE FALSE CYPRESS*
- LARGE CONIFER TREE, >20' MATURE, 6" T, WHITE PINE, EASTERN RED CEDAR*

*SEE HENDERSON COUNTY LDC ARTICLE V SUBPART F FOR OTHER APPROVED SPECIES



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Proj. Title: Designer: Author:
Checked By: Approver: Reviewer: Checker:

ISSUED FOR: REVISION DATE: 11.6.15 REVISION: 2

THE TAMARA PEACOCK COMPANY
Architects
104 E. 1ST AVENUE, SUITE A, HENDERSONVILLE, NC 28739
Phone: 828.696.4000 Fax: 828.696.4952

PROJECT NAME:
Sonrise Fitness Center
55 Etowah Park Road
Etowah, NC

SHEET NAME:
Site Plan
Proj. No.: 1536 Date: 1/14/2015
SHEET NO.: **SP 1**