

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: October 16, 2012

SUBJECT: Major Site Plan Review

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: New Sanctuary Addition for Mountain View Baptist Church

Suggested Motion: I move that the TRC approve the major site plan for Mountain View Baptist Church.



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Mountain View Church
- 1.2. **Request:** Major Site Plan review for a Sanctuary Addition
- 1.3. **PIN:** 9575-56-9443
- 1.4. **Size:** 3387sqft +/-
- 1.5. **Location:** The subject area is located off Mountain View Church Rd adjacent to the Tuxedo Baptist Church Cemetery in Tuxedo, NC.

1.6. Supplemental Requirements:

SR 5.19 Religious Institution

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. Lighting *mitigation* required.
- (3) Operations. A religious institution shall be permitted accessory uses provided the requested *accessory* use is permitted as a principle/accessory use in the district in which the religious institution is located.

Map A: Aerial Photo



2. Current Conditions

- 2.1. **Current Use:** The property is currently in residential use.
- 2.2. **Adjacent Area Uses:** The surrounding properties primarily consist of residential, rural, agricultural, and undeveloped land.

- 2.3. **Zoning:** The surrounding property to the north, south, east, and west is zoned (R2R) Residential 2 Rural.

Map B: Current Zoning



5. **Floodplain /Watershed Protection** -The property is not located in the Special Flood Hazard Area. The property is not in a Water Supply Watershed District.
6. **Water and Sewer**
- 6.1. **Public Water:** Public water is not available.
- 6.2. **Public Sewer:** Public sewer is not available.
- 6.3. **Utilities:** This building is served by individual well and septic.

Map C: CCP Future land Use Map



7. Staff Comments

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the “RAA” classification. The text and map of the 2020 CCP suggest that the portion of the subject area that is the “RAA” is currently rural in character with existing pockets of lower density residential and substantial land uses devoted to agricultural and undeveloped lands. Land use policies will seek to retain and preserve their rural character and protect valuable farmlands as well as environmental and cultural resources. Farmland protection measures should be aggressively pursued within the RAA. The CCP indicates that the property may be suitable for very low density development provided the developments are in keeping with the surrounding community.

8. Staff Recommendations

- 8.1. 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.

Looking North along Mountain View Church Rd



View of Church



Staff Report: TRC 10/16/12
Mountain View Baptist Church

Looking South along Mountain View Church Rd



Wooded area East of Church



