

Staff Report: Biltmore Baptist Church

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY**

**ZONING BOARD OF ADJUSTMENT**

**MEETING DATE:** November 19, 2014

**SUBJECT:** SUP 14-04, a religious institution for Biltmore Baptist Church located at 103 Education Drive off Upward Road

**PRESENTER:** Toby Linville, Code Enforcement Director

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Site Plan

**SUMMARY OF REQUEST:**

The applicants are requesting a Special Use Permit to allow them to use a portion of the existing structure on the property as a religious institution.

Staff requests that the ZBA review the application and make a decision based on evidence presented for this project.

**Suggested Motion:**

**I move to approve SUP-14-04 for Biltmore Baptist Church with the following conditions:**

**The use will:**

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



## Henderson County, North Carolina Code Enforcement Services

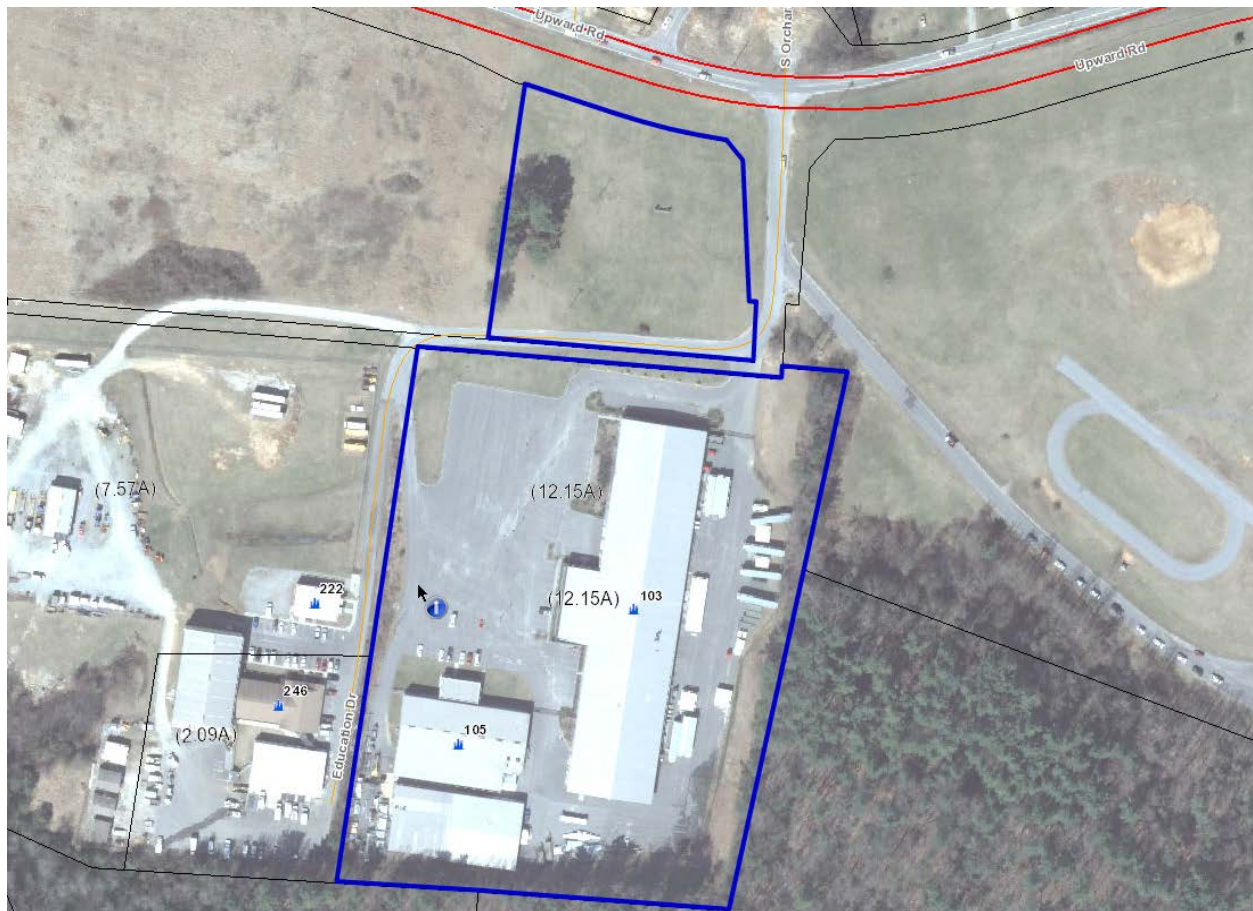
### 1. Board Request

- 1.1. **Applicant:** Biltmore Baptist Church, represented by Myrick, Gurosky & Associates
- 1.2. **Request:** SUP14-04 Religious Institution
- 1.3. **PIN:** 9587-69-0356
- 1.4. **Size:** 12.15 acres +/-
- 1.5. **Location:** The subject area is located 103 Education Drive off Upward Road
- 1.6. **Supplemental Requirements:**

### SR 5.19. *Religious Institution*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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 principal/*accessory use* in the district in which the *religious institution* is located.

**Map A: Aerial Photo/Pictometry**





## 2. Current Conditions

**2.1 Current Use:** The building on this parcel is currently used for a commercial storage facility.

**2.2 Adjacent Area Uses:** The surrounding properties consist of commercial, educational, and undeveloped land uses.

**2.3 Zoning:** The surrounding property to the north is zoned Regional Commercial (RC), to the east is zoned Community Commercial (CC) and Residential 1 (R1), and to the south and west is zoned Industrial (I).



**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 septic system.  
**Public Water:** City of Hendersonville.  
**Public Sewer:** City of Hendersonville sewer is not available for this property.



### Map C: CCP Future Land Use Map



#### **5. Staff Comments**

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Industrial Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

**Industrial:** Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.

*Examples include, but are not limited to, the following:* Quarries, oil and gas drilling/processing facilities, sand dredging operations; factories, plastic molding facilities, furniture manufacturing facilities, asphalt plants; commercial stockyards, warehouses, handling or storage facilities, freight storage facilities; recycling centers, public or private landfills, waste transfer stations; kennels; sawmill and kiln facilities, lumber yards, mulching operations; waste or potable water cleansing/processing facilities; hazardous chemicals processing; power generation facilities; automotive or engine repair establishments, welding shops, tire repair and mounting

establishments; trucking terminals, commercial vehicle/contractor equipment parking facilities, service vehicle and equipment staging areas.

**6. Staff Recommendations**

Staff's position at this time, under the guidelines of current plans, policies and studies, is to recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs**





















NO  
THRU  
TRAFFIC  
NO  
OUTLET

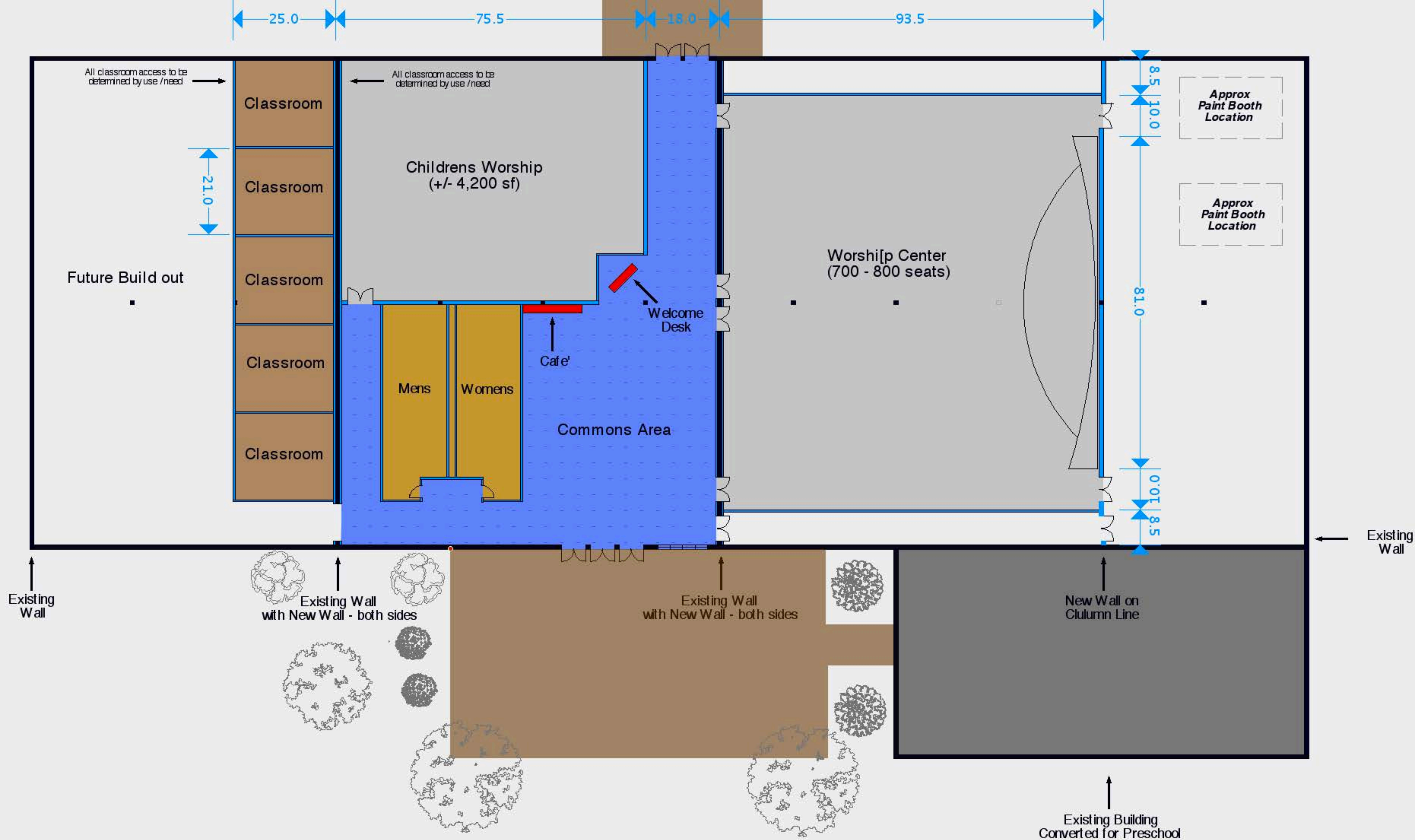






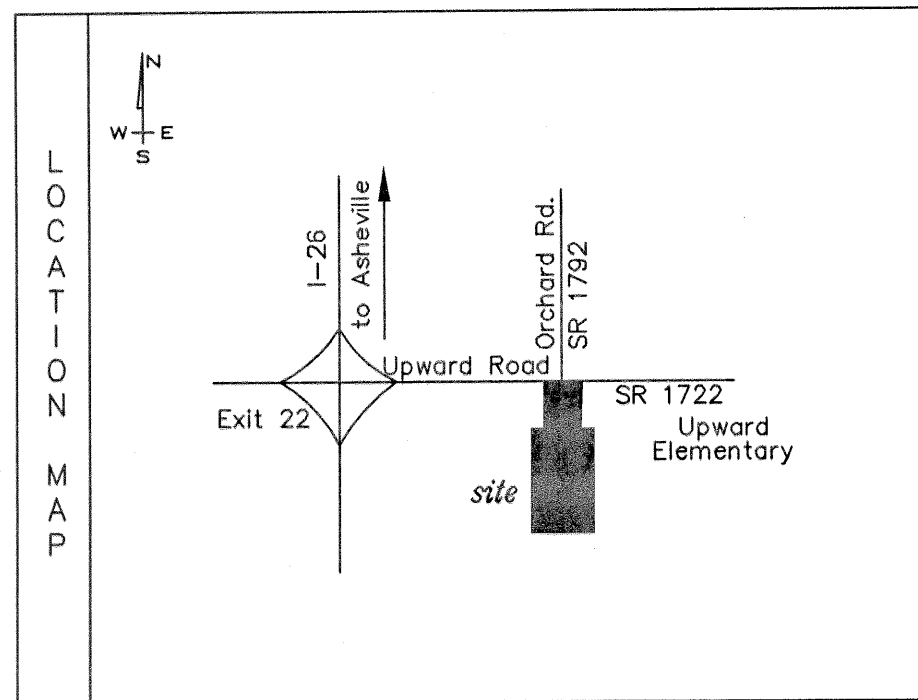






BBC Hendersonville  
Option A





Henderson County Board of Public Schools  
D.B. 824, Pg. 213  
PIN: 9587-59-5150  
Zoned: I

Henderson County Board of Public Schools  
D.B. 824, Pg. 213  
PIN: 9587-59-4424  
Zoned: I

Quattlebaum Properties F LLC  
D.B. 1178, Pg. 326  
PIN: 9588-40-9182  
Zoned: RC

William Justus  
D.B. 388, Pg. 281  
PIN: 9587-58-6523  
Zoned: I

Jeffery Justus  
D.B. 700, Pg. 854  
PIN: 9587-68-0446  
Zoned: I

Patricia Jones  
D.B. 1038, Pg. 349  
PIN: 9587-68-8771  
Zoned: I

Henderson County Board of Public Schools  
D.B. 824, Pg. 216  
PIN: 9587-79-2518  
Zoned: CC

## GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is NC Grid. All courses and distances, as shown, are measured.
2. Utility Note: The underground utilities shown have been located from field survey information and as shown by the current lease. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
3. Subject Property served by public sanitary sewer and water.
4. This survey was made in accordance with laws and/or Minimum Standards of the State of North Carolina.
5. Dimensions of structures are for informational purposes only.
6. Parking spaces are shown based on field observation and aerial map dated March 12, 2007.
7. No title report furnished at time of survey.
8. Proposed Lease Area division line to divide building. There is to be a 25' Common Area within said Proposed Lease Area.
9. Approximate location of Piped Creek based on observations.
10. The total number of striped parking spaces on the subject property is 192, including 6 designated handicap spaces.
11. Elevation Contours, as shown, scaled from Henderson County GIS Map.

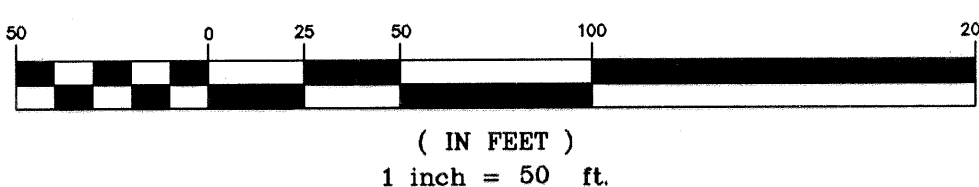
LINE DATA		
LINE	BEARING	LENGTH
L1	S65°27'24"E	1.44'
L2	S43°36'54"E	38.68'
L3	S89°35'14"E	10.00'
L4	S88°07'58"E	19.58'
L5	S02°04'28"W	63.32'
L6	N88°07'58"W	20.43'
L7	N88°04'35"W	10.05'

CHORD BEARING				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1001.05'	156.68'	S76°58'47"E	156.52'

## LEGEND

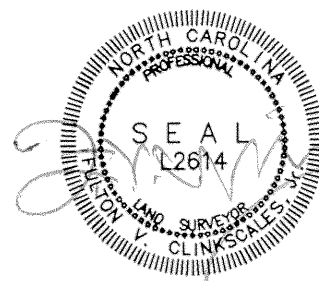
IPF	IRON PIN FOUND
IPS	IRON PIN SET
PT	POINT-No Monumentation
	STORM DRAIN MANHOLE
	GAS VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	CURB INLET
	WATER METER
	WATER VALVE
	TRANSFORMER
	TELEPHONE PEDESTAL
	A/C UNIT
	LIGHT POLE
	POWER POLE
	CLEAN OUT
ohp	OVERHEAD POWER LINE
ss	SEWER LINE
x-x	FENCE
P.O.B.	POINT OF BEGINNING
P.O.C.	Point of Commencement
(M)	MEASURED
(R)	RECORD

## GRAPHIC SCALE



## LAND AREA:

12.42 Acres± Total  
7.10 Acres± Impervious Surface



**FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC**  
Engineers \* Land Surveyors

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HENDERSONVILLE, N.C. 28792  
(828) 697-6539  
(828) 697-4195 (Fax)  
fcaofnc@bellsouth.net

REF. PLAT BOOK	A-183A
REF. DEED BOOK	1157/751
TAX MAP	9587-69-0356
PARTY CHIEF	FVC
DRAWN	TEC
DATE	09/7/2000 - 10/27/2014
DWG.NO.	H20273 - H34265