

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: July 15, 2014

SUBJECT: Major Site Plan Review Valley Hill Fire Department

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review for Fire and Rescue Station

SUGGESTED MOTION: I move that the TRC approve the major site plan for Valley Hill Fire Department.



Henderson County, North Carolina Code Enforcement Services

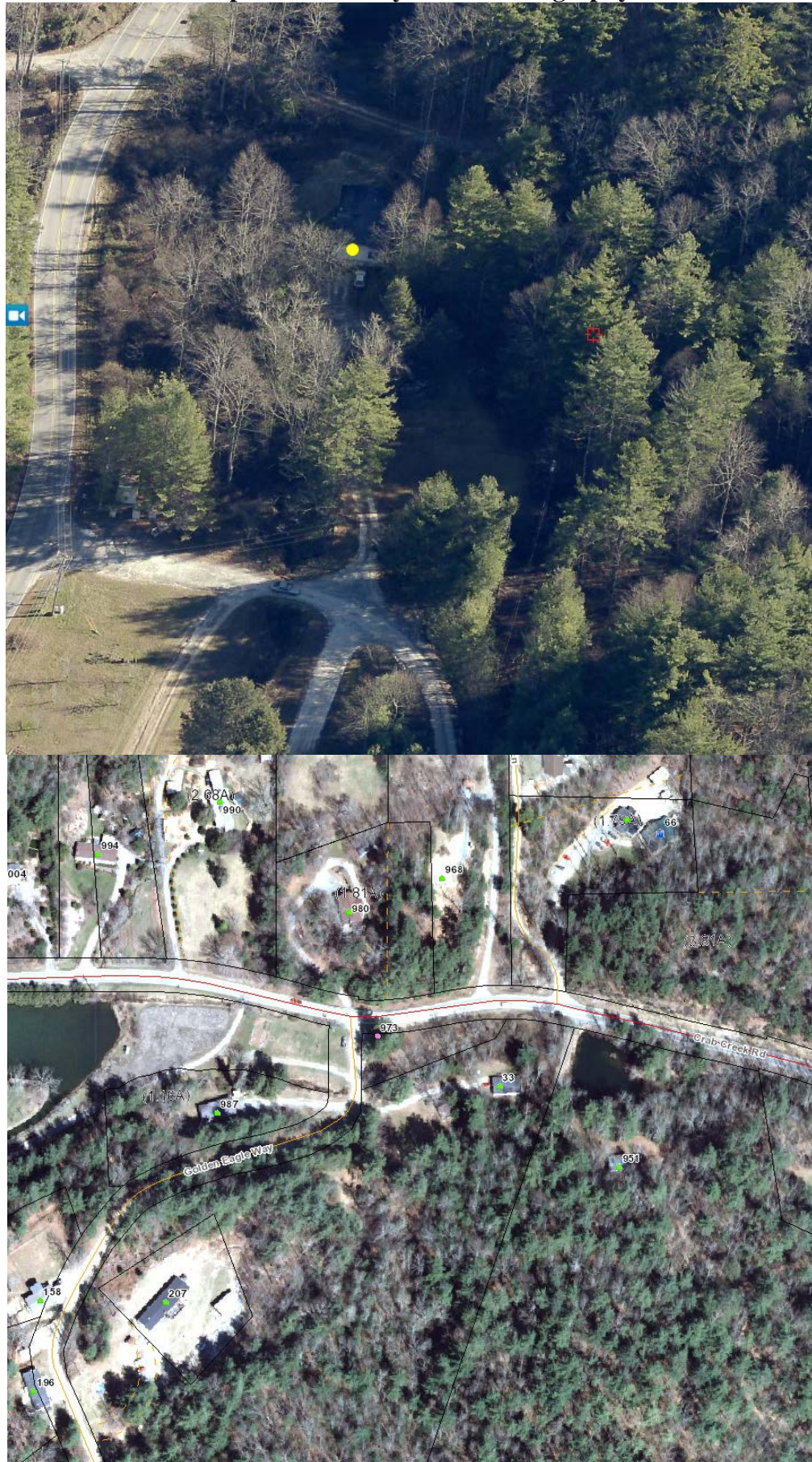
1. Committee Request

- 1.1. **Applicant:** Valley Hill Fire and Rescue
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9536829764
- 1.4. **Size:** 1.85 acres +/-
- 1.5. **Location:** The subject area is located on Golden Eagle Way off of Crab Creek Rd.
- 1.6. **Supplemental Requirements:**

SR 5.10. Fire and Rescue Station

- (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) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access.
- (4) Operations. No drills are to be held before 8:00 a.m. or after 10:00 p.m. on an existing *residential zoning district*. No fire trucks or other emergency *vehicles* are to be permanently stored outdoors.

Map A: Pictometry/Aerial Photography



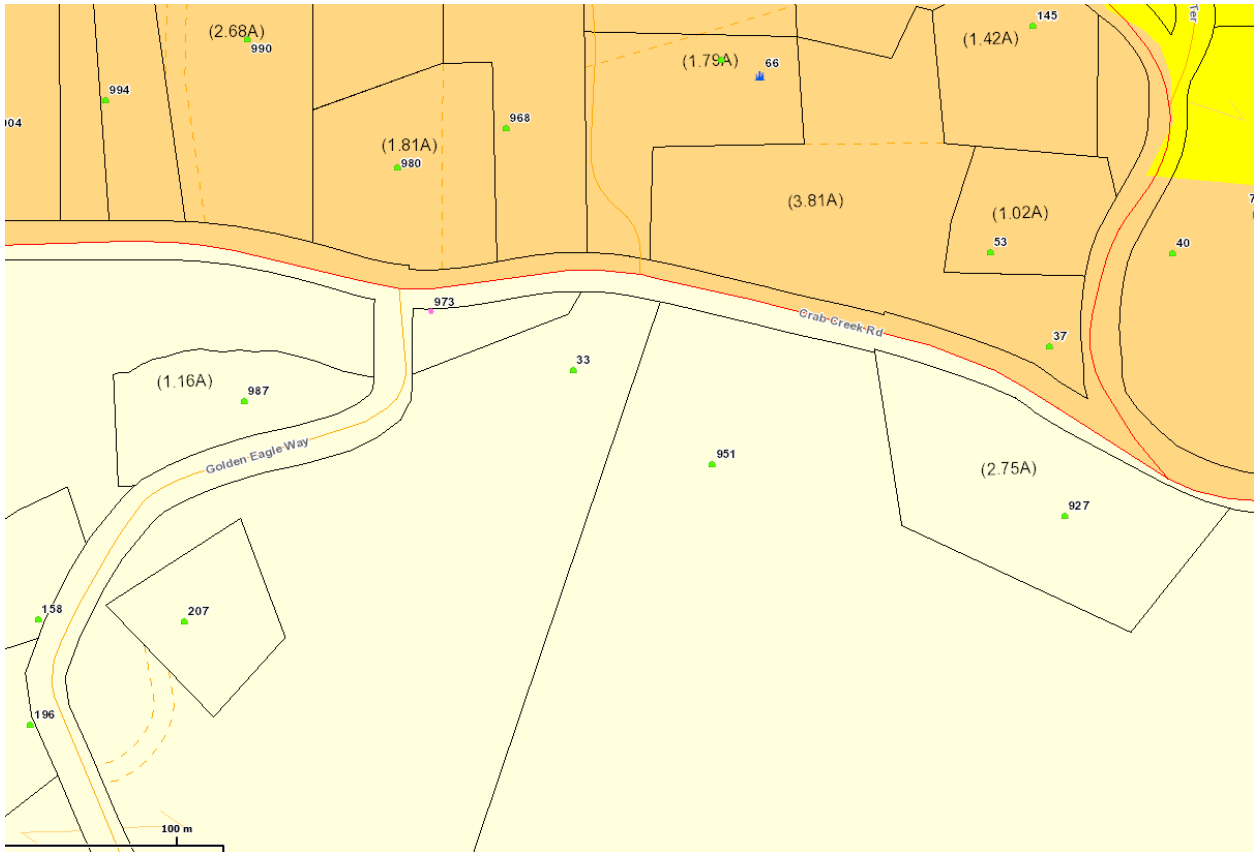
2. Current Conditions

2.1 Current Use: This parcel is currently in residential use.

2.2 Adjacent Area Uses: The surrounding properties consist of residential uses.

2.3 Zoning: The surrounding property south of Crab Creek Rd is zoned Residential-3 (R3). Property north of Crab Creek is Residential-Two-Rural (R2R).

Map B: Current Zoning



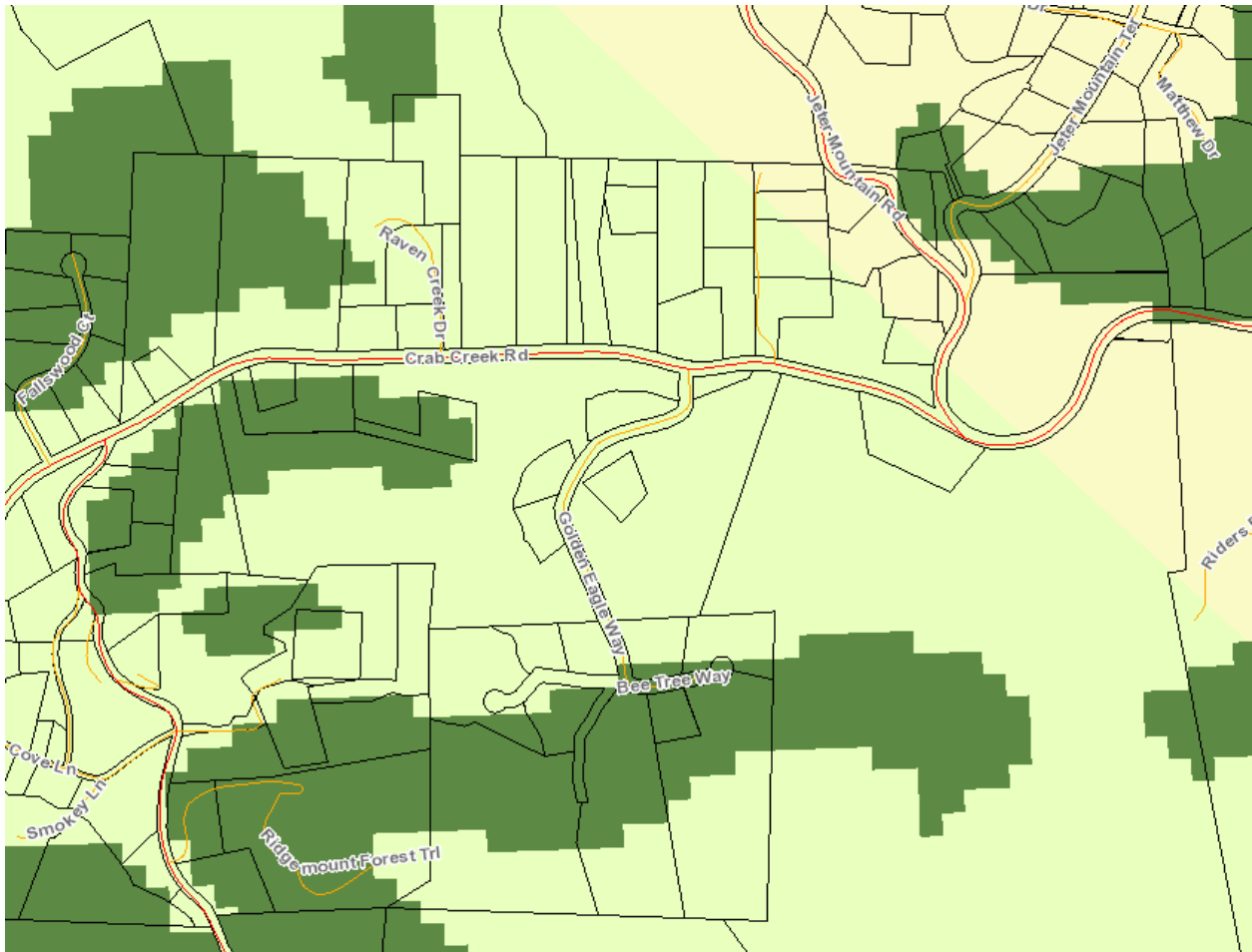
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. Water and Sewer This property is not served by public utilities.

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 Rural/Agriculture Areas. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character.

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



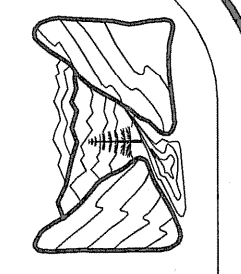


GOLDEN EAGLE WAY







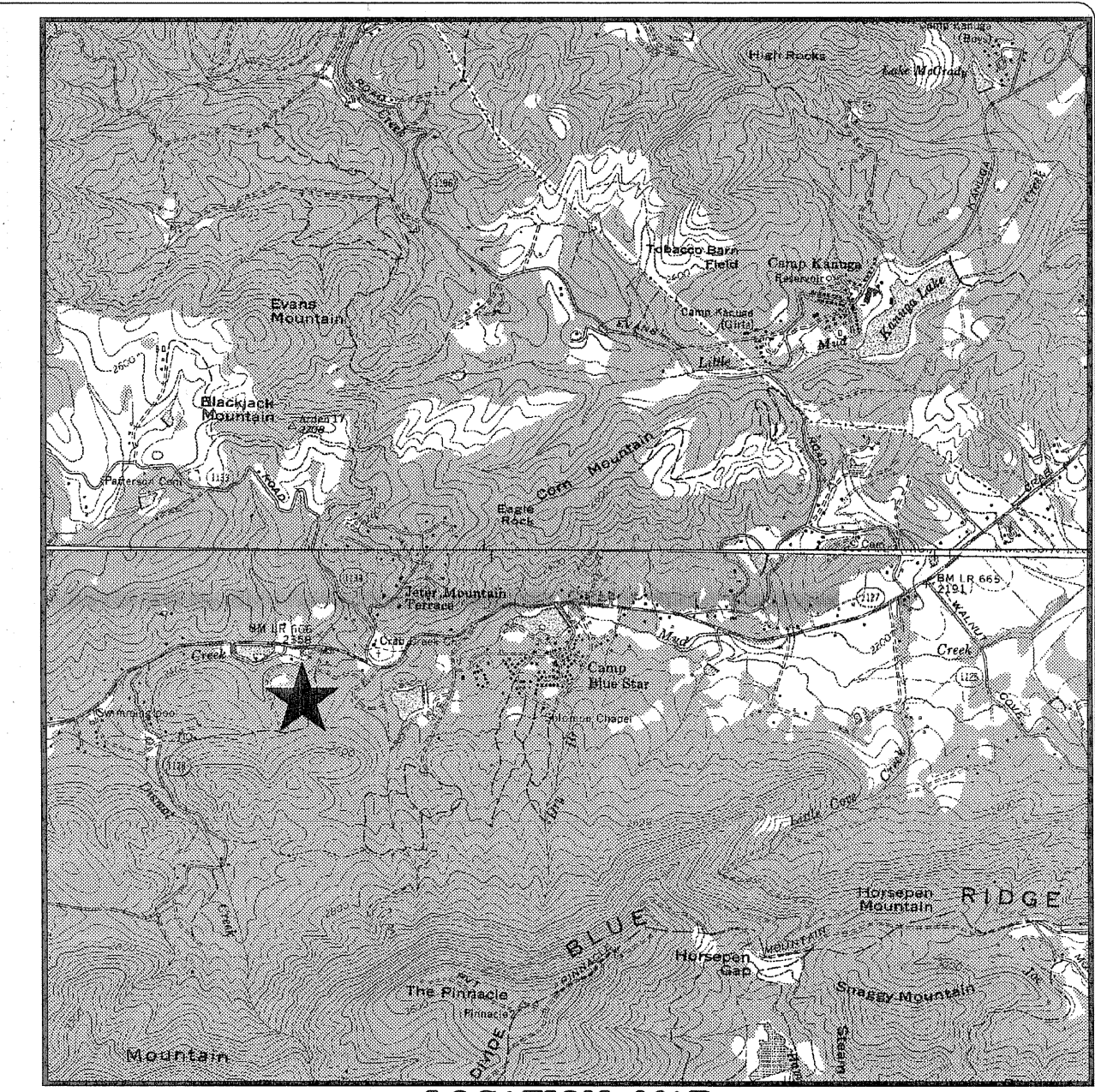


WILLIAM G. LAPSLEY & ASSOCIATES P.A.
CONSULTING ENGINEERS & LAND PLANNERS
HENDERSONVILLE, NORTH CAROLINA

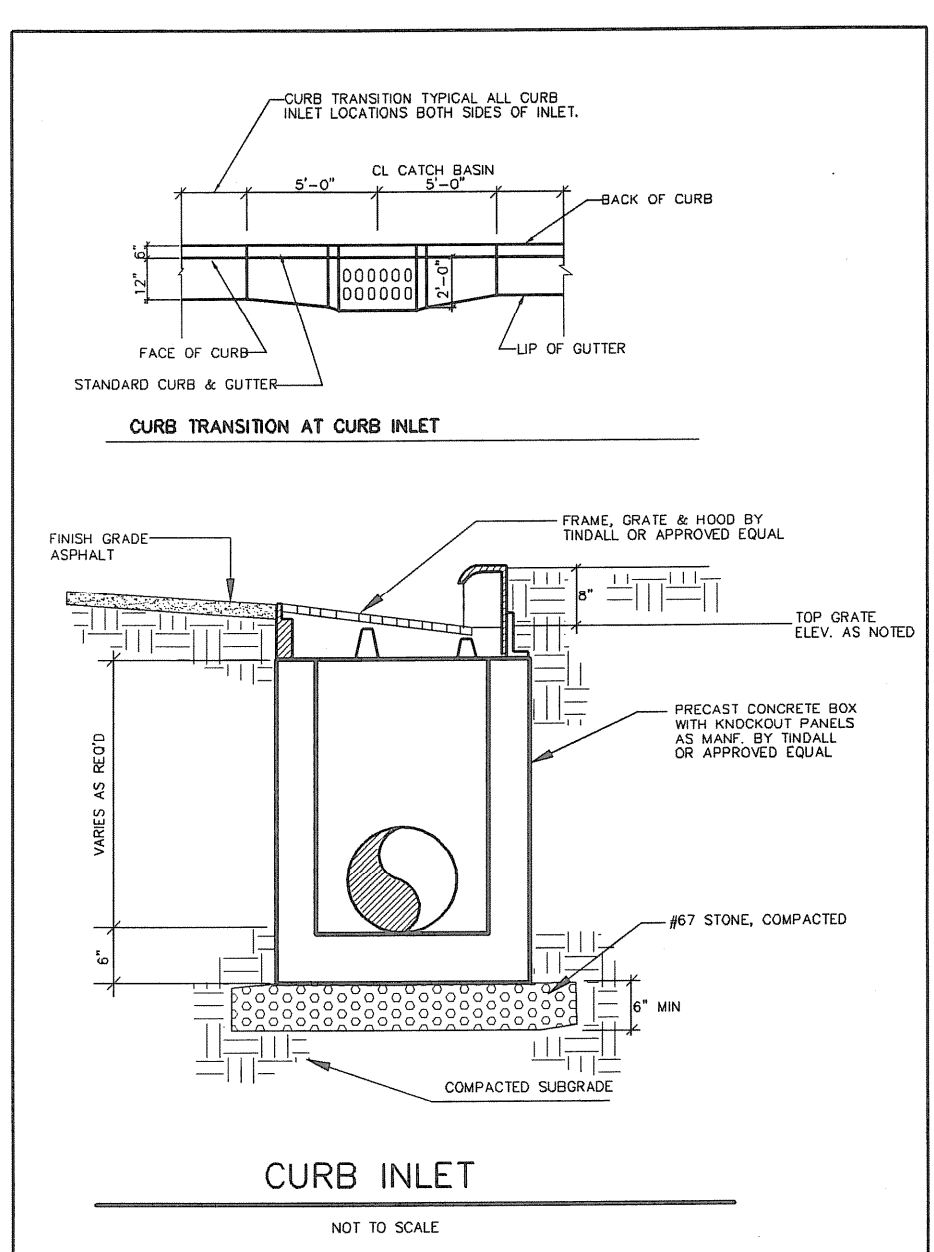
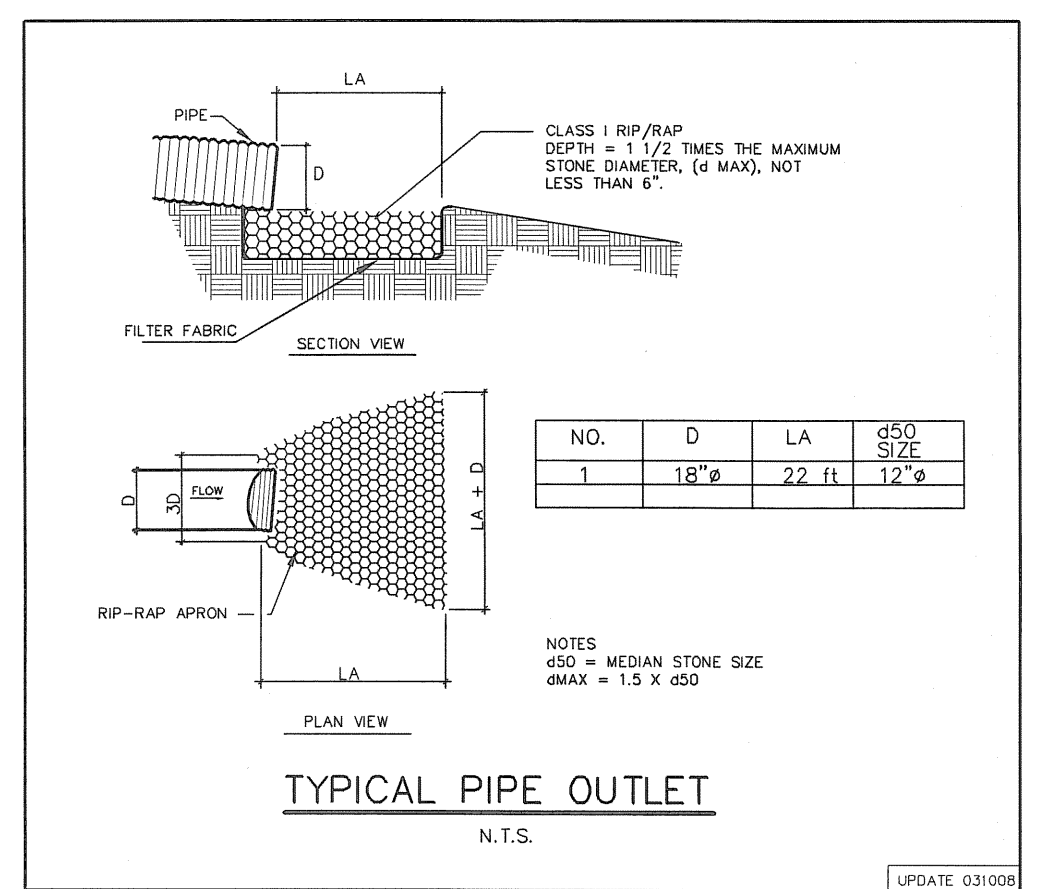
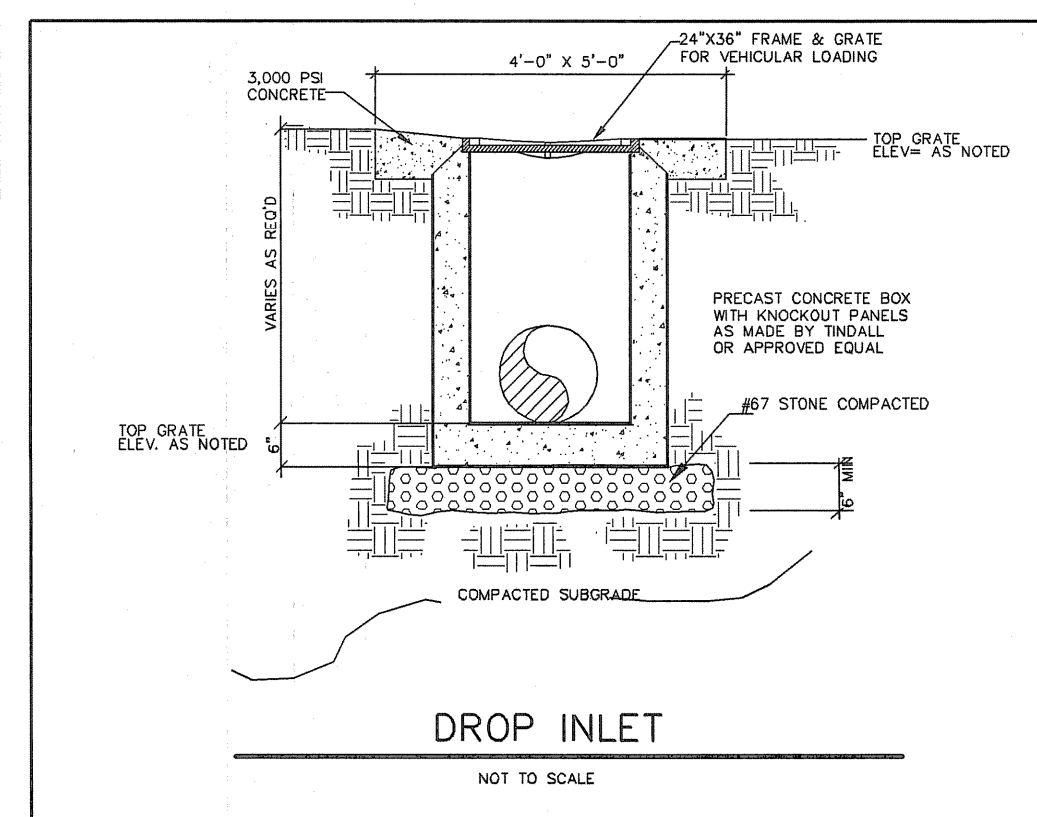
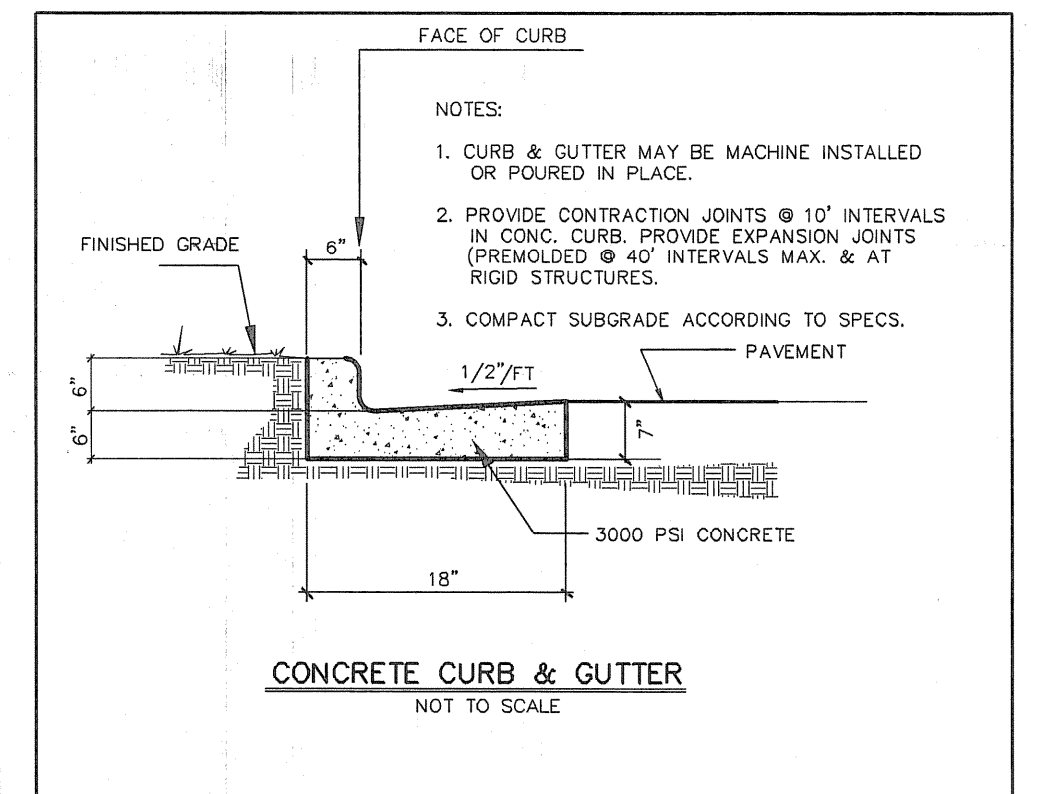
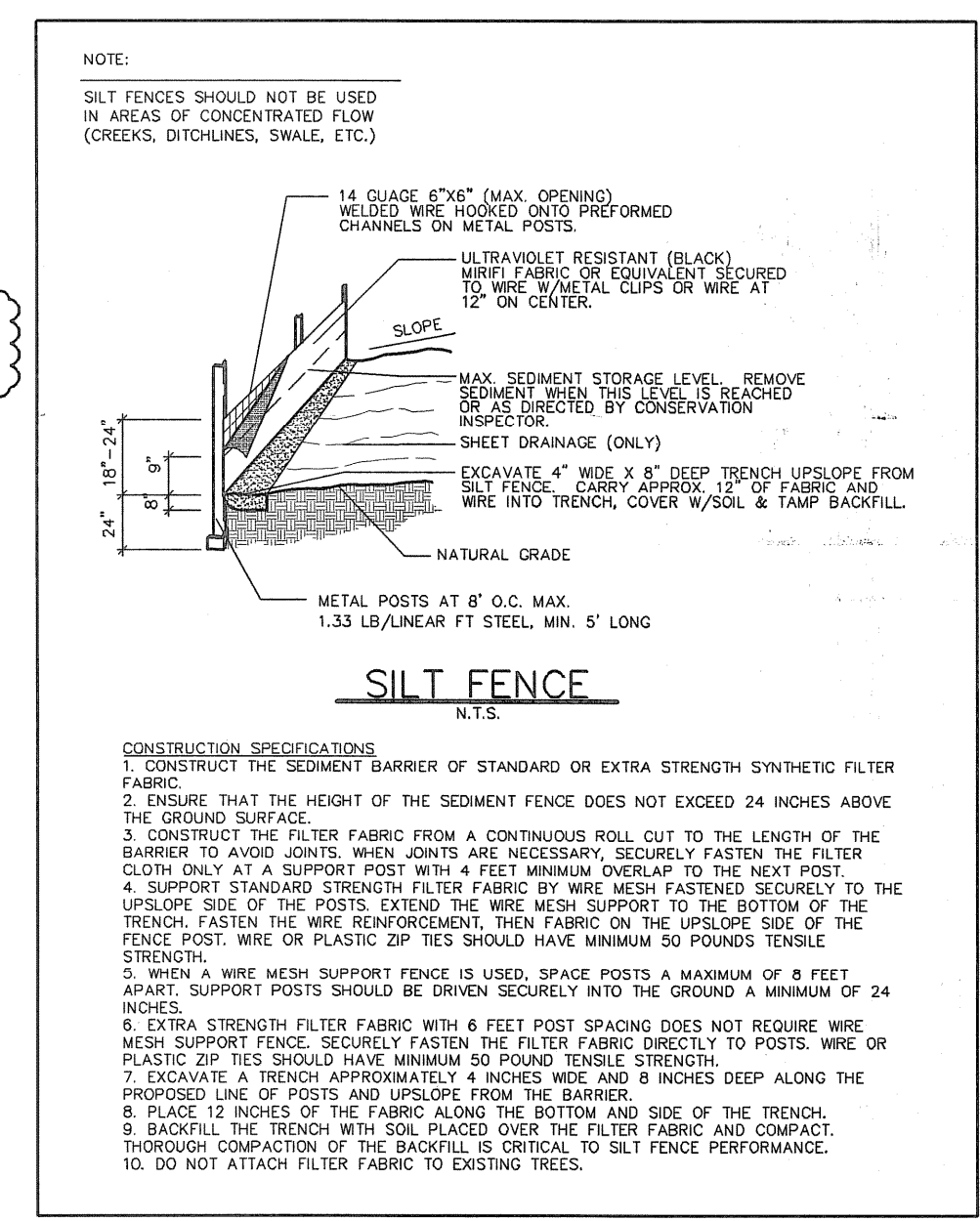
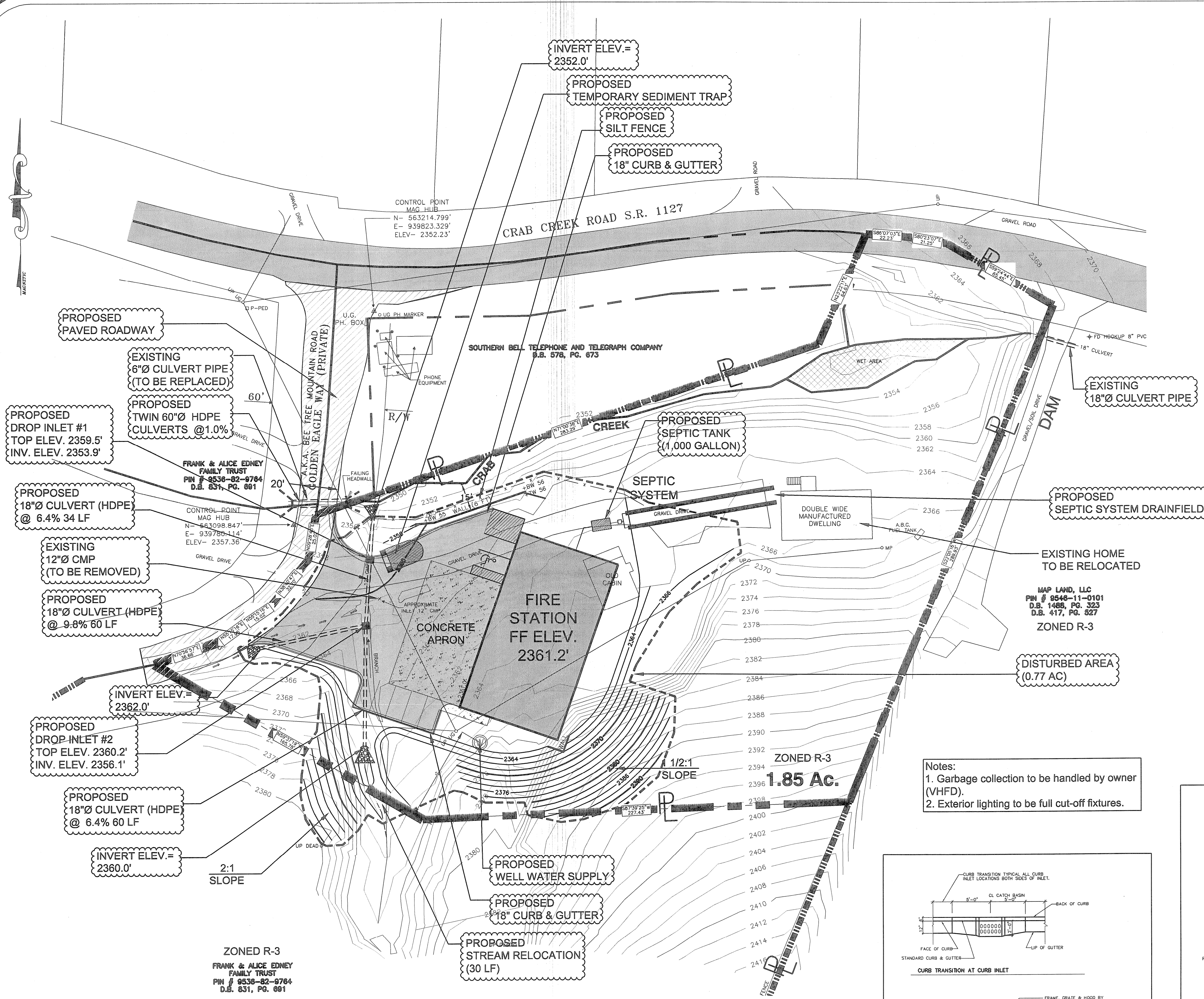
VALLEY HILL FIRE #2
HENDERSON COUNTY,
NORTH CAROLINA

PROPOSED
SITE DEVELOPMENT PLAN

sheet
1 of 1



LOCATION MAP
N.T.S.



PROPERTY INFORMATION
OWNER:
FRANK & ALICE EDNEY
FAMILY TRUST
PIN# 9536-82-9784
D.B. 831 PG 691

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Revisions

NO.	DATE	REVISION
6/26/24		COUNTY COMMENTS

date: 11/13
job: 13180
drawn: KHC