

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: June 19, 2018**

**SUBJECT: Major Site Plan**

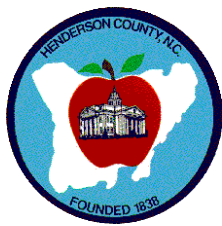
**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review Edneyville Elementary School**

**SUGGESTED MOTIONS:**

**I move to approve the major site plan for Edneyville Elementary School.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Edneyville Elementary School**
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9690583114
- 1.4. **Size:** 25.35 acres +/-
- 1.5. **Location:** 2875 Pace Rd
- 1.6. **Supplemental Requirements:**

#### **SR 5.20. School (Public/Private/Charter)**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Operations. A *school* shall be permitted *accessory uses* provided the requested *accessory use* is permitted as a *principal/accessory use* in the district in which the *school* is located. Additional signage shall not be permitted for the *accessory use*.
- (4) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 7:00 a.m. or after 12:00 midnight when on/adjacent to a *residential zoning district*

**Map A: Pictometry/Aerial Photography**

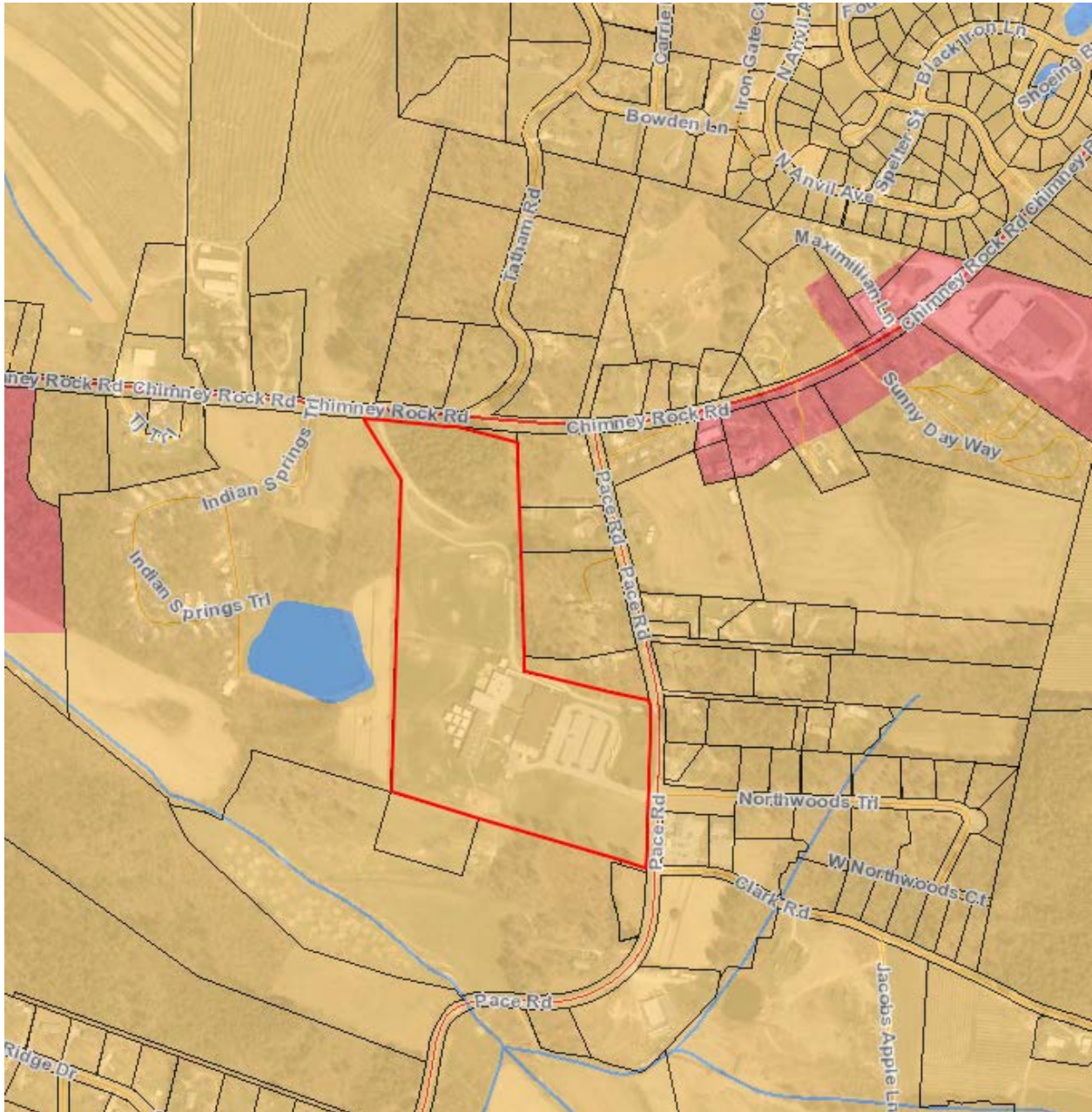


2. **Current Conditions**

**Current Use:** This parcel is currently an elementary school.

**Adjacent Area Uses/Zoning:** The surrounding properties are Residential Two Rural and some Local Commercial along Chimney Rock Rd.

**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 private septic.

**Public Water:** City of Hendersonville

**Public Sewer:** N/A

**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**

**HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION**

**CONTACT INFORMATION**

**Property Owner:**

Name: HENDERSON COUNTY BOARD OF PUBLIC EUDCATION Phone: 828-697-4733

Complete Address: 414 4th AVENUE WEST, HENDERSONVILLE, NC 28739

**Applicant:**

Name: HENDERSON COUNTY Phone: 828-697-4819

Complete Address: 100 NORTH KING STREET, HENDERSONVILLE, NC 28792

**Agent:**

Name: HENDERSON COUNTY - JOHN MITCHELL Phone: 828-697-4819

Complete Address: 100 NORTH KING STREET, HENDERSONVILLE, NC 28792

Agent Form (Circle One):    Yes    No

**Plan Preparer:**

Name: WGLA ENGINEERING, PLLC. Phone: 828-687-7177

Complete Address: 724 5th AVENUE WEST, HENDERSONVILLE, NC 28739

**GENERAL INFORMATION**

**Date of Application:** 6/13/18

**Site Plan Attached (Circle One):** Yes    No

**PARCEL INFORMATION**

PIN: 9690-58-3114

Tract Size (Acres): 25.56

Zoning District: R2-R

Fire District: EDNEYVILLE

Supplemental Requirement# \_\_\_\_\_

Watershed: FRENCH BROAD

Permitted by Right X

Floodplain: N/A

Special Use Permit N/A

Location / Property to be developed: THIS PROJECT INVOLVES THE REDEVELOPMENT OF THE EXISTING EDNEYVILLE ELEMENTARY SCHOOL TO CONSTRUCT A NEW ELEMENTARY SCHOOL FACILITY. THIS PARCEL IS LOCATED AT 2875 PACE ROAD, HENDERSONVILLE NC, 28792. THE ENTRANCE TO THIS SITE IS LOCATED 1165 LF +/- SOUTH OF THE SIGNALIZED INTERSECTION OF PACE ROAD & US-64 (CHIMNEY ROCK ROAD).

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**County Use Only**

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

**DEVELOPMENT DATA BLOCK**

**NAME & LOCATION OF PROJECT:**  
EDNEYVILLE ELEMENTARY SCHOOL  
2875 PACE ROAD  
HENDERSONVILLE, NC 28792

**PIN NUMBERS:**  
9690-58-3114  
D.B. 824 P.G. 213  
D.B. 448 P.G. 703  
D.B. 426 P.G. 183

**ZONING:**  
EXISTING ZONING: R2-R (RESIDENTIAL 2 - RURAL)

**PROPERTY OWNERS:**  
HENDERSON COUNTY BOARD OF PUBLIC EDUCATION

**CONTACT PERSON:**  
DAVID BERRY

**ARCHITECT:**  
AARON BRUMO, AIA  
CLARK NEXSEN  
301 COLLEGE STREET, SUITE 300  
ASHEVILLE, NC 28801

**ENGINEER:**  
JARED DERIDDER, P.E.  
WGLA ENGINEERING, PLLC  
724 5TH AVENUE WEST  
HENDERSONVILLE, NC 28739

**PROJECT AREA:**  
20.00 ± ACRES

**PARCEL SIZE:**  
25.56 ± ACRES

**WATER SYSTEM:**  
PUBLIC-CITY OF HENDERSONVILLE

**SEWER SYSTEM:**  
ON-SITE SEPTIC

**BUILDING SETBACKS:**  
FRONT OR R/W: 35' (THOROUGHFARE)  
SIDE: 10'  
REAR: 10'

**BUILDING HEIGHT:**  
MAX ALLOWED: 40' MAX  
PROPOSED: SEE ARCHITECTS PLAN

**PARKING SUMMARY**

EXISTING PARKING: STANDARD: 99  
ACCESSIBLE: 3  
SCHOOL BUS: 6  
102 SPACES TOTAL

REQUIRED INSTITUTIONAL PARKING PER HENDERSON COUNTY LAND DEVELOPMENT CODE:  
ONE (1) SPACE PER EACH 500 SQUARE FEET OF GROSS FLOOR AREA

PROPOSED BUILDING: 89,662 SF  
= 180 SPACES

PROPOSED PARKING:  
STANDARD: 179  
ACCESSIBLE: 17  
188 SPACES TOTAL

**MSTA STORAGE AND QUEUING**

FUTURE STUDENT POPULATION = 800

AVERAGE QUEUE = 1323'  
30% HIGH DEMAND = 397'  
DESIRED QUEUE = 1720'

THIS DESIGN PROVIDES

SINGLE QUEUE = 304'  
DOUBLE QUEUE = 1210'  
TOTAL QUEUE = 1514'

EXISTING STUDENT POPULATION = 527

EXISTING DESIGN PROVIDES

SINGLE QUEUE = 1364'  
DOUBLE QUEUE = 0'  
TOTAL QUEUE = 1364'

**NOTES:**

- 1.) SURVEY INFORMATION PROVIDED BY: ED HOLMES & ASSOCIATES LAND SURVEYORS, P.A. 200 RIDGE FIELD COURT, SUITE 215 ASHEVILLE, NC 28806
- 2.) EXISTING UTILITIES THAT ARE TO REMAIN MUST BE PROTECTED AND REMAIN IN SERVICE DURING CONSTRUCTION.
- 3.) ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON SITE. CONTRACTOR SHALL CALL 811 PRIOR TO ANY DIGGING.
- 4.) ADDITIONAL EXISTING LANDSCAPE TREES AND/OR SHRUBS MAY EXIST ON SITE THAT WILL NEED TO BE REMOVED.
- 5.) CONTRACTOR SHALL HAVE LIMITS OF EXISTING SEPTIC DRAIN FIELD STAKED IN THE FIELD BY A LICENSED SURVEYOR PRIOR TO MOBILIZATION.
- 6.) CONTRACTOR SHALL FENCE OFF THE EXISTING SEPTIC DRAIN FIELD WITH ORANGE TREE PROTECTION FENCING AFTER IT HAS BEEN STAKED TO PREVENT ANY CONSTRUCTION ACTIVITY FROM OCCURRING INSIDE THE FENCED OFF AREA.
- 7.) NO LAND DISTURBING ACTIVITY SHALL OCCUR WITHIN 25' OF THE TOP OF BANK SURROUNDING ANY SURFACE WATER DESIGNATED AS TROUT WATERS (TR).
- 8.) CONTRACTOR TO BE RESPONSIBLE FOR TEMPORARY TRAFFIC CONTROL SIGNAGE THROUGHOUT THE DURATION OF THE PROJECT.

**FIRE FLOW ANALYSIS**

QR = QF x [(HR/HF)<sup>0.54</sup>]

QR = RATED CAPACITY AT 20 PSI (GPM)  
= 4,680 GPM

QF = TEST FLOW (GPM)  
= 1,350 GPM

HR = STATIC PRESSURE MINUS 20 PSI  
= 100 PSI

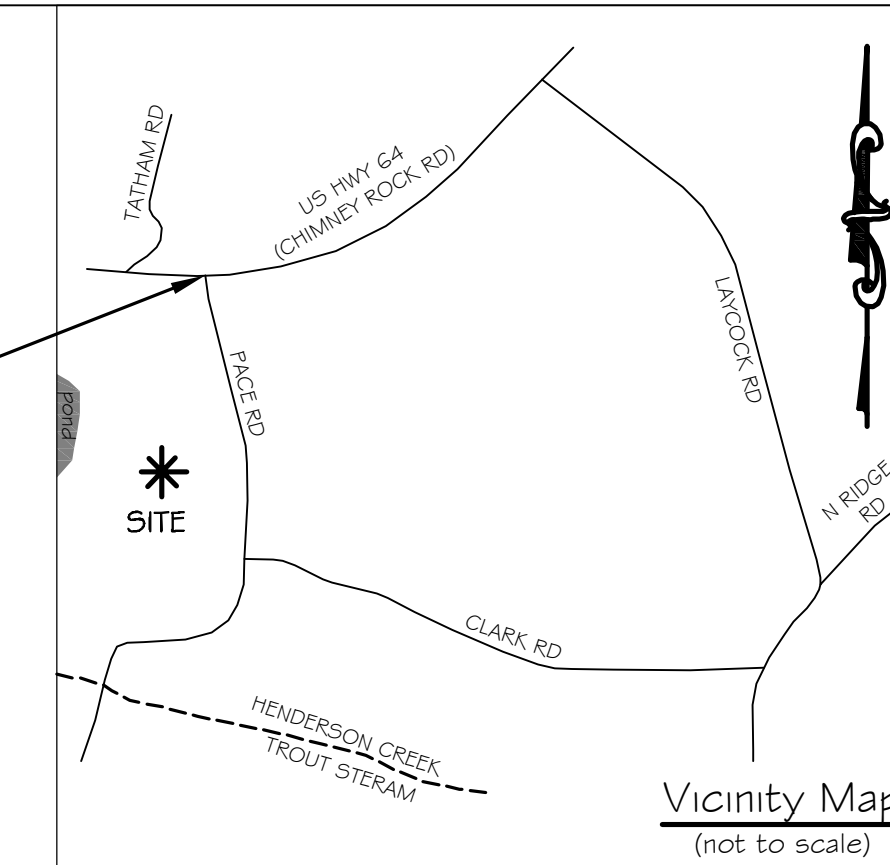
HF = STATIC PRESSURE MINUS RESIDUAL PRESSURE  
= 10 PSI

SP = STATIC PRESSURE  
= 120 PSI

RP = RESIDUAL PRESSURE  
= 110 PSI

MINIMUM REQUIRED FIRE FLOW FROM B105.1 6,250 GPM (TYPE IIB BLDG.)  
ALLOWABLE REDUCTION PER SECTION B105.2 75%  
MINIMUM REQUIRED FIRE FLOW 1,563 GPM

MINIMUM REQUIRED QR PER SECTION B105.2 1,500 GPM  
PROVIDED QR (SEE ABOVE) 4,680 GPM



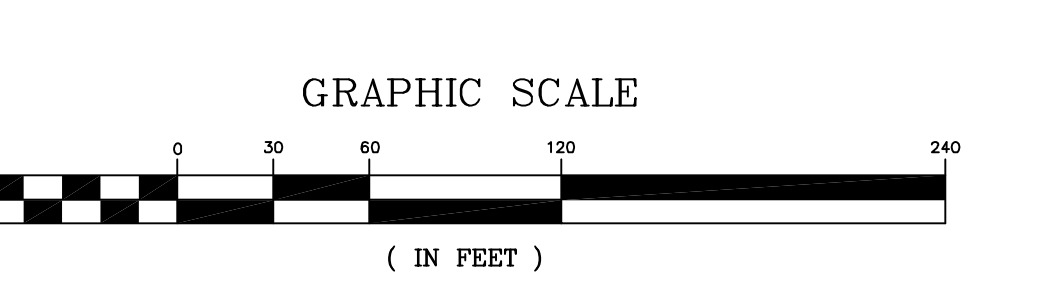
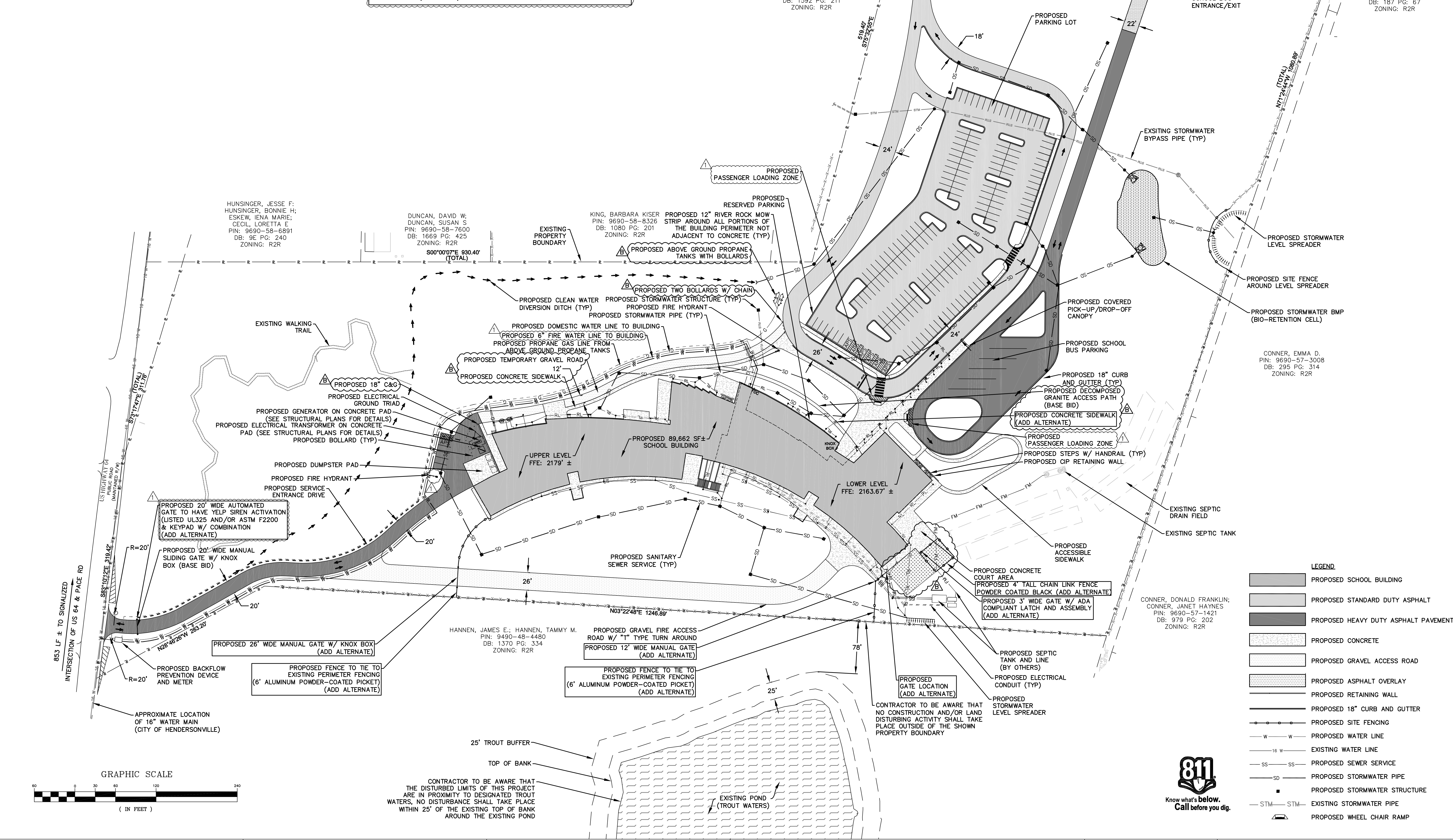
HENDERSON COUNTY SCHOOLS  
**EDNEYVILLE ELEMENTARY**  
2875 Pace Rd  
Hendersonville, NC 28792

DESIGNER:  
**CLARK NEXSEN**  
301 COLLEGE STREET, SUITE 300  
ASHEVILLE, NORTH CAROLINA 27601  
828-232-0608

CLARK NEXSEN LICENSE NUMBER:  
C-1028

**WGLA Engineering**

WGLA ENGINEERING, PLLC  
724 5TH AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
WGLA.COM  
NC LICENSE P-1342



PROFESSIONAL SEAL

DESIGNED BY: JARED DERIDDER  
DRAWN BY: JARED DERIDDER  
CHECKED BY: JARED DERIDDER

REVISIONS

1	6/4/2018	REVISION 1
2	6/12/2018	REVISION 2

KEY PLAN

**LEGEND**

- PROPOSED SCHOOL BUILDING
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL ACCESS ROAD
- PROPOSED ASPHALT OVERLAY
- PROPOSED RETAINING WALL
- PROPOSED 18" CURB AND GUTTER
- PROPOSED SITE FENCING
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SEWER SERVICE
- PROPOSED STORMWATER PIPE
- PROPOSED STORMWATER STRUCTURE
- EXISTING STORMWATER PIPE
- PROPOSED WHEEL CHAIR RAMP

DESIGN: JRC  
DRAWN: JRC  
REVIEW: JLD

CN 5199.D

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